

DESIGN STATEMENT

Proposed Warehouse Extension for
Billington Structures Ltd



30729
Issue 2
05.12.2024

REPORT

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
1	Planning	AJT	JC	JC	11.12.24
2	Planning	AJT	JC	JC	30.01.25

Approval for issue

John Clarkson

30 January 2025

The report has been prepared for the exclusive use and benefit of our client and solely for the purpose for which it is provided. Unless otherwise agreed in writing by RPS Group Plc, any of its subsidiaries, or a related entity (collectively 'RPS') no part of this report should be reproduced, distributed or communicated to any third party. RPS does not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report. The report does not account for any changes relating to the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report.

The report has been prepared using the information provided to RPS by its client, or others on behalf of its client. To the fullest extent permitted by law, RPS shall not be liable for any loss or damage suffered by the client arising from fraud, misrepresentation, withholding of information material relevant to the report or required by RPS, or other default relating to such information, whether on the client's part or that of the other information sources, unless such fraud, misrepresentation, withholding or such other default is evident to RPS without further enquiry. It is expressly stated that no independent verification of any documents or information supplied by the client or others on behalf of the client has been made. The report shall be used for general information only.

Prepared by:

Prepared for:

RPS

Billington Structures Ltd

Amanda Thompson
Senior Architectural Technician

Simon Thrift

4th Floor, 1 Newhall Street
Birmingham, B3 3NH

Barnsley Road, Wombwell, Barnsley, South Yorkshire
S73 8DS

T +44 121 622 8520
E amanda.thompson@rps.tetrattech.com

T 01226 340666
E sthrift@billington-structures.co.uk

Contents

1	INTRODUCTION	1
2	THE SITE & CONTEXT	3
	2.1 Existing Site.....	3
	2.2 Current Use	4
	2.3 Design	4
3	CONCLUSION	5

1 INTRODUCTION

1.1 Purpose of the document

This Design and Access statement has been prepared to support a full planning application that proposes an extension to one of the existing warehouse/factory buildings at Billington Structures Ltd site in Shafton, Barnsley.

The statement seeks to establish the design principles for the extension which are appropriate to the site and the surrounding area based on national planning and design guidance.

The document has the following functions and purpose:

- To provide a description of the key issues, constraints and opportunities afforded by the site and their evaluation that has informed and led to the current form of development; and
- To provide comprehensive information on the development in terms of layout, scale, amount, appearance and access.

This statement should be read in conjunction with all submitted application materials supporting this application.

The application site location is illustrated in the two plans below.



Wider Site Location Map

Image copyright Google Maps 2024



Localised Site Location in Surrounding Context

Image copyright Google Maps 2024

The above illustration shows the site and its surrounding context. Towards the western side of the site, there is a large medium-density residential area whilst to the south, north and east the site is predominantly bordered by open farmland.

2 ASSESSMENT OF THE SITE & CONTEXT

2.1 Existing Site

The application site (edged red on the below plan) currently consists principally of two main buildings, car parking and storage yards. As previously noted, the surrounding area is predominately residential areas and farmland.



The entrance to the site is off Hodroyd Lane, near a small road of 4 residential properties, further out from the site, there is a well established road network with active bus services.

2.2 Current Use

The site is currently in use by Billington Structures Ltd. They are a major regional steel supplier to the fabrication, engineering and manufacturing sectors specialising in the supply of profiled plates, bars and fittings.

2.3 Design

Due to a confirmed increase in workload for the company, Billington Structures Ltd required an extension to one of their warehouses in order to manufacture and process a larger range and size of steelwork.

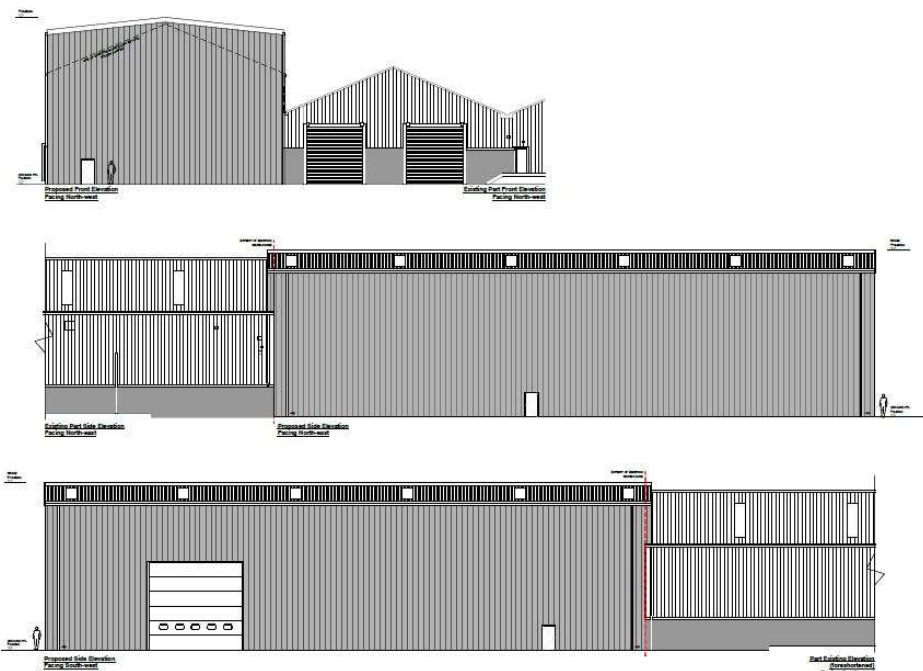
The existing land where the extension is proposed is currently serving as an external storage area as the images below illustrate.



The proposed design of the extension is a case of function first and is intended to maximise the space available whilst establishing a more flexible approach to both the production of steel sections and the optimisation of vehicular access for the loading and transportation of the finished products.

The proposed extension will create approximately 882m² GIA over a single floor. Vertically it will sit marginally higher than the existing warehouse at the ridge (circa 13.350m above floor level) and higher at the eaves to facilitate the size and shape of a new internal crane gantry required to move the steel through the processes in the warehouse. Through a use of a similar external materials palette to compliment the style and appearance of the original building, the extension will be a suitable addition that sits comfortably within its immediate surroundings.

Extract below from the proposed elevations drawing submitted as part of the application



3 CONCLUSION

This Design & Access Statement along with the accompanying application drawings and all other supporting information intends to demonstrate how the development proposals have carefully considered all aspects of the design process in respect of Use, Amount, Layout, Appearance, Access, and Landscaping, and which collectively aims to illustrate the thought process involved in the design.

We believe the development proposals which this Design Statement describes will meet the need of a growing local business allowing them to expand and secure an increased order book for the future. The simple form of the extension echos the function first nature of the existing buildings and will harmonise with the built nature of the site as a whole. In doing this there is a coherent aesthetic developing within the site helping set the tone for future development whilst paying due regard to the surrounding landscape.