

Design and Access Statement for Proposed Workshop for
Niftylift Ltd, Mason Way, Platts Common Industrial Estate, Hoyland, Barnsley

Background

Niftylift Ltd is a well-established international company developing and manufacturing compact, low weight articulating booms and cherry pickers, distributing throughout the world.

They have been based at Platts Common for some time and now they are outgrowing their existing premises.

Proposal

The proposal is to build a new workshop adjacent to the existing workshop, demolishing the existing two-storey office building. We also wish to extend one of the factory units by one bay and build additional office accommodation over part of the existing offices.

Access

At present the site is accessed off Mason Way adjacent to the office block. This is used as a two-way access point. There are 2 more access points, one at the north east corner of the site, which has a steep access ramp, unsuitable for articulated vehicles, which is our intention to seal off and level the hardstanding.

The other access is at the south east end of the site, which is unused at present but used to be access for the car park, which is now situated on the corner of Mason Way within its own enclosed site. It is our intention to open up this access and create a one-way system within the site, with access in only at the existing access and exit only at the existing south west access.

Siting

The siting of the workshop as mentioned before is adjacent to the existing workshop.

Design and Appearance

The design of the workshop is a traditional portal framed building with profiled sheeting to roof and walls with blockwork up to 2.4m high to match existing.

The office block will be fairfaced blockwork pointed white to match existing.

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