STAGECOACH GROUP PLC
CONSTRUCTION DEPARTMENT

Stagecoach Yorkshire Traction Company Ltd
Upper Sheffield Road
Barnsley S70 4PP
Proposed Acoustic Fence at
Wakefield Road
Barnsley

DESIGN AND ACCESS STATEMENT

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DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION

The site is located at Wakefield Road Barnsley and equates to some 2.7 acres in area. The site is currently utilised as a bus depot housing the engineering facilities for Stagecoach Yorkshire, which consist of a portal steel frame building with brickwork and profiled metal cladding exterior and profiled metal roof finish.

This design and access statement, and supporting information is to accompany the full planning application to Barnsley Metropolitan Borough Council for the erection of an acoustic timber fence and gate to the Wakefield Road boundary of the site.

2.0 USE

The proposal is for the erection of an acoustic timber fence and main access gates to the existing bus depot.

This fence is required following consultation with Barnsley Metropolitan Borough Council Environmental Health Department and has been fully agreed with them.

It is not the intention of this development to create any additional employment but merely to secure the present employment levels.

3.0 AMOUNT

The size and extent of the development proposed is considered to provide an acceptable minimum requirement as stipulated by the Environmental Health Department following consultation with Stagecoach Yorkshire and local residents.

4.0 LAYOUT

The layout of the site and buildings is indicated on the enclosed planning application drawings. The site layout has largely been dictated by the existing depot building and the location of 66,000-volt electricity cables positioned to the northern boundary. There is a way leave in operation, which prohibits the erection, placing or construction of any building directly below the cables or within 10.5m measured horizontally from the cables.

The location of the fuelling and washing facility are dictated by the way leave mentioned above and company policy that all buses returning to the site at the end of each day are to be fuelled and washed internally and externally, and then parked in a pre arranged order in readiness for the following days services.

The dedicated staff car parking has been arranged in order that they are located as closely to the existing site access as possible to remove any possible conflict between bus and car/pedestrian movements. There are three disabled spaces allocated and accommodation for those staff arriving by motorcycle or pedal cycle shall be provided.

The layout and location of the proposed acoustic fence is largely dictated by the position of the existing boundary fence to Wakefield Road.

5.0 SCALE

The scale and proportion of the fence can be judged by reference to the enclosed planning application drawings. The proposal is of typical design in keeping with the surroundings and has been designed to meet the criteria set down by the Environmental Health Department of the council.

With the above in mind we consider the scale of the development proposed entirely suitable to the use to which it will be put.

6.0 LANDSCAPING

There is existing landscaping along the Wakefield Road frontage to the existing development and this was confirmed as acceptable by a previously approved application. This was with the full agreement of the Planning Department.

The rear boundary of the site has a high boundary wall constructed of concrete blockwork and it is not intended to alter this boundary in any way. The two remaining boundaries are fenced in either metal chain link fencing or timber board fencing. It is not intended to alter these boundaries at this time.

7.0 APPEARANCE

Due to the criteria dictated by the Environmental Health Department, the design of the fence was completed by our acoustic consultants and it is their opinion together with that of the Environmental Health Department that this design bests achieves the results required.

8.0 ACCESS

Access and egress to the site is from Wakefield Road and will be via the proposed new acoustic gates. No alterations to any other boundary are to be completed as part of the development.

There will be adequate access for fire fighting appliances in the event of a fire.

9.0 ENVIRONMENT

No adverse environmental issues are raised with this development.

The Stagecoach Group is committed to investigation of energy efficient methods of constructing and servicing buildings and using sustainable materials.

10.0 SUPPORTING DOCUMENTS

This Design and Access Statement should be read in conjunction with the following planning application drawings:

705AF/A/001	Site Plan as Existing
705AF/A/002	Site Location Plan
705AF/B/001	Fence Plan & Elevation as Proposed
705AF/B/002	Fence/Gate Details as Proposed