



ARCHITECTS

DESIGN AND ACCESS STATEMENT

Part Demolition of existing offices and re-build an
Industrial unit.

Darton Business Park, Barnsley Road, S75 5QX

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Job number: 5607

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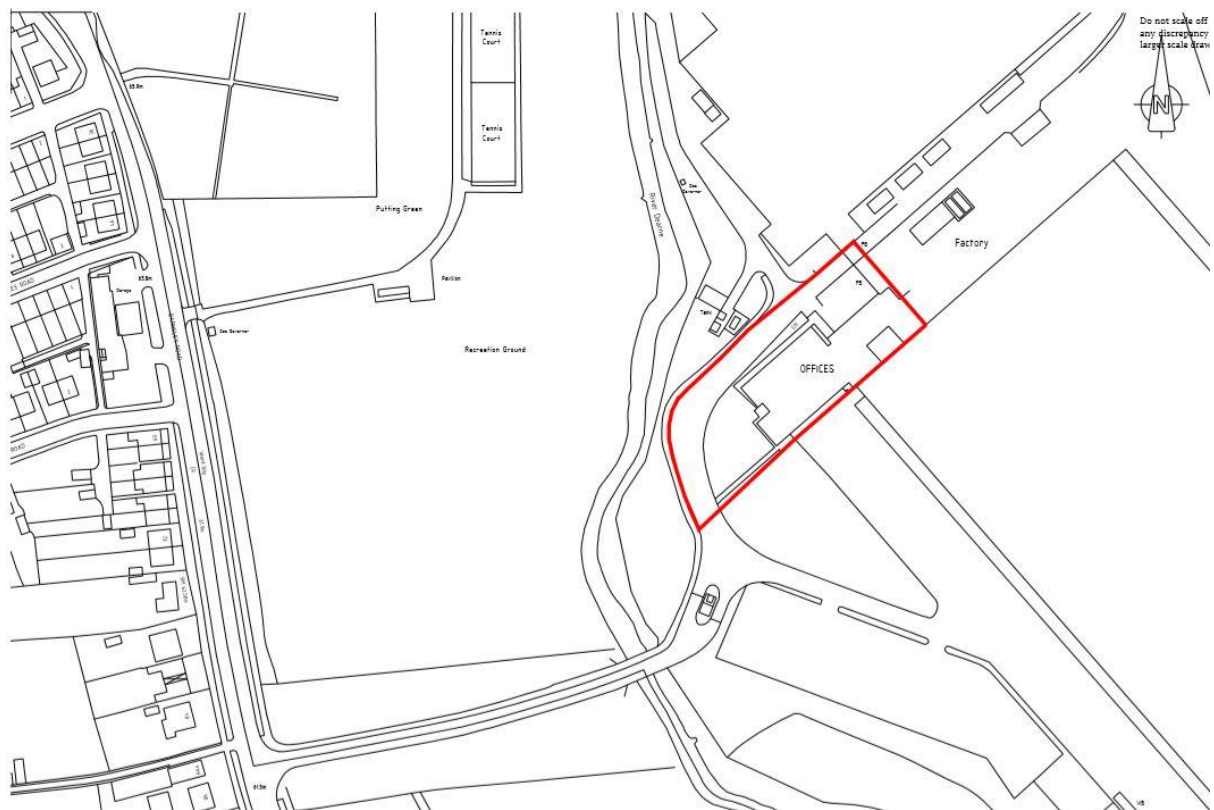
1. Introduction

This statement has been prepared in support of the part demolition of existing offices and re-build an industrial unit. The site was recently used as one large office block but we are looking to keep part of the offices and Build a 660sq/M Industrial unit following part demolition.

2. Design and Access

Site Context

2.1.1. The building is located on Darton Business Park, Barnsley Road, S75 5QX



2.1.2. The site is located within an Industrial Park off Barnsley Road.

2.1.3. There is sufficient infrastructure capacity in the vicinity to support the application proposals.

2.1.4. Local transport links are good.

Development Proposal

2.1.5. This is an Application for a new 660sq/M Industrial unit in place of some existing offices.

- 2.1.6. The proposal looks to demolish part of the office block which are in disrepair and build a new 660Sq/M Industrial unit.
- 2.1.7. The proposal will include the removal of a section of office space and re-level the area to accommodate the access to the Industrial Unit.
- 2.1.8. The building use is currently an office block situated within an Industrial estate.
- 2.1.9. The proposed development will not have significant adverse impact on the site as a whole.
- 2.1.10. The demand for an industrial unit on this site would be high and would be welcomed in this location.

Amount

- 2.1.11. The area of the existing offices to be demolished is 894 sq m.
- 2.1.12. The proposal seeks to create one industrial Unit at 660 sq m.
- 2.1.13. There are parking spaces to the offices as existing which will remain.

Layout

- 2.1.14. The proposal will be for demolition of existing office space and Re-build an Industrial unit.
- 2.1.15. The submitted plans show the arrangements of both existing and proposed buildings.

Access

- 2.1.16. The property is located on the existing Industrial Park off Barnsley Road.
- 2.1.17. Being located within an existing Industrial Park, the Site has good access links for Transport within the existing road network.
- 2.1.18. There is good pedestrian access to the site also via paths and local transport links with bus services a short distance away.

Scale & appearance

- 2.1.19. The application proposes a slight change to the existing mass but will bring the unit inline with the other units on the site.

Accessibility

- 2.1.20. There will be level access to the building via entrance/exit doors.

Landscaping

- 2.1.21. The application proposes a slight change to the existing landscaping with the introduction of a small service yard for deliveries and goods in/out.

Appearance

- 2.1.22. The appearance of the building will be proposed as cladding panels to the external envelope as you see on many industrial estates.

Flood Risk

- 2.1.23. The site is located in Flood Zone 2 but the floor levels are higher than existing road levels therefore we are minimising the risk of flooding quite significantly.

3.0 Conclusion

3.1 It is hoped that the statement has demonstrated that the proposed development is appropriate to its' context, conforms with the local authority planning department policies and ministerial guidance to prove an acceptable form of development. In our opinion, this is the best possible proposal in order to replace the existing offices.