

Design and Access statement

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DESIGN & ACCESS STATEMENT

1 Albion Road, Carlton, Barnsley, S71 3HW
Proposed Subdivision of Industrial Unit into 8 Workshop Units and Refurbishment of Existing Office Block
Prepared by Hirst Architects Ltd - RIBA Chartered Practice



1. Introduction

This Design and Access Statement has been prepared to support a full planning application for the redevelopment and modernisation of the existing industrial premises at 1 Albion Road, Carlton. The site currently contains a large open-plan industrial unit accompanied by an attached two-storey office block, as illustrated on the Existing Building and Site Plan (see A.1 - Existing Building & Site Plan)

HA-2510004---Existing Building ...

. Over time, the existing use of the main building has become unsuitable and no longer meets safety standards for its previous spiritual-room functions.

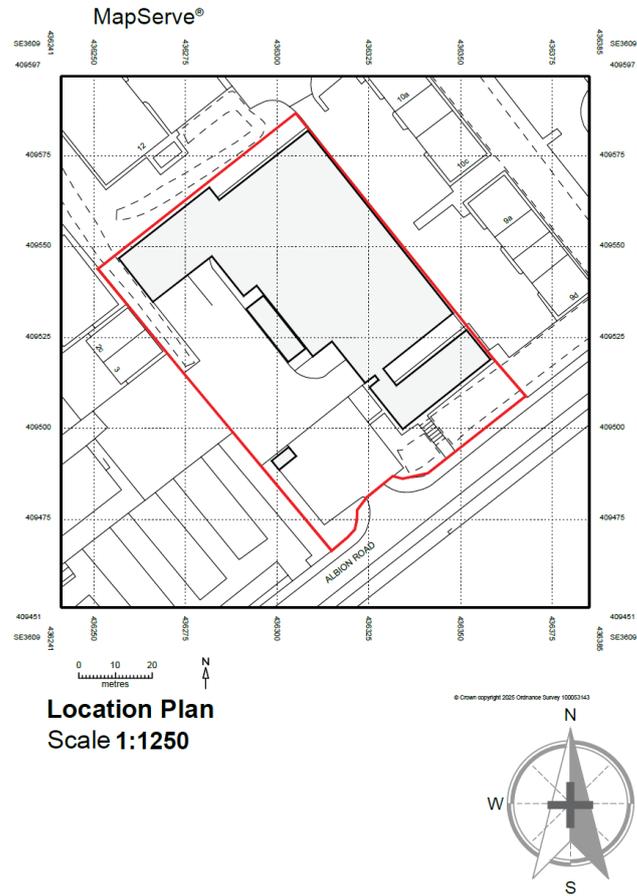
The proposal seeks to subdivide the building to create eight self-contained commercial workshop units, alongside a refurbishment and reconfiguration of the office block. These works will significantly improve the site's economic potential, bringing it in line with modern commercial requirements and supporting both SMEs and larger operators.

2. Site Location and Context

The site occupies a corner position along Albion Road within an established mixed commercial and light-industrial area, as shown on the Location Plan (A.3)

HA-2510004---Location Plan-A3

The surrounding pattern of development consists of various business premises, outbuildings and storage yards, with residential properties located further east. The site benefits from direct vehicular access from Albion Road and is well positioned for sustainable local employment activity.



3. Existing Buildings

The existing industrial building is arranged as a single-storey open-plan unit with multiple loading bays and associated circulation space. This is clearly identified on the Existing Building and Site Plan (A.1)

HA-2510004---Existing Building ...

, which shows the full footprint of the structure. Attached to the southern edge of the unit is a two-storey office block containing a mixture of cellular offices, reception spaces and welfare facilities.

Internally the building presently offers no effective subdivision, and several areas are underused as a result. The fabric of the building, particularly its cladding, has become dated and no longer reflects modern commercial expectations or efficiency standards.

4. Proposed Development

Subdivision of Main Industrial Building

The proposal introduces a clear, efficient subdivision of the main industrial hall, creating eight self-contained workshop units ranging from approximately **1,810 ft²** to **6,030 ft²** as indicated on the Proposed Building and Site Plan (A.1 - Proposed)

HA-2510004---Carlton Industrial...

. Each unit is provided with its own dedicated reception, WC and kitchenette area, promoting independent operation and flexibility to accommodate a range of business types.

Refurbished and Reconfigured Office Block

The attached office block is proposed to be redeveloped into a two-storey arrangement comprising two separate administrative units, each with high-quality accommodation and improved internal configuration. The first floor plan included in the Proposed Plans (A.1 – Proposed Office Block First Floor Plan)

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demonstrates an efficient arrangement of cellular offices, staff facilities and circulation space designed to support modern workplace standards.

5. External Alterations

Roller Shutter Doors and Emergency Exits

The proposal introduces **new roller shutter doors and new emergency exit doors** across the principal elevation of the building. These additions are essential to facilitate the change of use from an open-plan unit to multiple workshop units. Each newly formed unit requires its own independent service access and a means of escape compliant with current standards.

The roller shutters provide operational access suited to modern commercial users, including SMEs requiring safe and efficient loading/unloading facilities. Meanwhile, the additional emergency exits ensure all units achieve compliant escape distances, directly responding to the building's new layout.

Renewal and Modernisation of External Cladding

The application also proposes to **renew the building's external cladding**. The existing cladding is aged and inconsistent with the functional character expected of contemporary commercial developments. Replacing the cladding will significantly enhance the building's appearance, improving insulation performance, weather resistance and long-term durability.

This upgrade will modernise the site, ensuring it remains visually coherent with surrounding industrial premises while improving the sustainability profile of the building as a whole.

6. Layout and Movement

The overall layout of the site remains largely unchanged from its existing form. The subdivided units retain direct level access from the forecourt, with circulation spaces and yard areas continuing to accommodate cars, vans and light goods vehicles.

The site benefits from **more than adequate parking capacity**, evidenced on both the existing and proposed site plans

HA-2510004---Existing Building ...

HA-2510004---Carlton Industrial...

. No additional parking is required to support the proposed uses, and the existing arrangement provides safe manoeuvring, access and egress without the need for off-site overspill.

Pedestrian access is naturally integrated with the principal frontage, with each unit's personnel entrance positioned logically in relation to the shared forecourt and the adjacent office block.

7. Design Approach

The design prioritises functional clarity, operational flexibility and economic viability. By subdividing the internal footprint, the proposal makes full and efficient use of the existing structure while avoiding unnecessary demolition or waste.

Externally, the refurbishment strategy focuses on practical enhancements rather than aesthetic novelty, ensuring the building reads as a cohesive industrial facility whilst offering an uplifted and contemporary visual character through its new cladding and upgraded doors.

8. Inclusive Access

All new workshop units and both office suites incorporate accessible WCs, level thresholds and compliant circulation widths. External access routes are retained on a single level due to the naturally flat topography of the site. The proposal ensures all prospective occupiers—including those with mobility limitations—are able to access and operate within the premises effectively.

9. Planning Policy Considerations

The proposal supports Barnsley's strategic objective of enhancing employment space, revitalising existing commercial sites, and supporting growth for both start-up businesses and larger operators. The site's redevelopment ensures continued employment generation within an established commercial zone without intensifying use beyond what the area already supports.

10. Conclusion

The proposed development represents a positive investment in an existing employment site, delivering modernised commercial accommodation, improved accessibility, and greater operational flexibility. The design respects the building's industrial context while enabling a new, safer and more efficient layout aligned with contemporary business needs.

The works will significantly enhance the site's long-term viability, contributing to the economic sustainability of Carlton and the wider Barnsley area.