DESIGN AND ACCESS STATEMENT

PROPOSED DEVELOPMENT
LAND AT SPRINGVALE ROAD,
PARKSPRINGS INDUSTRIAL ESTATE
GRIMETHORPE, BARNSLEY.

PREPARED FOR

THORNHILL SERVICES (UK) LIMITED
LONG ROYD,
PARKSPRINGS INDUSTRIAL ESTATE
GRIMETHORPE, BARNSLEY.

PREPARED BY

NUTTALL YARWOOD & PARTNERS LIMITED
THE GROVE, HIGH STREET
DODWORTH
BARNSLEY
S75 3RQ

ARCHITECTS
NUTTALL YARWOOD & PARTNERS

May 2009
NYP Ref 38/57

1. INTRODUCTION

This Design and Access Statement is submitted on behalf of Thornhill Services (UK) Limited in support of a full planning application for the development of land at Springvale Road, Parksprings Industrial Esate.

This statement is to be considered in conjunction with the following documentation as submitted in support of the planning application.

- Nuttall Yarwood & Partners drawings ref nos:

38/57/SK02B	Unit 2 Plan, Elevations & Sections
38/57/SK03B	Unit 3 Plan, Elevations & Sections
38/57/SK04	Site Plan As Proposed.
38/57/SK05	Site & Location Plan.

- Ground Investigation Report dated December 2001 as prepared by Carl Bro Group Limited (Leeds)

2. THE SITE AND SURROUNDINGS

The site is situated within the Parksprings industrial Estate, Grimethorpe, Barnsley. The site is adjacent to Springvale Road, access to the site is via a private road off Long Royd in the applicants site & ownership.

The immediate surrounding context of the industrial estate comprises of a mix of office and industrial units which range in scale including two storey offices and industrial buildings with associated service areas and car parking.

The land surrounding the site is a continuation of the business park some of which is awaiting for development.

The A6195 Parkspring Road runs parallel with the Springvale road on its western side.

The topography of the site is generally of even level with embankments on two sides of the site sloping down to the adjacent roads Parksprings Road & Long Royd. The height of the embankments varies on long the length of these roads

As part of a land reclamation scheme some tree planting/landscaping has been carried out to the embankments.

3. DESIGN

The proposed buildings have a ground floor area as follows:-
UNIT 1+2= 951m2
UNIT 3 = 1832M2

Access to the site will be provided by a 1.8m high gated entrance off the private access road, the site will be secured with a 1.8m high perimeter palisade fence as indicated on drawing 38/57/SK04.

The new car parking area will provide spaces for 39no cars including 2no Part M of BS8300 disabled spaces.

The external design of the buildings will be complimentary to the existing buildings on the industrial esate with Blue Facing Brickwork under all windows, contrasting light grey & dark grey horizontal & vertical cladding, dark grey aluminium powder coated doors & windows & light grey cladding to with roof translucent roof light panels as indicated on drawing ref no 38/57/SK02B & SK03B.

4. LANDSCAPING

Landscaping is to be provided to all areas within the fenced site as indicated on drawing ref no 38/57/SK04.

5. ACCESS

- 2no Part M/BS8300 disabled car parking spaces will be provided.
- A space has been allocated for cycles and motorised two wheeled transport. Cycle racks will be provided.
- It is intended that all relevant elements will comply with the guidance in Building Regulations Approved Document Part M.
- The application is committed to a policy of equality, inclusion and accessibility to the provision of facilities to visitors and in the employment opportunity afforded to employees.
- Regular buses run from Barnsley interchange to grimethorpe.(High street) from 7.20am to 10.30pm approx every 30mins.