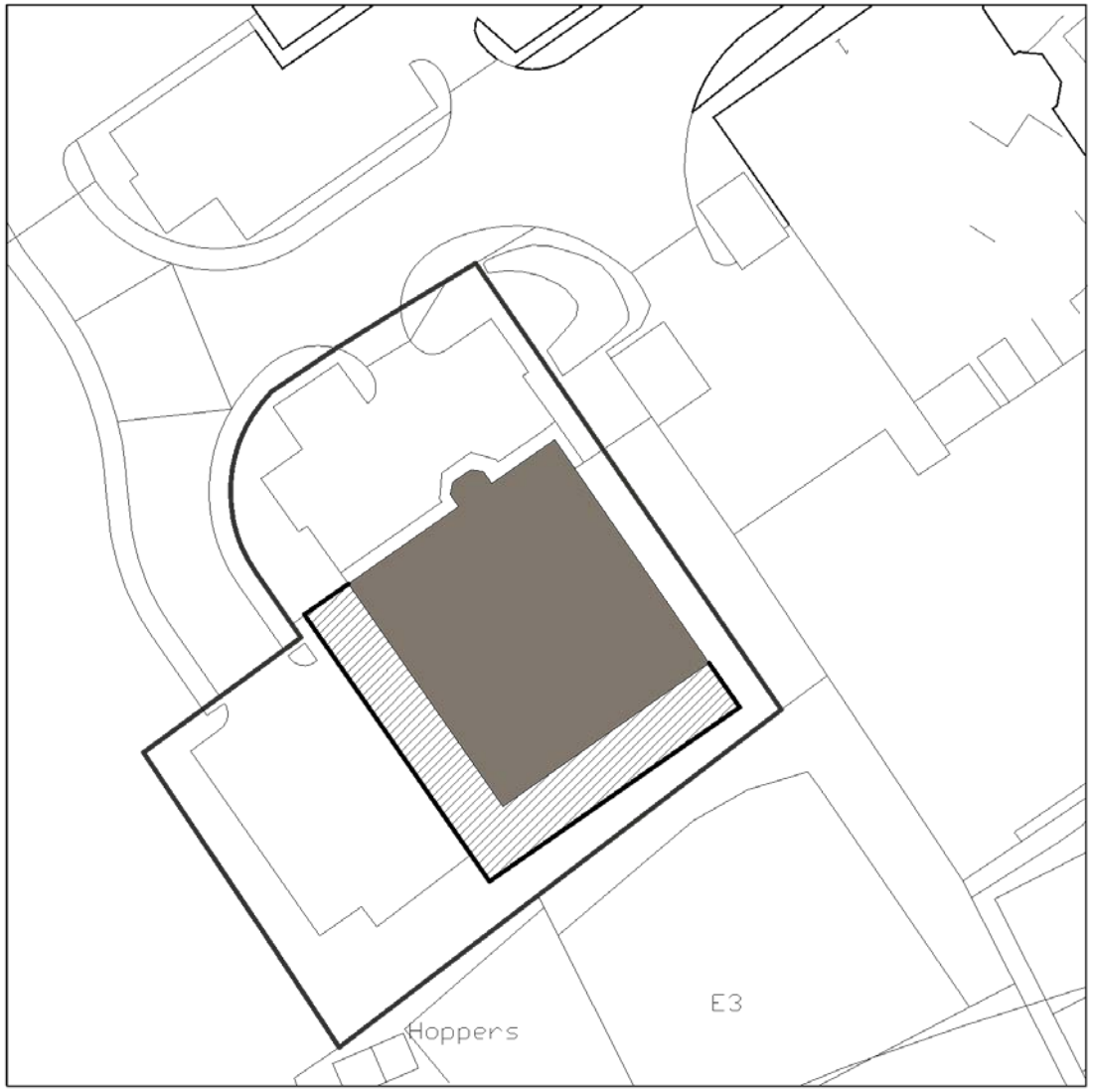
P J Heat Exchanger Services Ltd
2 Shawfield Road
Carlton
Barnsley

PROPOSED COMMERCIAL EXTENSION

DESIGN AND ACCESS STATEMENT

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CHARTERED ARCHITECTURAL SERVICES
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Please note this document supports the relevant Planning submission
for the extension of a commercial unit at 2 Shawfield Road, Carlton, Barnsley.

