

Design and Access statement

For 2 No Retail Units (3,325 sq Ft) fronting Wombwell Lane, Stairfoot, Barnsley.

For G.N. Properties Ltd

Location

The site is located on Wombwell Lane in Barnsley, approximately 1 mile from the city centre.

Surrounding Buildings

To the southwest side of the site is an existing industrial estate, containing 3 large scale industrial / warehouse buildings and a supermarket. Adjacent to the site on the southeast side is a previously recent trade Unit development. Across Wombwell Lane lies an old industrial unit set back from the roadside. To the south of the site lies an 18,500 sq ft retail unit and beyond a small canal with a large expanse of agricultural fields behind the canal.

Existing Buildings

The site was built upon housing a sales garage and some small outbuildings, which were consequently demolished. Under a separate planning application (Ref: 2005 – 2901) the site is now been constructed for a new 18,500 ft² / 1672 m² industrial trade unit and external storage area. The new industrial unit will comprise of silver colour cladding and blue detail trims. Similar to the south East of the proposed site an approved application (ref; 2007/1809 for development of B1 & B8 Units already constructed. More recently an approved application for the site was (ref; 2011/1488) the formation of car park for 30+ cars

Access

The site can be accessed by the new access road created by the planning application referenced above. This new access road will allow large service vehicles to gain access to the proposed retail units. Cars, cycles and delivery vans will use the entrances to gain access to the Retail units. Disabled car parking is provided and placed close to entrance points where possible.

Pedestrians can also access the site via the pavement along the main access road and along Wombwell Lane to the north end of the site.

Constraints & Formulations of Design Principles

The site can only be accessed from one point at the Eastern end from Wombwell Lane; this will mean access to the proposed development will have to occur from the main access road. The shape of the site is long and narrow, which restricts the size and shape of units, which can utilise the site. Any existing trees will need to be considered when positioning any new building. At the south end of the site an existing trade unit which will require access, which had to be considered when designing the site layout.

Security

The site should be safe and secure, affording safe and secure car parking, and offer cycle parking for both staff and customers.

Building access and egress points should be secure and controlled.

Building Circulation & Safety

Any circulation cores will need to be positioned to comply with the 'fire' elements of the Building Regulations, including fire exit doors to comply with regulations

Safe and efficient use of entrances and lobbies will need to be provided for building users

Use & Amount

The proposed use of the site is for industrial retail units. A total of 2 units split into two buildings with 30 parking spaces for visiting cars with 90 degrees aspect to Wombwell Lane to get the best access. The largest unit will be 2,250 ft² / 210 m² along with a smaller 1,000 ft² unit / 93 m².

This will give a total floor space of 3,250 ft² / 303 m².

Layout

The layout of the units will allow car parking to be positioned opposite to the units and allow for servicing of the Units and delivering of goods to occur to the rear of each unit. The units are placed close to the North Western boundary line to allow a clear frontage to be viewed both from Wombwell Lane and on approach from the site access road.

The site will allow for adequate car parking and to prevent the site from being over developed.

Security

The frontage of the buildings over look Wombwell Lane. Delivery areas which allows for a 'defensible space' to be created, with access and egress points being able to be viewed and controlled where necessary and separated from the main circulation areas

Appearance

Both units have been designed to a similar style to bring a sense of continuity and cohesion to the development. External works will tie the development into the existing adjacent 18,000 ft² / 1672m² trade unit, using similar ground works materials and landscaping.

Architectural Detailing

The main elements in use for the buildings design are micro-rib and profiled cladding at high level with solid Brick / External blocks at the lower level, these are used to break up the length of the building and provide architectural interest. The entrances are highlighted by use of glazed entrance doors, glazing units to the entrance lobbies and small glazed canopies over the entrance doors. The use of glazing around the entrances will help make them more approachable and distinguishable from the other materials and offer views in and out of the units aiding in security.

