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architecture : engineering : building consultancy



**PROPOSED INDUSTRIAL DEVELOPMENT
AT
HICKLETON COLLIERY, THURNSCOE
FOR
PRIORITY SPACE (HICKLETON) LTD**

DESIGN & ACCESS STATEMENT

JOB NO: 11525

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01

introduction

introduction

This Design & Access Statement has been prepared on behalf of the applicant, Priority Space (Hickleton) Ltd, in support of a Full Planning Approval application for relating to a site at Barrowfield Road, Thurnscoe, Barnsley.

The following drawings have been submitted along with the application:

- 11525-WMS-XXX-XX-DR-A-10001-S8-P4- Proposed Site Plan.
- 11525-WMS-XXX-XX-DR-A-10003-S8-P1- Site Location Plan.
- 11525-WMS-XXX-XX-DR-A-10004-S8-P1- Block Plan.
- 11525-WMS-B1-ZZ-DR-A-10401-S8-P1 – Units 1 - 2 Floor Plans & Elevations
- 11525-WMS-B2-ZZ-DR-A-10402-S8-P1 – Units 3 - 6 Floor Plans & Elevations
- 11525-WMS-B3-ZZ-DR-A-10403-S8-P1 – Units 7 - 10 Floor Plans & Elevations
- 11525-WMS-B4-ZZ-DR-A-10404-S8-P4 – Units 11 - 16 Floor Plans & Elevations
- Preliminary Drainage Layout
- SF2856-LL01 Rev B Soft Landscape Proposals
- SF2856_Ecological Appraisal Thurnscoe - November 2018
- Environmental Noise Assessment – December 2018
- 11525 Hickleton Phase 1 Geo-Environmental Report Rev A
- 11525 Hickleton Coal Mining Risk Assessment
- Topographical Survey - 26504_T_UG_REV1

The site was developed into Hickleton Main Colliery sometime between 1894 and 1906 and expanded between 1906 and 1930. The off-site spoil tip is first indicated in 1906. Between 1966 and 1973 several buildings to the south and east were removed. In the early 1990s the majority of the buildings were removed from the colliery, with the exception of the western shaft's winding house and the power house, both on the site. By 1999 no colliery buildings remain.

The site is located within the outskirts of Thurnscoe, which is a village in the metropolitan borough of Barnsley in South Yorkshire. The site is approximately 2.13 ha, comprising grassland with amenity planting around the boundaries, with roads to the northern, southern and eastern sides.

It is located within the centre of a small industrial estate, with warehouses and units situated to the north, south and west of the site, and an animal medical centre to the east.

In the wider area there are built up residential areas to the north and west of the site, and to the south and east of the site there is Phoenix Park which comprises managed woodland and grassland. The site, surrounding industrial estate and park are situated where the former Hickleton Colliery once stood, which closed in the 1990's.

02

site background

location

The site is located on Thurnscoe Business Park, Thurnscoe, Barnsley district. The National Grid Reference for the site is 446436E, 405337N. The postcode for the site is S63 0BH. The site is bounded to the south by Barrowfield Road, to the east by The Windings, to the north by Phoenix lane & to the west by an existing sun-station.

description

The site as shown opposite has an area of approx. 0.86ha (2.13 acres).

Priority Space (Hickleton) Ltd are looking to develop the site off Barrowfield Road, Thurnscoe, Barnsley. The brief was to design speculative industrial units to a higher than average specification, including shared service yard and car parking areas.

The project consists of the construction of 15no. industrial units, in 4no. blocks, with a range of sizes from 116sq.m to 232sq.m. (1,250sq.ft to 2,500sq.ft) together with all associated external works, including service yard, car parking, cycle & motor cycle parking and bin stores.

