

## **Design & Access Statement**

### **Background of the proposal**

Concrete and Timber Services Ltd is an engineering company which specialises in the design and construction of bridges. They have highly skilled design staff and employ their own fabricators to manufacture their product. They currently operate from an industrial site at Shepley in the Huddersfield area. The current site, which incorporates two historic sheds, is inefficient in operational terms and the site configuration and length of these buildings is adversely affecting their ability to quote for longer span bridges. A move to a new purpose built factory in the optimum location will allow the successful business to expand and create more employment opportunities. These issues are further explained in other planning statements to be provided with the application.

The site, which is the subject of the application, currently exists within the Hazelhead Farm building complex. The material extracted from the site was used for agricultural purposes, generally to stabilise and improve ground conditions and to improve the surface of existing farm tracks and access areas. These activities were discussed and agreed with the Council in 2010 as constituting permitted development under part 6 (Agricultural buildings and Operations) of the Town and country Planning (General Permitted Development) Order 1995 (GPDO 1995) Class A (b) (Any excavation of engineering operations which are reasonably necessary for the purpose of agriculture within that unit) It was originally intended to use the new flat site area newly excavated to store agricultural materials including farm manure and compost. Composting (which was a primary income generator) ceased on site due to increasing legislative burdens and the difficulties and cost of meeting the necessary EA requirements.

Concrete and Timber Services Ltd (CTS) have tried to find a new site close to their existing location including the Dearne Valley and more central Barnsley sites. None of these sites were acceptable because of travel and staff requirements which have to be met. The site at Hazelhead was finally selected as ideal in operational and staff terms and a draft agreement exists between the parties if planning approval can be granted.

These issues are expanded upon in the planning statement

### **The Proposal**

The scheme allows for the construction of a new purpose built factory building with specialised internal cranes, 60m x 40m in size, 8m to eaves, with a separate building to house design staff and company administration on two levels approximately 200 sq metres in total.

## **Design & Materials**

### **1. Admin Block**

The building will be constructed in natural stone to the front (east) elevation with good quality blockwork facades to the less visible elevations. It will be roofed in high quality imitation stone slates. Glazing will be in stained timber with simple proportions.

### **2. Factory**

The front elevation (east) will be constructed of natural stone. The primary cladding will be in dark coloured agricultural range, profiled coated steel sheeting. The building will have a blockwork plinth to other elevations.

## **Access**

Various access points to the farm complex exist including from Lee Lane and Whams Road. A new access serving the factory is the favoured solution as it avoids heavy long loads maneuvering around existing farm sheds and other buildings. A new access track will be constructed from the site to an exit point on Lee Lane. The access size and position was approved under 2009/0444 and has since been mainly constructed although has not been used for its original agricultural purpose because of farm adjustments. This access point is, however, ideal for the purpose being originally approved to improve highway safety on Lee Lane.

The situation regarding access is improved by the overall proposal as heavy traffic movements from the proposed CTS site are marginal and far less than the original agricultural use. There will be a maximum of one or two long load movements per week as the completed bridges exit and two or three deliveries of steel and timber each week. Staff cars may also use other entrance or exit points at the farm.

## **Landscaping**

The building platform within the farm has a level approximately 8m below that of the surrounding land area to the north (Lee Lane) The surrounding area will be bunded and planted with indigenous trees and shrubs to a program to be agreed with BMBC. The new buildings will be screened from view from all directions when works are completed.