

Proposed Erection of Industrial Unit for 5no. B8 Storage Units

Design & Access Statement

For and on behalf of

Penistone
Paper & board specialists

At

Sheffield Road,
Springvale
Penistone
S36 6HH

Introduction

This design and access statement has been submitted to Barnsley Council in support of the proposed erection of an industrial unit for 5no. B8 storage units within the boundary of ownership at Pensitone Paper & Board Specialists Ltd, Sheffield Road, Penistone. This statement should be read in conjunction with the associated planning application drawings and other submitted information.

The site is located on the northern side of Sheffield Road, situated just east of Penistone town centre. The site is located approximately 6 miles from Barnsley and 13 miles from Sheffield.

The total area of existing ownership is approximately 12833m²
The area of the development site (Red Line Boundary) is 1220m²

Pensitone Paper & Board Specialists Ltd. Is a well established industrial site with existing industrial units, offices, warehousing and large areas of hard landscaping and storage yards.

Proposal

Pensitone Paper & Board Specialists Ltd. Are continuing to invest in their site at Springvale with the latest proposals looking to continue the long term future viability of this established employment site as highlighted PE4 on the Unitary Development Plan.

The application is applying for planning approval to erect a 28m x 9m, single storey industrial unit which is to be split into 5 no. identical B8 storage units which are to be let out by Pensitone Paper & Board Specialists Ltd.

Policies

The local plan for the area is the Barnsley Adopted Core Strategy and Unitary Development Plan (UDP).

The following policies have been fully considered and adhered to during the design of the submitted proposals;

The relevant saved local policies within the Barnsley UDP are;

- ED4: Economic Development and Residential Amenity
- ED7: Existing Employment Areas
- ED8: Older Commercial & Industrial Areas
- ED10: Growth of Existing Firms

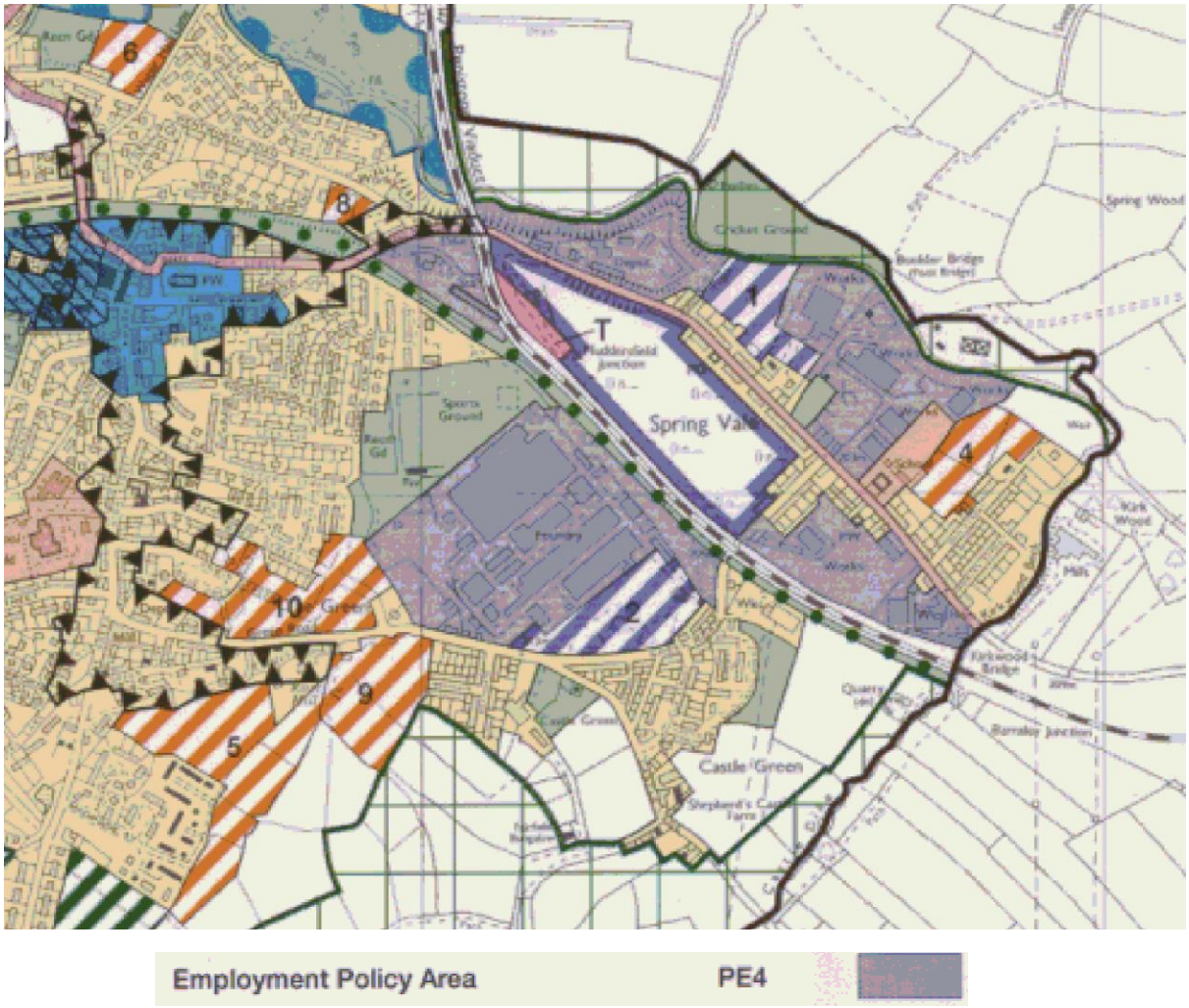
The relevant national policies are;

