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Revision: /

Design & Access Statement

For Site at Allendale Building Supplies, West Street, Hoyland, Barnsley, S74 9AG

Prepared By Paul Higgins

For Allendale Building Supplies Ltd

Ref: 14/045

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Approved By: ..... Paul Higgins

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1. Scheme Information

Scheme Name: New Materials Store, West Street, Hoyland, Barnsley, S74 9AG

Applicant: Allendale Building Supplies Ltd

Client: Paul Vickers

Date: 5th November 2014

Local Area: South Yorkshire

Proposed Use: B8 Storage / distribution

Size of Site (approx.): 1,016.73m^2

Anticipated Scale of building (approx.): 84.15m^2 single storey

Project funding: The project will not be funded by any organisations outside private lending circles.

Designations of Site and Surrounding Area:

The building is not listed or located in a conservation area.

Master Plan Title:

The Barnsley Metropolitan Borough Council Unitary Development Plan and the Regional Spatial Strategy for Yorkshire and Humber.

2. Introduction

2.1 This Planning, Design and Access Statement has been prepared by SLA Design on behalf of Allendale Building Supplies Limited in support of the full planning application for a new Materials Store at West Street, Hoyland, Barnsley, S74 9AG.

2.2 The site is located within a designated Housing area. It lies close to the Principle Shopping Centre of Hoyland and is served by local services and facilities. The A6135 Sheffield Road, a primary route into the City Centre is sited approximately one mile to the west of the site.

2.3 The proposal are for the development / extension of the existing Building Supplies premises as identified in Figure 1 below.

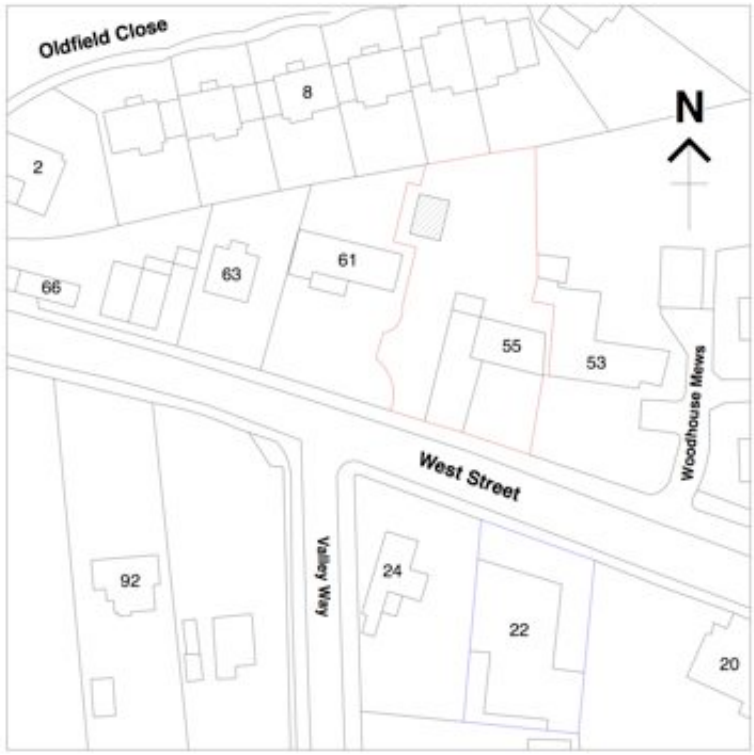


Figure 1 – OS Location Plan

3. Site Context

3.1 The site is situated between West Street to the south and Oldfield Close to the north and is located within the immediate vicinity of the Principle Shopping Centre of Hoyland.

3.2 The site currently comprises of a variety of small storage / office buildings. The main building is constructed from rendered masonry with a slate covered pitched roof over. Timber sliding access doors are located to the west side of the building accessed from the driveway off West Street.

3.3 The site rises nominally from West Street along the south boundary to the north / rear boundary with the residential properties to Oldfield Close.

