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Revision: /

Design & Access Statement

For Cidon Construction Head Office, Mason Way, Platts Common Industrial Estate, Barnsley, South Yorkshire S74 9TG

Prepared By Brett Simpson-Lyons

For CC Holdings Limited

Ref: 13/028

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Approved By: ..... Brett Simpson-Lyons

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1. Scheme Information

Scheme Name: Cidon Construction Head Office, Mason Way, Platts Common Industrial Estate, Barnsley, South Yorkshire S74 9TG.

Applicant: CC Holdings Limited

Client: Ciaran Donnelly

Date: 12th November 2013

Local Area: Barnsley

Proposed Use: B1 – Office

Size of Site (approx.): 994m^2

Anticipated Scale of building (approx.): 698m^2

Project funding: The project will not be funded by any organisations outside private lending circles.

Designations of Site and Surrounding Area:

None of the buildings on the site are listed or in part of a conservation area.

2. Introduction

2.1 This Planning, Design and Access Statement has been prepared by SLA Design LLP on behalf of CC Holdings Limited in support of the full planning application for the construction of a new B1 Head Office to be used as corporate headquarters for Cidon at Mason Way, Platts Common Industrial Estate, Barnsley, South Yorkshire S74 9TG.

2.2 The site is located in a designated mixed use business zone on the UDP. It lies close to the locality of Hoyland and is therefore served by many local services and facilities.

2.3 The proposal involves the erection of a new square mono pitched framed building located at the site as seen on Figure 1.

Figure 1 – OS Location Plan

3. Site Context

3.1 The site is currently used for car parking and an un-used gate house. Enquiries have been made into the ground conditions and it is understood that they do not hold any contaminants. The site is also understood to hold no ecological value.

3.2 It is understood that the site has always been used for industrial purposes since the estate was developed. The site has a selection of residential properties in the form of semi detached houses to the East and is adjacent to industrial units along Mason Way to the South and West. To the North of the site the A6195 runs along the sites boundary.

3.3 The site is relatively flat and a copy of the topographical survey undertaken has been provided with this application.

3.4 It is understood that the site does not benefit from any previous planning applications for B1 use other than the ancillary B1 use associated with the main building.

3.5 Access to the proposed site is taken directly from Mason Way.

3.6 In respect of flood risk on the site, the site levels provided from the topographical survey demonstrate that the site does not sit in a flood zone. A flood risk assessment has therefore not been included within the application as the site falls outside the flood zone.

3.7 A series of photographs illustrates the site and the immediate locality.

Figure 2 – Looking East proposed site and gate house

Figure 3 – View across site entrance including the gate house

Figure 4 – View to the right hand side of the site entrance

Figure 5 – View of site entrance and relationship to adjacent site

Figure 6 – View of existing gate on site

4. The Development Proposal

4.1 The applicant's development seeks to provide 698m^2 of B1 floor space for administration, meeting and staff amenities.

4.2 The proposal involves the construction of a new mono pitched portal framed building, six meters to eaves, constructed from a mixture of red and blue brickwork. Exact specifications of these materials are shown on the submitted drawings.

4.3 A bin storage area is to be provided to the North of the site, overlooking the car park to the rear of the proposed building, as shown on drawing 13/028/002.

4.4 The proposal has been designed to maximise developable area on the site whilst taking into account the site constraints of the existing access road and therefore efficiently uses the site which is located within a sustainable urban environment.

4.5 Pre-application advice was sought and provided by the admin team on the 8th November 2013 in relation to validation criteria.

4.6 The new Head quarters would replace the existing un-slightly porter cabins that are presently used by the office staff on site. It would therefore ultimately lead to the removal of these temporary structure on site.

5. Planning Policy Considerations

5.1 It is understood that this site is allocated in the UDP for mixed use. Therefore it is presumed the policy would be in support of this application.

6. Case for the Applicant

6.1 The case for the applicant's development proposals will be outlined under the following headings.

Land Use

6.2 It is clearly evident that the application site is located within a designated mixed use area as defined in the adopted Unitary Development Plan. Therefore the principle of B1 development is acceptable.

6.3 The site is also located on a parcel of currently developable land. National and Regional planning policy also supports the efficient re-use of such parcels of land and the application proposal therefore adheres to these policy objectives.

