

DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PROPOSED EXTENSION TO AN EXISTING BUILDING TO CREATE ANCILLARY
OFFICES AND STORAGE FACILITIES.

Existing meat products production unit, Barnsley Road, Wombwell,
Barnsley S73 8DJ
for Potter's of Barnsley Ltd.

ASSESSMENT OF CONTEXT

Physical

Surroundings

The location is within an established mixed use area along Barnsley Road in Wombwell. The area is a mix of residential and commercial property.

Site

The site is located directly off Barnsley Road and is a long established meat products production unit. Across the road to the southwest are established dwellings. To the southeast are adjacent commercial premises extending along Barnsley Road towards the centre of Wombwell. Immediately to the northwest and northeast of the site, construction has recently commenced on a new housing development.

The site has no special designation and is not within a conservation area.

The premises are occupied by Potter's of Barnsley Ltd who produce meat products from the existing premises. The existing building currently consists of a single storey portal frame structure with a two storey mono-pitched element to the rear. There is a car park to the front of the premises, which will remain unchanged and to the rear of the building is an established yard area with two or three loose storage units.

The proposal is to extend the building to the rear with a two storey extension to provide storage and office accommodation, ancillary to the main use of the building.

Social

Due to the scale of the proposed development and the fact that it is simply an enhancement of the existing accommodation, there will be no social consequences arising from it. However there is a benefit, in that the extension will screen to a great degree, the existing storage yard area to the rear of the existing building, which can only be an improvement in respect of the future outlook from the proposed housing scheme currently under construction adjacent the subject site.

Economic

Again, due to the scale of the proposed development there is unlikely to be any significant economic effect. There will however be the potential for certain local businesses to be supported by this project in the short term, (builders, builders merchants and suppliers).

Planning Policies

The proposal complies with national and local planning policies.

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INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of the development and the fact that the proposal is unlikely to be contentious, no involvement with community members has taken place.

DESIGN

Use

The proposal is to extend the existing premises to create ancillary storage and office space. The storage space will provide the opportunity to relocate some external storage to within the building. The office accommodation will improve the existing office facilities.

Amount

The proposal creates new offices of approximately 70 sq m, located on the first floor with an additional 70 sq m of storage space on the ground floor with a loading door accessed from the existing rear service yard.

Layout

The proposed extension will be constructed to the rear of the existing building and project out from the northeast elevation, into the existing yard area. The extension at both ground and first floor levels will be accessed from the existing service yard but the ground floor will also have a direct link into the existing unit.

Scale

The extension will be of two storey construction with a mono-pitched roof that will connect with the existing building. The extension will be no higher than the existing two storey element to the rear of the main unit. The scale will be appropriate to the site and surroundings.

Landscaping

There is an existing soft verge embankment to the northwest and northeast of the site. This will remain along with any existing tree and shrub planting where possible.

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Appearance

The external built form will be constructed in materials to match the existing unit, ie profiled wall and roof cladding, with dwarf wall facing brickwork. New doors and windows will be in pvcu and/or powder coated aluminium. There is also a proposal to introduce solar panels on the roof slope of the new extension.

Access

The existing access to the site will not be affected and will remain unchanged.

Equally there will be no change to the existing parking arrangement.

The rear yard will be adjusted as necessary to ensure suitable access can be gained to the new roller shutter door. Any existing disturbed yard areas will be suitably surfaced, sealed and drained and will be fully DDA compliant.