This document should be read in conjunction with all
Relevant information with this submission.

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JCA

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CHARTERED ARCHITECTURAL TECHNOLOGIST

SITE LOCATION

AMOUNT

APPEARANCE

ACCESS

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SITE LOCATION

The site is located on the outskirts on Monk Bretton, a small village belonging to the Metropolitan Borough of Barnsley. The area of Monk Bretton predominantly offers residential dwellings with small commercial properties scattered throughout.

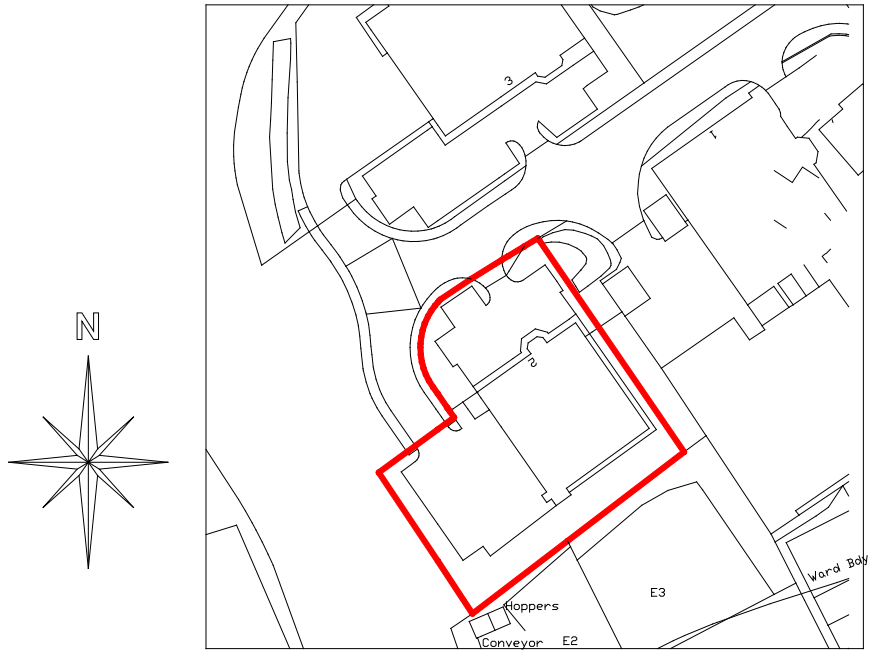
The proposal site sits to the west of a large industrial estate which provides a number of portal frame units many of which are used as combined office and warehouse buildings for individual companies. The site is adjacent to a large wooded area which separated the industrial estate from the residential estates of Monk Bretton and a Springwell Community School.

The proposed is accessed from Shawfield Road which branches through the industrial estate and connects the industrial estate to Industry Road and by extension the main strategic highway network in the area. The site offers a small car parking area for employees off Shawfield Road as well as a yard area to the west boundary, also accessed off Shawfield Road.

