

KMS Goldthorpe

KMGT-MWA-XX-XX-RP-A-0001

Design and Access Statement

Proposed Extension to Existing Warehouse

Morgan House, Commercial Road, Goldthorpe
Industrial Estate, Rotherham, S63 9BL



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I. Design Considerations

I.1. Physical Assessment

Ken Mallinson & Sons Ltd is a family operated, national/international transport and warehousing company with sites in Barnsley and Rotherham.

They are active in multiple industries, operating primarily in the construction, retail and manufacturing industries. The company distributes an extensive range of commodities including construction products, agricultural products, electrical goods and food and drink products.

Their Goldthorpe site currently provides their warehousing facility where goods are stored and distributed.

I.2. Social and Economic Assessment

Ken Mallinson & Sons Ltd Transport are a long-established company within the haulage industry and have a large fleet of different haulage vehicles. They are a family run business providing employment for the local community.

The Goldthorpe site was strategically chosen due to its location which allows for easy connection to the motorway network. The purpose-built warehouse in Goldthorpe has very close links to the M1 and is conveniently situated next to the Aldi Distribution Centre.

It is not economically viable for KMS to move to another site to expand their business. These proposals will enable the client to sustain this well-established and sustainable business in this location for the foreseeable future.

I.3. Evaluation

Martin Walsh Architectural are applying to extend the existing warehouse with associated external works and carparking

It is of our opinion that this project will enhance KMS's operations whilst using sympathetic detailing, materials and colours to blend seamlessly with the existing building.

2. Design

2.1. Proposed Use

The existing use is classed as B8 Storage and Distribution.

The proposed extension will be for the same use class and will be used as warehousing.

2.2. Amount

The existing warehouse has a GIA of approx. 1024m²/11,018 sq ft and has a 10.8m eaves.

The proposed eastern extension will create an additional 956m² of internal floor space providing the capacity for 153 no. new 2700mm wide pallet bays.

2.3. Layout

The extension will be off the existing eastern side of the building on land that is currently part of the concrete yard.

2.4. Scale

The proposed extension will have a footprint of 42.85m x 23.26m. The extension will have eaves at 18m high.

The new personnel doors will match the existing maintaining the buildings proportions.

The new proposals seek to extend the existing car park to provide 17 new spaces.

2.5. Landscaping

Zones have been indicated on the proposed site plan to the western and northern boundary which will be utilised for new planting/landscaping. These will be designed by a landscape architect to meet the requirements of any planning conditions.

2.6. Appearance

The proposed extension will be in keeping with the existing building and will utilise materials that match the existing.

The walls are to be a trapezoidal twin-skin vertical cladding in grey to match the existing with red trims for gutters, rainwater pipes, drip cills and flashings.

The roof will be a twin skin in grey to match the existing with transparent rooflights.

External building lighting is to be designed by a specialist and match existing.

3. Access

Both existing entrances are to be retained. There are separate entrances for the carpark and yard which are to be maintained.

The existing yard has sufficient turning for HGV at 30m wide x 68m long

Martin Walsh Architectural operates with the belief that the needs of people with disabilities, and the elderly should be considered as an integral part of the design process.

Meeting these needs provides buildings that perform better for all users.

We endeavour to design buildings wherever possible to be accessible to a wide range of users including people with mobility or sensory impairments.

It is our aim to design buildings for optimum ease of use by their occupants and visitors.

Martin Walsh Architectural is fully aware of the requirements under Approved Document M of the building regulations and as such, all designs shall conform to the requirements of Approved Document M, where the requirement exists.

The proposal will introduce level access personnel doors for emergency exits and operational access. The accompanying MWA Proposed Floor Plan details the proposed building layout.

4. Photographic Record



East Gable



North Elevation



Between North Elevation and Adjacent Building



West Gable



Western Site Boundary



Internal of Warehouse