- The National Planning Policy Framework
- NPPF 1 –Building a strong, competitive economy
- NPPF 3 – Supporting a prosperous rural economy
- NPPF 7 - Requiring Good Design

DESIGN

Assessment on the site & surroundings

The extract below is taken from Barnsley UDP Proposals map which identifies the site as being within an Employment Policy Areas – PE4



Relevant Recent Planning History

2015/0176 – Variation of condition 2 of application 2014/0606 (Erection of 1 block of 5 storage units) to allow changes to design and materials.

2014/1239 – Erection of single storey storage building following demolition of existing building and water storage facility.

2014/1106 – Variation of condition 2 of application 2014/0606 (Erection of 1 block of 5 storage units) to allow for 1 metre increase in depth of units.

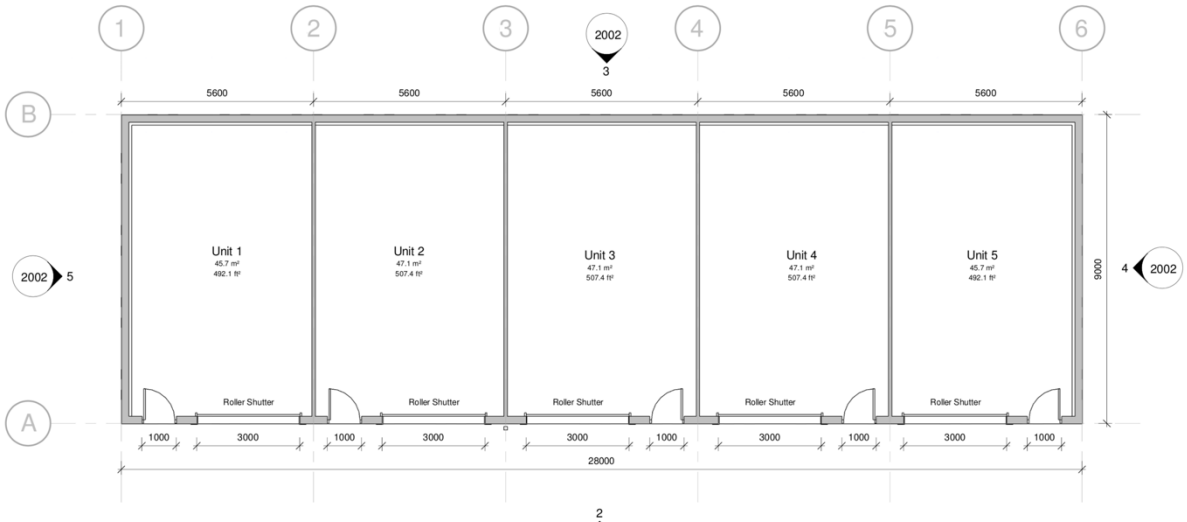
2014/0606 – Erection of 1 block of 5 storage units (B8 use).