Proposed
Development Site



Monk Bretton



Site Location Plan

SITE LOCATION

AMOUNT

APPEARANCE

ACCESS

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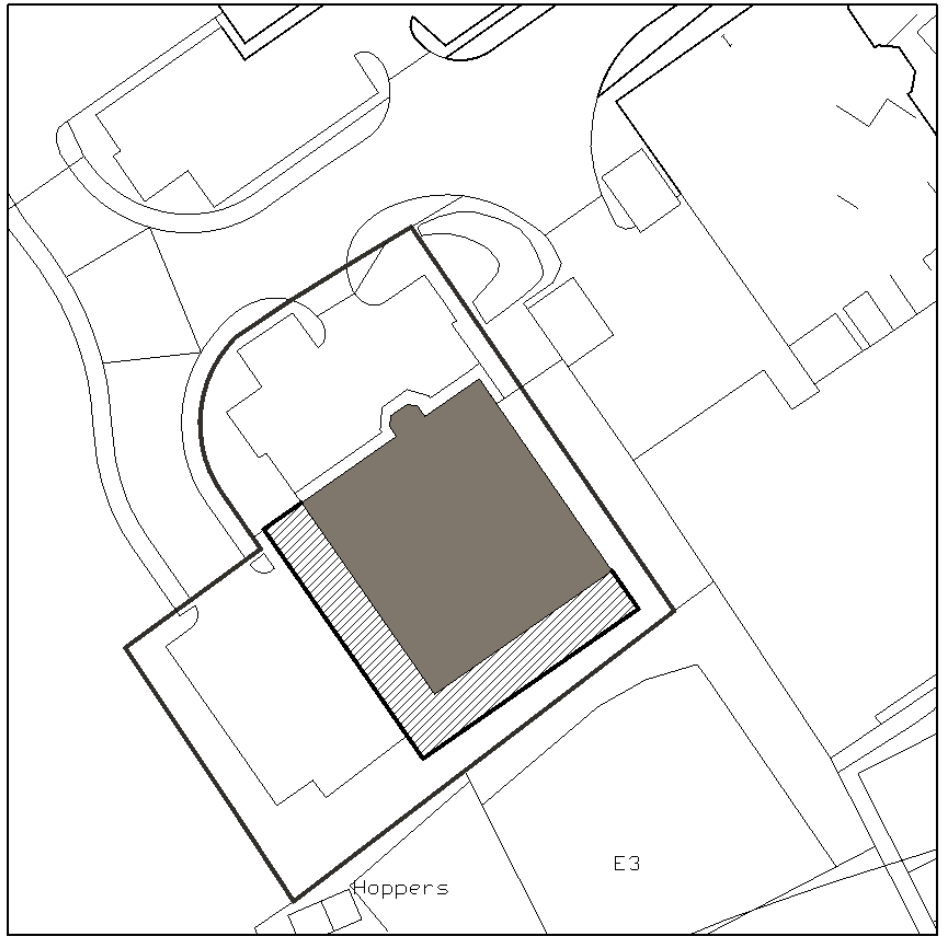
AMOUNT

The proposal looks to extend the existing industrial unit to the rear and side by 5m.

Areas

Site Area	2450m²
Existing Building Footprint	614m²
Proposed Extension Footprint	268m²

The site layout is to remain as is, the existing yard area is to be maintained and reorganised to accommodate the proposed extension.



Proposed Site Plan

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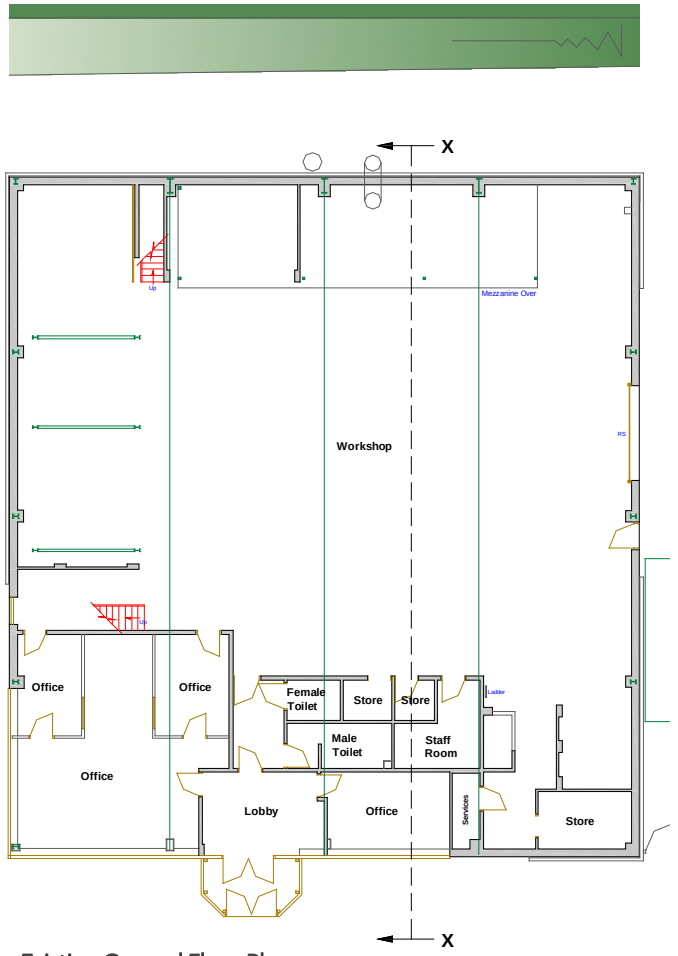
AMOUNT

The majority of the existing building is used as either storage or manufacturing with the office space located to the front of the building.

