

Design and Access Statement

Global Kleen, Shawfield Road, Carlton Industrial Estate, Barnsley

The site is situated in an established industrial estate. The estate was originally in the ownership of the Local Authority and work began in the 1980's. More recently the estate has been broken up and sold off piece by piece.

The site is located towards the rear of the industrial estate, but is served by good wide roads as one would expect from a development of this type and age. The area is well serviced by public transport but not particularly well serviced by retail or other social/recreational amenities.

The proposal is to link units 4 and 5 with a canopy. These units were granted planning permission in October 2005, application no. B/05/1568/BA and work began on clearing the site in preparation for construction works to commence in earnest in January of this year. The proposed canopy will line through with the eaves and ridge line of the original buildings. This will have a unifying effect on the proposed development. The architecture, choice of materials and colours will be the same as for the original units 4 and 5. The reason for the need to cover the area between the two buildings is a change in the requirement of the Environmental Agency legislation with regard to waste transfer stations. No vehicle is allowed to be loaded or unloaded in the open air, all such actions should be carried out under cover. As part of the changes from the Environmental Agency, Global Kleen now have to install abatement equipment that will collect the fumes/vapours given off by liquids when they are transferred from one container to another. See the statement made by AWP for further information with regard to this.

The addition of the canopy will have no effect on the layout/access of the site. This will remain as originally set out in the approved planning application noted above. The proposed scale of the new building, even with the unifying effect of the canopy, will be similar in height and mass to that of other industrial units located close to the site. The proposed development is set towards the rear of the industrial estate and will therefore have very little impact when viewed from the main road passing in front of Carlton Industrial Estate.

As part of the proposed development, a detailed planting scheme will be added to help screen and soften the edges of the site. Details of which can be seen on the appropriate plans.

The addition of the proposed canopy and abatement plant will have no effect on public transport or infrastructure.