DESIGN AND ACCESS STATEMENT

INDUSTRY ROAD CARLTON INDUSTRIAL ESTATE CARLTON

FOR CARTWRIGHT & CO LTD

INTRODUCTION

This design and access statement has been prepared by Building Design Services in support of an application for detailed planning consent for industrial and commercial development totalling 638 sq m.

DESIGN RELATIVE TO SURROUNDINGS

The application relates to the construction of a two storey office building and a single storey pair of workshops with associated car parking and access road. The surrounding buildings are of a typical industrial nature of metal clad walls and roofing with varying amounts of facing brickwork walling, but with no common theme. The proposal will be of similar construction with facing brickwork and coloured plastic coated profiled cladding. The site is currently vacant with no particular features to retain or replicate. It is proposed that the new access road and manoeuvring areas be constructed in tarmac with parking areas in a contrasting block paving. The perimeter of the site has existing boundary fencing consisting of galvanized palisade and chain link type which will remain.

ACCESS CONSIDERATIONS

In terms of accessibility the site will be served by a new access road from Industry Road, the site is fairly level and will not present any problems in terms of disabled access. The individual buildings will be design in accordance with approved doc. Part M satisfying internal disabled access requirements.

CONCLUSION

Following pre application discussions with Barnsley MBC Planning and Highway Development control it was established that the principle of development of this nature was acceptable and in accordance with Policy

PPG 4 Industrial and Commercial Development and Small Firms, PPG 13 Transport as well as local development framework .

SUMMARY

The proposed development is considered acceptable on the basis that:

- It will compliment existing employment within the area.
- The design is appropriate to its surroundings and use.
- It will have a satisfactory private and public transport network and sufficient parking within the site.
- The development is in line with Local Authority Policy.