DESIGN & ACCESS STATEMENT

For

The Proposed Gladman Development
At
Wentworth Way, Wentworth Industrial Park
Tankersley
Barnsley
South Yorkshire
S75 3DH

Ref 2940/Tankersley
December 2007

Gladman House
Alexandria Way
Congleton Business Park
CONGLETON
Cheshire CW12 1LB

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DESIGN AND ACCESS STATEMENT:

This Design and Access statement is submitted as part of a detailed Planning Application for the erection of 4 Warehouse Units at the Wentworth Industrial Estate, Tankersley.

Wentworth Industrial Estate:

Wentworth Industrial Estate is situated on the outskirts of Tankersley, Barnsley. The area of the industrial estate that is outlined for the proposed development comprises a mixture of hard-standing, scrub, rough grassland and woodland. The surrounding area consists of industrial and office accommodation, new housing, farmland and open grassland with scattered woodlands. The Wentworth Industrial Estate (including the application site) are screened from the adjoining housing and farmland by a mature landscape belt.

The amount of development:

This application proposes the erection of 4 Warehouse Units with a total gross floor area of 29,529 sq mtrs comprised as follows:

	Warehouse gross area:	Office gross area:
Unit 1	8,456 sq mtrs	900 sq mtrs
Unit 2	6,343 sq mtrs	720 sq mtrs
Unit 3	4,008 sq mtrs	765 sq mtrs
Unit 4	7,437 sq mtrs	900 sq mtrs

Layout:

Access to the proposed development is off Wentworth Way, the spine road serving the Wentworth Industrial Estate. The site layout is illustrated on drawing number 2940/001. In summary, the four warehouse units are situated adjacent to the southern site boundary. The units run numerically from 1 to 4, east to west across the site.

- Unit 1 benefits from 92 car-parking spaces adjacent to the eastern elevation of the unit. A 39 metre deep service yard separates Unit 1 from Unit 2. A significant detailed landscape buffer has been provided to the area to the east of the car park to unit 1 to separate the development from the nearby housing on Colliery Yard and Stone Leigh / Stone Row Court.

- Unit 2 benefits from 72 car-parking spaces, situated adjacent to the southern elevation of the building. A 40 metre service yard separates Unit 2 from Unit 3.

- The service yard for Unit 3 runs adjacent to the western elevation of the building. Unit 3 includes 57 car-parking spaces, this parking and the office is situated on the west elevation of the unit.

- Unit 4 benefits from 85 car parking spaces adjacent to the eastern elevation of the unit. This unit has a 44 metre deep service yard.

Scale:

This Planning Application seeks permission for 4 warehouse units. The scale of the 4 units is as follows:

UNIT 001 – 116m x 72m, 11.5 metre eaves height
UNIT 002 – 102m x 64m, 11.5 metre eaves height
UNIT 003 – 68m x 62m, 11.5 metre eaves height
UNIT 004 – 120m x 64m, 11.5 metre eaves height

Landscaping:

The application site benefits from a mature landscape belt along its east, north and western perimeters. This planting will be retained and supplemented with additional planting as shown on drawing L7941.03. The proposed landscaping will be fully maintained.

Appearance:

The proposed buildings will be constructed using modern materials and the latest techniques. The external appearance of the buildings will be enhanced by features such as architectural glazing, detailing in the cladding and bespoke entrance canopies. The impact of the elevations and roof of the proposed warehouse units on wider views will be minimized by careful selection of cladding materials

Use:

The use of the proposed development is for Class B1/B2 and B8. The adjoining Wentworth Industrial Estate provides a broad mix of B1, B2 and B8 uses. The application site is an allocated employment site, and the proposed development therefore accords with planning policy and complements the established employment uses on Wentworth Industrial Estate.

Access:

Wentworth Industrial Estate is an established employment destination and benefits from good access to the national road network. This application is submitted with a transport assessment prepared by Ashley Helme Associates Limited. A transport statement concludes detailed commentary on the access ability of the site including access to the public transport network, local footpath and cycle ways.

Conclusion:

The proposed development represents a carefully considered proposal that fully respects the environment, is designed to a very high standard and will meet both the demands of potential occupiers and the economic growth and employment opportunities of Wentworth Industrial Estate.

The built form and proposed land use complement the wider employment opportunities of Wentworth Industrial Estate, whilst benefiting from an extensive landscape belt which screens the site from surrounding residential properties and farm land.