

Design & Access Statement

For

Melett Limited

**PROPOSED MEZZANINE FLOOR, WINDOW OPENINGS AND
COMPRESSOR HOUSING**

At

**Unit N,
Zenith Park
Whaley Road
Barnsley
S75 1HT**

REF: B13/5651

DATE: MARCH 2013

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1.0 DESIGN CONSIDERATIONS – THE PROCESS

1.1 ASSESSMENT

1.1.1 PHYSICAL ASSESSMENT

The site is located 0.2km to the eastern side of the A637 (Claycliffe Road) in the Barugh Green area of Barnsley. The site is approximately 2.6km to the north west of Barnsley town centre and 5.2km south east of junction 37 of the M1 motorway, at National Grid Reference E:432420, N:408050.

The site is located within the most eastern portion of the Zenith Park business area, which itself is within the established larger South Yorkshire (Redbrook) Industrial Estate. Zenith Park having been operating for approximately 8 years has a mix of commercial B1 & B2 users.

There are natural slopes across the site from west to east, approximately 1:60 gradient, and more pronounced in a south-west to north-east direction, approximately 1:35 gradient. The land falls away sharply beyond the north-east boundary to green field land and the Barnsley to Wakefield mainline railway. To the south east the land rises up to residential properties located along Coppice Avenue. To the south-west and the north-west there are other commercial properties located on the business park.

Access to the site is via an existing approximately 13.5m wide tarmac surfaced access from Green Dyke Way, at the very end of this cul-de-sac

1.1.2 SOCIAL ASSESSMENT

The proposal is for the introduction of a mezzanine level with new window openings and a compressor house. The extension to the existing facility was approved in October 2012 (Ref: 2012/0818).

1.1.3 ECONOMIC ASSESSMENT

The site has been operating as a light industrial business since 2007. The applicant has been at this site since 2010.

The applicant business is a hi-tech industry in the assembly of precision engineering components, in particular replacement turbo-charger repair kits and turbo parts.

Continuing export driven business has created the need to expand operations at the premises, which will bring new employment opportunities to the location.

1.1.4 PLANNING POLICY

The following policies are considered to be appropriate to the development, as referred in the Barnsley Unitary Development Plan – ED2, ED4, ED7, ED10, BE6, T2 & T17.

Approval for a large extension was approved in October 2012 (Ref: 2012/0818).

1.2 INVOLVEMENT

For the major part, adjacent occupiers are commercial or industrial in nature, with the industrial estate / park being established for employment use. There are a mix of car sales showrooms and office premises along Whaley Road. On the closer Green Dyke Way the mix is more industrial in nature with light engineering and a construction company in close proximity.

To the south-east as mentioned earlier there are residential properties along Coppice Avenue. These are well screened by a substantial band of trees and shrubbery which form a natural buffer.

1.3 EVALUATION

The proposal is to obtain planning permission for a mezzanine level, new window openings and a compressor house.

The proposed works will be similar in form, design and construction materials as the existing building and previously approved extension.

2.0 DESIGN OF THE SCHEME

2.1 USE

The applicant has been in operation at these premises since 2010.

The applicant's proposals have no material effect upon the existing use of the site, other than expansion of the facility to accommodate increased business, and improved functionality, as stated above.

The new mezzanine level will be used for future expansion when additional office and storage space is required.

The new compressor house will replace the existing.

All ground floor windows will have security shutters. The shutters will match the existing window security shutters.

2.2 LAYOUT

See MWA drawings B13/5651/01, 02, 03, 04, 05 & 06.

The window openings and compressor housing are the only external changes to the approved drawings in the approved 2012 application.

2.3 SCALE

The mezzanine flooring is approximately 300m².

The compressor house is approximately 9.1 x 3.5 metres on plan.

2.4 ACCESS

Access into the site is unchanged.