

## **Naylor Concrete Products**

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NCBG-MWA-XX-XX-RP-A-0001

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### **Design and Access Statement**

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Proposed Enclosure for Manufacturing of  
Concrete Products

Whaley Road

Barugh Green

Barnsley



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## **I. Design Considerations**

### **I.1. Physical Assessment**

The site is located immediately to the north-east of Whaley Road in Barugh Green, to the north-west of Barnsley centre at National Grid Reference 432245 (X), 408113 (Y).

The client's ownership equates to approximately 4 hectares. The overall site is bounded on the north-western, south-eastern and south-western boundaries by industrial and commercial properties. To the north-east, the site is flanked by a railway line with fields beyond.

The application site runs alongside the south-eastern boundary of the wider site and currently housing 'Nissen hut' type structures used for creating concrete products from moulds.

The land adjacent to the existing structures is made ground used for storage of finished product.

The application site is approximately 0.43ha and is predominantly flat.

Access to the site will remain as existing, off the existing Whaley Road access.

### **I.2. Social Assessment**

The surrounding area is an industrial estate. It is not considered that this development has any negative impact on the wider community.

This development will allow product to be continued to be manufactured under cover but in a much more suitable building than the 3no. Nissen huts that currently occupy the site.

The development is seeking to achieve a BREEAM 'Very Good' rating as per the requirements of Barnsley Council.

### **I.3. Economic Assessment**

This development will enable the client to continue to manufacture product in a much more suitable building at Whaley Road and ensure employment of existing staff is ongoing at this site.

### **I.4. Planning Policy**

#### Policy CC2 Sustainable Design & Construction

*Development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable. All non-residential development will be expected, to achieve a minimum standard of BREEAM 'Very Good'.*

## **2. Design**

### **2.1. Proposed Use**

The proposal is to construct a fit-for-purpose enclosure for manufacturing of concrete products. This process is already carried out on this location but the existing building is not of an acceptable standard.

### **2.2. Amount**

The size of the building and associated development is clear from the submitted drawings.

Internal size 60 x 40m.

Eaves height 8.1m.

### **2.3. Layout**

The main building is set away from Whaley Road and in close proximity to the existing facilities that currently serve the client. The existing Nissen huts will be demolished in preparation for the construction of the proposed.

Outside the building is a concrete surfaced yard, properly drained, that will allow vehicles/fork-lifts to turn and access the building when necessary.

### **2.4. Scale**

The scale of the building has been dictated by the client's operational needs.

### **2.5. Landscaping**

Landscaping will be in full accordance with the submitted Ecology documentation from Brooks Ecological.

### **2.6. Appearance**

See attached elevations.

The building will be clad full height in horizontal profiled metal sheeting to the entire perimeter and roof.

### **3. Access**

Martin Walsh Architectural (MWA) operates with the belief that the needs of people with disabilities should be considered as an integral part of the design process. Meeting these needs provides buildings that perform better for all users.

We endeavour to design buildings wherever possible to be accessible to a wide range of users, including people with mobility or sensory impairments. It is our aim to design buildings for optimum ease of use by their occupants and visitors.

MWA is fully aware of the requirements of Approved Document M (AD-M) of the Building Regulations and as such, all designs shall conform to the requirements of AD-M where such a requirement exists.

It is in our professional opinion that the nature of the layout provides practical access to and throughout the development.