Any remaining areas of the site will be soft landscaped to include trees, shrubs and grass seeding.



urban context

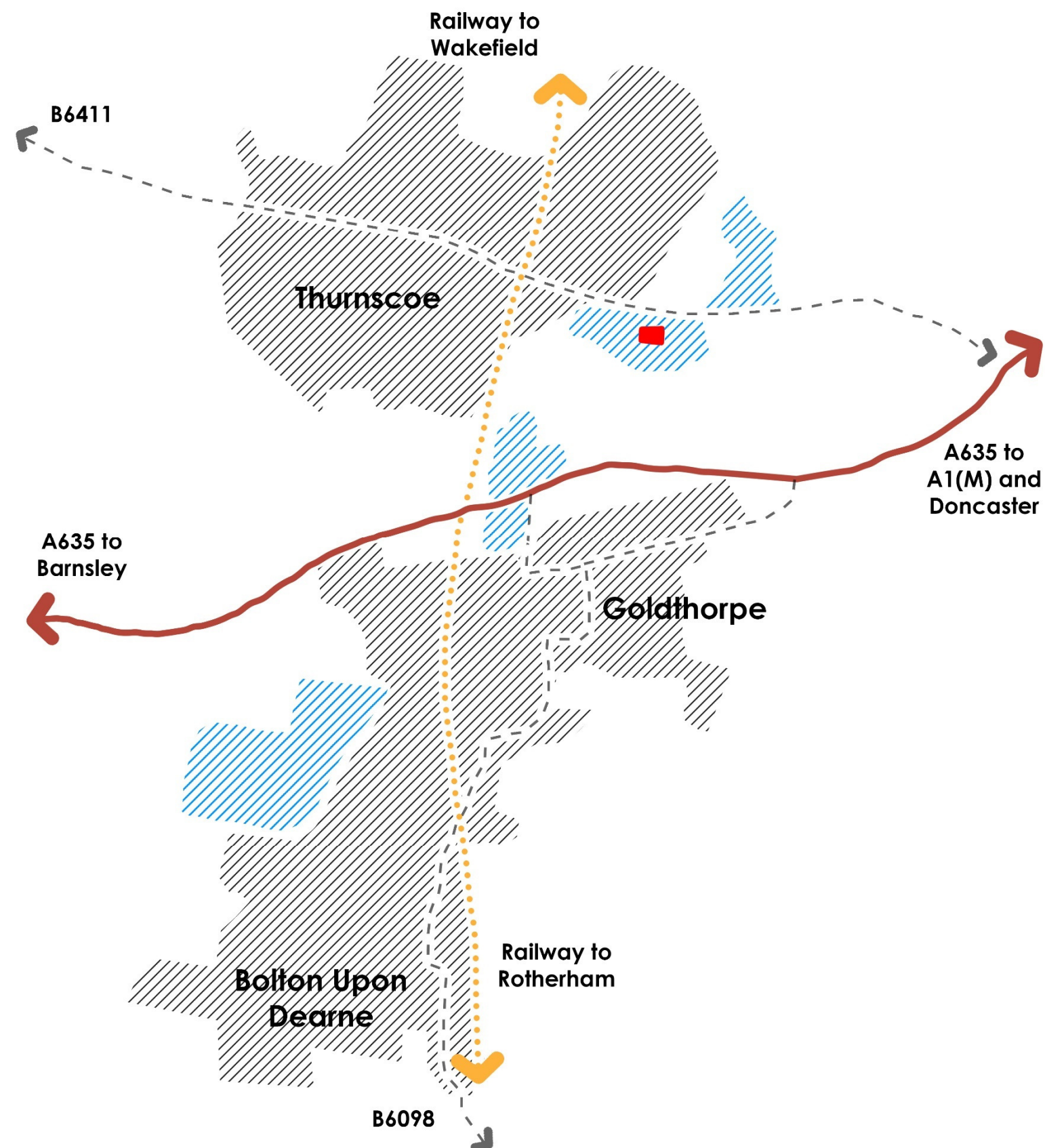
The site is part of the existing Thurnscoe Business Park, Thurnscoe, Barnsley.

The site is accessed from Barrowfield Road (south), which connect to the B6411 Lidget Lane to the north and the A635 Dearne Valley Parkway approx. 775m south-west near Goldthorpe.

