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DESIGN AND ACCESS STATEMENT FOR THE
PROPOSED MOT/SERVICE FACILITY FOR JUMBO SELF DRIVE LTD.
2A, SHEFFIELD ROAD, BIRDWELL, BARNLEY, SOUTH YORKS. S70 5UZ.

Reference: BPD/LED/07

Date: August 19th 2011

1.0 INTRODUCTION.

- 1.1 This Design and Access Statement has been prepared by Yorkshire Developers Limited on behalf of the owner, Mr. David Yeardley and aims to provide sufficient information to accompany the planning application on the site of Jumbo Self-Drive Ltd., 2A Sheffield Road, Birdwell, Barnsley S70 5QU. for minor alterations to existing buildings and service area and a change of use for B2 to be added to the existing A1 and B1 uses.

Unaware of the difference in planning terms between B1 and B2 uses, the owner has been carrying out a B2 use on the premises since 1982.

STEP 1 – ASSESSMENT OF CONTENT

2.0 SURROUNDINGS

Uses

- 2.1 The premises are a former petrol/service station, known as Birdwell Service Station, with buildings for an accounts office, sales office/reception, store-room and a single service bay, set within a roughly triangular site with an area of approximately 0.61 hectares or 1.5 acres.

Prior to Mr. Yeardley purchasing the site in 1979, the petrol/service station had been de-commissioned by a specialist company which removed the fuel pumps, fuel pipes and afterwards, filled the fuel tanks with concrete.

The buildings are set back some 15 metres from the front boundary fence to provide space for the former petrol forecourt, now service area.

Typical of petrol/service stations of circa 1960, the site has a prominent frontage to Sheffield Road, the A61, with two accesses providing good visibility to traffic in both directions. The former petrol/service station occupies about one third of the site and the remainder of the site is leased by the owner to a market gardener who sells his own produce and other goods to members of the public. This area will be not be effected.

From 1979 the owner has operated a successful business hiring and servicing cars and commercial vehicles and in 1982 he obtained planning permission to extend the existing buildings with a further two service bays to cope with his customers requirements. This business is still in operation.

Buildings/Character.

- 2.2 The buildings to the south of the subject site on the western side of Sheffield Road are mainly brick faced terraced houses with rear gardens and there are open fields to the north of the site.

On the eastern side of Sheffield Road, to the north of the site is the petrol station and opposite the site is a residential estate, set well back from Sheffield Road and screened by semi-mature trees. This estate is accessed from Sheffield Road via Rockley Avenue.

Spaces.

- 2.3 The area around the subject site consists mainly of houses built circa 20th C, some shops that are located in converted terraced houses and some public houses that are a short distance away

Access Routes

- 2.4 The site is on a busy main road with regular bus services running in a northerly direction towards Barnsley and in a southerly direction towards M1 Junction 36 and beyond

Special Designations.

- 2.5 The subject site is designated A1 and B1 Uses in the Barnsley Unitary Development Plan, which was formally adopted in 2000.

3.0 THE SITE.

Uses.

- 3.1 The former petrol/service station site has an approximate area of 0.61 hectares or 1.50 acres and the subject site occupies about one third of this total area, including the original brick built buildings plus the extensions.

Buildings/Character.

- 3.2 The former petrol/service station was constructed by an Oil Company in the 1960's with brick built buildings, a concrete petrol forecourt, tarmac circulation area and a narrow landscaped area behind the public footpath. There was adequate space for parking cars waiting to be serviced and for visitors, together with an area set aside for the display of used cars for sale. The two access points to the premises had good visibility in both directions

Spaces within the Site.

- 3.3 The buildings are parallel with Sheffield Road and are about 15.0 m. behind the front boundary, this area has a tarmac surface.

Natural Features.

- 3.4 There are some established trees on the front boundary and these will be pruned as part of the proposals. Some trees may need to be felled to provide good visibility to Sheffield Road and the MOT service station.

Topography/gradients

- 3.5 The site is virtually flat and the floor level of the buildings is about 0.3 m. above the level of Sheffield Road.

4.0 SOCIAL CONTEXT.

Community Facility.

- 4.1 There will be no increase in floor area of the buildings and although not applied for, the premises have been used for B1 and B2 uses since 1982. There will be a marginal increase in the flow of traffic to and from the site and to ensure good visibility for drivers in both directions, the trees along the front boundary will be pruned to the requirement of the highways engineers.

Potential overlooking or overshadowing from the site.

- 4.2 The proposed B2 use will be carried in the existing buildings, which will have minor improvements made to them.

Impact on local services.

- 4.3 The proposals are unlikely to have any adverse effect on local services.

5.0 ECONOMIC CONTEXT.

Any business supported.

- 5.1 The minor changes to the existing uses will have no adverse effect on existing local businesses

6.0 PLANNING POLICIES

- 6.1 These have been discussed with the planning officers, who have raised no objections to the planning application to formalise the B2 use and to make minor alterations/ improvements to the premises.

7.0 INVOLVEMENT OF THE COMMUNITY.

- 7.1 The planning authority is aware of the proposals and some nearby residents have been informed of the proposed improved facilities. This proposal will have no adverse effect on the local residents.

8.0 EVALUATION.

- 8.1 The proposals are considered to be in accordance with the Council's Unitary Development Policies, which are defined in Section 6.
- 8.2 The premises were built as a typical petrol/service station in the 1960's and the motor fuel facilities were de-commissioned by a specialist company before 1979, when they were acquired by the present owner. Having obtained planning approval to extend the existing building to form two additional service bays in 1982, the owner has operated the motor vehicle hire and servicing for his own vehicles and those of the general public.

8 DESIGN OF THE SCHEME.

Proposed Use

- 8.5 The proposed M.O.T. use will provide a convenient facility for owners of motor vehicles in the Worsbrough area and those drivers using the A61.

Site and Surroundings.

- 8.6 The existing premises will be re-signed and the roller shutter in Bay 1 will be re-painted to match the new roller shutters in Bays 2 and 3. New safety fences will be erected within the site to open up the M.O.T./service area and keep the storage of commercial vehicle separate. The tarmac area will be renovated. The existing pre-fabricated building will be removed and the general appearance of the premises will be improved.

Land Use Policies.

- 8.7 These have been discussed in consultations with the planning officers and no conflict of land use has been indicated.

Amount.

- 8.8 The planning application proposes no increase in the floor area of the existing buildings.

Layout

- 8.9 The provision of additional parking bays with the inclusion of two spaces for disabled drivers will be marked out on the tarmac surfaces.

9 CONCLUSION.

My client wishes to formalise the B2 Use that has been in operation since 1982 and make some improvements to the appearance of the premises, improve the efficiency of the existing facilities and provide a convenient M.O.T. facility for the area.

We trust that there is sufficient information in this Statement for the planning officers to give their support to this application and that the decision by the planning committee will be favourable.