



**PLANNING APPLICATION ON BEHALF
OF;**

VERTU MOTORS (PROPERTY) LIMITED

PROPOSED CAR WASH CANOPY

**KIA BARNSELY
OAKWELL VIEW
BARNSELY
S71 1HH**

DESIGN AND ACCESS STATEMENT

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8750s

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1.0 INTRODUCTION

- 1.1 This statement has been prepared on behalf of the applicant, Vertu Motors (Property) Limited and relates to land at Kia Barnsley, Oakwell View, Barnsley, S71 1HH.

- 1.3 The application proposals have been prepared having regard to a detailed design and development appraisal undertaken which has informed the way in which the proposed development has been designed and laid out.

2.0 THE SITE AND SURROUNDING AREA

- 2.1 The Design & Access Statement sets out relevant background to the determination of the application by describing the site and general locality.
- 2.2 The site is irregular in shape and extends to 0.05Ha/0.13Acres.
- 2.3 To the north, the site is bound by existing woodland buffer. To the east and south the site is bound by existing motor dealerships.
- 2.4 The existing use of the site is a motor dealership with associated showroom, workshop, parts storage, used car display, service & staff parking & vehicle storage.



Existing site & location of proposed wash bay canopy.



Hard standing location of proposed wash bay canopy.

3.0 THE DEVELOPMENT PROPOSALS AND DESIGN APPROACH

- 3.1 The application proposals relate to an integrated co-ordinated and comprehensive development of the site to create a development comprising a modern and highly functional motor dealership.
- 3.2 The proposals seek to complement, preserve and enhance the existing use of the site.
- 3.3 A full set of drawings and plans are included with the application which provide for full and precise details of the proposals, the layout and elevational appearance.

4.0 DESIGN STATEMENT

- 4.1 The design and layout of the proposed development has been given careful consideration in drawing together the application proposals.
- 4.2 There is a strong and important brief from the client to establish their requirements for the development to create a modern, identifiable image and premises which provide for expected services and facilities to fulfil the expectations of the business.
- 4.3 The layout of the site has sought to accommodate all the requirements of the applicant's brief.
- 4.4 The layout has been specifically designed to meet the standards of space arrangements and layout.
- 4.5 The development has been designed to contribute positively to the locality, with particular regard to the established scale and mass of the existing buildings in the immediate vicinity on the site.
- 4.6 The proposed materials are entirely appropriate to the site and locality.
- 4.7 The existing use of the site is to be retained.
- 4.8 The proposed materials are entirely appropriate to the buildings, the site and the locality including a PVA tensioned roof, vertical cladding and exposed steelwork to blend with the surroundings.
- 4.9 The extent and massing of the wash bay & canopies is appropriate for the site. The height of the proposed buildings is no greater than the surrounding units and the footprint is in-keeping with the scale of the local area.
- 4.10 Chosen materials are in keeping with those in the surrounding area, with an unobtrusive scale to the development.
- 4.11 The design has been carried out in a manner respectful to the local environment and in line with local planning policy. It has evolved to reflect the technical appraisals undertaken in support of the proposals.

5.0 WASTE MANAGEMENT STATEMENT

- 5.1 The wash bay use generates a very small amount of waste. The waste consists of general waste including a small amount of packaging.
- 5.2 General waste is in the existing site refuse / recycling provisions.
- 5.3 Recycling including cardboard packaging and plastics are separated on site and stored for collection by private sub-contractor.

6.0 ACCESS STATEMENT

6.1 This access statement has been prepared in accordance with 'Planning and Access for Disabled People: A Good Practice Guide' and Approved Document M 2015 Edition incorporating 2020 amendments: Access to and use of Buildings (ADM) Section 1 to assist the Planning and Building Control bodies in making judgments about whether reasonable provision has been made in the design of the above development for people to:

- Gain access to; and
- Use

The building and its facilities.

6.2 Unless otherwise noted, the design of the development has been undertaken to comply with the appropriate guidance contained within Approved Document M 2015 incorporating 2020 amendments: Access to and use of Buildings (ADM) and the access statement has been prepared to indicate in what respects the ADM was considered appropriate.

6.3 Scheme proposals are shown on the application drawings showing the existing and proposed site plan, floor plans and elevations to the wash bay.

6.4 The proposed car wash will not be used or accessible to members of the public and is a working facility for use in associated with the existing aftersales unit.