To the north there is residential developments on Lidget Lane, approx. 55m from the site.

The main A635 road between Barnsley to the west and Doncaster to the east is approx. 500m south of the site. This provides good access to both the M1 and A1(M).

There is also a train station in Thurnscoe which provides hourly services (Monday to Saturday) to Sheffield/Rotherham southbound and to Wakefield/Leeds northbound.



03

constraints & opportunities

ecology & arboriculture

An ecological appraisal of the land off Barrowfield Lane, Thurnscoe has been undertaken.

This report includes a desk study of relevant information including designated nature conservation sites and existing records of protected species, and an initial site survey (extended phase 1 habitat survey).

Designated sites

There are no statutorily designated nature conservation sites and eleven non-statutorily designated sites within 2km of the proposals site. It is considered that there will be no adverse impact upon these designated sites as a result of the development due to a combination of the distance from the proposals site, intervening land-uses (roads and built-up areas) and the scale and nature of the proposals.

Habitats

The habitats within the proposals site are generally considered to be of low conservation value, predominantly comprising semi-improved grassland and amenity planting. The amenity planting is considered to be of some ecological value, as this provides suitable habitat for breeding and roosting bird species, and small mammals such as hedgehogs.

In order to protect habitats of ecological value present and ensure that the proposed development provides enhancement to wildlife, the following is recommended:

- The retention of the trees and shrub boundaries at the site where feasible, or replacement planting using native species;
- Use of temporary protective demarcation fencing to protect retained areas. The fencing must be in accordance with BS5837:2012 'Trees in Relation to Design, Demolition and Construction', extend outside the canopy of the retained trees, and remain in position until construction is complete;
- Use of directional lighting during construction, which will not shine upon the site boundaries or planting within the site;
- Implementation of a lighting scheme within proposals that minimises illumination of trees and areas of new planting to the boundaries of the site;
- Consideration of seeding of areas associated with tree planting with a suitable wildflower mix.

Species

The potential for the following protected and notable species to be affected by the development has been assessed, and the recommendations are as follows:

Bats – habitat on site have limited suitability for foraging and commuting bats, with the site being isolated from other habitat of value to bats in the surrounding area. General mitigation for the site include the retention and enhancement of boundary habitats within the development, where feasible. Consideration should be given to the installation of bat roosting boxes on site, and any new lightings should be appropriately designed including directional and low wattage to avoid illuminating the areas of planting, and any bat boxes installed.

Breeding birds - Any vegetation clearance is to be undertaken outside the bird nesting period (March – August inclusive) or following a site check to establish the absence of active nests. General mitigation to include appropriate native species within the landscape proposals and the installation of bird boxes on site.

Badger - Precautionary working methods are recommended to be adopted during construction works, which will include the covering, or providing a means of, to any trenches and capping any open pipework at the end of each working day, to prevent accidental harm to badger, or other mammals which may pass through the site.

Hedgehog - Precautionary working methods are to be adopted including the removal of any tree/shrub cuttings from site, once vegetation is cut so as to avoid the creation of brash piles; these may be attractive to hedgehogs, which could subsequently be harmed if the brash pile is burnt or removed with machinery.

Other species – The presence of great crested newt, otter, water vole, white clawed crayfish and reptiles is considered unlikely with no further survey recommended.



