Design and Access Statement

for

Erection of 1no b2/ b8 industrial building

at

Store First Self Storage
Barnsley
South Yorkshire

client

Store First Self Storage

January 2023

campbelldriverpartnership
architects

1.0 General

This statement has been prepared to accompany an application for full planning permission to Barnsley Borough Council for the erection of a new b2/ b8 industrial building at Store first Self Storage, Barnsley, South Yorkshire.

The statement should be read in conjunction with the following drawings by Campbell Driver Partnership:

- OS plan - 21.190.001A
- existing site plan - 21.190.002A
- proposed site plan - 21.190.003D
- proposed plans and elevations - 21.190.004B

And the following supporting documents by others:

- Extended Phase 1 Habitat Survey - Rachel Hacking Ecology
- Arboricultural constraints appraisal - Bowland Tree Consultancy
- Phase 1 Geo-Environmental Assessment - Paul Waite Associates
- Proposed Drainage Strategy - Paul Waite Associates
- Proposed Attenuation Storage Volume - Paul Waite Associates
- Proposed Brownfield Run-off Analysis - Paul Waite Associates

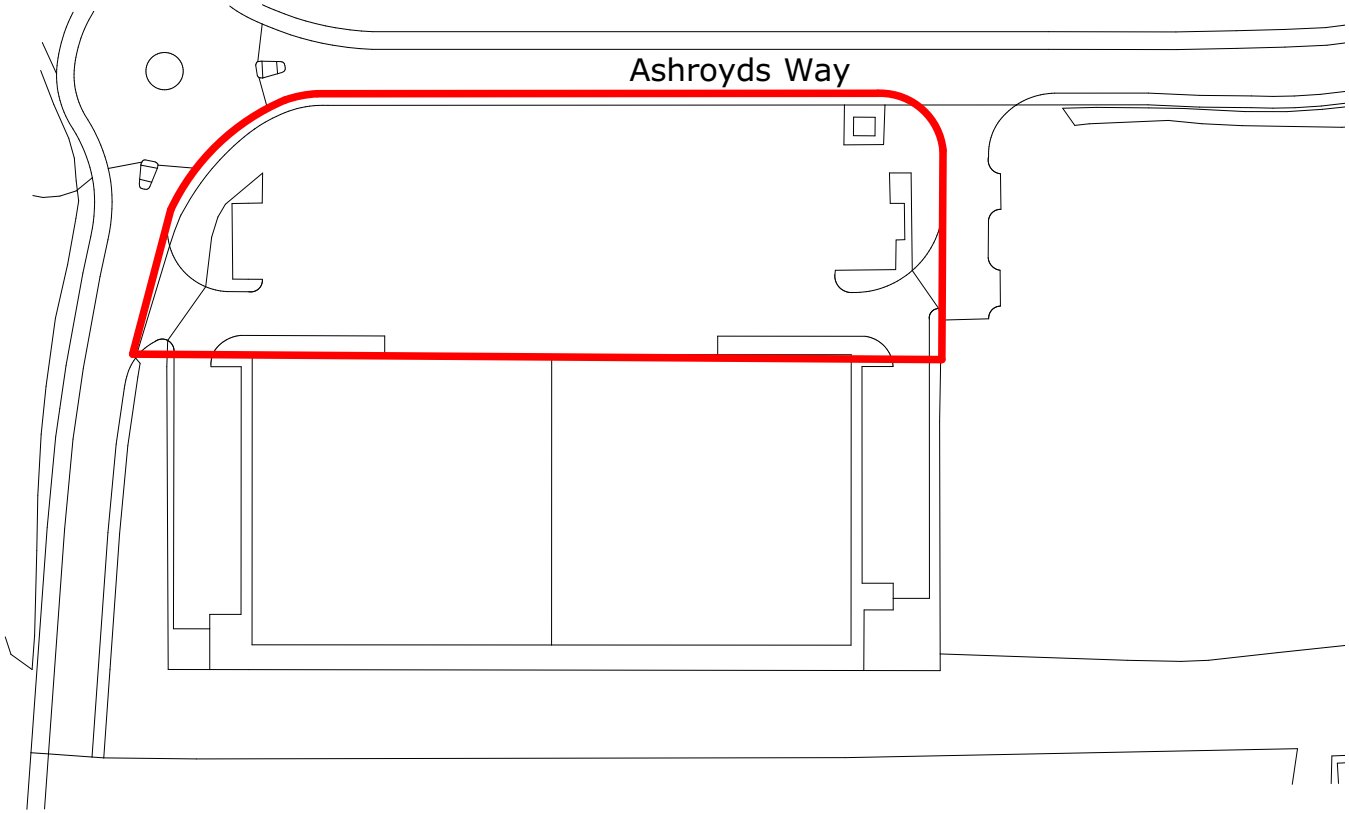
2.0 Site

2.1 Location

