



DESIGN AND ACCESS STATEMENT

Job No 5607

Darton Business Park, Barnsley Road, S75 5QX

Demolition of Existing Offices with New Build Industrial Unit

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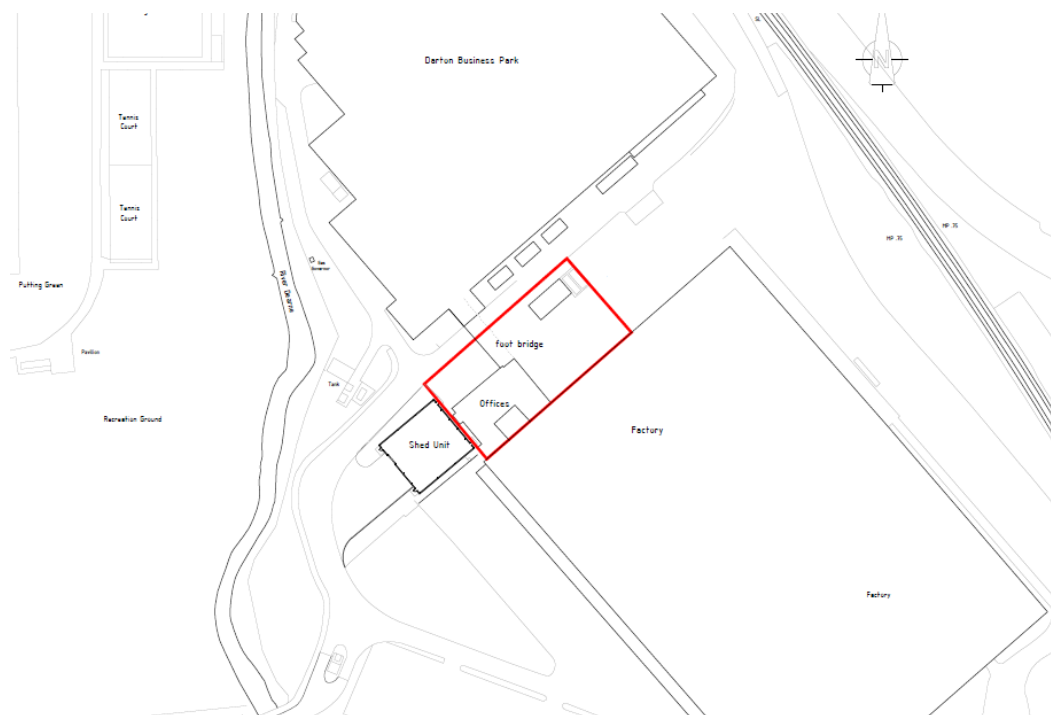
1.0 Introduction

This statement has been prepared in support of the demolition of existing offices with the new building of an industrial unit. The site was recently under development for a new industrial unit with part offices, but we are looking to demolish the existing offices creating space for parking and a new industrial unit.

2.0 Design and Access

2.1 Site Context

2.1.1 The building is located on Darton Business Park, Barnsley Road, S75 5QX



2.1.2 This site is located within an Industrial Park, off Barnsley Road.

2.1.3 There is sufficient infrastructure capacity in the vicinity to support the application proposals.

2.1.4 Local transport links are good.

2.2 Development Proposal

- 2.2.1 This is an application for a new 995sq/m industrial unit and 10 nos new parking spaces in place for some existing offices.
- 2.2.2 The proposal looks to demolish the existing office block which are in disrepair and build a new 995sq/m industrial unit, with 10 nos new parking spaces.
- 2.2.3 The proposal will include the removal of a section of office space and connection bridge to re-level, in order to accommodate the access of the parking and industrial unit.
- 2.2.4 The proposal encompasses an existing storage block that will remain in use, therefore access entrances and exits will be provided to accommodate this block.
- 2.2.5 The building use is currently an office block situated within an industrial estate.
- 2.2.6 The proposed development will not have a significant adverse impact on the whole site.
- 2.2.7 The demand for an industrial unit on this site would be high and welcoming in this location.

2.3 Amount

- 2.3.1 The area of the existing offices to be demolished is 623 sq/m
- 2.3.2 The proposal seeks to create 1 nos industrial unit at 995 sq/m and 10 nos new car parking spaces at 310 sq/m.

2.4 Layout

- 2.4.1 The proposal will be for demolition of the existing office space and new build of an industrial unit.
- 2.4.2 The submitted plans show the arrangements of both existing and proposed buildings.

2.5 Access

- 2.5.1 The property is located on the existing industrial park off Barnsley Road.
- 2.5.2 Since the site is situated within an industrial park, the site has good access links for transport within an existing road network.
- 2.5.3 There is a good existing road network with pedestrian paths into the site, including local transport links with a bus service a short distance away.

2.6 Scale

- 2.6.1 The application proposes a slight change to the existing mass but will bring the unit inline with the other units on the site, making good use of space where needed.

2.7 Accessibility

- 2.7.1 There will be level access to the building via entrance and exit doors.

2.8 Landscaping

- 2.8.1 The application proposes a slight change to the existing landscaping with the introduction of a small service yard for the deliveries of goods in and out and 10 nos new parking spaces.

2.9 Appearance

- 2.9.1 The appearance of the building will be proposed as cladding panels to the external envelope as you see on many industrial estates.

2.10 Flood Risk

- 2.10.1 The site is located in a Flood Zone 2, but the floor levels are higher than the existing road levels, therefore, minimising the risk of significant flooding.

3.0 Conclusion

It is hoped that the statement has demonstrated that the proposed development is appropriate to its context, conforms with the local authority planning department policies and ministerial guidance to provide an acceptable form of development. In our opinion, this is the best possible proposal in order to replace the existing offices.