

**DESIGN AND ACCESS STATEMENT
REF 01/37/DAS01
OCTOBER 2014**

PROPOSED COLD STORE

**FOSTERS BAKERY (STAINCROSS) LIMITED
TOWNGATE, MAPPLEWELL,
BARNLEY, S75 6AS**

1.0 Introduction

- 1.1 This Planning design and access statement has been prepared by NYP Architectural Services in support of the planning application for the proposed extension to the bakery production area
- 1.2 This statement is to be read in connection with all submitted drawings / documentation. See NYP Architectural Services drawings Ref. Nos.01/37/01, 02, 03 and LOC01.

2.0 Site Description / History

- 2.1 The site is located in Towngate Mapplewell and is approximately 0.95 ha in size (blue line area).
- 2.2 The site is accessed off a gated entrance off Towngate, Mapplewell.
- 2.6 To the north of the site – Towngate, Mapplewell
To the east of the site – Residential area – Towngate and Spark Lane
To the south of the site – Residential area - Sparkfields
To the west of the site – Mapplewell Village Hall, Darton Lane
Site boundaries are defined by metal fencing.
- 2.7 The site has been the subject of at least three previous planning applications that relate to the area of the proposed extension:
 - ❖ Ref. No. 2006/1690 – Planning permission for a single storey extension to production area.
 - ❖ Ref. No. 2007/0248 – Planning permission for a two storey extension to production area with offices at first floor.
 - ❖ Current planning application for single storey extension to production area
- 2.8 The site is currently owned and operated by Fosters Bakery (Staincross) Limited.

2.9 The planning application proposes the following:

Erection of a single storey cold store of prefabricated panel construction.

3.0 Planning Policies

3.1 It is considered that the proposed development is in accordance with current planning policies.

4.0 Design Statement

- 4.1 Details of the proposed works are described on NYP Architectural Services drawings Ref. Nos.01/37/01, 02, 03 and LOC01
- 4.2 The design approach is one of a practical solution to provide the required area in a location defined required by our client.
- 4.3 Roof drainage will be required to direct surface water into the existing surface water drainage system.
- 4.4 The proposal will comply with Building Regulations.
- 4.5 The proposed development sits within a large site area. The proposed development is not detrimental to the existing buildings in and around the site.
- 4.6 The scale of the development is thought to be appropriate for the site and surrounding area.
- 4.7 The materials used in the construction of the development will match existing. All to be agreed with the local authority planning department.

5.0 ACCESS STATEMENT

- 5.1 This statement will briefly outline the approach that has been used in relation to access.
- 5.2 The proposal will comply with the Building Regulations.
- 5.3 The existing vehicular access into the site from Towngate will remain unaltered.
- 5.4 Access to the cold store will be from the existing lobby area.
The floor level will be the same as the existing.

6.0 CONCLUSION

It is our opinion that the proposal is in accordance with Barnsley MBC Planning Policies therefore the Local Authority should support this application.