



Wakefield  
Manchester  
Milton Keynes  
Reading

Design & Access Statement  
Unit 1, Gateway 36, Phase 1 Dearne Valley  
Parkway,  
Barnsley, South Yorkshire

ON BEHALF OF HARWORTH ESTATES

11462C DAS01E/ DECEMBER 2015

[WWW.HARRISPARTNERSHIP.COM](http://WWW.HARRISPARTNERSHIP.COM)

# Contents

- 1.0 Introduction
- 2.0 Site and Surroundings
- 3.0 Policy Context
- 4.0 Development Parameters
- 5.0 The Scheme
  - 5.1 Use
  - 5.2 Amount
  - 5.3 Layout
  - 5.4 Form, Scale
  - 5.5 Appearance
  - 5.6 Landscaping and Boundary Treatment
- 6.0 Access
- 7.0 Sustainability
- 8.0 Conclusion

# 1.0 Introduction

This Design and Access Statement has been prepared by The Harris Partnership Ltd (Architects) on behalf of Harworth Estates.

The requirement for Design and Access Statements has arisen in response to the need to promote better quality and more sustainable design in development, now enshrined through changes to the 1990 Planning Act and the GDPO.

The site forms part of a larger mixed use development and is located adjacent to Dearne Valley Parkway, Barnsley, close to Junction 36 of the M1 Motorway. The application site covers an area of 0.35 Hectares (0.85 acres).

This reserved matters application is for Unit 1 (Use class A3/A5) pursuant to hybrid planning permission (ref. 20014/1055) "Gateway 36 - Phase 1" - Land North of Dearne Valley Parkway, Hoyland. The application also seeks consent to display advertisements connected to the above reserved matters submission.

A hybrid planning permission for mixed use development (BMBC ref. 2014/1055) was granted on 20th January 2015 comprising full permission for the site's spine road and outline permission for the employment-led mixed-use development. This permission included an illustrative layout and approved parameters plan to guide the subsequent reserved matters applications for each phase of development.

The consent is the subject of a Section 73 planning application to vary conditions related to floorspace and parameters (application ref: 2015/1118). The application is currently being considered by Barnsley Council. The amendments will not affect this reserved matters submission as it is below the thresholds identified in condition 6 of the current outline consent. A revised version of the parameters plan (11462-105 rev K) has been submitted with the Section 73 application.

Reserved matters planning permission was granted for the first phase of development on 24th March 2015. This scheme included employment development at units 2, 3 and 4 as well as boundary landscaping and a sustainable drainage system (SUDS) sufficient to serve the whole site.



Fig.1 Aerial view of site with the planning application boundary outlined in red

## 2.0 Site and Surroundings

### 2.1 Site Location

The application site is located 6 miles to the south of Barnsley Town Centre. The centre of Rotherham is approximately 9.3 miles to the south-east. Barnsley Roundabout (Junction 36, M1) is located approximately 0.4 miles south of the site.

Approximately 300m to 400m towards the north-east, along the dual carriageway, is Shortwood Business Park. A residential development associated with the village of Birdwell is located to the west of the site. Rockingham Industrial Estate is located west of Rockingham Roundabout, directly south of the existing residential development to the west of the site.

### 2.2 Previous Use

The site was part of the former Rockingham Colliery and was used for open cast mining until 1995 and is now mainly grassed land with shrubs and trees around parts of the perimeter. The first phase of the Gateway 36 site is currently under construction, which comprises the central spine infrastructure (access roads, services and SUDS pond) and three commercial units (Units 2, 3 and 4A/B). These industrial units are situated to the north of the Unit 1 site and have been pre-let to Barnsley Metropolitan Borough Council, branded as "R-evolution @ Gateway 36". It is anticipated that the units will be ready to let from January 2016, subject to practical completion of the initial works.

Planning permission was granted on 23rd November 2015 for a public house (Greene King) at Unit 8 to the east of the Unit 1 site (ref: 2015/1047) ) and it is envisaged that construction of the building by Greene King Developments will begin in the early part of 2016.

In addition, a further planning application has been submitted by Harworth Estates for an employment unit known as Unit 5 (ref: 2015/0954) and is currently being considered by Barnsley Council. Unit 5 is to the north east of the Unit 1 site.