The site is located adjacent the existing Store First Self Storage unit in Ashroyd Business Park Barnsley, South Yorkshire. The site is highlighted in drawing 21.190.001A by a red outline.

2.2 Site History

The site is currently used as the yard and car parking for the Store First Self Storage unit and is part of the wider Ashroyd Business Park.



3.0 Use

3.1 Existing usage

The site is currently used as a yard/ excess car parking for the Store First Self Storage Unit. The land is currently not efficiently utilised as the excess yard space isn't required for the day-to-day uses of the Self Storage facility

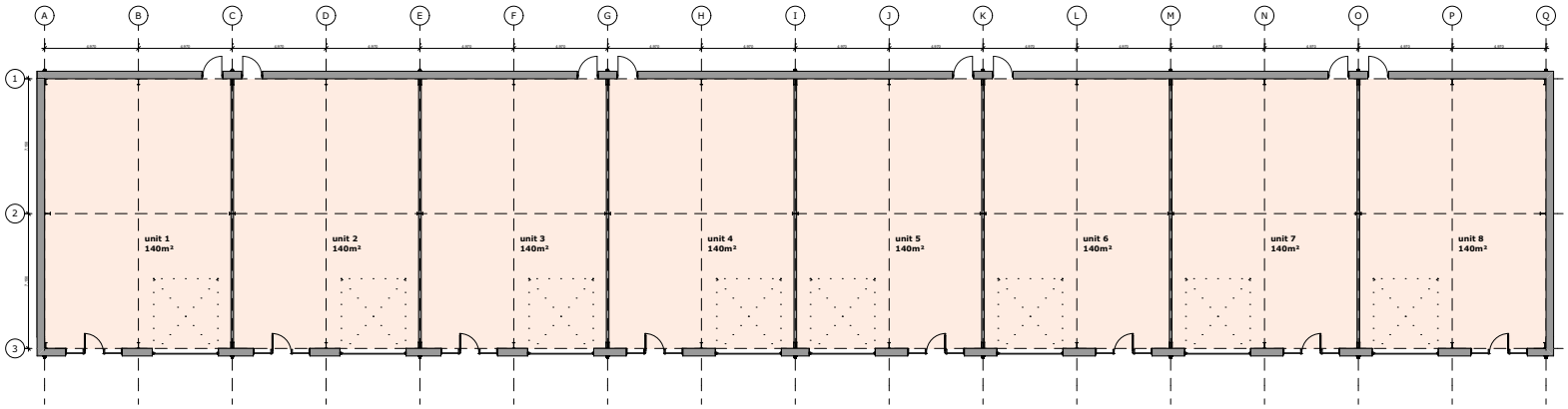
3.2 Proposed usage

The proposed usage of the land will be for a new b2/b8 industrial building split into 8 small industrial units.



4.0 Layout

The building will consist of 8 identical units. each unit will feature a sectional steel door for delivery access directly into the 138m² of warehouse space. The primary entrance will be from the curtain wall facade which enters the space but is positioned in a way to allow for the future addition of small office spaces within each unit. The units will be built as shells to be flexible for future tenant requirements.

