DESIGN AND ACCESS STATEMENT
REF 01/30/DAS01
SEPTEMBER 2014

PROPOSED EXTENSION TO BAKERY PRODUCTION AREA

FOSTERS BAKERY (STAINCROSS) LIMITED
TOWNGATE, MAPPLEWELL,
BARNSLEY, 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.01/30/01, 02, 03, 04 and LOC01

1.2 This statement has been divided into a number of sections starting with a Site Description / History and overview of surrounding area.

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 two 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.

2.8 The site is currently owned and operated by Fosters Bakery (Staincross) Limited.

2.9 The planning application proposes the following:

Erection of an steel frame structure with roof cladding located directly adjacent to the west elevation of the existing bakery production area.
The proposals require the construction of a retaining wall.
The steel frame to the western elevation will be built off the retaining wall.
The walls between exising and new areas will be removed to provide a continuous space.
The proposed steel extension is required by our client to provide additional production area.

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.01/30/02, 03, 04 and LOC01

4.2 The design approach is one of a practical solution to provide the required working area in a location defined as suitable by our client.

4.3 The steel frame will be designed for purpose by a structural engineer. Steel purlins will carry the roof cladding.

4.4 Roof drainage will be required to direct surface water into the existing surface water drainage system.

4.5 The proposal will comply with Building Regulations.

4.6 The proposed development sits within a large site area. The proposed development is not detrimental to the existing buildings in and around the site.

4.7 The scale of the development is thought to be appropriate for the site and surrounding area.

4.8 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 extension will be from the existing production 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.