Please see the Appraisal of Ground Conditions and Coal Mining Review submitted with the outline planning application and the Geo-environmental Site Assessment, also submitted with the outline planning application for full details of the existing underground site conditions.

## 2.3 Site Images



Fig.2 Aerial view overlooking construction of Unit 2, 3 and 4

## 2.3 Site Images



*Fig.3 CGI view from the site entrance looking towards Unit 2, 3 and 4 currently under construction with Unit 5 (far right) currently pending reserved matters*

## 2.3 Site Images



*Fig.4 CGI view from Dearne Valley Parkway looking towards Unit 5, currently pending reserved matters*

## 2.3 Site Images



*Fig.5 View from the site entrance looking towards the construction of Unit 2, 3 and 4*

## 2.4 Ecology and Trees

The statements below regarding ecology are in respect to the whole site and not just the plot associated with Unit 1

In their response to the EIA Screening letter, the Council acknowledged that the site has little ecological value. Notwithstanding this, a range of ecological surveys have been undertaken. The key findings are detailed within the Ecological Report which accompanied the outline planning application.

A Breeding Bird Survey was carried out in 2013 and a Winter Bird Survey 2013/14 by Applied Ecological Services Ltd. The diversity was considered to be moderate due to the site area being mainly grass land and numerous paths open to the public creating high levels of disturbance.

An Arboricultural Method Statement for plot 1, 5, 6, 7 and 8 was completed on October 2015 following comments from Barnsley Metropolitan Borough Council on the Unit 5 reserved matters application. This document is included in this planning application for reference.

The small pocket of woodland in the far south west corner is proposed to be retained within the soft landscape buffer zone. Beyond the proposed development site within the northeast part of the application site, a sustainable urban drainage system (SUDS) comprising a pond and watercourse has been constructed. The SUDS will ultimately provide enhanced habitats and landscaping in this area. For further details, please see specialist drawings/reports.

## 3.0 Policy Context

Planning policy and relevant matters relating to the principle of this development proposal have been considered in relation to the hybrid planning permission for the Gateway 36 – Phase 1 site and as such are not repeated in this submission.

