

DESIGN AND ACCESS STATEMENT

2 No B8 Storage & Distribution Units

Stairfoot Trade Park, Barnsley. For

Swift Property & Management Consultancy Ltd.

The property

Is a continuation of the well established Stairfoot Trade Park. Consisting of several small as well as larger B1 & B8 Units in a designated Trade Park off the A633 Wombwell Lane, Barnsley.

The planning proposals.

The proposals involve 2 No portal framed buildings, one of 10,000 sq feet in area & one of 5,350 sq feet making a total area for the 2 Units 15,350 sq feet. Each Unit adjoining each other will be 8 metres high, 7 metres to the underside of haunch internally and trade counters approximately 10% of the overall floor area.

Planning History.

The properties are a continuation of the previously approved starter Units and large store units already established on the site. Previously approved application back in 2007 application reference 2007/1809

Policy Considerations.

The following policies were considered when formulating the proposals:-

Yorkshire Water, Highways agency, Environmental agency.

Public Transport and Accessibility.

Regular bus routes from both too and from Barnsley bus station and railway station.

Parking.

There are provisions for 37 car parking spaces in total adjacent to both Units.

Access.

The building can be accessed from both east and West from the main A633 Wombwell Lane, and access through the site from the adopted distribution road on the site.

Design.

The design is based upon the previously approved B1 and B8 Units already trading on the site and consists of two Portal framed buildings complete with continuation of the existing access road along with 37 car parking spaces and servicing areas.

Scale.

The proportion and scale of the building will be in accordance with height plan size and material use of the existing buildings.

Layout and use.

The buildings are for two separate tenants, already commissioned, both tenants to occupy 10% of the floor area with trade counter / public access and 90% warehouse / distribution space.

Materials.

Similarly the materials will adhere to the previous approved Planning drawings. External walls – low level engineering brickwork up to finished floor level. Above FFL - cladding panels colour and size to be compatible with the existing Units. Roof – Kingspan insulated cladding panels to 4 degree pitch. For colours and details see detailed elevations and sections.

Privacy and Light.

The new Units to the proportions previously outlined, would have improved construction methods relative to the prevention of any noise being transmitted from any part of the building along with privacy for any of the end users and neighbours alike.

With reference to the BRE Site Layout planning for daylight and sunlight; a guide to good practice, the new Units will provide adequate sunlight/daylight and will have no direct impact on daylight of any neighbouring properties with no issues of overlooking or overshadowing of numbers

Sustainability.

To reflect the quality and character of the location and respect the status of the original buildings on the site, the materials, techniques and fittings used in the proposal will be of a high quality and be executed to a high standard, to achieve longevity. Where possible the proposals construction materials are to be sourced from renewable or recycle – able sources.

Summary.

The proposed Units will provide employment both in the construction and for the end users. This statement generally supports the need for additional Units on what is a successful B8 trade Park.

Sustainability Report
2No B8 Storage & distribution Units
Wombwell Lane Barnsley For
Swift Property & Management Consultancy Ltd.

This report will be in line with Local Planning Policy and Barnsley Development Plan Document Report published July 2005 amended September 2007 & the Local Development Framework. The main purpose of this sustainability report is to appraise the social, environmental and economic effect on the local development plan.

The 2 number units under consideration are a continuation of the designated Trade Park off Wombwell Lane Barnsley previously approved, already trading and employing numerous local operatives.

The sustainability objectives within this framework are in to be line with the social, economic and environmental effect of Barnsley's local planning policy.

It is anticipated that with the construction of these two additional Units to the trade park this will produce economy and employment in the construction of the units some 10 to 15 local operatives and permanent employment for a further 15 full and part time positions. This is in line with the designated use for retail, warehouse usage of the existing site designated under the GDP.

To implement policy EN2 the new construction anticipates a contribution to reducing carbon dioxide into the atmosphere by tree planting, good design and accessibility and protection of the environment

Already implemented in the previous phased construction is a sustainable drainage system with measures to mitigate surface water flooding risk and takes into account all future development on the site. The new Units will continue with the sustainable drainage scheme and improve the quality and quantity Barnsley, Doncaster and Rotherham's rivers and groundwater.

The two Warehouse Units will be constructed to a standard which minimises the consumption of resources during the construction and thereafter in its occupation. The construction from sustainable material, reduced carbon dioxide and greenhouse gas emissions. The construction takes into account the protection of the environment and local ecosystems, energy saving, provision of waste and recycling, the use of environmentally friendly construction materials and avoidance of materials with a high embodied energy, being healthy and adaptable and other measures to produce end energy efficient buildings.

The general development policy GDP for the area is designated retail / warehouses and is served by regular public bus and public transport system. Adequate provision for cycle stands and disabled parking along with car parking provision in line with SDP.

The two units will be in line with the secure by design for commercial buildings 2015 version 2. The introduction of security perimeter fencing. Windowless elevations ram raid bollards, vehicular and pedestrian routes designated.