

Proposed Industrial Building
Stockton Drilling Yard
Shawfield Road
Carlton Industrial Estate
Barnsley
S71 3HS

Date: April 2015
Ref: 15.02- 01

DESIGN & ACCESS STATEMENT

This statement has been prepared in support of an application for Full Planning Permission made to Barnsley MBC for the erection of an industrial building for use as workshop with offices.



Fig 1. Location of application site edged red.

1.0 Background

Stockton Drilling Ltd have operated internationally for over 30 years and design, supply and install infrastructure pipelines. A company profile is included as part of the application documents.

They have head offices at Calder Park Wakefield. The site at Shawfield Road Carlton Industrial Estate was purchased to provide storage for plant and equipment. The applicant would like to expand operations by erecting an industrial building to allow maintenance of equipment to be carried out at the site.

2.0 Assessment

2.1 Physical Context

The site has access off Shawfield Road to the west. Adjacent buildings to the south west, between the site and Shawfield Road and within the applicant's ownership but currently rented to Go Plant.

The site is located at Carlton Industrial Estate and surrounded by industrial use. The closest residential use located 70metres to the east of the site separated by a further industrial use and a 30metre tree planting belt.

Refer to Site Survey ref S1.

2.1.1 Environmental Assessment

Prior to the establishment of an Industrial Estate at Carlton in the 1960's the land was previously undeveloped and therefore significant levels of contaminated ground are unlikely to be present.

A Phase 1 Environmental Assessment has been prepared by Eastwood and Partners and a copy of the report is included as part of the application documents.

2.1.2 Drainage

Foul

The site is connected to mains drainage and there are foul and surface water sewers in Shawfield Road.

Foul Water

Foul drainage from the site will connect to existing drains within the site and discharge to the foul sewer in Shawfield Road.

Wash Bay

The works include a wash bay for jet washing vehicles. The area of the wash bay will be surfaced in concrete laid to falls with drainage connecting to the foul system after passing through a petrol/oil interceptor.

Surface Water

In accordance with the principals of Sustainable Urban Drainage solutions (SUDs) surface water should be taken to soakaway where ground conditions will allow percolation. The Phase 1 Environments Assessment indicates that ground conditions are likely to be suitable for soakaways which will need to be designed following the completion of percolation tests to be carried out on site prior to commencement of works.

2.1.3 Flood Risk

The site is not located within an area that is shown to be at risk of flooding on the Environment Agency Flood Maps. The works will not affect any watercourses or culverts and will not increase the risk of flooding elsewhere.

2.1.4 Ecology

The site is devoid of buildings or mature trees. There is a conifer hedge to the southern boundary which will in part be removed to facilitate erection of the new building.

Site conditions are unlikely to provide habitat for protected species.

2.2 Social Context

The proposed building will have no detrimental effect upon local businesses or residents. The operations carried out within the buildings which will involve general maintenance of drilling machinery are consistent with general industrial use and unlikely to cause nuisance.

2.3 Economic Context

The site is currently operated by one or two people as required. The erection of the new building will lead to the full time employment of 5 or 6 staff initially with room within the offices for further expansion.

2.4 Planning Policy

The site is located within an area identified on the Barnsley MBC Unitary Development Plan as Employment Policy Area. The proposals are consistent with this use and accord with local and national planning policy.

2.5 Sustainability

The site is within a highly sustainable location where industrial use is promoted.

3.0 Involvement

No pre-application discussions have taken place. The applicant has informed their immediate neighbours at 'Go Plant' of the proposals to erect a new building.

4.0 Evaluation

The proposals are consistent with the existing Physical Context; they have no detrimental effect upon the local Social Context and they are capable of making a positive contribution to the Economic Context by providing short term work in construction and longer term training and full time employment.

5.0 Design

5.1 Use

The site is currently used for storage and maintenance of drilling machinery much of which is currently carried out within the external yard.

The proposed building will provide internal facilities for undertaking maintenance throughout the year and associated offices and staff facilities.

5.2 Amount

The site area is 0.4 Hectares. The proposed building has a gross floor area of 469.6qm which comprises 339sqm for the maintenance workshop and 130.6sqm for offices and facilities.

The building will have a height to eaves of 8.2m and a height to ridge of 9.0m.

5.3 Layout

The new building footprint (ground floor only) will occupy approximately 15% of the total site area, excluding the access, maintaining sufficient external space for storage, parking and manoeuvring.

Vehicular access is shared with the existing user (Go Plant) who occupies the buildings on the site frontage. Adequate parking for staff and visitors can be provided on site.

The proposed building subdivides into ground and first floor offices and a large workshop area as shown on the submitted plan ref: P2 Rev B.

5.4 Scale

The scale of the proposed building is similar to that of existing buildings located on the industrial estate. It will be taller than the 'Go Plant' building adjacent due to the need to accommodate specialist machinery including a drilling rig.

5.5 Landscaping

Hard landscaping will comprise a concrete apron at the vehicular access to the workshop and concrete parking spaces and wash down areas.

It is considered that structural planting is not necessary.

5.6 Appearance

The building will be constructed from a steel frame with blockwork from ground level up to 2.0m high and polyester powder coated metal cladding to the walls and roof above. Wall cladding is to be in mid grey with matching gutters and rainwater pipes and roofing in light grey. Windows and doors are to have dark grey aluminium frames.

6.0 Access

The site is level and capable of providing 'level approach' in accordance with the requirements of the Building Regulations and includes disabled toilet facilities at the entrance level.

Access for service vehicles is available directly from Shawfield Road. Adequate space is available on site for the storage of waste recycling bins to be collected by specialist contractors.

7.0 Summary

The proposals involve the erection of an industrial building for the purpose of maintaining drilling equipment with associated offices and staff facilities. They are consistent with Local and National Planning policy and provide an opportunity to provide additional employment.

We look forward to the support of the local planning authority in determining this application.

A handwritten signature in black ink, appearing to be 'M. Booth', followed by a period.

MBooth Design