



Design and Access Statement

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Site Address: Beckett Metals Boulder Bridge Lane Carlton Barnsley S71 3HJ

Proposed Alterations: Erection of 1no industrial unit intended to combine existing uses.

Background

Beckett Metals LTD is a long-established metal recycling business. The main operations consist of the stripping and processing of cables and non-ferrous metals.

The design intention is to combine existing operations that are currently non-discriminately scattered about site under one building which will centralize and optimize the business's efficiency allowing greater throughput of work.

The new building will be located within the existing yard presently operated by the applicant and will replace the existing buildings with corresponding uses. The development will also allow the possibility of future expansion into the adjacent yard to the south of the site further facilitating more growth in the future.

No vehicles are or will be recycled on this site. No PCB oils are or will be handled on this site, these being dealt with on a nearby site run by a separate business which benefits from an Environment Agency PPC Permit. The addition of this building will support the expanding business.

Use of Buildings

The site is situated off Boulder Bridge Lane within a long-established industrial area of Carlton. There are currently several buildings on the site facilitating the businesses existing operations. The adjacent Yard B to the North of site has recently been developed by the businesses in 2013 with the erection of an industrial unit to cover external operations similarly to this development. The 2013 development proved successful in facilitating the growth of the business. The development left the site (Yard A) with an open less organized working area with a cluster of detached buildings in association with the operations that have been added over time to meet the business requirements. These buildings consist of a canteen area, reception, meeting room, offices, WC facilities covered workshop and external working area. The intended building assembles these uses and the outdoor working area under one building so that uses can operate symbiotically.

The outdoor working area that will be incorporated into this building consists of activities mainly including the stripping of metal cables using metal cable stripping machinery, hydraulic cutting machinery and hydraulic baler. Externally plant used currently consist of one fork lift truck and 20T rigid lorries.

Access

Access to the site is off Boulder Bridge Lane where access has been established for considerable time. The proposal will not cause any issues in relation to highway safety. The majority of this site is re-enforced concrete hard standing. The 20T rigid Lorrie that currently operates on the site will not alter its operations or access as part of this development. The forklift truck that currently operates on site will slightly change operations to move the materials delivered to the south of site into and out of the building. Adequate maneuvering facilities have been provided in front of the new 6m wide unit doors which is acceptable. This development will not catalyze any additional traffic to the site. The development will lower the amount of traffic to site through a lesser requirement for deliveries with the new storage and working area created.

Design Scale and Appearance

The building has been designed to reflect the existing adjacent units using trapezoidal panels and brickwork to the lower areas. The unit is designed with a contemporary mixture of light grey Trapezoidal cladding panels, dark grey trimming / rainwater goods and brickwork. This contemporary high-quality aesthetic has been adopted across the 'Beckett' brand over multiple sites within this and other businesses owned within the applicant's family. The building has been designed to allow management to have key viewpoints of operations across both yards with windows positioned to the north, east and south elevations. The positioning of the building on site allows minimal disruption to the existing operations on site while allowing potential expansion in the future to the adjacent yard to the south. The scale of the building has been designed to accommodate optimally and adequately the previously discussed existing uses over two levels.

Layout

The layout of the works on site is indicated on the plans. Management offices and 'white collar' uses shall remain at first floor level similarly to current layout. Reception facilities, canteen facilities WCs and working area are at ground floor level. The applicant has extensive experience of such operations on site.

Landscaping

No landscaping is proposed as part of this development.

Summary

The principle of the development of the site has been established. The proposal for this detached building reflects the design and materiality of the local vernacular. The uses within the building are all existing and well established. Surface water will be to existing. Foul will be as existing.