2011/0727 – Subdivision of a single industrial unit into 10 no. smaller industrial units and refurbishment of external elevations and demolition of existing storage structure

2010/1183 – Subdivision of a single industrial unit into 5 no. industrial units with associated external alterations.

Layout

The proposed industrial unit is to be split into 5no. identical B8 storage units which will all have their own independent vehicular and pedestrian access doors.



1 Ground Floor Plan
1 : 100

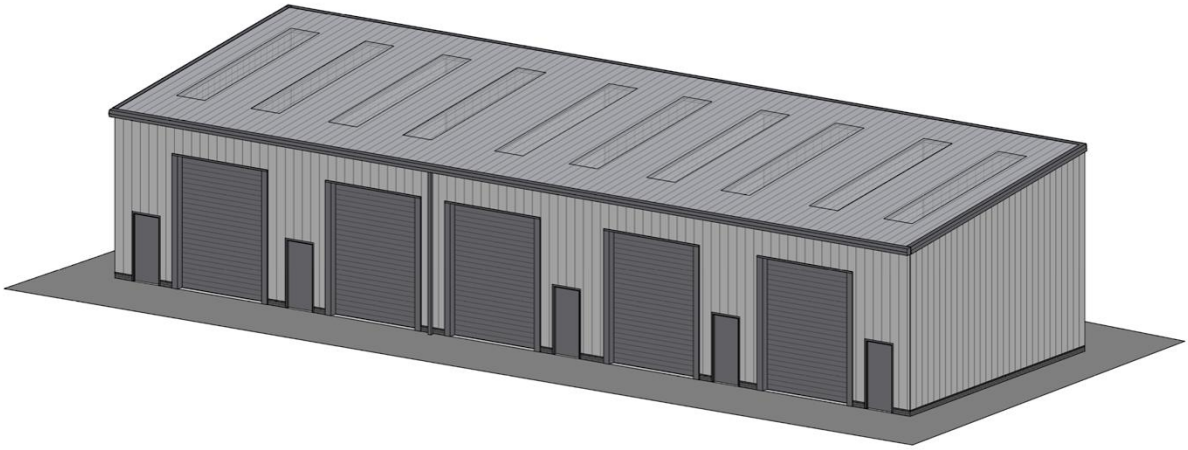
Amount

The scheme proposes to create 252m² of Use Class B8 Storage or Distribution

Scale

The proposed single storey industrial unit is;

- 9m x 28m building footprint
- 5m high to eaves at the low side
- 6m high to eaves at the highest point.
- 7deg. Roof pitch



Landscaping

The existing site landscaping will remain as existing with some slight reconfiguration to car parking areas as identified on the proposed site layout plan.

Drainage

No foul drainage is required within the proposals. All surface water drainage is to be connected into the existing surface water drainage system.

The 5no. start up units are to use the existing welfare provisions located within the existing adjacent unit as noted on the proposed site layout plan.

Appearance

The proposed singe storey industrial unit will be clad with the following materials to match the adjacent industrial unit;

Walls – Trapezoidal insulated cladding panels – Grey to match adjacent Unit
Roof – Trapezoidal insulated cladding panels – Grey to match adjacent Unit
Brickwork – 'Dark Grey' Ibstock or similar brickwork with matching mortar
Doors –Steel pedestrian doors and roller shutters grey to match adjacent Unit

ACCESS

Access to site

The site is accessed on the northern side of Sheffield Road B6462. Approximately 100m north of Sheffield Road, the site entrance which is to be retained is located as pictured below;



Access within the site

The site exit is via. the existing pedestrian and vehicular exit to the present industrial site which is to be retained, located in the North East corner.



The new industrial unit has been placed strategically within the to ensure it is still well served and fully accessible by articulated wagons, fire appliances and refuse vehicles as indicated on the proposed site layout plan.

