

DESIGN AND ACCESS STATEMENT FOR

CONSTRUCTION OF NEW STORAGE BUILDING WITHIN THE CONCRETE YARD AREA BOUNDED BY EXISTING PALISADE SECURITY FENCING AT UNIT 3 PARK SPRINGS SPRING HILL ROAD GRIMETHORPE BARNSELEY S72 0AL

THE EXISTING BUILDING IS LOCATED APPROXIMATELY 4 MILES TO THE NORTH EAST OF BARNSELEY WITHIN AN ESTABLISHED INDUSTRIAL LOCATION KNOWN AS PARK SPRINGS WHICH IS BETWEEN THE SETTLEMENT OF GRIMETHORPE AND GREAT HOUGHTON.

THE SITE ADJOINS PARK SPRING ROAD WITH DIRECT ACCESS TO THE A 6195 DEARNE VALLEY PARKWAY PROVIDING FURTHER THROUGH LINKS TO THE A1 AND M1 MOTORWAY SYSTEMS.

PARK SPRINGS IS A WELL ESTABLISHED COMMERCIAL ZONE WHERE SEVERAL MAJOR BUSINESSES INCLUDING A LARGE NO OF SMALL AND MEDIUM SIZED BUSINESSES ARE LOCATED.

THIS PARTICULAR UNIT INCLUDING MANY OTHER UNITS WITHIN THE PARK SPRINGS BUSINESS PARK WAS DEVELOPED BY THE YORKSHIRE FORWARD GROUP IN 2002 AS PART OF A SMALL INDUSTRIAL DEVELOPMENT SCHEME.

THE EXISTING UNIT IS DETACHED AND BUILT AROUND A STRUCTURAL STEEL FRAME FINISHED IN STEEL PROFILE INSULATED CLADDING AND ROOF SHEETS.

THE UNIT IS ALSO SPLIT INTO TWO LEVELS WITH THE FIRST FLOOR BEING PREDOMINANTLY OFFICE ACCOMODATION INCLUDING TOILET AND KITCHEN PROVISION. THE GROUND FLOOR IS DIVIDED INTO LOBBY/STAIRCASE/ FOYER AREA, AND A PRODUCTION/MANUFACTURE/ASSEMBLY AREA LEAVING A VERY LIMITED STORAGE AREA.

TO THE FRONT OF THE EXISTING BUILDING IS A GOOD SIZED TARMAC CAR PARK WITH LAWN AND LANDSCAPED BORDERS BEHOND. TO THE SIDE IS A LARGE CONCRETE SURFACED YARD BOUNDED BY A 1.80m HIGH STEEL PALISADE SECURITY FENCE INCLUDING A SECURE STEEL DOUBLE GATED ENTRANCE.

THE SITE ALSO PROVIDES AN EXTENSIVE LANDSCAPED BORDER SEPERATING THE EXISTING BUILDING FROM THE MAIN SPRINGVALE ROAD AND IS ALSO POPULATED WITH DENSE SHRUBERY. IT IS THEREFORE INTENDED THAT THE SAME LEVEL OF SCREENING WILL ALSO BE OFFERED TO THE PROPOSED STORAGE BUILDING.

SINCE RELOCATING TO THE UNIT AT PARK SPRINGS, ROYSTON GLASS HAS EXPERIENCED A SHARP INCREASE IN ORDERS FOR SPECIALTY GLASS PRODUCTS, CONSEQUENTLY THE WORKFORCE AND MANUFACTURING CAPACITY HAS BEEN INCREASED ACORDINGLY. TO ENSURE THAT ROYSTON GLASS IS ABLE TO CONTINUE WITH ITS SUCCESSFUL GROWTH STRATEGY, CREATE ADDITIONAL JOBS AND RESPOND TO INCREASED DEMAND IT IS IMPERATIVE THAT ADDITIONAL STORAGE SPACE IS MADE AVAILABLE. EXTERNAL OPEN TO THE ELEMENTS STORAGE IS UNSUITABLE DUE TO THE NATURE OF THE COMPONENTS USED IN THE MANUFACTURING PROCESS. AS SUCH THE PROPOSED STORAGE BUILDING WILL BE UTILISED FOR INCOMMING RAW MATERIALS TO SERVICE THE MANUFACTURING PROCESS AND ALL FINISHED GOODS AWAITING DELIVERY.

