

Jarvale Construction

---

## Jacquet, Tankersley

### Design & Access Statement

**FINAL**

July 2023



## Revision Schedule

Jacquet, Tankersley

Supporting Planning Statement

July 2023

Doc Ref: JCL-1680-01-DAS-001

REV	DATE	STATUS	PREPARED BY	REVIEWED BY	APPROVED BY
-	18 <sup>th</sup> July 2023	First Issue	Calum Reford, BSc (Hons), MSc.	Lee Barnes, BSc (Hons), MCIHT	Lee Barnes, BSc (Hons), MCIHT

REVISION NOTES	

This document has been prepared in accordance with the scope of Inspire Design & Development Ltd's (Inspire) appointment with its client and is subject to the terms of that appointment. It is addressed to and for the sole and confidential use and reliance of Inspire's client. Inspire accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided. No person other than the client may copy (in whole or in part) use or rely on the contents of this document, without the prior written permission of the Company Secretary of Inspire. Any advice, opinions, or recommendations within this document should be read and relied upon only in the context of the document as a whole. The contents of this document do not provide legal or tax advice or opinion.

© Inspire Design & Development Ltd 2023

Inspire Design & Development Ltd  
Unit 2A  
Church View Business Park  
Coney Green Road  
Chesterfield  
Derbyshire  
S45 9HA

Tel: 01246 864467

[www.inspiredesigngroup.co.uk](http://www.inspiredesigngroup.co.uk)

## **CONTENTS**

1.0	INTRODUCTION .....	3
2.0	SITE DESCRIPTION .....	4
3.0	CONTEXTUAL ANALYSIS .....	6
4.0	DEVELOPMENT PROPOSAL .....	8
5.0	ACCESS .....	10
6.0	CONCLUSIONS .....	12

## **1.0 INTRODUCTION**

- 1.1 Inspire Design and Development have been instructed to prepare a Design and Access Statement to accompany and support the planning application to Barnsley Metropolitan Borough Council for the proposed erection of a new storage and manufacturing warehouse building for Jacquet UK, Rockingham House, Wentworth Way, Tankersley, S75 3DH.
- 1.2 The proposed development seeks to extend the current operations at the Jacquet facility to meet the expanding business which operates from the premises. The expansion is part of a major investment of the business into its UK operations, with the creation of 15 new employment opportunities. The proposed development seeks to erect a 2,000sqm Storage and Manufacturing Warehouse (Class B2/B8) on land immediately to the south of the existing factory building.
- 1.3 This Design and Access Statement describes the site location and planning policy context and explains the proposed scheme and why it complies with relevant planning policies and other material considerations. The Statement should be read in conjunction with the Supporting Planning Statement (JCL-1688-01-PS-001) prepared by Inspire Design and Development.

## 2.0 SITE DESCRIPTION

- 2.1 The site is located within the Wentworth Industrial Estate on the outskirts of Tankersley, with a site area of approximately 1.6ha. The site is accessed off an unnamed road which connects to Wentworth Way, 37m to the west of the site access.



Figure 1 - View into Site Access off Wentworth Way.

- 2.2 The site is bounded to the north and west by other light industrial units which form part of the Wentworth Industrial Estate, which are of a typical construction for a modern light industrial estate. The neighbouring properties have similar characteristics such as surface parking and areas of hardstanding, metal cladding, with some retaining walls and 2m high metal fencing present along much of Wentworth Way.



Figure 2 - View of site looking north from the A61.



Figure 3 - Looking east on Wentworth Way.

- 2.3 To the south and east of the site boundary, the site is bounded by dense flora and fauna, which forms part of the Plantation Woods. The dense trees provide effective screening of the site from the A61 and parts of Wentworth Way. The Plantation Woods are designated within the Barnsley Local Plan as a Nature Conservation Site, and forms part of the Barnsley Greenbelt.
- 2.4 At present, the site contains the existing 3,000sqm factory building and 3,975sqm of hardstanding which is used for employee car parking and outdoor storage. An area of mown grassland with some small shrub planting exists at the site entrance.
- 2.5 To the southeast of the existing factory building, the site consists largely of an area derelict hardstanding which has not been utilised by the existing operation. However, as the business continues to expand, additional space is required for storage and operations.



### 3.0 CONTEXTUAL ANALYSIS

- 3.1 While the application site is made up of an area of disused land, its location is considered to be within an urban light industrial area, surrounded by commercial offices, distribution centres and light industrial units which make up the Wentworth Industrial Estate.



Figure 4 - Example of Industrial Unit on Wentworth Way

- 3.2 The character of the surrounding area is that typical of an employment area which is much defined by the surrounding commercial offices, industrial units and distribution centres. The Estate is located in close proximity to the A616, A61 and M1 trunk roads, which makes it a popular location for employment uses such as that contained within the Estate.
- 3.3 The built form of the Estate largely follows that which is typical of a light industrial employment area. Many of the structures are large metal-clad buildings, some finished with mute coloured coatings, typically grey, white, or beige. An office block and car parking or HGV service is also found in many of the plots. Smaller structures may be finished in a buff brick cladding.

- 3.4 Boundary treatments typically take the form of 2m high metal railed fencing, either finished in exposed metal, or powder-coated green. Some soft boundary treatment can also be spotted on Maple Road.