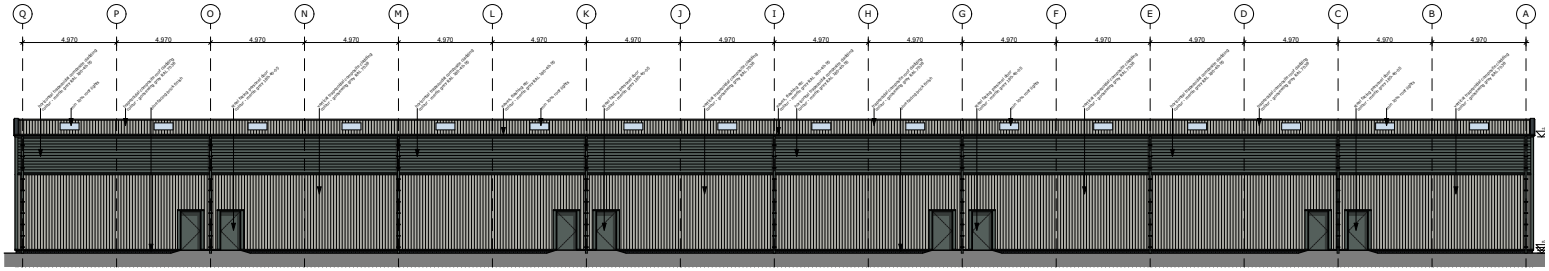


5.0 Appearance

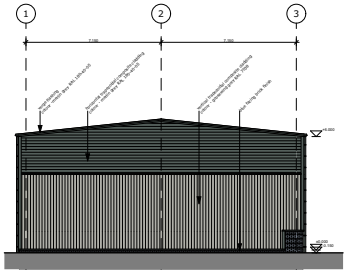
The appearance of the building will reflect the existing Store first building but at a smaller scale. The elevation consists primarily of a combination of vertical and horizontally laid composite cladding and horizontally laid flat panel composite cladding. These are chosen to both break up the facade in a contemporary way but to also suit the wider industrial area. The entrances are formed within a feature aluminium framed curtain wall with a canopy above the entrance doors to both provide the units with a substantial amount of light and to also to creature a feature focal point on the facade.



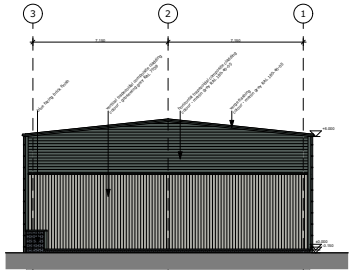
front elevation



rear elevation



side elevation



side elevation

6.0 Scale

The building has been designed to be at a smaller scale to the adjacent building and to also keep in mind the existing vegetation around the perimeter of the site using that to mask the view of the building from Ashroyds way.



View of site along Ashroyds way



View of existing Store First Self Storage Barnsley

7.0 Crime Impact

All doors on the new building will be built to be security rated and complying with the standards of PAS 24/2016.

Existing site security measures will be retained and undisturbed with new Day/ night capable CCTV cameras fitted where existing cameras will be obscured by the new building. The new CCTV will be placed at heights where they cannot be tampered with

8.0 Landscaping

The proposal will include minimal changes to the existing landscaping due to the building being erected primarily across the existing yard.

9.0 Access

Vehicular access will be from the existing access point utilised by the Store First Self Storage Unit. The existing parking will be utilised for the units and 18m of the existing yard will be retained for both the existing building and the new units.

10.0 Summary

The proposed b2/ b8 industrial building will fulfil an ever-increasing need for industrial units in the area as evidenced by the continued developments of surrounding sites. The units are flexible enough to encourage a wide range of businesses to use the space and are designed in a way to compliment and blend in with its surroundings. The building will also make a more efficient use of the existing yard space which is currently underused and unnecessary for the existing buildings requirements.