THE PROPOSED PURPOSE BUILT STORAGE BUILDING WILL ALSO HOUSE ALL THE SPECIALIST STORAGE RACKING SYSTEMS INVOLVED.

THE SIZE OF THE PROPOSED STORAGE BUILDING IS SUBSERVANT TO THE EXISTING FACTORY UNIT BUT ITS SCALE IS SUCH THAT IT CAN MEET CURRENT AND ANY EXPECTED LEVELS OF INCREASED MANUFACTURING AS WELL AS INCREASED STORAGE REQUIREMENTS.

THE PROPOSED STORAGE BUILDING IS TO BE SITED WITHIN THE EXISTING CONCRETE YARD AREA IN ORDER TO BE WITHIN THE SURROUNDING STEEL PALISADE SECURITY FENCE.

THE COLOUR AND TEXTURE OF THE PROPOSED WALL CLADDING INCLUDING ROOF SHEETING ARE TO BE THE SAME AS THOSE ON THE EXISTING UNIT 3 BUILDING.

PERIMETER BRICKWORK PANELLING IS ALSO TO BE THE SAME COLOUR AND TEXTURE AS THOSE ON THE EXISTING UNIT 3 BUILDING.

ANY CONDITIONS AS LAID OUT IN ANY PLANNING APPROVAL NOTICE WILL BE OBSERVED AND COMPLIED WITH IN FULL.

IN TERMS OF ANY COMERCIAL IMPACT ON THE IMMEDIATE AREA FROM THIS DEVELOPMENT THEIR APPEARS TO BE NONE.

THERE WILL BE NO ADDITIONAL TRAFFIC IMPACT ON THE IMMEDIATE VICINITY DUE TO THIS DEVELOPMENT WITH ANY PLANNING POLICY GUIDANCE BEING FULLY COMPLIED WITH.

IN TERMS OF THE DEVELOPMENTS IMPACT ON THE IMMEDIATE AREA IT WILL NOT HAVE ANY DETREMENTAL EFFECTS AS USING THE EXISTING INFRASTRUCTURE ROAD WORK SYSTEM AND THE EXISTING ACCESS/EGRESS TO THE EXISTING UNIT 3.

THERE WILL BE NO ECONOMIC IMPACT ON THE IMMEDIATE AREA DUE TO THE PROPOSED DEVELOPMENT.

FROM OUR EVALUATION OF ALL THE INFORMATION PROVIDED REGARDING THE DEVELOPMENT IT WOULD SUGGEST THAT THE PROPOSED STORAGE BUILDING WILL GREATLY BENEFIT THE OWNER OF THE ROYSTON GLASS BUSINESS

IN THE EVENT OF FIRE OR ANY OTHER EMERGENCY, ACCESS TO AND INTO THE COMPOUND BY ANY OF THE EMERGENCY SERVICES IS TOTALLY UNIMPEDED GIVEN ITS LOCATION.

SURFACE WATER FROM THE PROPOSED NEW STORAGE BUILDING WILL BE DISCHARGED VIA 2 NEW RAIN WATER PIPES CONNECTED TO A NEW 110mm DIAMETER SURFACE WATER DRAIN TAKEN ACROSS THE EXISTING YARD AREA AND CONNECTED INTO THE EXISTING SURFACE WATER DRAINAGE SYSTEM SERVING THE EXISTING FACTORY UNIT ALL AS INDICATED ON THE DRAWING.