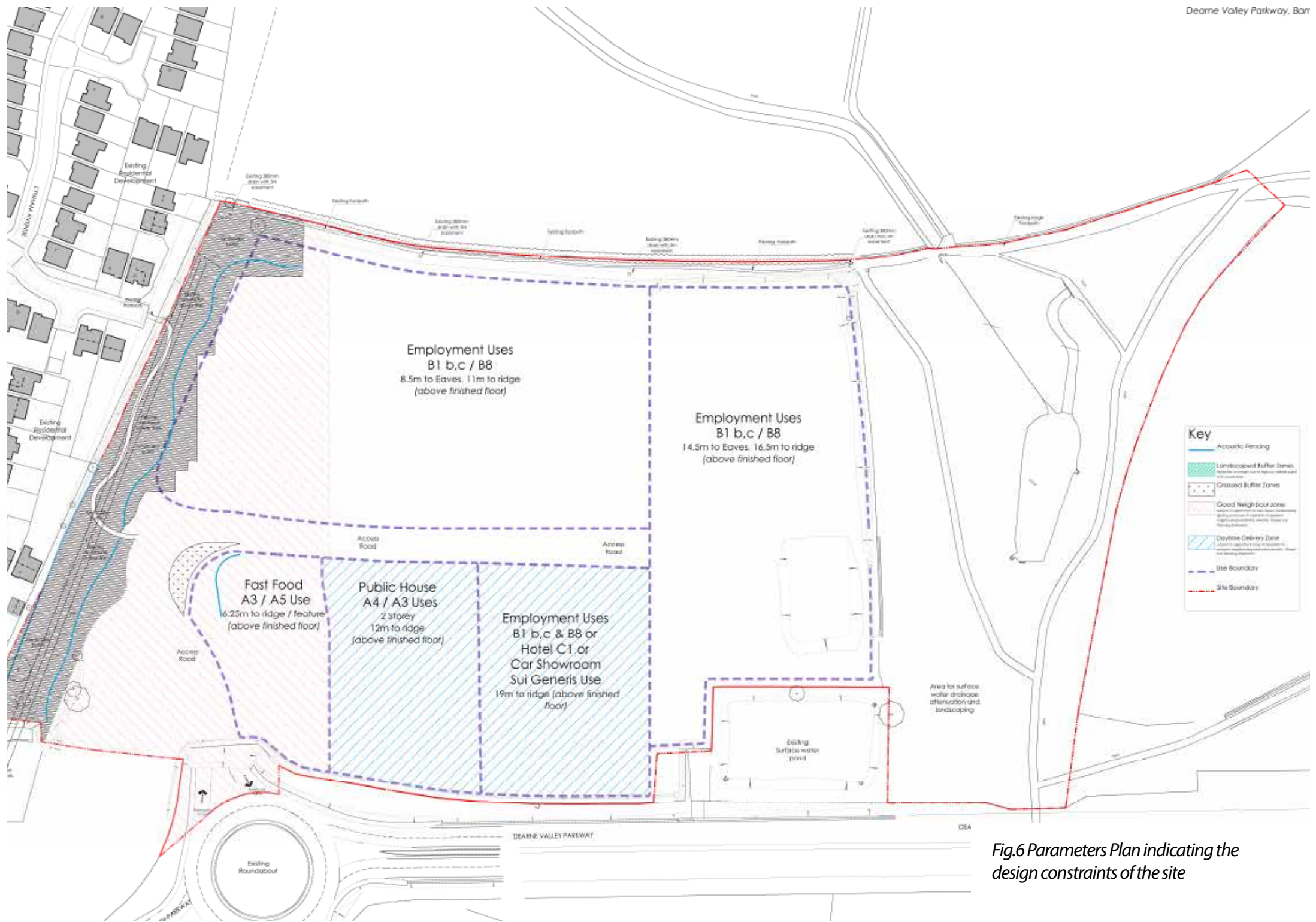
## 4.0 Development Parameters

The hybrid planning permission approved a Parameters Plan to control the scale and type of development coming forward. This identifies plot 1 for A3/A5 units as proposed. It also defines building height limits for different plots across the scheme.

This consent is the subject of a Section 73 planning application to vary conditions related to floor space and parameters (application ref: 2015/1118). The application is currently being considered by Barnsley Council. The amendments will not affect this reserved matters submission as it is below the thresholds identified in condition 6 of the current outline consent.

A revised version of the parameters plan (11462-105 Rev K) has been submitted with the Section 73 application and this is shown in *Fig.6*

