

Design and Access Statement

True Manufacturing
Fields End Roundabout, Goldthorpe, Rotherham. S63 9EU

Proposed Single Storey Extension to Side Elevation to Form Training School and Delivery Office Along With Alterations to remove the existing Windows to be replaced an Extension to The Front Elevation to Form Display Showroom and Client Dining Area.

The proposed development for which planning permission is being requested from Barnsley Metropolitan Borough Council is to allow for the erection of a single storey extension to the side elevation to accommodate a Training School and Delivery Office along with the alteration and extension to the front elevation to form a Showroom Display Area and Client Dining Experience.

The site borders Railway Terrace which is close to the junction with Fields End Road and Barnsley Road which is the main road that runs through the centre of Goldthorpe. The area is made up of industrial, manufacturing and distribution business as well as a small row of five terraced properties. Located close to the site but not adjacent is a business offering vehicle repairs and used cars for sale.

The works for which planning permission is been requested include:-

- Single storey extension under a mono-pitched roof to match existing to accommodated a Training School and Delivery Office and the alteration of the external space to accommodate the changes.
- The erection of a single storey extension to the front elevation to accommodate an enlarged showroom/display area to better display the products manufactured by True Manufacturing.

The proposed changes are part of a programme of continued investment by the paerant company based in the US into its UK subsidiary. The creation of a Training School on site will allow our client (True Manufacturing) to offer training programmes to external independent approved service partners to better equip them with the skills and knowhow when it comes to providing a repaire service on equipment provided by True Manufacturing. Some training already takes place within the existing factory but the programme is to be improved. It will be a requirment going froward that aservice provider should have attended and passed a course set by True Manufacturing.

The new Delivery Office which will form part of the extension to form the Training School is a re-location of an existing facility located within the factory space. The office is to be moved to be next to where goods are either dispatched from the factory or been delivered into the factory. The reorganisation of this space and function will make this process more effcient by placing it next to where the process takes place.

The current area used to display product is no longer considered fit for perpose. The area is not well layed out, space is limited and would not accommodate the way in which product will be displayed in future. It has been decided to create different display areas (Kitchens) to allow each range to be displayed in a work-like environment. The new Showroom will incorporate a Reception to meet and greet clients as the enter the building. A clinet coffee lounge, informat seating area and

a client dining room will be part of the display. So that tasting can take place to further the client experience and offer additional sales opportunities. The physical change to the Showroom environment by the inclusion of the full height glazing to the front elevation will be dramatic, allowing natural light to enter further into the building. The space will feel less enclosed and more open which will resemble the working environment of the coffee shops and pizzareas where the equipment will be installed.

The materials used for the construction will be the same as the ones used for the original factory unit but with improved thermal properties. The scale and mass of the proposed extensions will have no decernable inpact upon the perception of the existing building. They are modest in relation to the existing factory unit.

The existing site access and egress will be retained and the proposed work will have no effect. There will be no change to the parking layout within the site and the existing external lighting or security cameras will not be changed or extended to cover the enclosed area.

The overall effect on the existing infrastructure such as roads schools etc. will be minimal as the site is currently used for a factory unit and the proposed changes enhance actions which already take place on site.