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



04

proposals

use & amount

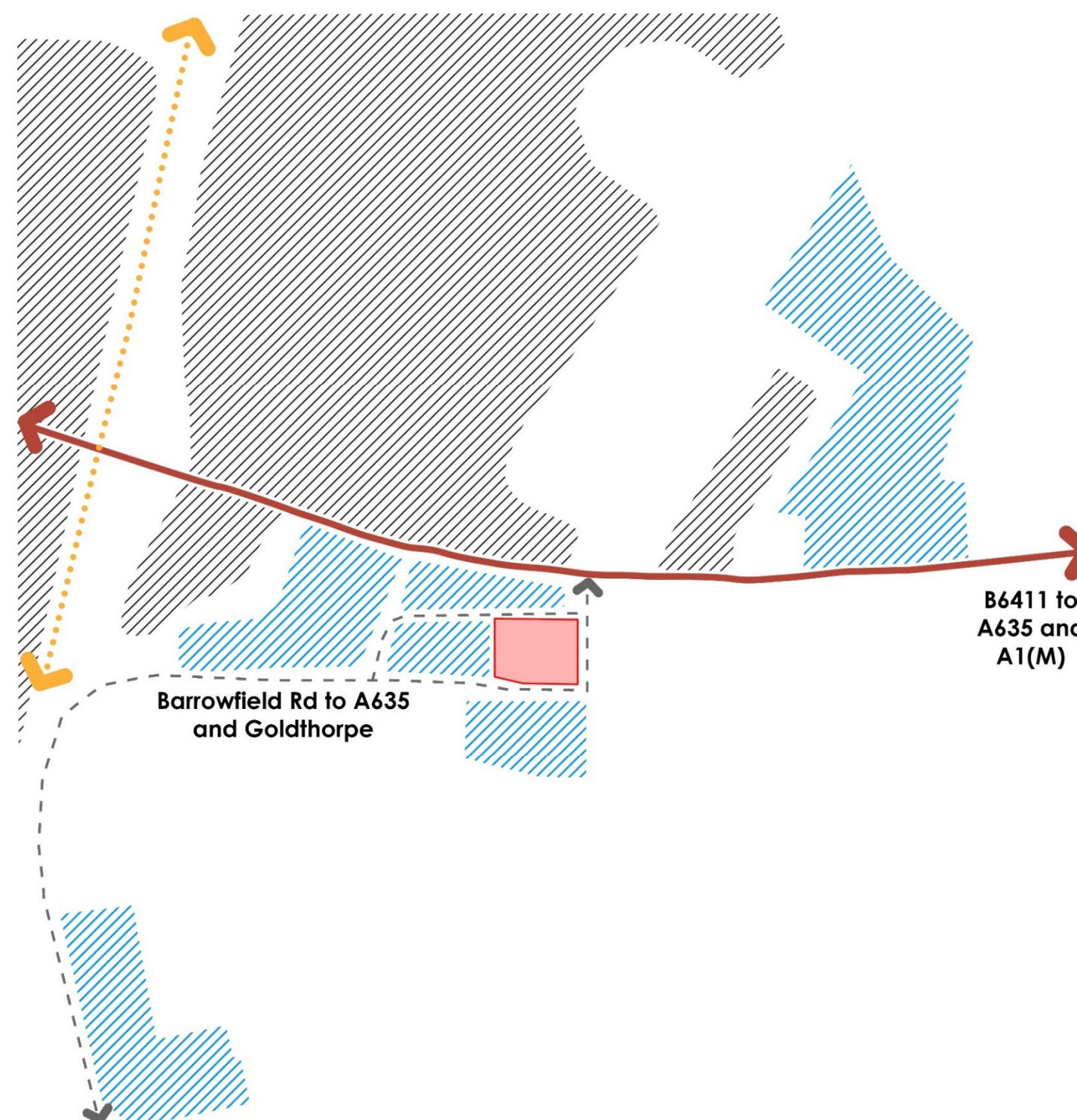
This development is for the construction of speculative units for B1, B2 and B8 usage as stated within the Town and Country (Use Classes) Order. This allows for the following uses:

- B1 – Office / small industrial use.
- B2 - General Industrial.
- B8 - Storage and distribution.

As noted above, the site is part of the larger business park site.

The project forming this application consists of the construction of 15no. industrial units, in 4no. blocks, with a range of sizes 116sqm to 232sq.m. (1,250sq.ft to 2,500sq.ft), together with all associated external works, including service yard, car parking cycle & motor cycle parking and bin stores.