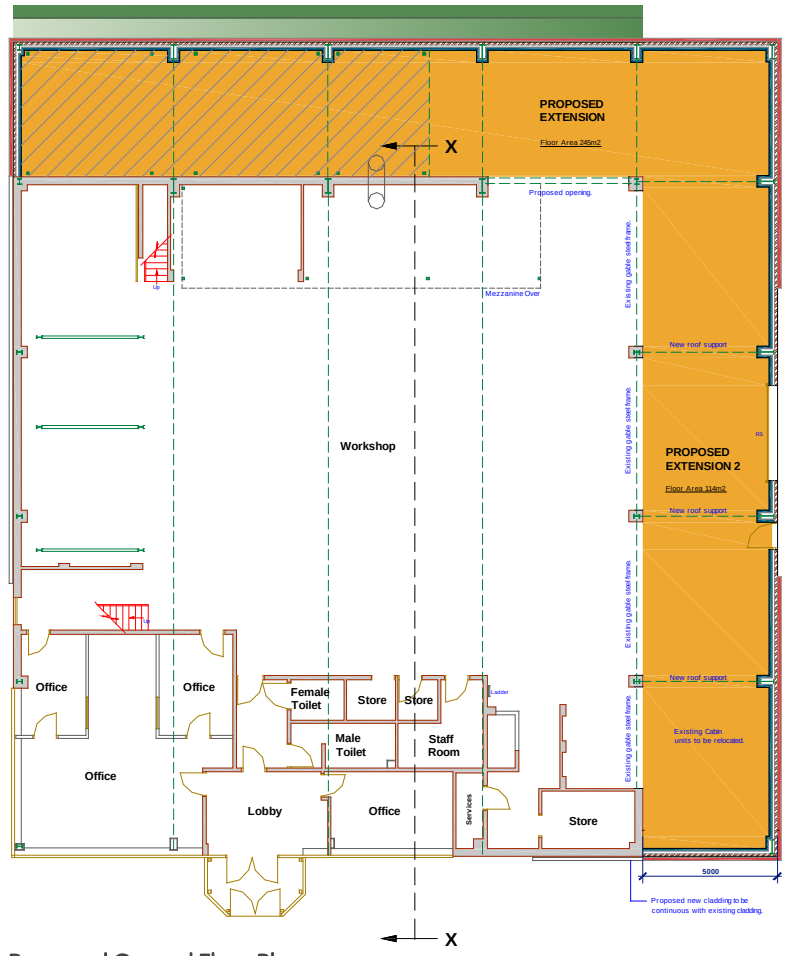
The proposed extension looks to offer new floor space at ground floor to aid with manufacturing and equipment as well as a mezzanine to the rear which would offer new storage space.

Existing shutter and door openings along the side elevation are to be extended through to the new extension and a new steel frame is to be provided which will connect and extend the existing steel frame structure.

The proposal is not considered to impose any impact on the existing site or the surrounding sites as the materials are to match the existing building and local build character. Additionally the resulting proposed footprint is not out of character when compared to other industrial units found within the area.



