

DESIGN & ACCESS STATEMENT FOR
INDUSTRIAL/COMMERCIAL DEVELOPMENT AT
CONSTRUCTION WAY, BARKSTON ROAD,
CARLTON INDUSTRIAL ESTATE,
BARNSELEY

on behalf of

PARK HOUSE FARM DEVELOPMENTS LTD

The site is situated adjacent existing industrial uses within the Carlton Industrial estate. The estate is long established and served by the existing highway network.

The site consists of an open space between existing industrial units that comprises hardstanding and unmade areas.

The proposed development comprises two nursery units and a warehouse and associated two storey offices.

The scale of the proposed development is consistent with the scale of the surrounding industrial buildings and in line with the Industrial Estate in general.

It is not proposed to introduce any new landscaping within this site.

The buildings have been designed with a combination of materials that reflect the design of the surrounding units with brickwork and insulated cladding panels above.

Access to the site will be direct from Barkston Road via an existing roadway (Construction Way) through the buildings communal service areas.

Careful consideration has been made so that this proposal does not interrupt circulation to the other surrounding units. No fences or material development is to be erected that would impede access to other units through the shared communal service area. The proposed will not impede loading to the existing surrounding Industrial Units.

Turning provision has been included to allow vehicles to enter and leave the site in a forward gear.

Parking has been provided in line with Supplementary Planning Guidance

