

**DESIGN AND ACCESS STATEMENT IN RESPECT OF
A NEW GARAGE AND MAINTENANCE BUILDING**

ROY'S AUTOS, SITE TO THE REAR OF 38 BLACKER ROAD, MAPPLEWELL

ASSESSMENT OF CONTEXT

The site is an existing parking and maintenance yard located to the rear of 38 Blacker Road, Mapplewell, Barnsley. The site is owned and operated by Roy's Autos and used in conjunction with their vehicle recovery business.

ECONOMIC

As the building will be a prefabricated structure there will be no major economic consequences in respect of the 'construction period' or indeed more broadly within the community.

On completion of the new building the business will be in a position to operate more efficiently and could potentially provide additional employment as a result of this proposed facility.

PLANNING POLICIES

The site is an established use located within a general mixed use zone extending along this stretch of Blacker Road.

EVALUATION

The proposed building will allow for the garaging and maintenance of the fleet of recovery vehicles, which are currently maintained outdoors within the open yard area.

DESIGN

USE

The specific site area where the building is to be located consists of an open yard area where a number of vehicles are parked on a daily basis. The new building will be used to garage and carry out general maintenance on the recovery vehicles.

AMOUNT

The proposed building will provide one garage / workshop with an approximate internal floor area of 95 sq m.

LAYOUT

The application site is bounded to the south and east by Mapplewell Business Park and the car park serving the adjacent Co-op supermarket and by residential to the north east. The car park serving Staincross Methodist Church adjoins the site to the west.

The specific location of the proposed building is in the south west corner located as far away as possible from the residential area to the north east.

Access to the site will be via the existing drive directly off Blacker Road.

SCALE

The scale of the proposed development will be as shown on the main drawing. The height to the eaves will be approximately 4.5m and to the ridge approximately 5.0m. The footprint is 16m long and 6m wide.

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LANDSCAPING

It is not proposed to introduce any landscaping as part of this proposal.

APPEARANCE

The building will be a pre-cast concrete sectional type with profiled cladding to the upper wall areas and to the shallow duo-pitched roof. The building will have one large roller shutter door on one gable and a fire exit door mid way down the length of one side. Other than these two doors there will be no further openings.

ACCESS

Access to the site remains unchanged from Blacker Road. The area is level so there will be no need to vary levels on site or create gradients to gain access into the building.