

ANDY CUDWORTH ARCHITECTURE

Design and Access Statement

Proposed extension at

Flex-Seal Couplings Ltd
Endeavour Works
Wombwell
Barnsley
S73 0UW

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DESIGN

OUTLINE OF THE SITE

Flew-Seal Coupling Ltd, produce and distribute industrial pipe couplings to the building and engineering industry. The headquarters are based in Wombwell, within the industrial and retail corridor of the Dearne Valley. Flex-Seal is a significant local employer with 73 total employees. The site area is approximately 1.25 hectares and stands within the Valley Park Industrial Estate.

The building has previously undergone expansion to meet demand. The company needs on site training for employees, customers and service users and requires a separate training facility. Permission has previously been granted for a training facility on site, however this was detached from the main building and had no self contained facilities. Feedback since that application has found that access to washroom and dining facilities of the existing main building would be preferable.

Pedestrian and vehicular access is via a private drive from the industrial estate access roads.

SITE/BUILDING DEVELOPMENT POTENTIAL

The area dedicated for the training facility is chosen because it does not interfere with the processes of the main building and it is near the aforementioned facilities. The proposed area is also not otherwise utilised other than being a grassed area.

The training centre is would be recognised as an EU approved training centre for drainage products. Such users would include private organisations, local authorities and statutary undertakers. This will give users the skills that are recognised to work or supervise throughout Europe.

USE

Training Centre for drainage products.

AMOUNT

The amount of extension as submitted is sympathetic in size and scale to the existing building and the surrounding industrial units.

LAYOUT

The layout is designed to be in keeping with the existing building and the proportions of other adjacent buildings.

SCALE

The design of the extension is of a scale that is in keeping with the existing building.

LANDSCAPING

No landscaping is required to be considered as none of the existing landscape is to be affected. The existing grassed areas are to be reinstated after construction works. No boundaries are affected.

APPEARANCE/DESIGN

The roof is intended to be in flat roof with glazing panels to match the existing building. External walls are to be in insulated profile sheet panels to match the existing building.

ACCESS

There are no special requirements with regards to road layouts as existing approved vehicular and pedestrian movement is unaffected. Access into and around the interior of the building will provide movement that complies with standards as set out in current building regulations legislation. There will be no access constraints to areas with regards social, ethnic and mobility positions. Access to the site will not prejudice any particular group in this case.

Relevant sections of the Barnsley UDP and SPG have been consulted in formulating this proposal.

Date……11/02/2012…

Signed…A Cudworth…

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