Haywood and Padgett Ltd, Shawfield Road, Carlton Industrial Estate, Barnsley, S71 3HS
Proposed Realignment of Pitched Roof for New Plant

Design and Access Statement

Assessment of Context
Physical Context
The site is located on Shawfield Road within Carlton Industrial Estate. The site has had a previous planning permissions granted for extension and alteration to increase production and storage.

The site is situated at the southeast corner of the industrial estate and to the north, south and west are industrial buildings. On the east is a residential area off Fish Drain Lane. There is a wooded area between the bakery site and the residential area.

The surrounding buildings are industrial. They are typically steel frame and metal and masonry cladding.

Social Context
The site is industrial. The surrounding area most industrial with residential use to the east. There is a grass fields to the southeast of the site.

Planning Context
There is no change of use for the site. The development is within Carlton Industrial Estate. This is in keeping with Barnsley Borough Council's Local Plan Strategy (LP) E3.

The roof realignment will be steel frame with metal cladding on the walls and roof. This is the same construction to the existing building on the site and surround industrial buildings. This is in keeping with LP D1.

The site is in Flood Zone 1 and is not at risk of flooding from the watercourse. The existing site's impermeable areas and drainage system will not be change. This is in keeping with LP CC3.

Design
The development involves the realignment of an existing pitched roof to accommodate large plant to increase production within the current building footprint. The roof is currently a duo pitched and the new roof will be duo pitched with the ridge further up the roof line. The gradient of the roof will not change. This will include a steam generator plant on an existing flat roof.

The new structure will be steel frame with metal cladding to match existing building on the site.

The surface water run-off from the buildings will drain into existing system on site which is connected to the public sewer system.

There are external access stairs for plant maintenance one up to the flat roof from ground level and the other from the flat roof to the development.

The access to the site will be from the existing access on Shawfield Road and is not changed.

The design of the development will be in keeping with the industrial estate in all aspects.