

DESIGN & ACCESS STATEMENT

Application for external alterations to the T-Mobile existing automatic switching centre.

Shawfield Road, Carlton Industrial Estate, Barnsley, South Yorkshire, S71 3HS

Background

The application is for the final phase of the development of this site. A 3 storey extension was completed in 2002 and since then the lower 2 floors have been fitted out and are in use. It is now proposed to fit-out remaining first floor vacant space as a Data Room. The Data Room accommodation is an integral requirement of T-Mobile's telecommunications business.

Current Use

The current use of the building and site is an automatic switching centre for the T-Mobile telephone network.

Existing access

The site has vehicular and pedestrian access from Shawfield Road. No changes are proposed to this access.

Design proposals

The specific requirements of Data Rooms are the need for greater equipment cooling than with normal switch rooms. It is proposed to use high efficiency "free-cooling" units that utilise the ambient external air temperature for cooling purposes. These units, whilst being very energy efficient, need to have direct access to external air. It is therefore proposed to introduce new cooling louvers into the façade cladding. The louvers will be of matching design to those already installed in the building.

In order to accommodate the proposed new louvers, 4 external security lights will be moved to nearby locations as shown on the drawings.

No other external modifications are proposed.

Amenity and over-looking

Due to the site's location within the Carlton Industrial Estate and by virtue of the now mature landscape planting carried out when the extension was built, there are no over-looking issues.

Access, transport and car parking

No changes are proposed to the access, transport and car parking arrangements. However, it should be noted that employees are able to park pedal cycles inside the building if they so wish.

Refuse storage and recycling

The operations within the site produce no trade effluent as such. T-Mobile operates a recycling policy and containers for the recycling of all waste exist on site.

Flood risk

There is no known flood risk at this site.

Planning Policy

We believe the proposals are in line with national and local government planning policies and in particular the current Barnsley Metropolitan Borough Council's published UDP, Volume 1:

- Part 2.33 Employment

- Goal B – B10

- Goal C – C1

- Economic Development Policy – ED10 (growth of existing firms)

- Transport Policy – T22 (no additional car parking)

- T26 (facilities for cyclists)

- Utilities Policy - UTL5 D