3.4 The site is not located in a flood plain.

3.5 Pedestrian and vehicle accesses to the application site are to be retained as existing off West Street.

3.6 A series of photographs illustrates the site and the immediate locality.



Figure 2 – View of Site entrance from West Street



Figure 3 – View of East Elevation / Adjoining Bungalow



Figure 4 – View of East Elevation looking north

4. The Development Proposal

4.1 The applicant's development seeks to provide a new larger single storey out building for use as a materials Store.

4.2 The area is currently occupied by a small out building and is also used as an external storage area. The existing timber panel fencing along the west and north boundaries will be retained as existing.

4.3 The existing brick built single storey out-building is to be removed to enable formation of the proposed larger Materials Store.

4.4 The existing concrete slab is to be retained outside the proposed building footprint and made good where disturbed to form the new foundations.

4.5 A new roller shutter vehicle access is proposed into the store from the existing service yard.

4.6 The proposals have been designed to reflect / complement the existing property. The proposed extension height has been designed to reflect the height of the ridge of the existing building to be demolished.

5. Planning Policy Considerations

5.1 It is understood that this site is classed as a brown field site located within a residential area as classified on the Local Authority UDP. The proposals are for the extension of an already established business use, it is therefore presumed that policy will be in support of this application.

6. Case for the Applicant

6.1 The case for the applicant's development proposals will be outlined under the following headings.

Land Use

6.2 It is clearly evident that the application site is located within a general housing area as defined in the adopted Unitary Development Plan. The proposals are for the extension to an existing established use.

Design

6.3 This statement will identify the approach that has been used in relation to design. In particular, the following aspects of the development will be considered:

- Amount of the development
- Layout of the development
- Scale of the development
- Provision of the landscaping
- Appearance of the development

Amount

6.4 The proposed development is for 84.15m^2 of B8 floor space. The proposal involves the demolition of an existing structure and construction of a new Materials Store, 5.1m to ridge / 3.3m to eaves, constructed from rendered blockwork to match existing. This proposed development is considered in keeping with its surroundings and other abutting buildings. The evidence put forward in this application demonstrates that the proposal would be readily integrated within the fabric of the surrounding area.

Layout

6.5 The building has been designed to make best use of the existing site shape. The existing boundary treatments / fences to the west and north elevations are to be retained as existing.

Scale

6.6 The proposed building height is to be 5.1 metres to ridge, to match that of the existing building and 3.3 metres to eaves.

Appearance of the Development

6.9 The new materials store is to be constructed from rendered blockwork to receive paint finish with a concrete tiled roof over, all to match the existing materials.

6.10 A new roller shutter vehicle access will be provided to the east elevation off the existing service area.

Accessibility of the Site

6.11 The application proposal will comply with a range of building regulation requirements relating to the internal design of the building. This together with the overall design and layout of the building will ensure that the development can be accessed by all users, as far as is possible.

6.12 The surrounding highway network contains footpaths that are relatively level and well lit, thereby encouraging use by pedestrians rather than use of the car for shorter journeys.

6.13 The footpaths within the area run along side the highway and provide access to a wide range of services and community facilities. The footpath network surrounding the site provides a range of links to local shops and frequent public transport services.

Impact upon the Neighbours' Amenities

6.14 It is highly unlikely that the proposed development will have any impact upon the surrounding businesses and residential properties as the activity generated is already established.

7. Conclusion

7.1 This statement has demonstrated that the application proposal is entirely in accordance with the requirement of National and local planning policy objectives in terms of land use and compliance with development plan policy.

7.2 The proposals will not effect or harm the ecology of the surrounding area as all works are restricted to what is currently an external concrete covering storage area devoid of any landscaping or features.

7.3 The proposal will provide an opportunity to facilitate the growth / expansion of an existing business and employment use within a sustainable urban environment.

7.4 The nature of the use will not prejudice the operations of adjoining business activities or residential properties as it is already established.