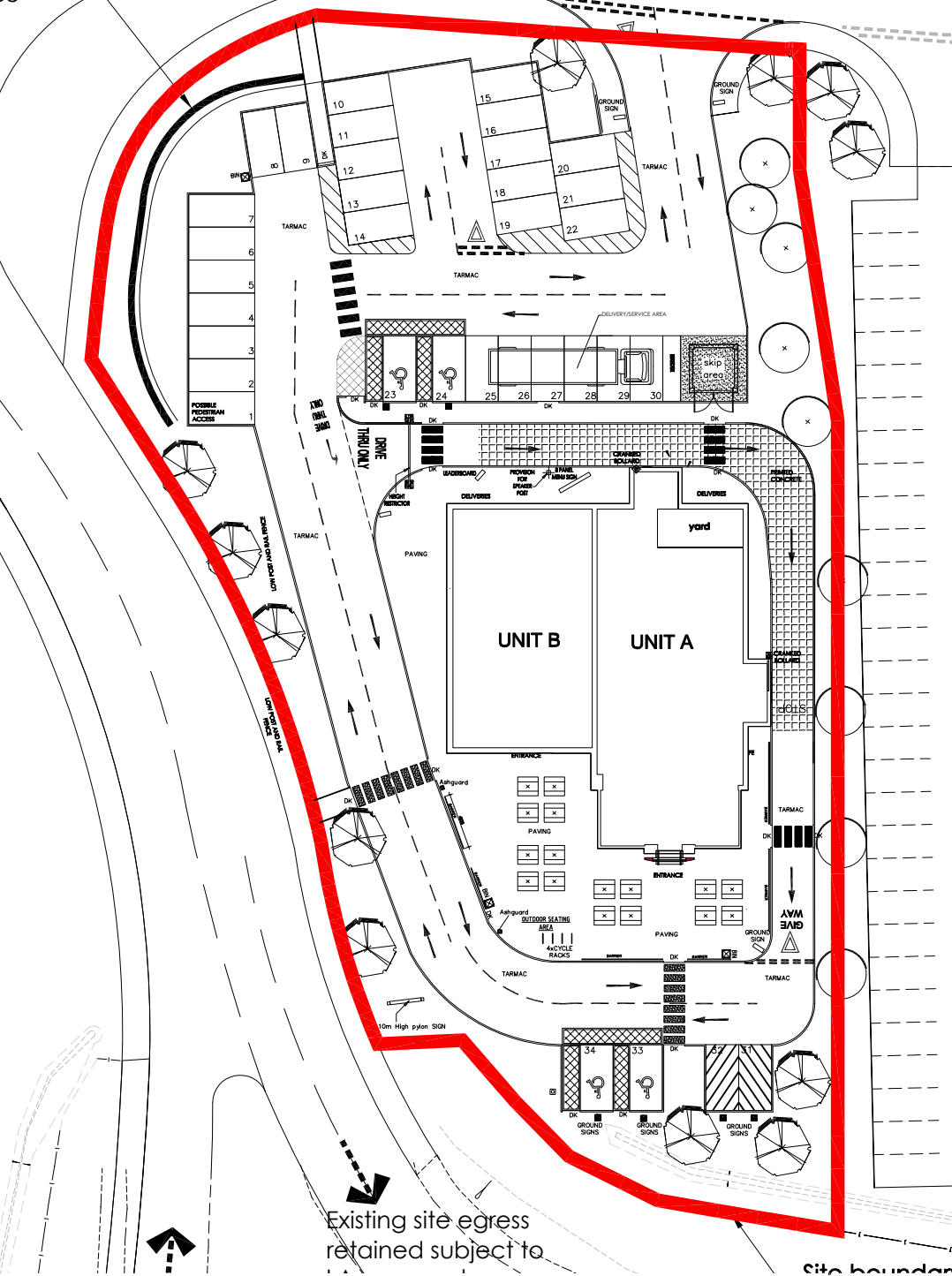
At plot 1, heights were limited to 6m above finished floor level



**Key**

- Acoustic Fencing
- Landscaped Buffer Zones
- Crossed Buffer Zones
- Good Neighbourhood zone
- Daytime Delivery Zone
- Use Boundary
- Site Boundary

Fig.6 Parameters Plan indicating the design constraints of the site



## 5.0 The Scheme

### 5.1 Use

The proposed use is for use class A3/A5, pursuant to hybrid planning permission (ref. 20014/1055) "Gateway 36 - Phase 1"- Land North of Dearne Valley Parkway, Hoyland.

### 5.2 Amount

The gross internal building area for Unit 1 is 4,648 ft<sup>2</sup> (431.5m<sup>2</sup>).

There are 34no. parking spaces allocated to Unit 1 including 4no. disabled spaces. There's also 1no. bay allocated for a motorcycle.

### 5.3 Layout

The layout of the Unit 1 has been designed to ensure that it is well suited to its position, close to the entrance of the overall site. Its low profile helps to keep the other developments, located on the site, within view from the existing roundabout, south-west of the overall site.

External seating is provided at the front of the unit while the service and refuse areas are located at the back. The drive thru road runs around the perimeter of the unit, therefore to ensure the safety of pedestrians when entering and leaving the units, pedestrian crossings have been provided at suitable intersections.

The layout complies with the Equality Act 2010 in terms of inclusive access to the site. There are 4no. accessible parking bays allocated to the proposed unit which has been positioned in close proximity to the main entrances.

Fig.7 Proposed Site Plan

## 5.4 Form and Scale

As previously stated, due to its proximity to the entrance of the site, the proposed Unit 1 has been designed with a low profile in order to increase the visibility of the developments on the site.

The height of the proposed building is approximately 6m to the top of the roof line in accordance with the parameters plan, submitted with the Hybrid Planning Permission for Gateway 36 - Phase 1.

## 5.5 Appearance

The units will be constructed with a varied combination of materials in accordance with the tenants' material specification.

