DESIGN & ACCESS STATEMENT

Relating to Proposed Erection of Fabrication Building At Land off Queen Street, Thurnscoe, Rotherham.

Applicants: SEA Planning Limited.

1. Introduction.

1.1 This is a detailed Design & Access Statement to support the submission of a formal planning application for the above-mentioned development and has been prepared by Simon M Elliott - Dip. URP. of SEA Planning Limited.

1.2 The purpose of this Design & Access Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development. The statement looks at the proposed building and its relationship with the adjacent buildings and the character of the wider area. In particular the design of the proposed buildings has been largely determined by the spatial requirements of the proposed use and a desire to erect a building that is similar in nature and appearance to those immediately adjacent to the site. The statement also highlights the particular characteristics of the access and its relationship to the proposed development.

1.3 The proposal involves the erection of one steel-framed building along the rear boundary of the site, opposite the site entrance off Queen Street. The building will be clad externally with light grey profiled metal cladding that will match the adjacent buildings in terms of the profile and colours of the cladding.

2. Design of The Proposed Development.

2.1 The site of the proposed development is relatively level except for some tipped material, which will be removed from site before any work is commenced on the development. The site is located within an Employment Policy Area, within which the proposed development is considered to be acceptable. However, a number of houses back on to this site and we have therefore chosen to erect a good quality iron boundary fence around the site, which will be painted green and set the building as far away from the houses as possible. There are a variety of industrial and storage uses on two sides of the site and open land and houses to the other two sides.

2.2 The proposed development is for the erection of a fabrication building for the repair and manufacture of wrought iron gates, fencing and similar items and all work on site would be carried out within the building. Some work is obviously also carried out in situ on site, as the job dictates. All vehicles used on the site would be maintained off-site by specialist vehicle repairers and no other work would be carried out on site without the prior approval of the LPA. There is currently a large garage on site that is in a poor state of repair, which will be removed as part of this development. It is considered that the best form of development on this site is to erect a simple industrial steel structure with a 15 degree roof pitch to match those in the area.

2.3 It is considered that the simple design of the building, together with the neutral colours that have been chosen for the external cladding represent the best form of development for this site. The building will be visible from outside the site, but because of the colour of the cladding, which will match, or be very similar to the cladding on the adjacent sites, it will not look intrusive or represent an alien feature on this industrial site.

2.4 The proposed buildings will also be partly screened from views from the highway and adjacent land because of existing buildings and boundary features, as shown on the submitted plans. The boundary fences that are to be retained are all shown on the submitted plans.

3. Access Considerations.

3.1 In terms of the access that will serve the proposed development there is only one location where access can be gained, which is as shown on the submitted plans. The access drive and the access gates into the site are considered to be wide enough to serve the small lorries and other vehicles that use the site without having a detrimental impact on highway safety. The proposed access, turning and parking facilities on this site will work very effectively and it is considered that there is no need to alter the access or the internal manoeuvring arrangements from those shown on the submitted plans.

3.2 It is considered that because of the relatively small size of this building the use of the access as shown will not have any material detriment on the amenities of the neighbouring land uses or the interests of highway safety. Within the site the areas that will be used by vehicles will be hard surfaced with a permeable surface and if an impermeable surface is required in the future then this will be properly drained and the surface water taken to the soakaway that is to be used for the roof water from the building.