



Design & Access Statement with Supporting Information

Project: Proposed two storey offices

Site: Motus Commercials, Barkston Road, Barnsley, S71 3HU

Client: Motus Commercials

Date: 2nd March 2022



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1.0. Introduction

- 1.1. This design and access statement and supporting information have been written to accompany a planning application to Barnsley Metropolitan Borough Council for the erection of a two-storey office building to replace an existing 'portakabin' office building. This has been written to meet the requirements of Article 8c of the Town & Country Planning Order 2010 (as amended).
- 1.2. With effect from the 10 August 2006, a new legal requirement introduced under S42 of the Planning and Compulsory Purchase Act 2004 necessitates the submission of a design and access statement with all applications for planning permission except for those proposing engineering operations, changes of use and some householder applications.
- 1.3. Design and access statements are described by the Government's advisor on architecture, urban design and public space as follows:

"You should think of the statement as telling the story behind the scheme as it is presented in the planning application. Do not think of it as a chore, the statement is your opportunity to show that decisions you have made are not guesswork but based on an understanding of the real world as it affects the application site. A good design statement will therefore increase support for your proposal." (CABE, 2006)

2.0. Proposed development

- 2.1. The development site is located on Barkston Road, Barnsley. The site is operated by Motus Commercials.
- 2.2. Motus Commercials carry out the repair and maintenance of heavy goods vehicles, including specialist body building.
- 2.3. Motus Commercials wish to replace their existing portakabin office with a purpose-built two storey office to provide staff facilities, offices, and WC space.
- 2.4. The proposed building is illustrated on P&N Design drawing 3043-3. The footprint is 10.6m x 6.6m with a total internal floor area of 120m².
- 2.5. The proposed building is modest in scale and will be constructed in red facing brickwork with a flat GRP roof over. The windows and doors will be in white UPVC.
- 2.6. The existing portakabin will be removed from the site, and the existing sea container storage unit will be relocated to the southern boundary (please see proposed site layout plan on drawing 3043-3).

3.0. Access

- 3.1. The existing vehicular and pedestrian access to the site will remain unchanged.
- 3.2. The new office building will be designed to comply with Part M of the Building Regulations with regards to disabled access.

4.0. Landscaping

- 4.1. All existing hedges to be retained.