DESIGN & ACCESS STATEMENT

Extension to existing industrial unit to provide additional warehouse storage

at:

Unit 3
Great Cliffe Road
Dodworth Business Park
Barnsley
South Yorkshire
S75 3SP

for:

Magna Colours Ltd

date:

September 2019

ARCHITECTURE + DESIGN PARTNERSHIP

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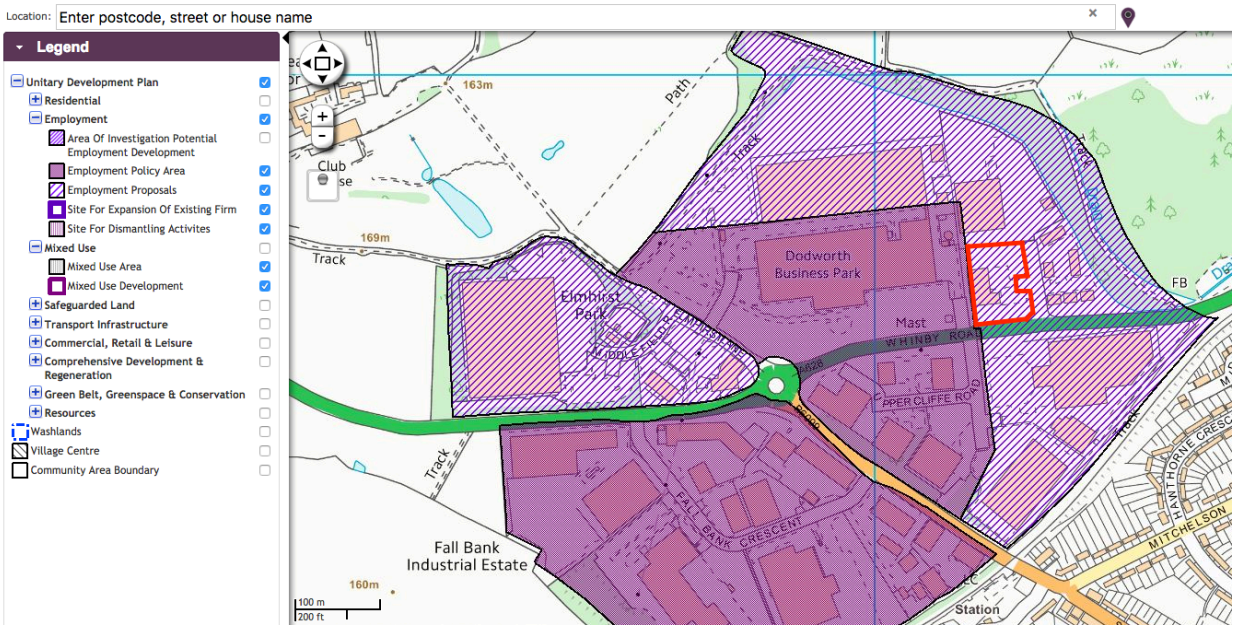
General Overview

This design and access statement has been prepared in support of the planning application for the above-mentioned proposal.

The applicant, Magna Colours Ltd are a leader in the field in the manufacture of water-based inks and dyes for the textile industry. Their head office and production facility are situated on the very nearby Upper Cliffe Road section of the Dodworth Business Park (see below).



The site is designated for employment use.



Planning History
A previous similar proposal of warehouse extension and extension of the existing offices was approved in December 2011 (2011/1210). However, this permission has not been implemented.

Existing & Proposed Use
The application site consists of a small industrial unit with two storey offices and warehousing, currently owned and principally used for the storage of raw products and distribution of finished products by the applicant. The proposal is to extend the facility, principally for additional warehousing and also for the dye powder blending process.

Amount
The amount and extent of the development is that as shown on the application drawings. The proposal briefly includes the following;

Warehouse extension to provide an additional 1693m^2 of floorspace.
Small mezzanine floor at the eastern end of the building in connection with the powder blending operation.
Extension of concrete hardstanding to provide HGV access to the above.
Extension of existing car parking facility.

Layout
The layout of the development is that shown on the application drawings. The proposed extension is to be located on the northern boundary of the site, which is a substantial area of unutilised land.

Scale & Appearance
The scale of the proposed extension is that shown on the application drawings. The building is of typical portal frame construction with a shallow pitched gable roof to match the existing building. The eaves height externally will be 8.8m, this is to give the required headroom above the mezzanine area and also to accommodate the required internal storage racking.

External materials will generally be to match that of the existing building, with insulated composite profiled steel wall and roof panels. Base walls to all sides to be constructed in regular coursed artificial stone to match existing.

Landscaping & Trees
The majority of the existing landscaped areas, which consist of grass and small trees, are to be retained. The landscaped buffer strip adjacent Whinby Road won't be adversely affected by the proposals. The extended car park will encroach into the grassed area and approx. 5 small ornamental trees will need to be removed and replaced as part of any landscaping scheme.
Existing boundary treatments are generally to be retained.

Access & Parking
The existing vehicular entrance and exit arrangement off Great Cliffe Road will remain as existing.
Vehicular turning manoeuvres for the largest HGV's can all be accommodated within the concreted yard area at the front of the building, maintaining safe access to and from the site. The extension will incorporate a loading bay door with dock leveller, to accommodate all tailgate heights.

The existing car parking area is to be extended to create additional car parking spaces for both visitors and staff. Level access for both pedestrians and vehicles will be provided to the extended building, in accordance with Approved Document Part M(2) of the Building Regulations.

A. Stead
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