

DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PROPOSED WAREHOUSE UNIT ADJACENT TO EXISTING PREMISES
FOR NANOFLAM LTD.

Units A1 to A4, Shawfield Industrial Estate, Shawfield Road,
Carlton Industrial Estate, Barnsley S71 3HS

ASSESSMENT OF CONTEXT

Physical

Surroundings

The location is within an established industrial estate, part of the larger Carlton Industrial Estate located to the north east of Barnsley.

Site

The site is located on Shawfield Road, on the southern edge of the industrial estate and is surrounded on 3 sides by adjacent industrial premises, but on the southern side are open fields, beyond which at some distance there is the residential settlement of Monk Bretton. The site has no special designation and is not within a conservation area and has a long standing established industrial use.

The premises are occupied by Nanoflam Ltd who specialise in the production of 'textile back coating products' for use on a number of substrates.

The building currently consists of a single storey portal frame structure which was designed to be split into 4 equal sized units, but has always operated as a single unit occupied by one tenant. There is a large secure yard area to the western side of the building. The existing building has a recently constructed single storey office extension.

The proposal is to construct a new warehouse unit within the applicant's existing yard area and essentially store product indoors rather than outside in the yard as it is currently.

Social

Due to the scale and nature of the proposed development, there will be no social consequences arising from it.

Economic

Again, due to the scale of the proposed development there is unlikely to be any significant economic effect. There will however be the potential for certain local businesses to be supported by this project in the short term, (builders, builders merchants and suppliers).

Planning Policies

The proposal complies with national and local planning policies.

There have been discussions at pre-submission stage with the planning department, to establish that, subject to a satisfactory design, there is no reason why the project should not be supported.

INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of the development and the fact that the proposal is unlikely to be contentious, no involvement with community members has taken place.

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DESIGN

Use

The proposal is to build a new warehouse facility, to store product that is currently stored in the external yard area. There will be no other facilities within the building.

Amount

The proposal creates a new warehouse of approximately 600 sq m.

Layout

The proposed warehouse will be constructed to the western side of the existing yard, within the curtilage of the applicant's ownership / site. There is an existing retaining wall to the rear beyond which and at a higher level is a further industrial unit of similar design. The building will be serviced from the existing yard area.

Scale

The warehouse will be of single storey construction with a duo-pitched roof. The building will have a height to the ridge of approx 7m and an eaves height of 5.6m. The mass and scale will be appropriate to the setting and very similar to the scale of the existing industrial units in the vicinity.

Landscaping

There is an existing soft verge area on the north east and south west side of the existing yard. This verge area will remain. As the site is currently hard paved there will be no further soft landscaping proposed.

Appearance

The external built form will be constructed in materials to match the existing units, ie profiled wall and roof cladding, with colour coated roller shutter or slide over access doors.

Access

The existing private road access to the site will remain unchanged and a vehicle tracking drawing is submitted as part of this application to confirm that the remaining yard area can function adequately. This has been the subject of pre-submission discussions with the highway authority. All access and car parking facilities will be suitably surfaced, sealed and drained and will be fully DDA compliant.

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