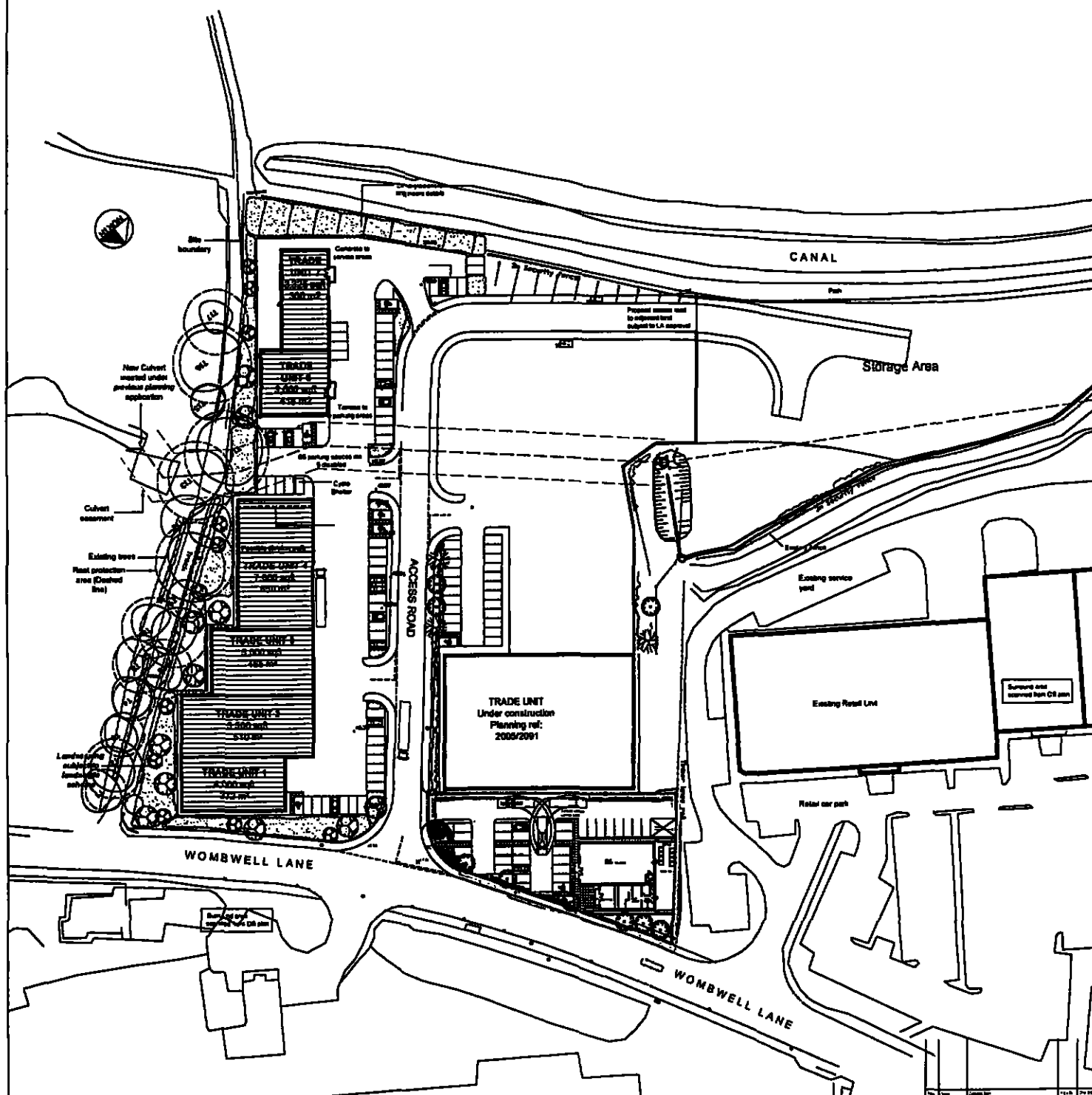
Roofline

Both units have been designed to reach the same height roofline (approx 4.5 M high) along the entrance elevations to enable the same design theme to be carried across. This helps complete the sense of unity between the buildings. Between the feature entrances the roofline is capped off with a contrasting coloured trim detail, which will tie these units into the design and colour scheme of the adjacent 18,500 ft² unit.

Conclusion

This development of these two Retail units will complement and complete the adjacent trade unit fully utilising the site and bringing forth some contemporary designed units to breathe life into a previously failing site.

With good public transport along Wombwell Lane to the nearby housing estates, the site is easy accessible by all.



Proposed development, Wombwell Lane, Barnsley
For G.N Properties Ltd.

Scale	1:500
North	Proposed development, Wombwell Lane Barnsley For G.N Properties Ltd
Proposed Location plan	Scheme 2 Rev B
Date	1/09/2011
Drawn	CT 07/12
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