Existing Ground Floor Plan



Proposed Ground Floor Plan

SITE LOCATION

AMOUNT

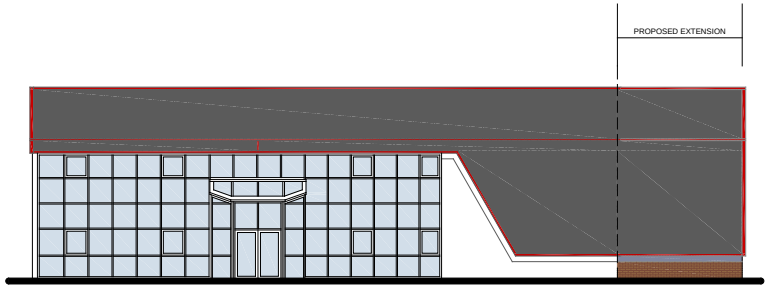
APPEARANCE

ACCESS

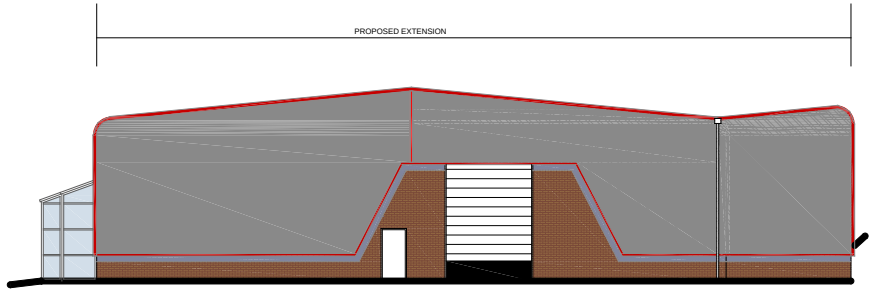
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APPEARANCE

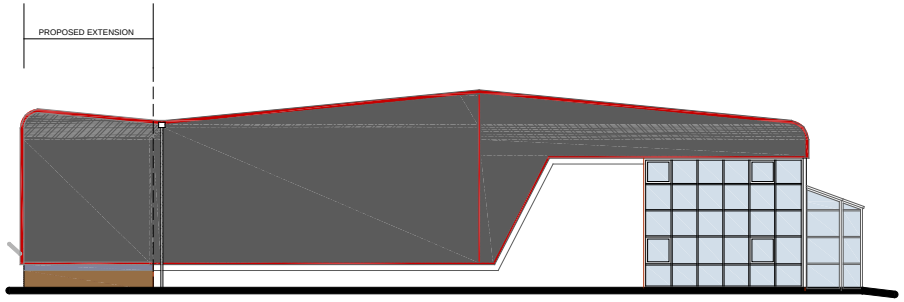
As previously mentioned, the proposed extension looks to continue the existing aesthetic of the established portal frame building meaning cladding colours and designs are to match the existing building along with brick style and design.



