

**DESIGN AND ACCESS STATEMENT**

FOR

**PROPOSED EXTENSION "BAY 6 & 7" TO NIFTY LIFTS**

AT

Platts Common Industrial Estate,  
Mason Way, Hoyland,  
Barnsley S74 9TF.



Prepared by



## **Introduction:**

Niftylift is one of the largest mobile elevated work platforms (MEWP) manufacturers in Europe and sells its market-leading products worldwide. The Niftylifts site on Platts Common Industrial Estate, has storage and distribution facilities, as well as manufacturing / maintenance facilities. This planning application is to seek permission to extend the existing facility to the rear to further increase their manufacturing capabilities, keeping up with the supply and demand of their customers.



Figure 1- Google Map Imagery.

## **Assessment:**

Niftylifts is located on Platts Common Industrial Estate, off Mason Way. It is surrounded by a variety of different building which vary in style and size, from profiled cladding (in a variety of different colours) to facing brick work.

The immediate area relating to this planning application consists of a storage yard with racking and a one-way system for vehicles. The existing footprint of the building will be increased utilising existing yard area.

Previously associated approved planning application, No's;

- 2021/1430; Proposed increase yard area, to the rear of the site.
- 2022/0010; Erection of new building.

Nifty lifts require additional production space, for increased supply and demand from customers. The proposed unit is proposed to be built on existing concrete yard area, which is currently being used as external racking.

Approved Planning application, REF: 2021/1430. Allows for the extension of existing yard, to accommodate further parking and external storage racking.

## **Use:**

As previously mentioned Niftylifts is a company who manufacture / rents / sells mobile elevating work platform\* (MEWP). They supply to a variety of different sectors including construction, refurbishment, commercial and industrial sites.

Within the main building are manufacturing lines where their products are being developed and storage bays, with high bay racking, storing parts. Reception and office spaces are to the South, West elevation, directly in front of the site entrance. This application is to increase the processing capacity, with state-of-the-art manufacturing equipment.

## **Amount:**

It is proposed the development will measure circa 34m x 49.5m in plan.

10.97m to eaves level. & 12.14m to ridge. Refer to drawing No's: "2023-071", for detailed plans and elevations.

It is proposed that the new building will sit in line with the existing building, the proposed style and size will be as in keeping as possible, with the same eaves height as existing bay 5.

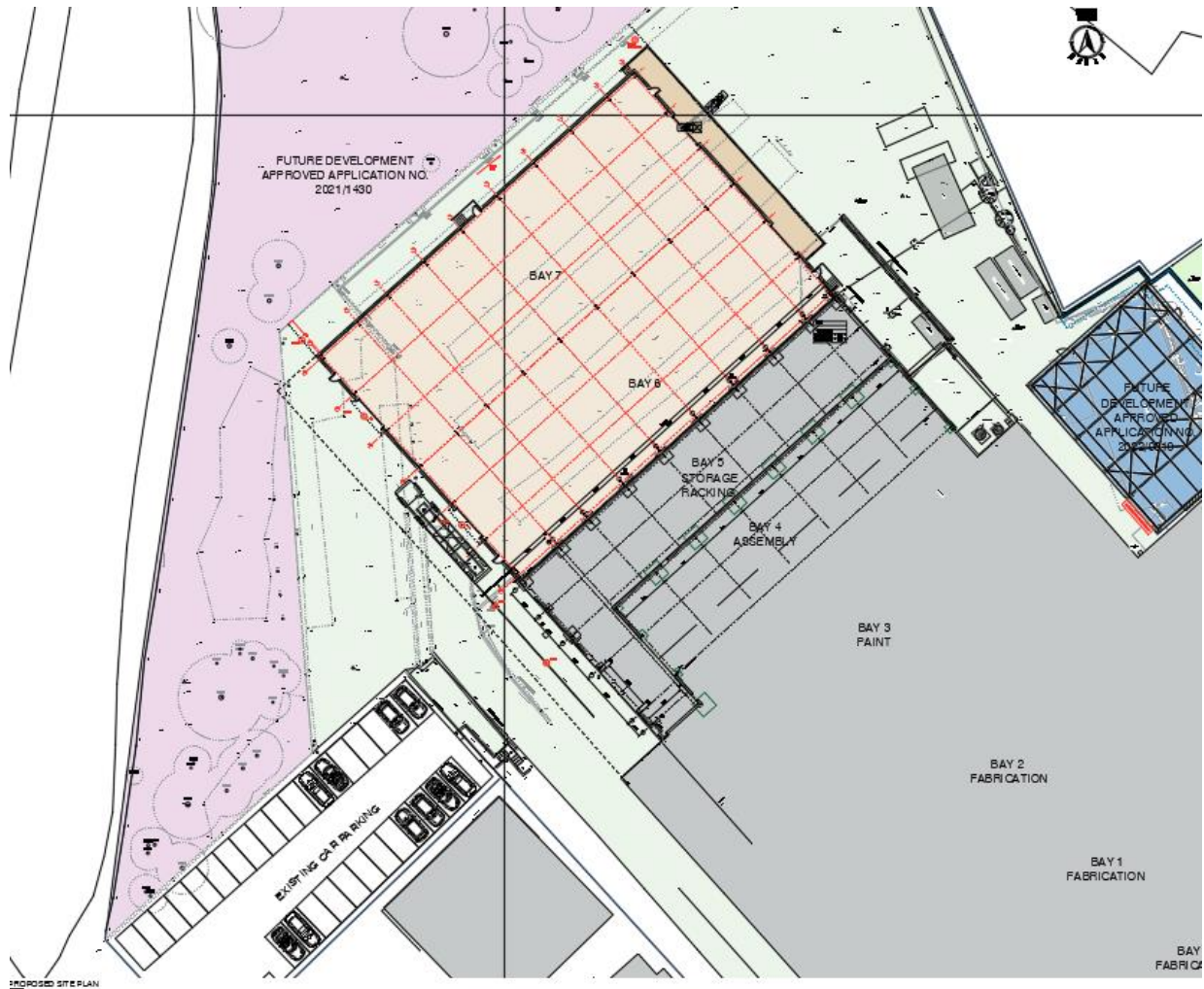


Figure 2- Proposed Plan

## **Scale:**

The proposal is comparable in height to the existing buildings. The extension has been sized to accommodate the proposed manufacturing equipment, however, without being intrusive to the street scene and neighbouring buildings.

