Bartec Auto ID ltd
BBIC
Innovation Way
Barnsley
S75 1JL

Design & Access Statement

Design

The current site that we propose to erect a building on has never been used. It is part of a large greased area fronting onto the car park.

For some time the site owners have wanted to improve this part of the site in an attempt to modernize the entire site and surroundings.

The proposed building will be single story, to keep below the height of the existing adjacent building which under the new design will remain.

The unit will also be reduced in height to minimize the effect on the view from the road.

We have chosen the design of the structure to a steel portal frame, which will be built on a slab foundation. This design will have minimal effect on the current surrounding ground as a slab will not require the same depth concrete as traditional foundations.

The new building will give Bartec Auto a much needed work shop area and will create extra employment in the area.

The design will also take in to account the surrounding trees and ensure that they remain in situ with no effect to the structures of them as no excavated foundations will be required. We have also reduced the size and positioned the building sympathetically as to not affect the existing vegetation.

The colour of the building can be specified to blend in as the local authority see fit.

Use of the Building

Currently as mentioned the area in question is not been used by the companies on the site. Bartec Auto ID Ltd are an expanding company, and the landlords, BBIC, are keen to help them grow to ensure that the local area benefits from this growth and they are not forced to relocate.

The building has been designed to find a balance that will satisfy these customer requirements whilst also finding favour with the authorities and the

local community.

Car parking on site will not be affected in any way.

The new building would not change with regards to hours of work, noise or any other activity. They would conform to the current codes of working practice in use for the main buildings.

Scale

The new structure has been reduced in size and height from the original building requested by the owner to try and achieve a smooth planning and building control process.

The structure will be positioned in a position where it is least visible from the road, with the view blocked by the trees on the site.

The height of the building will be considerably lower than the current building.

The unit designed covers less than 10% of the existing floor area available on the current hard standing which will not impact the site.

The doors and windows will match in colour and design the existing building.

Services

The buildings will have electricity and foul sewerage. The existing services are running near to the proposed site and therefore could be connected without disruption.

Surface water can also be connected easily into the existing soakaway.

Landscaping

The base for the building will be joined to the existing car park with a concrete ramp.

The trees on the property will be left in situ.

Access

The area in which the building is to be erected is currently not in use so access is not an issue at present.

Access to the storage building will be directly off the side of the existing tarmac area. The tarmac will simply be extended via a ramp up to the new

concrete base which will house the structure.

The number of vehicles using the site will also not change as the building will be used by the current tenants of the main building.