Bollards are to be installed to protect the industrial units from vehicle impact at the pinch point where indicated on the site layout plan.

Parking

The existing industrial site has sufficient and ample parking, which can be seen allocated on the site layout plan to serve all aspects of the industrial site, including the proposed industrial unit. Photographic evidence can be seen below;










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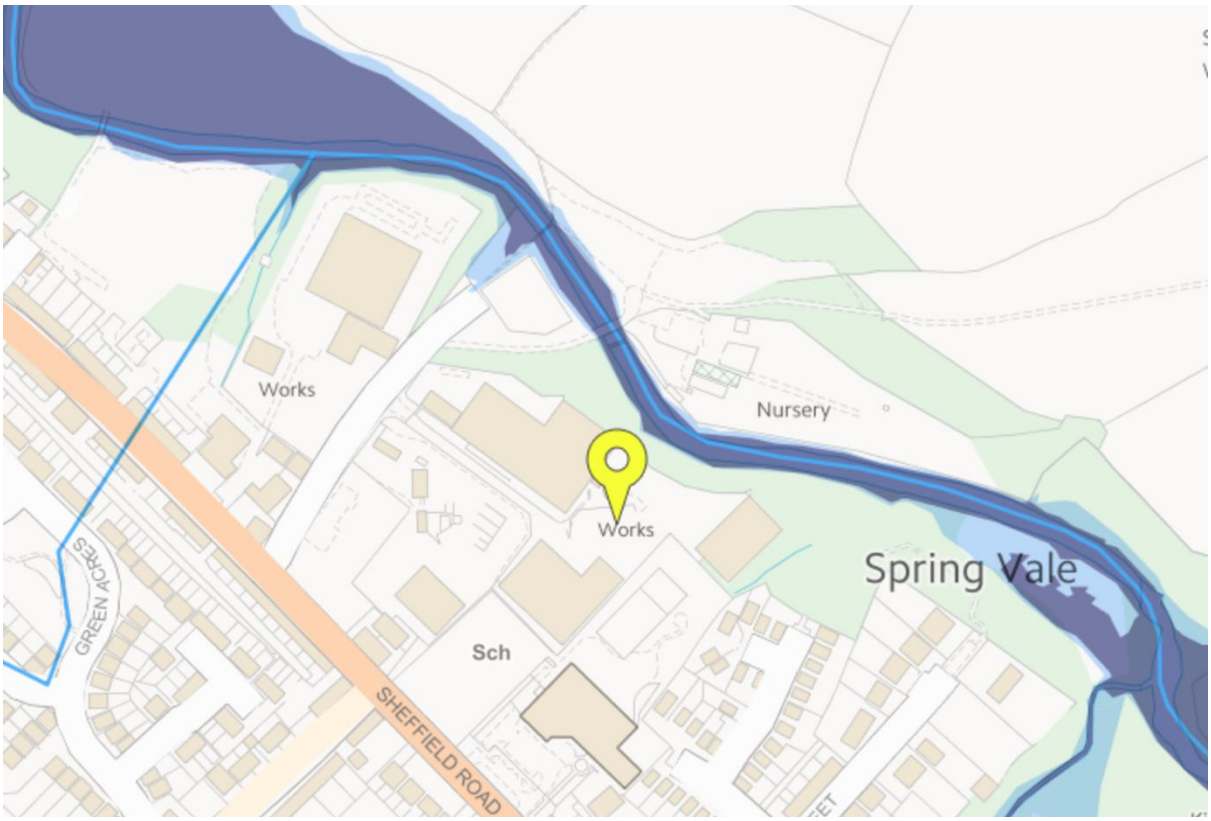

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Access within building

Access within the building will be via. singular pedestrian doors and vehicular roller shutter access doors, all of which will be level access thresholds in accordance with Approved Document M.

Flood Risk Appraisal

The site sits outside the environmental agencies flood risk zone as indicated below;



Conclusions

It is concluded that the proposal meets the requirements of national, regional and local planning policy and that the council should be supportive of the submitted proposals by the applicant Pensitone Paper & Board Specialists Ltd.