Design and Access Statement 47/10/P/DA

4th July 2010

Design

The proposal will create 247.23sq.m. of floor space (within a site of 672.53sq.m.) as follows:-

Unit	Total Floor Area (sq.m.)
Office x 1	29.25
Toilet x 1	13.48
Container x 2	60.50
Portal frame workshop/storage x 1	144.00
TOTAL	**247.23**

Note: All the floor areas have been calculated using external measurements of the buildings as required in the planning fee guidance note Pursuant to The Town & Country Planning (Fees For Applications & Deemed Applications) (Amendment) (England) Regulations 2008

It is considered that the above ratio of floor space will be adequate for the proposed number of full time staff (8) without overcrowding the site.

The amount of development proposed is considered wholly contemporaneous with both the character of the site and the Carlton Industrial Estate generally. If anything, the site will be less intensely utilised than the adjacent and neighbouring sites

The site layout has been arrived at by locating the buildings close to the outer perimeter of the site compound in order to relinquish sufficient space in the centre for vehicular access and to facilitate a vehicular turn around wholly within if necessary.

The site topography is generally level with the only means of access/egress being via the existing gates as shown on drawing 47/10/P/Layout.

Crime prevention measures include the provision of a 2.3m high galvanised steel Palisade fence all around the perimeter together with shutters for office and toilet block windows. The workshop/storage unit does not have any windows as such with natural daylight being provided by translucent plastic rooflight panels which constitute 16.95% of the roof area. The container units are lockable.

With the exception of the workshop/storage unit which is 4.77m high at the apex (3.6m high at the eaves), none of the other units exceed 2.5m above the existing ground. There is little potential for landscaping anywhere on the Carlton Industrial Estate let alone on such a small leasehold site. Nevertheless, the colour and style of the buildings will be in keeping with the already established businesses Carlton Industrial Estate generally. The previous leasehold occupants of the site used it for open air storage so it is considered that this proposal represents an improvement over that with storage being under cover.

This proposal will create two full time jobs which represents a 33% increase for the company in question namely D-Grease UK Ltd.

The local authority planning officer for the area, James Hyde, was consulted prior to the application being submitted for discussion as to whether the proposal would be in keeping with the local planning polices for the area to which he responded in the affirmative.

Access

The Carlton Industrial Estate was designated by Barnsley MBC as such and has excellent public transport connections as well as highly developed localised highway infrastructure for all kinds of road borne vehicles.