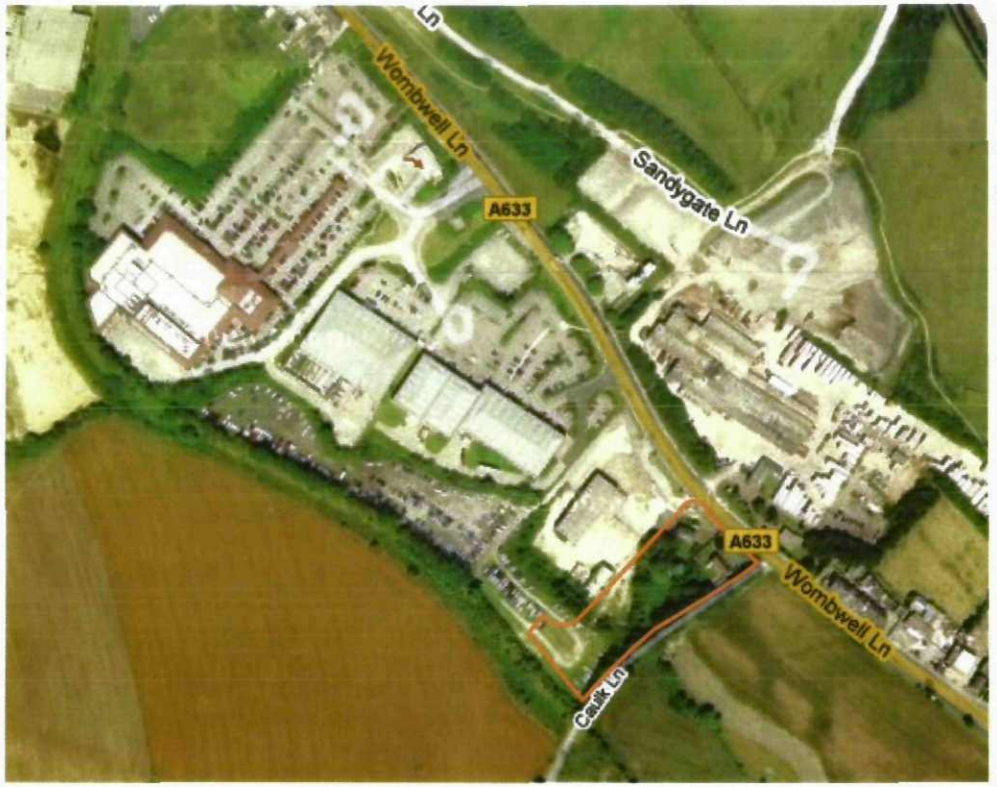
Design & Access Statement

Proposed Development
Wombwell Lane, Barnsley



G&N Properties

THE HARRIS PARTNERSHIP

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Site and Context Analysis



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 south east side is an agricultural field. Across Wombwell Lane lies an old industrial unit set back from the roadside. To the south of the site lies a small canal with a large expanse of agricultural fields behind the canal.

Existing Building

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 under construction for a new 18,000 ft² / 1672 m² industrial trade unit and external storage area. The new industrial unit will comprise of silver colour cladding and blue detail trims.

Access

The site can be accessed by the new access road created by the planning application referenced above. This new access road will allow two entrance points to the proposed trade units. Cars, cycles and delivery vans / lorries will use the dual entrances to gain access to the trade 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 entering from north end of the site.

Constraints & Formulations of Design Principles

The site can only be accessed from one point at the northern 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. Existing trees just behind the boundary line will need to be considered when positioning any new building. At the south end of the site an existing embankment will need 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.

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

Use & Amount

The proposed use of the site is for industrial trade units. A total of 6 units split into two terrace buildings will run from north to south along the site. The largest unit will be 15,000 ft² / 1393 m² which can be divided into 3 x 5,000 ft² units if required. The other units comprise of varying sizes including:

- 2 x 5,000 ft² / 465 m²
- 1 x 4,500 ft² / 418 m²
- 1 x 4,000 ft² / 372 m²

This will give a total floor space of 32,000 ft² / 2973 m².

Layout

The layout of the units will allow car parking to be positioned opposite to the units and allow for HGV vehicular movement and delivering of goods to occur to the fronts of each unit. The units are placed along the eastern boundary line to allow a clear frontage to be viewed both from Wombwell Lane and on approach from the site access road.

The terrace of units has been divided into two to create interest in the buildings massing, allow for adequate car parking and to prevent the site from being over developed.

Design

Site Plan



Proposed Development

Wombwell Lane, Barnsley

Security

The frontage of the buildings overlook the car parking and 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.

Appearance

Both terrace units have been designed to a similar style to bring a sense of unity 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.

