

Naylors

NDWR-MWA-02-XX-RP-A-0001

Design & Access Statement

Proposed Office

Naylors Concrete

Whaley Road

Barugh Green

Barnsley

S75 1FJ



Firth Buildings
99-103 Leeds Road
Dewsbury
WF12 7BU

01924 464342

www.martinwalsh.co.uk

Document Control

Document Name: NDWR-MWA-02-XX-RP-A-0001

Title: DESIGN & ACCESS STATEMENT

Code: MWA-D01-B

Revision	Status	Prepared By	Approved By	Issue Date	Comments
PI	S2	Matt Robinson		26.06.25	Planning Issue

Contents

I. Design Considerations	I
I.1. Physical Assessment.....	I
I.2. Social Assessment.....	I
I.3. Economic Assessment.....	I
2. Design.....	2
2.1. Proposed Use	2
2.2. Amount	2
2.3. Layout.....	2
2.4. Scale	2
2.5. Appearance	2
3. Access	3

I. Design Considerations

I.1. Physical Assessment

The site is located immediately to the north-east of Whaley Road in Barugh Green, to the north-west of Barnsley centre at National Grid Reference 432162 (X), 408346 (Y).

The overall site is bounded on the northern, southern and western boundaries by industrial and commercial properties. To the east, the site is bounded by a railway line with fields beyond.

The application site is to the south-west of the wider site currently housing structures and portacabins used as offices, storage yard and industrial production buildings.

An industrial access road was created within the site around 2006-7 to allow access to the far reaches of the wider site and to provide the infrastructure for future development of the site.

The application site is predominantly flat.

Access to the site will remain as existing, off the existing Whaley Road access.

I.2. Social Assessment

The surrounding area is an industrial estate. It is not considered that this development has any negative impact on the wider community.

This development will allow staff to use both the existing production buildings and proposed office block, reducing numbers of vehicle trips and therefore lowering the carbon footprint of the overall business.

The development is seeking to achieve a BREEAM 'Very Good' rating as per the requirements of Barnsley Council.

I.3. Economic Assessment

This development will provide several months work to tens of contractors and consultants that, importantly, gives those companies a level of reassurance and stability during this time as we all try to work through the pressures imposed by the Covid-19 pandemic.

2. Design

2.1. Proposed Use

The proposal is to build a bespoke office building for the use of Naylors Concrete and Drainage.

2.2. Amount

The proposed floor area is 581sq/m with an overall site area of 1662 sq/m.

2.3. Layout

The main building is set adjacent to Whaley Road with new access off the shared industrial access road.

The building will be used as an office at ground and first floor.

Outside the building is a carpark and landscaped area. The landscaping will improve the ecology and the street scene along Whaley Road.

2.4. Scale

The scale of the building mimics the scale of the 2no. office buildings adjacent.

2.5. Appearance

The building will be two-storey. It will be constructed from brickwork with an appearance to match the style of the adjacent 2no. office buildings.

3. Access

Martin Walsh Architectural (MWA) operates with the belief that the needs of people with disabilities should be considered as an integral part of the design process. Meeting these needs provides buildings that perform better for all users.

We endeavour to design buildings wherever possible to be accessible to a wide range of users, including people with mobility or sensory impairments. It is our aim to design buildings for optimum ease of use by their occupants and visitors.

MWA is fully aware of the requirements of Approved Document M (AD-M) of the Building Regulations and as such, all designs shall conform to the requirements of AD-M where such a requirement exists.

It is in our professional opinion that the nature of the layout provides practical access to and throughout the development.