Proposed Stores

Unit 18, Metro Trading Centre, S75 1HH

For O.T.M Developments

DESIGN & ACCESS STATEMENT

PREPARED BY

WHITE AGUS PARTNERSHIP

Background

The application is for the development of 2No storage units on land adjacent Unit 18, Metro Trading Centre, Barnsley.

The Site

The site is situated within the Metro Trading Centre, which is off Barugh Green Lane, Barnsley.

The Metro Trading Centre is situated approximately 2 miles north west of Barnsley Town Centre and is a long established area designated specifically for its storage and distribution purposes.

The majority of existing buildings on the Estate are a mixture of brickwork and cladding.

Access into the site already exists and accommodates all types and sizes of vehicle.

The proposed development is within the existing site.

The Proposals & Design Considerations

The size of the proposal, compared to the existing building, is insignificant.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation.

The layout of the building and site was determined by first establishing the operations to be carried out and analysing the movement of goods and personnel to best suit the applicant's needs.

This was followed by an appraisal of existing site features and access position.

Access

The existing access, serving the existing building and operations on site and will be retained. It is not proposed to alter or relocate the site entrance.

Assessment

The proposed development is within a well established industrial estate with links to the highway network and public transport routes.

The scale and appearance of the building has been designed to be in keeping with the general mix of building style and size in the area.

Access to the site is directly from Barugh Green Lane with parking and manoeuvring areas within the site appropriate for the type of vehicles that will visit the premises.

No through route exists or is proposed through the site.

The existing access is adequate to serve both the existing and proposed development.

The building in terms of is design, scale and orientation is insignificant with existing buildings in the locality.