Design

6.4 This statement will identify the approach that has been used in relation to design. In particular, the following aspects of the development will be considered:

- Amount of the development
- Layout of the development
- Scale of the development
- Provision of the landscaping
- Appearance of the development

Amount

6.5 The proposed development is for 698m^2 of B1 office floor space including meeting rooms and staff amenities. The proposal involves the construction of a new mono pitched portal framed building, six meters to eaves, constructed from a mixture of red and blue brickwork. The proposed development is considered in keeping with its surroundings as it is already surrounded by similar proposals in terms of height and materials used. The evidence put forward in this application demonstrates that the proposal would be readily integrated within the fabric of the surrounding area.

Layout

6.6 The building has been designed to make best use of the existing site shape whilst taking into account the constraints of the adjacent access road. The square shape has been driven by these constraints along with the structural

solution being constructed from a portal frame. A square shaped footprint is the most economical way of designing this type of building.

Scale

6.7 The proposed building is to be six meters to eaves in height. This is typical of buildings of this nature and matches the scale of the adjacent properties in terms of eaves, ridge heights and over all mass.

Density

6.8 The proposal has been designed to maximise the developable area on the site and therefore efficiently uses this site which is located within a sustainable urban environment whilst still allowing sufficient space for vehicle movements, parking and landscaping.

Landscaping

6.9 The application proposal will provide an opportunity to introduce a degree of managed landscaping to all boundaries of the proposed site which will both soften the overall appearance of this site and make a modest contribution to the immediate environment and street scene with new planting down the access road.

Appearance of the Development

6.10 The new portal framed building will be constructed from a mixture of red and blue brickwork. Exact specifications of these materials are shown on the submitted drawings. The windows and doors will be anthracite coloured aluminium frames with clear glass and infill panels where applicable.

6.11 The South West corner of the building and the elevation fronting the access road consists of sections of curtain walling into the meeting rooms and private offices. This is so that the office staff can see the arrivals and departures from the site. The curtain walling also acts as corner a feature and improves legibility for visitors to site. A different type of brick has also been used around the entrance area to differentiate it from the main building for legibility and to break up the massing and provide a space for a potential lift.

Ecological Impact

6.13 It is highly unlikely that the proposals will have any ecological impact on the site or surrounding area.

Impact on Neighbouring Properties

6.14 It is highly unlikely that the proposed development will have any impact upon the surrounding businesses or neighbouring residential properties.

7. Access Statement

INTRODUCTION

7.1 The statement will identify the policy and approach that has been used in relation to access.

7.2 It is not within the remit of an access statement to include an appraisal of the internal aspects of individual buildings as this is covered by Part 'M' of the Building Regulations (paragraph 100, Circular 1/2006).

7.3 The proposal will comply with a range of building regulation requirements relating to the internal design of the building. This together with the overall design and layout of the site will ensure that the development can be accessed by all users, which is vital for the success of the scheme considering the target demographic.

ACCESSIBILITY TO THE WIDER AREA

7.4 The previous access to the site was from Mason Way and the application proposal intends to retain both a pedestrian and vehicle access from this Road.

7.5 A bus stop is located 120m away from the application site on Barnsley Road serving the Inter Change.

7.6 An cycle store is to be provided on the site for bikes. This will reduce the need for parking and car use for the proposed occupiers of the building.

ACCESSIBILITY OF THE SITE

7.7 There are no new proposed parking spaces on site as the site currently has an oversupply of formal and informal parking.

PARKING

7.7 There are no proposed parking spaces on site for reason mentioned previously and this will therefore result in no on Street parking.

PAVEMENTS AND PATHS

7.8 The paths around the site to the front and side of the building are sufficiently wide enough to allow the free flow of pedestrian movements to the entrance of the building.

7.9 The public footpath adjacent to the site is sufficiently wide to allow good access from the site to the surrounding area on foot or in a wheel chair.

7.10 The site is relatively flat which enhances the accessibility of all parts of the site.

7.11 Manifestation are to be provided on glazed doors and full height glazing, except where the framing provides equal distinguishability - two bands in a colour which is clearly distinguishable from both sides of the glass in all lighting conditions.

7.12 Floor levels into the unit are to set so that a level approach can be taken into the building.

8. Conclusion

8.1 This statement has demonstrated that the application proposal is entirely in accordance with the requirement of National and local planning policy objectives in terms of land use and compliance within the development plan policy.

8.2 The proposals will not affect or harm the ecology of the surrounding area as there is none on site.

8.3 The proposal will provide an opportunity to facilitate a business and employment use within a sustainable urban environment.

8.4 The nature of the use will not prejudice the operations of adjoining business and residential residents activities.

8.5 The proposals will generate further jobs and investment in the area.