Wordsworth Properties Ltd

B14/5792/

Design and Access Statement

Proposed office development at site off Whaley Road, Barugh Green, Barnsley, S75 1HT

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1.0 DESIGN CONSIDERATIONS – THE PROCESS

1.1 ASSESSMENT

1.1.1 PHYSICAL ASSESSMENT

The site is located to the East of Whaley Road, Barugh Green, to the North West of Barnsley centre at National Grid Reference 432114 (X), 408167 (Y).

The clients ownership of the site (blue line) equates to 43,111 sq/m. The site is bounded on the North, South and West boundaries with industrial and commercial properties. To the East the site is bounded by a rail line and fields further East.

There is a vacant derelict land immediately to the South West (opposite side of the industrial trunk road) and an existing industrial building to the East of the site.

The North of the site is currently being used by Wordsworth Crushing which houses porta cabins for offices, small unit for maintenance and an area of the site for processing material.

An industrial trunk road was created around 2006/2008 to allow access to the rear of the site and also provide the infrastructure for future development of the site.

The site is currently vacant land with spoils of soil in various places.

The application site is situated immediately to the West of Whaley Road, and is 3504sq/m. the natural lay of the site is predominantly flat with some man made mounds currently present.

Access to the site will be off the existing industrial road which in turn is off Whaley Road.

1.1.2 SOCIAL ASSESSMENT

The proposal to re-develop the site will provide the much needed jobs to the area. The unit 1 will be for the office staff of Wordsworth Crushing along with the office staff of Wordsworth Excavations. Wordsworth Excavations are a company based in Kirklees and the new facility will allow them to expand and create jobs within Barnsley Council.

Unit 2 is being built as a speculative office which will create new jobs within the area either from existing businesses wishing to expand or new businesses.

The existing site is vacant and run down. The proposals will act as a catalyst to the immediate site and the vacant site to the South.

MWA feel that the proposed development would not have a negative impact on the local services. All vehicles will enter and leave the site in a forward motion due to the turning space being provided within the site.

1.1.3 ECONOMIC ASSESSMENT

1.1.3.1 The office development will allow for the immediate re-location of Wordsworth Excavations from Kirklees to Barnsley.

1.1.3.2 The speculative office will allow for an increased level of employment in the area.

2.0 DESIGN OF THE SCHEME

2.1 PROPOSED USE

The proposed use is for a purpose built office for Wordsworth Excavations, an existing company in Kirklees looking to expand and move into a unit that is purpose built and of modern and striking appearance.

The second unit will be marketed for immediate occupation as an office.

2.2 LAYOUT

See drawing BD14/5761/03 and 07.

Unit 1 has been designed specifically for the immediate occupation of Wordsworth Excavations and Wordsworth Crushing. There is a striking reception to the front corner. The reception will be used by both businesses with the ground floor being occupied by Wordsworth Crushing and the first floor by Wordsworth Excavations.

Unit 2 is a speculative unit which has been designed to be able to split into various size units to allow the ease of marketing.

2.3 SCALE

The scale of the proposal has been derived from the client's requirements.

Unit 2 has been designed to allow for a mixture of occupiers. The building can be split into 4 independent occupiers at 122sq/m each or 2 floors of 244sq/m or 488sq/m of one occupant over both floors.

2.4 LANDSCAPE

The land within the redline boundary will be soft landscaped with trees and low level bushes to the boarders.

2.5 APPEARANCE

The buildings have been designed to a high standard. There are features on the building which not only act as aesthetically pleasing but allow for shading to prevent over heating within the properties.

The West slope of the roofs to both buildings will have PV panels to the entire area to allow for the buildings to generate their own electricity.

It is intended that the development will be as self-sufficient by the introduction of numerous renewable energies. The wall construction will be Structurally Insulated Panels with brick skin to the outside. This will allow for highly insulated and highly air tight buildings.

2.6 ACCESS

Access for the site is via the existing industrial road off Whaley Road. The buildings are accessed from the proposed carpark.

Martin Walsh Associates operates with the belief that the needs of people with disabilities, the elderly and carers of young children should be considered as an integral part of the design process.

Meeting these needs provides buildings that perform better for all users.

We shall endeavour to design buildings wherever possible to be accessible to a wide range of users including people with mobility or sensory impairments.

It is our aim to design buildings for optimum ease of use by their occupants and visitors.

Martin Walsh Associates is fully aware of the requirements under Approved Document M of the Building Regulations and as such, all designs shall conform to the requirements of Approved Document M, where the requirement exists.

It is in our professional opinion that the nature of the layout provides practical access to and throughout the development.