Mr L Hayes
Unit 4
Littlefield Lane
Wombwell
South Yorkshire

Design &Access Statement

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1. Statement

PREPAIRED BY :

QUILL ARCHITECTURE

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1.0 Introduction

1.1 This is a statement submitted in support of an alteration to unit 4 situated off Littlefield Lane, Wombwell, Barnsley, South Yorkshire.

1.2 The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land usage, local planning policies and other considerations.

2.0 Assessment of the site and its wider context

2.1 In accordance with the current planning acts, the context of the proposed alteration is appraised in the following statements.

2.2 Physical

The site is situated off Littlefield Lane in Wombwell which is located approximately 10 miles south of Barnsley. Wombwell is a township on the outskirts of Barnsley, which has a busy town centre with its nucleus being the main High Street with diverse shops along its length. Directly beyond the boundary of the site, to the front elevation the land rises This is occupied by terrace type dwellings. However to the west a large open field exists. The rear of the site has a wooded verge which abuts Wombwell bye pass. The unit is situated at the edge of a site owned by the applicant. Its topography is level at the point of entry to the unit but then slopes steeply downward to the side and at the rear, where a security fence delineates the boundary of the larger site.

2.3 Access audit

The existing site has one access point at the terminus of Littlefield Lane. This will be retained to continue to provide access to unit 4 and other units within the complex. The site is located near a main bus route to Barnsley and Doncaster which regularly run at half hour intervals. There will be no increase of vehicular movements to and from the site. The alteration to unit 4 will achieve a much needed regularisation to the unit's frontage and aims to achieve continuity with the existing units occupying the complex.

3.0 Planning policies

3.1 The alteration will comply with the council's requirements and the current SPG notes relating to planning policies.

4.0 Planning history

4.1 There have been no previous planning applications made in respect of unit 4 of the complex.

5.0 Involvement of community members

5.1 A noise report survey was not deemed necessary due to the complex being already in existence.

6.0 Evaluation of the context

6.1 Identification of opportunities
There are a number of benefits arising from the alteration of the unit and site. There will be a gain in the visual amenity by regularisation of the units frontage in line with the others occupying the site. The design provides a positive enhancement to the area. The units floor area will be increased thus providing sustainable revenue. The increase in floor area will bring potential job gains and opportunities to the economy of the area.

6.2 Identification of constraints
The alteration is sympathetic to its immediate surroundings. The design is of good quality within an existing light industrial environment.

7.0 Design of the scheme

Amount : The proposed alteration provides an open covered area to the front elevation of the unit.

Layout : The extension enlarges the existing floor area by 21.1m2, providing a much needed dry storage and external work area. The addition does not infringe any overlooking/overshadowing of any residential dwellings and is in excess of the statutory privacy distance requirements laid down by the local authority.

Scale : The extension is of single storey height that match the existing units which occupy the site.

Appearance: The proposed extension has been designed to match the styles of the existing units on the site. All constructed of brick to external elevations and covered with a built up flat roof system.

Access : No public access is available into the unit. Thus meeting the requirement of the Health and Safety at work act and other regulatory legislation allied to the work undertaken. The existing hard surfacing to the front of the unit will not be affected by the alteration and will remain in situ. Pedestrian and vehicular movements to and from the site will continue to make first contact with the reception within the garage complex owned by the applicant

8.0 Concluding statement

8.1 This design and access statement has been prepared in support of a planning application and demonstrates

1. The context of the site has been considered and documented which is inclusive of an access audit combined with references to relevant planning policies.
2. Community involvement has been used to inform the proposal and is documented in this statement.
3. The design of the proposal has been justified in terms of the use, amount, layout, scale, appearance and access arrangements.

8.2 The alteration has been designed which responds to the constraints and opportunities identified and will provide significant benefits to the community in terms of

The continuation of a sustainable business within the area.
The provision of employment opportunities.
The upgrading of visual amenities

8.3 In conclusion, it is considered that the proposed alteration to an existing unit meets the requirements of national, regional and local planning policies and that the council should be supportive of the proposal and grant planning approval.