Any remaining areas of the site will be soft landscaped to include trees, shrubs and grass seeding.



layout

The site has been laid out in a courtyard style with buildings sited to the north, south and west edges, to provide the best use of the site. This allows for car parking to be generally located adjacent to each unit's entrance, although the area to the east has a central parking area, with allowance to provide good circulation/access for any deliveries.

The proposals are as shown apposite and on the drawings that are included within this application.

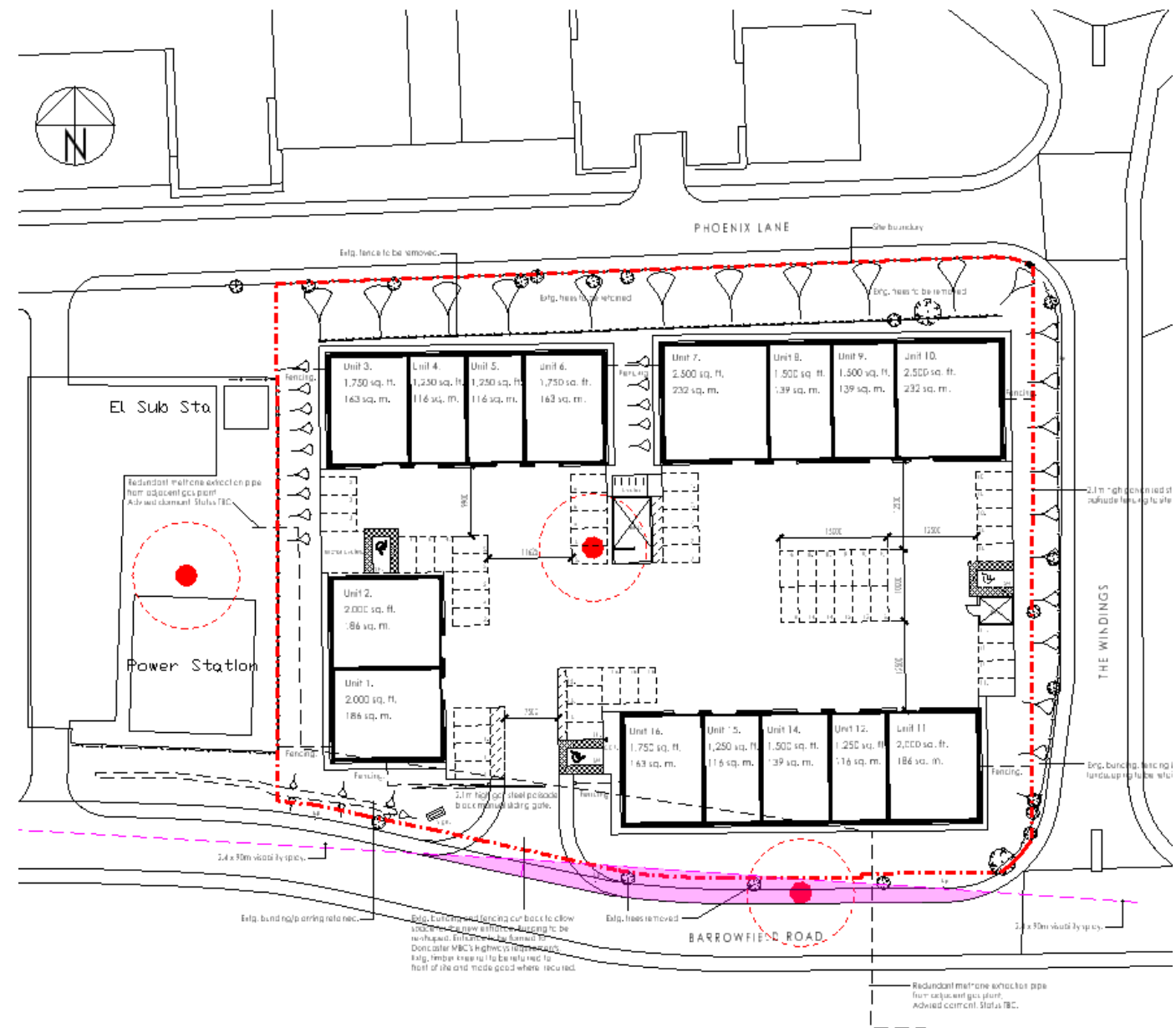
The layout of the units, maximise the net developable area of the site but still allow for all necessary service yards, car parking and access.

