

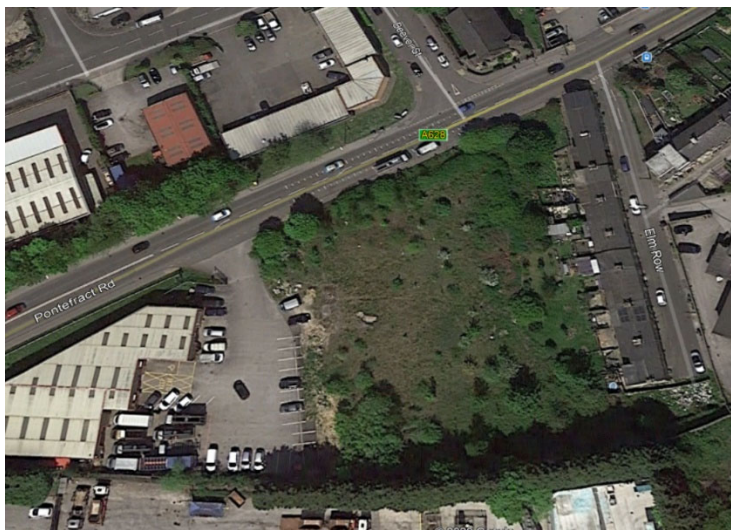
This Design and Access Statement is prepared to accompany the application for Outline Approval with Matters Reserved for the erection of a car showroom building, a vehicle workshop building and a valeting building, along with associated vehicle display, site servicing and parking areas.

This statement should be read in conjunction with the following also submitted as part of this submission:

- Planning Statement
- Drawings 1320/03 Existing Site Plan (inc. location plan); 1320/04 Proposed Site Plan; 1320/05 rev 1 Workshop Proposed Plans and Elevations; 1320/06 Showroom Proposed Plans and Elevations
- Site Investigation report
- Parking Provision Statement

## SITE AND SURROUNDINGS

- The site is an area of vacant land, located on the A628 Pontefract Road, Barnsley, adjacent to the Mill Trading Estate, to the east of Barnsley town centre.
- The site addresses Pontefract Road to the north. To the west of the site is a large warehouse and retail unit, with associated hardstanding for parking, access, deliveries etc. To the east of the site are a row of terrace properties which address Elm Row, with the gardens to the rear of the terrace addressing the site boundary. To the south of the site is a large factory.
- The red line application site area as indicated on drawing 1320/03 is approx. 5000 sqm.
- The majority of the site area is roughly flat and clear of vegetation at a height above the road level, and it is this area of the site that it is proposed for the development. There is banking within the site area up from Pontefract Road level to the north, and from the rear garden level of the terrace houses to the east. These banked areas currently have scrub vegetation and some trees.
- The site is at a lower level than the factory site to the south, and is separated from this site by a retaining wall.
- From the aerial photograph of the site below the flat developable area of the site is evident.



- There are a number of other light industrial/industrial developments within the vicinity of the site, with limited residential property.
- The site is designated as potential employment land within an Employment Policy Area on the Unitary Development Plan.

#### DESIGN – including POLICY AND GUIDANCE

- National Planning Practice Guidance establishes the importance of high quality design and sustainable development, with proposal responsive to local context.
- Guidance is given on how buildings and the spaces between buildings should be considered. In terms of layout, developments should promote connections with the existing routes and buildings, whilst providing a clear distinction of public and private space. Care should be taken to design the right form for the right place, but the extent to which this is achieved can depend on architectural and design quality. In terms of scale of buildings, consideration should be given to size and massing and how they can impact upon surrounding spaces. Individual elements of detailing should be developed with specific consideration to how they act independently and how they come together. Materials should be practical, durable, affordable and attractive whilst having a clear function.
- Although this application is for 'All Matters Reserved', significant consideration has been given at this stage to the appearance, scale, layout and quality of the proposed development as indicated on the accompanying drawings.
  - Scale: The proposed height of the showroom addressing Pontefract Road is expected to be approximately 5090mm. This reflects the similar height and elevational frontage length of the adjacent Mill Trading Estate. The proposed workshop and valeting units to the rear of the site will be a smaller scale.
  - Landscape: There are some existing trees and natural planting, mainly to the banking areas to the north and east of site edged in red on the site plan. The existing planting to the banking to the east of the site will be retained as a buffer zone between the development and the rear of the residential properties adjacent. The existing planting to the remainder of the site will be removed, with any new landscaping to the front banking to be agreed.
  - Appearance: An indicative appearance of the buildings is shown on drawings 1320/03 rev 1 and 04. From these it is evident that quality design and materials are proposed.

#### ACCESS

- Vehicular and pedestrian access to the site will be from the existing crossover shared with the adjacent Mill Trading Estate.
- The site is highly accessible via the A628 to local trunk roads and the M1 and onward motorway network. Access to the town centre is via the A628.
- Disabled car parking spaces will be provided within close proximity to the entrances to the showroom and workshop. The showroom entrance is located near to the site entrance and will therefore be legible and visible to all site users.
- Level access thresholds will be provided to all buildings, with appropriate canopy / entrance recesses for weather protection of users.
- All accommodation is at ground floor level.
- Level access will also be provided to any external car display areas.
- Internal facilities will be DDA compliant.

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## SUMMARY

The proposals take into account and accord with the requirements for 'Good Design' in terms of scale, massing, site layout and appearance. Wider site and location conditions are also appropriately accommodated, and compliance with accessibility requirements is demonstrated. Together with the significant employment opportunities the development will create in support of the Unitary Development Plan's requirements, the proposals demonstrate that the development can be considered to comply with local and national policy in terms of Design and Access.