Figure 5 - Distribution Centre on Maple Road



Figure 6 - Soft Boundary Treatments on Maple Road



## **4.0 DEVELOPMENT PROPOSAL**

### **Design Concept**

- 4.1 The context of the surrounding development has been considered as part of this development proposal. The vision for the site is to create a functional and considerably designed modular units, consisting of a modern metal clad portal frame construction.
- 4.2 The new manufacturing/storage building is to be situated to the southeast of the existing building. The new building will not be an exact replica of the existing building but will be similar in proportion and visual appearance in the form of a modern metal clad industrial unit.
- 4.3 Additional landscaping will be included towards the west side of the site, where the existing site entrance from Wentworth Way is present. The landscape enhancements will provide a welcoming entrance to the wider site.

### **Use**

- 4.4 The new building will provide additional storage and manufacturing facilities for the expanding business. The new building will provide additional secure storage for raw materials and machinery used in the manufacturing process. Some manufacturing will also take place in the proposed building; identical processes to that already occurring in the existing building.

### **Site Layout**

- 4.5 The proposed site layout is shown on the Southgate-Sarabia Architects drawings submitted in support of this application. The proposed building will be located to the east of the existing Rockingham House. A 7.5m service strip is proposed to allow for existing services, and provide adequate distances for fire prevention and evacuation.

## **Scale**

- 4.6 The design is driven by the operational needs of the company for the storage and manufacture of steel products. The size of the building will be is to be 80m x 25m and 2,000sqm in area. The proposed building will have a slightly higher roof height than existing in order to permit the installation and operation of overhead cranes within the building.

## **Appearance and Materials**

- 4.7 Materials to be used are to match existing production building and similar to the surrounding built environment. A low-pitched roof is proposed to limit the overall height of the unit.

## **Landscaping**

- 4.8 A landscaping scheme will incorporate the existing soft landscaping while seeking to provide enhancements around the western boundary of the site. The existing screen planting and tree lines along the northeast, southeast and southwest boundaries are to be retained to maintain the separation between the site and the Potter Holes Plantation.
- 4.9 The landscaping design has been informed by results of the Preliminary Ecological Assessment and the layout prepared by Southgate Sarabia Architects. It is proposed to provide appropriate on-site biodiversity enhancements in order to achieve the 10% Biodiversity Net Gain.

## **Drainage**

- 4.10 A drainage strategy prepared by Inspire Design & Development is submitted in support of the application. The surface water drainage system will collect surface water run off from the proposed building. The runoff will be attenuated to the brownfield runoff rate calculated within the report and discharged to the existing surface water drainage system within the site.

## **5.0 ACCESS**

### **Vehicular Access**

- 5.1 The proposed development will take access from the existing site access off Wentworth Way. There are no proposed alterations to the existing access which has operated safely throughout the existing building's lifetime. However, a swept path analysis has been conducted for HGV manoeuvres to demonstrate that the proposed development does not impact the safe operation of HGVs within the site curtilage.
- 5.2 At present, the facility receives an HGV delivery of raw materials on a fortnightly basis, with a box-van style LGV on a more frequent basis. Deliveries and collections are infrequent and are not considered to be regular enough which would warrant an assessment of the highway impact. The proposed development is not likely to give rise to an increase in HGV trips.
- 5.3 Roller shutters are proposed on the south and west elevations of the building. These will provide means of access for delivery of raw materials into the warehouse. The roller shutter on the west elevation will provide a 'link' through Rockingham House for forklift trucks which may be required to move materials between the buildings.

### **Car Parking**

- 5.4 The site has an existing car park, located to on the northwest elevation of the existing building and to the front of the existing building.
- 5.5 A total of 37no. parking spaces are available on site. No change is proposed to the existing car park provision.

### **Public Transport**

- 5.6 As part of the development, wider transport links have also been considered. Bus services are available from the opposite side of Wentworth Way. Frequent services are available to numerous destinations, including Barnsley Town Centre, Stocksbridge, Wombwell, and Chapeltown.

## **Pedestrian Access**

- 5.7 While the site is not open to the public, employees may wish to cycle or walk to work. An existing footway off Wentworth Way is present and is considered to provide sufficient pedestrian access to the site. No changes are proposed to the existing footway alignment.

## **6.0 CONCLUSIONS**

- 6.1 This Design and Access Statement demonstrates the approach to the design of the proposed development is based on a thorough understanding of the site and its wider context.
- 6.2 The overall scale and mass of the development is considered to be appropriate for this type of development. The proposals follow general design principles which are typical of the surrounding local context of a light industrial estate.
- 6.3 The proposals will deliver a new storage and manufacturing building to meet the expanding business which operates from the premises. The expansion is part of a major investment of the business into its UK operations.
- 6.4 The proposals will closely match the building materials of the existing warehouse on site and that of the surrounding local context. No alterations are proposed to the existing tree line around the perimeter of the site which maintains separation between the site and the Potters Hole Plantation.
- 6.5 The proposal will take access from the existing site access off Wentworth Way and no alterations to the access are proposed, as trip generation is not expected to increase which would otherwise have a material impact on the local highway network.
- 6.6 The site is well connected to local public transport services to Barnsley Town Centre and outer towns such as Stocksbridge and Wombwell.
- 6.7 For these reasons, it is considered that the proposed development has been appropriately designed, responding to local context, and therefore support for this development from Barnsley Metropolitan Borough Council is encouraged.