The intention is that all buildings will have their main entrance facing the car parking areas. This allows the building entrances to be readily seen and to maximise security.

In total there will be 56no. car parking spaces, which will include disabled and visitor spaces and provision for cycle and motor cycle parking as indicated on the proposed site plan. A double car charging point will be provided adjacent to some shared parking spaces within the development.

The internal layout of the buildings is shown on the drawings included with this application. All units will have a disabled toilet and kitchenette to the rear. The front is glazed at both ground and first floors to allow for future office accommodation.

The site will be enclosed with 2.1m high black palisade fencing to provide security to the site, and will include a manual sliding gate at the site entrance. This gate will be designed to allow future conversion to electrical operation.



scale

The proposed development comprises four industrial style building totalling 25,750 sq.ft divided into 15 units intended to be occupied by end users falling under either B1, B2 or B8 use categories.

The development provides the following accommodation and car parking:

Unit	Area Sq. M	Area Sq. Ft.	Car Parking
1	186	2,000	4
2	186	2,000	4
3	163	1,750	3
4	116	1,250	3
5	116	1,250	3
6	163	1,750	3
7	232	2,500	5
8	139	1,500	3
9	139	1,500	3
10	232	2,500	5
11	186	2,000	4
12	116	1,250	3
14	116	1,250	3
15	139	1,500	3
16	163	1,750	3
SH Dis.			3
SH			1
Total	2,392	25,750	56

The units have mono pitched roofs with an eaves height of approx. 4.9m to the lower end at the rear and 6.5m to the ridge at the front.

The units are designed as single storey and will therefore not dominate the area, with the adjacent existing buildings being a lot higher. The frontage first floor glazing has been provided to bring more light into the units and also enable a double height office frontage should a tenant so desire and subject to planning approval.

appearance

The brief was to design a fully serviced industrial development of varying size units to a higher than average specification, including service yard and car parking areas.

Full details of the proposed materials palette are detailed on the proposed elevational drawings included as part of the planning application. The proposed development has been designed in accordance and in line with the client's requirements.

The new buildings have been designed to complement the existing surrounding buildings but also to stand on their own elevationally, with a mixture of full height factory finished steel cladding, in micro-rib flat panel and trapezoidal profiles.

The focal point for the entrance area to each unit is in the form of a glazed area, with entrance door and windows at ground and first floor level.

Each unit will have a factory finished loading door to the warehouse/workshop area.

The main structure of the buildings is to be a mono pitched steel frame. The roof is to be a factory finished metal cladding system, completed with a crisp, profiled aluminium eaves and ridge feature.

The colour palette is to be a mix of silver and dark grey which will give a minimalist, contemporary look to the development.



landscaping

The proposed development will include elements of both hard and soft landscaping.

The soft landscaping areas will consist of wildflower seeding, shrubs, hedging and trees to the perimeter of the site, as shown opposite. All native species. A copy of this drawing is included within the application documents.

The hard landscaping scheme will provide all of the service yard with a tarmacadam finish, including car parking bays with paths to and around the units in buff paving slabs.



access

The site is situated off Barrowfield Road, as part of the Thurnscoe Business Park.

There are good local public transport links, in particular with the regular bus route along Barrowfield Road, Phoenix Lane and Lidget Lane.

The site is accessed utilising a new access from Barrowfield Road, with good visibility. As requested by Highways a visibility splay of 2.4m x 90m is being provided. This is shown on the drawings.

Disabled car parking is to be provided as shown, with spaces sized to suit Building Regulations. Bays will include pictograms and hatched walkways/signage.

Access into the buildings will be through suitable sized entrance doors with level thresholds.

