Planning & Design Access Statement

Proposed Electrical Contractor's Offices & Workshop, Oakwell Lane, Barnsley S71 1HB

The Site

The site is situated on Oakwell Lane, adjacent to railway tracks and road bridge over.

To the rear and side of the site are residential developments of 3/4 storey high flats.

The last known use of the site was garage/workshop. This use lapsed some years ago and the site has been vacant since. Planning permission was granted in April 2014 to erect a two-storey children's day nursery.

Design

The design of the two-storey building is of a traditional construction, pitched roof with gable ends, materials to be brick and concrete tiles with aluminium doors and windows. The design is in keeping with surrounding new flats.

Access

The access will be from Oakwell Lane using the existing access point with visibility splays and improved access. The use of the access will only be for staff personal vehicles (5 staff office-based), and maximum 6 no. small vans (Berlingo type) for site electricians, currently 12, expanding to 20.

There will be no delivery of goods into the yard. All materials are delivered directly to site.