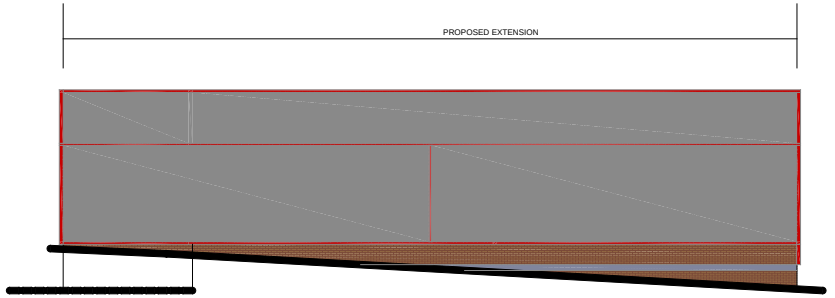
Proposed Front Elevation



Proposed Side Elevation



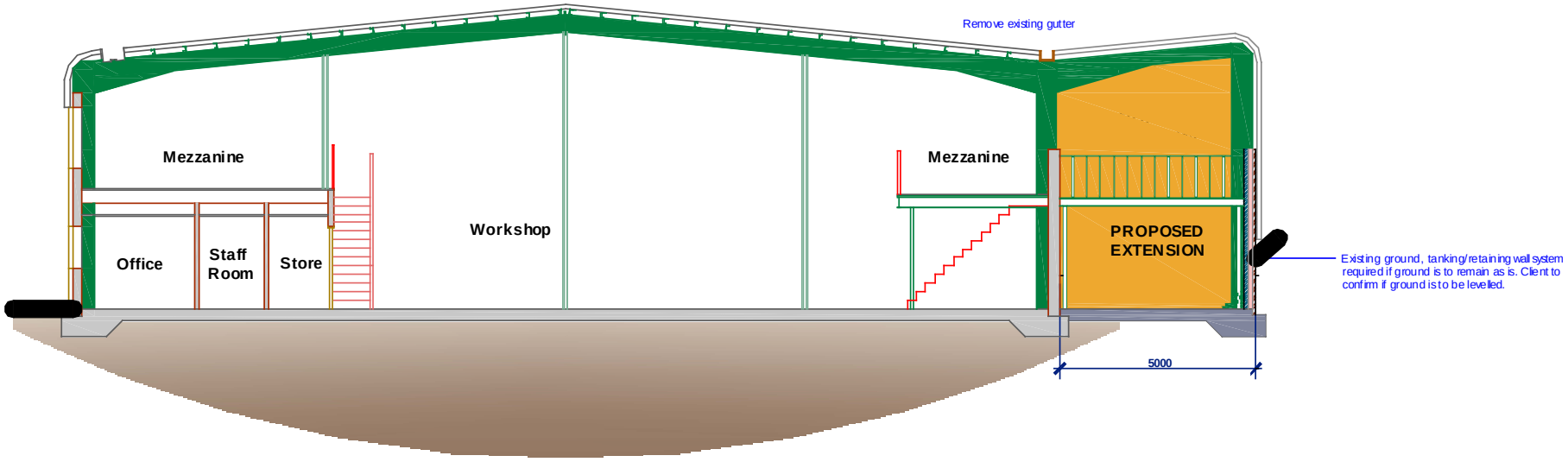
Proposed Side Elevation



Proposed Rear Elevation

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APPEARANCE



Proposed Section X - X

SITE LOCATION

AMOUNT

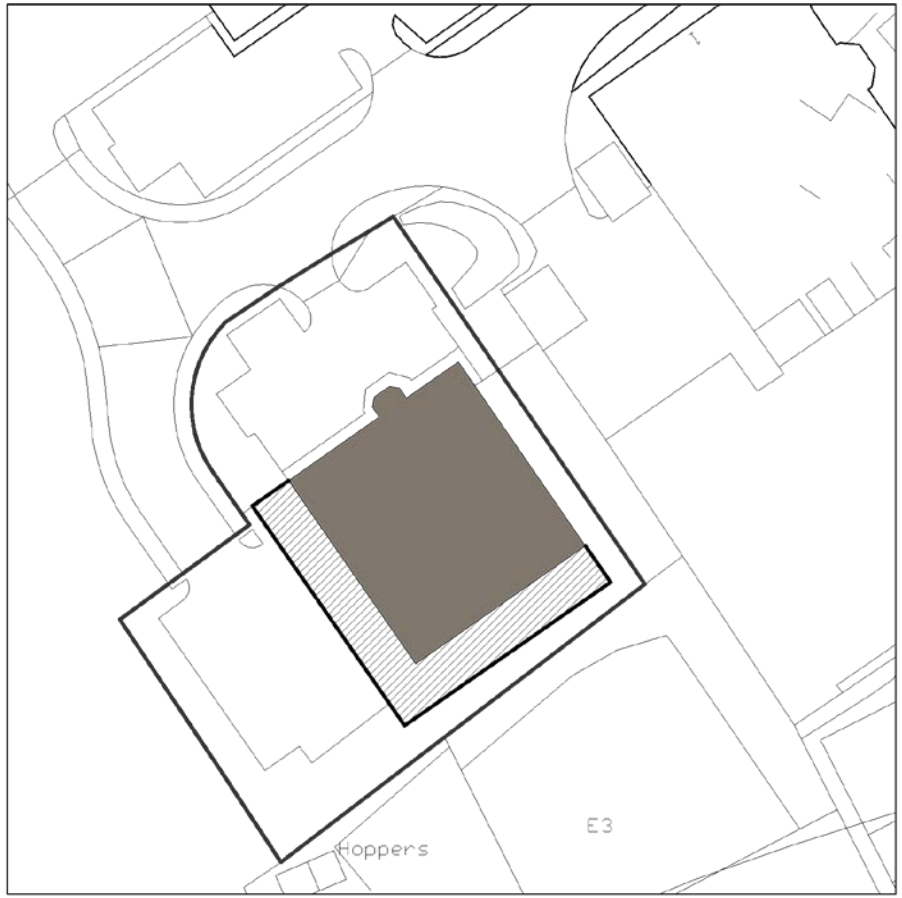
APPEARANCE

ACCESS

ACCESS

Access to the building is provided off Shawfield Road to both the employee parking area and external yard area. Access to the building is provided through a front entrance which offers a level threshold to maximise usability. The yard area also provides an access door and large roller shutter leading to the main storage / manufacturing area of the building.

As mentioned the extension looks to maintain the existing access points to the building.



Proposed Site Plan