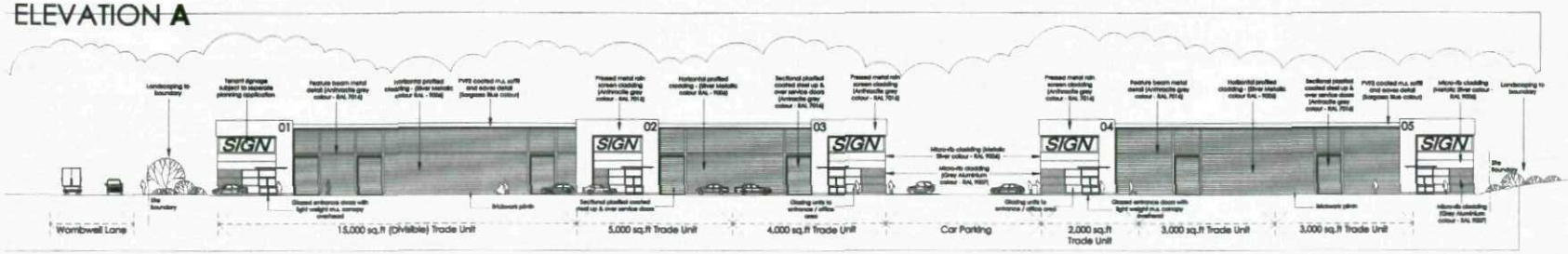
Architectural Detailing

The main elements in use for the buildings design are micro-rib and profiled cladding, 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 office / entrance lobbies and 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.

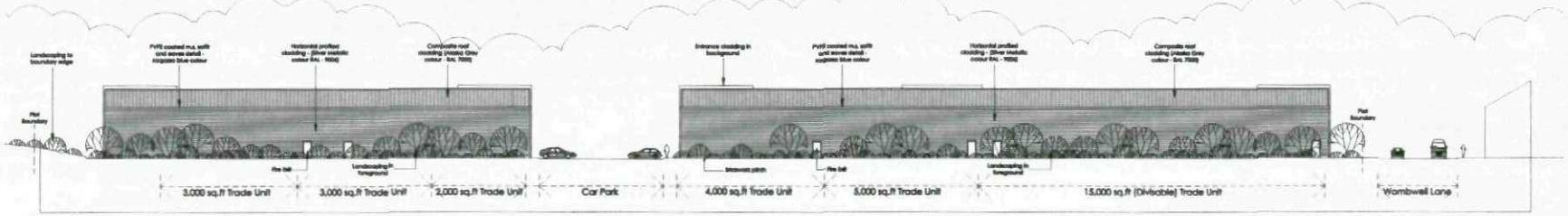
Roofline

The both terrace units have been designed to reach the same height roofline 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 Sargasso blue trim detail, which will tie these units into the design and colour scheme of the adjacent 18,000 ft² unit.

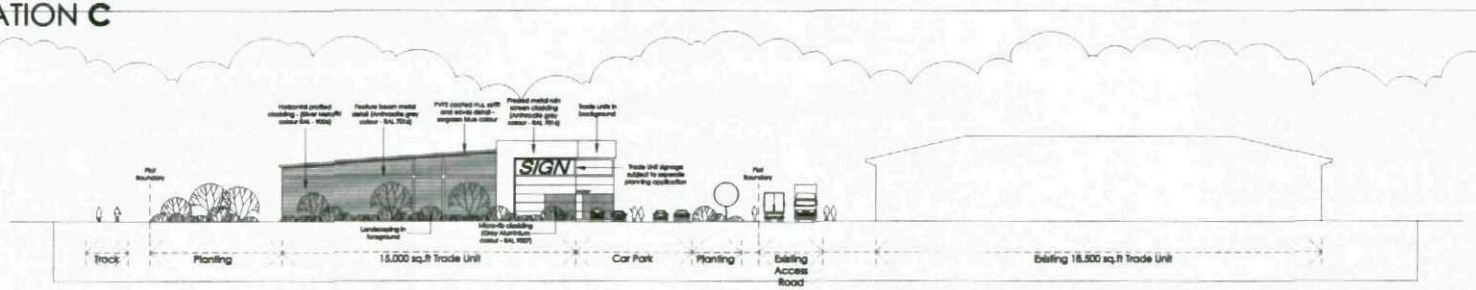
ELEVATION A



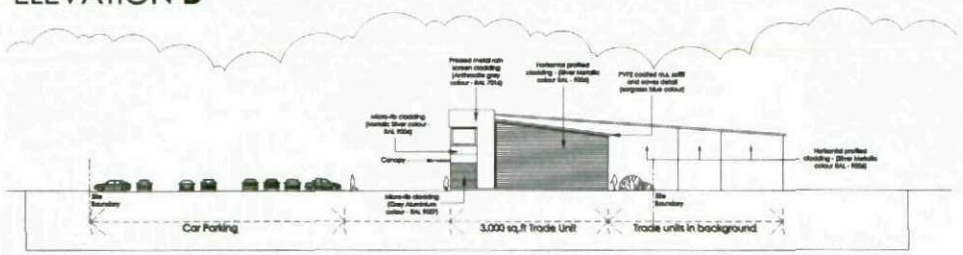
ELEVATION B



ELEVATION C



ELEVATION D



ELEVATION PLAN (NTS)



Conclusion

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

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