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Design & access statement for proposed showroom extension to Unit 6 Middlewoods Way Carlton Barnsley.

1.0 Physical context

1.1 Surrounding:

The site is located on Wharncliffe Business Park Carlton & lies approx 2 mile East of Barnsley town centre. The neighbourhood generally consists modern industrial units.

The property is not located in a conservation area. The property affords good transport links as it lies near the bus route between Barnsley & outlying areas. It is within three miles of junction 37 & 38 on the M1 motorway.

1.2 Site:

The host property is a large industrial unit of 755 square metres with an out building of a further 183 square metres. There is currently on site parking for 12 + cars with a current application in progress to increase this by creating a further 6 spaces. The building is constructed with a brown brick plinth & light grey powder coated metal cladding. The windows are dark grey aluminium frames. The roof is light grey metal cladding with a shallow pitch.

There are no natural features such as trees or hedges within the site that need to be removed or cut back.

2.0 Social Context:

The property development is for a showroom extension to Unit 6 Middlewoods Way Carlton Barnsley.. There will be no adverse impact on the existing local services.

3.0 Economic context:

The development will increase the sales are of the existing site increasing the prospects for future employment.

4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as UDP policies ED9.

5.0 Involvement of community members:

The scheme has implications for general community other than a slight increase in traffic.

6.0 Evaluation:

The adjoining owners have no concerns about the proposed extension of the site.

7.0 Design principles:

7.1 Use:
The proposed development is justified particularly as it makes better use of a large site that currently has far more parking facility than is required . The site is allocated in the UDP, & is not in a conservation area.

The proposed development would consist of a showroom extension to Unit 6 Middlewoods Way Carlton Barnsley.
The access to the building is through the new side doors. New dark grey upvc windows are proposed throughout which are to be sympathetic with the surrounds

7.2 Layout:
The layout of house has been to orientate the windows to comply with the overlooking issues in SPG3. It will comply “Secure by Design” principles.

7.3 Scale:
The proposed development makes only minor changes to the side of the existing envelope.

7.4 Landscaping:

New landscaping will be supplied to the property.

7.5 Appearance:
The new Fenestration has been designed to be sympathetic with the surrounding area. The building is to be constructed using materials that are sympathetic to the surrounding developments.

7.6 Access:
It is possible to achieve a disabled access to the ground floor showroom.