



Peter Wade Consultancy
CONSULTING ENGINEERS

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DESIGN & ACCESS STATEMENT

REF:- PWC/2686

**PROPOSED CAR SHOWROOM
MALHOUSE ROAD
BARNSELY
S71 1AL**

Peter Wade Consultancy

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1. Description of the scheme

- 1.1 The planning application associated with this statement is to construct a new car showroom facility for sales of new and used vehicles to the general public. The site is currently in use as a used car dealer, with a small administration building situated on the site. To the north, two larger car showrooms are run by the same company. The owner has decided that this site could be better utilised with a modern showroom, and wishes to replace the small administration building. The site address is 1A Malthouse Road, Barnsley, S91 1AL.
- 1.2 The site is not within a Conservation Area or near to any listed buildings.

2. Use

- 2.1 The site facilities are now and will be solely for the use of the applicant to retail motor vehicles.
- 2.2 The proposed showroom is in the town centre and is located close to several of the town centre retail parks and next door to two larger car showrooms. The proposed changes are in complete harmony with current operations in the neighbourhood.

3. Amount

- 3.1 The site area is 0.17 hectares. The building currently situated on the site has a footprint of 89sq.m, and the proposed showroom shall have a footprint of 265sq.m. This additional floor space will be used for the viewing and safer storage of vehicles, something which the current building on the site unsuitable for.
- 3.2 It is anticipated that the provision of the new showroom shall have a beneficial effect on both the local social and economic communities. The site is close to both commercial and residential areas.
- 3.3 The increase in floor area and facilities will enable an increase in the number of employees on the site.

4. Layout

- 4.1 The layout of the proposed showroom is simplistic, rectangular in plan. It is to be of one ground floor with no upper floors. A number of vehicles will be parked within the building for sale.

5. Scale

- 5.1 The proposed showroom shall be of modest proportions. While larger than the building currently on the site, it will be significantly smaller than the existing showrooms on the sites to the north. The existing showrooms dominate the area as they are two story and are built on higher ground, the proposed new showroom will appear much shorter because of this.

6. Landscaping

- 6.1 The proposed development will have little impact on the landscaping of the site. The site already has a landscaped embankment on the Pontefract Road side, which will remain. It is anticipated that the steel boundary fence to the railway lines will also remain as existing.

7. Appearance

- 7.1 The existing buildings to the north are constructed from modern materials and much use is made of glazed curtain walls and modern plastic coated steel cladding. It is proposed that similar construction methods will be used here. The building currently on the site which will be demolished for this scheme is also constructed of profiled steel cladding.

8. Vehicular access

- 8.1 The site is currently accessed from Malthouse Road, off Pontefract Road, and it is anticipated that this means of access will remain as is, however additional parking spaces for customers will be provided by transferring some of the space from the Peugeot showroom to this development.
- 8.2 Pontefract road is a major road out of the town centre, and the location provides close by links to Leeds, Wakefield, and Sheffield.

9. Inclusive access

- 9.1 The site is generally sloping down towards Pontefract Road. It is proposed that the main entrance and circulation areas will be level to enable access for disabled persons.

10. Other considerations

- 10.1 A flood risk assessment has been undertaken to comply with Planning Policy D24. It has been concluded that the site is not within an area at risk of flooding.
- 10.2 The proposed works are to be designed to meet Building Regulations Approved Document L2 to conserve energy to reduce carbon dioxide emissions.
- 10.3 The proposed showroom will ensure and enhance a service to the community by providing investment to create job opportunities right in the city centre. The new showroom will ensure sustainable development of the site as whole and the growth of the applicant Cars2.
- 10.4 It is intended that the proposed alterations will significantly enhance the existing image and thus improve the general ambiance of a key site strategically located on a major route into Barnsley.

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