The main body of the units will mainly consist of micro rib metal panels in varying colours according to the requirements of the tenant. A signage feature frames the main entrance located at the front of Unit 1, which is a prominent elevation as it benefits from high visibility when approaching the site from the existing roundabout.

The bottom of the building will be constructed on a brickwork plinth course in a smooth black facing brick.

The proposed service doors and fire exit doors are proposed to be in polyester powder coated steel in metallic silver in order for them to blend in with the main body of the buildings.

The above materials are similar to the materials utilised for units 2, 3 and 4, which maintains the consistency of appearance across the development.

## 5.6 Landscaping and Boundary Treatment

Proposed hard landscaping consists of new block paving around the immediate premises, new carpark and drive thru finished with tarmacadam.

Soft landscaping is proposed around the perimeter of the site. This is to act as a buffer against the new access road along the west of the site and a buffer against the next plot east of the site.

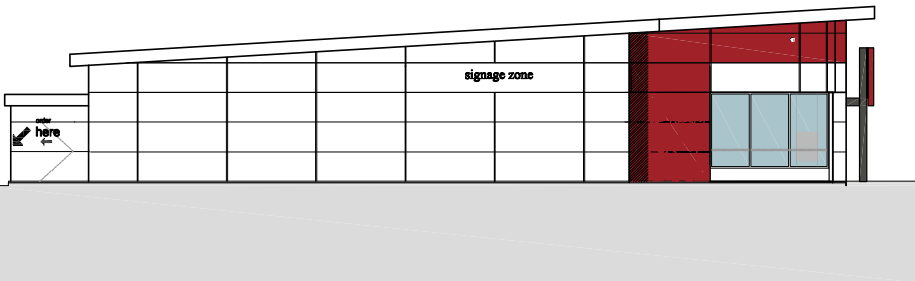


Fig.8 Proposed Elevations

## 6.0 Access

### 6.1 Vehicular Access

The site is located near to Junction 36 of the M1 motorway and adjacent to the A6195 dual carriageway, providing good transport links to and from the site.

The existing Rockingham Roundabout has already been constructed and the new site access road is currently under construction.

### 6.2 Public Transport

The nearest railway station is in Elsecar, on the main Leeds to Sheffield Line and is approximately 2.5 miles away to the east of the site.

Approximately eight bus routes stop at a bus stop on the junction of Sheffield Road and Moor Lane, approximately 0.3 miles south of the site.

### 6.3 Building Access

Disabled parking spaces are provided close to the main entrances of the unit and level access thresholds are provided into the buildings.

The units will be designed to be fully DDA compliant in terms of internal facilities.

The development has been designed to comply with the current Building Regulations – “Access to and use of buildings – Approved Document M.”

## 7.0 Sustainability

Policy CSP 5 of the Core Strategy states that all new development of 1,000sqm of non-residential floor space will be expected to incorporate decentralised, renewable or low carbon energy sources and other appropriate design measures sufficient to reduce the development's carbon dioxide emissions by at least 15%.

A Sustainability Framework has been prepared for the site as part of the reserved matter planning application.

Further information is included in the Sustainability Framework appended to the Planning Statement which accompanies the outline application. See specialist's details on how the requirements of Policies CS2 and CS5 will be met as part of this reserved matters application.

## 8.0 Conclusion

This reserved matters application is for Unit 1 (Use class A3/A5 ) pursuant to hybrid planning permission (ref. 20014/1055) "Gateway 36 - Phase 1" - Land North of Dearne Valley Parkway, Hoyland. The application also seeks consent to display advertisements connected to the above reserved matters submission.

The proposal responds well to the surrounding context by using the same design pallet as units 2, 3 & 4, this means the development as a whole has a cohesive design language which the proposals will fit seamlessly into.

The development is within the parameters identified in the Parameters Plan submitted with the Hybrid Planning Permission for Gateway 36 - Phase 1.

The development will provide a positive contribution and contemporary addition to the local area and provide new job opportunities.

The site is easily accessible to all modes of transport and provides easy access within each of the proposed plots.

The proposal addresses the access needs for all users and visitors to the buildings. This includes disabled, elderly and people of different levels of fitness and stamina. This has been achieved by designing out obstacles which could potentially restrict access around the site and within the buildings, including access in and out of the buildings.

