Design and Access Statement

PROPOSAL:

Change of use of Industrial unit to training centre from an existing building and associated landscaping AT Unit 3, Junction 38 Business Park, Huddersfield Road, Darton, Barnsley, S75 5QQ

This Design and Access has been prepared to support the proposed planning application to change the use of industrial unit to training centre from an existing building and associated landscaping AT Unit 3, Junction 38 Business Park, Huddersfield Road, Darton, Barnsley, S75 5QQ

SITE AND SURROUNDINGS

The application site is located on Junction 38 Business Park, which is located off the Huddersfield Road (A637), between Darton and the M1 Junction 38. The application site is located north of Darton. The industrial/business park covers an area of approximately 5 acres.

Junction 38 Business Park comprises of approx 15 industrial unit that are occupied by various companies including, warehousing, Manufacturing, light and heavy industry and an office complex This site at present is not fully occupied and refurbishment work is being done by the landlord. The site is fringed by an established perimeter fence, which runs around the site. There are also mature and semi-mature trees within the site.

The site has no agricultural classification and is not located within the Green Belt as identified in the Barnsley Local Plan.

The site access is via a 24hour manned security gate.

DESIGN

The proposed training centre will have no impact design as it is an existing building

The overall building has a floor area of 4700 sq m and total height of 15m to highest point.

The Building is split into 3 varying heights 15m highest and 6m lowest

USE

The application site already has approval for B2. However, because of the proposed use as a training centre the change of use to D1 has been requested within this application.

LAYOUT

The building is existing and there are no plans required to change or alter the layout

LANDSCAPING

The existing building is sited in a location where existing landscaping is in the form of grass lawn areas

APPEARANCE

The building is in need of cosmetic works due to being empty for 3 years, this will be done by painting existing woodwork, doors etc

ACCESS

All access roads / paths and car parking areas within the site are existing.

Pedestrian and disabled access to the building would be via doors in the front and side elevation of the building.

Disabled access is close to disabled car parking bays

CONCLUSION

The proposed change of use will compliment the site and generate additional employment in the area.