Proposed Extension to Vehicle Workshop
2A Sheffield Road
Birdwell
Barnsley S70 5UZ

30 January 2012
Ref 12.04
Version 01

DESIGN AND ACCESS STATEMENT

1.0 Introduction

1.1 The property is located at 2A Sheffield Road Birdwell Barnsley. It was granted planning permission for change of use of part of the existing garage to enable MOT testing and associated works by planning consent ref 2011/1057 on 14 October 2011.

1.2 The current proposals seek to obtain permission for an extension two of the workshops by 2.0m on the front elevation of the building to enable servicing and MOT testing of vehicles not only of private cars, Class IV but also Class VII, small vans, mini-buses and the like.

1.3 The proposals will require a rearrangement of the parking allocation previously approved to provide sufficient manoeuvring space.

2.0 Assessment

2.1 The existing B2 General Industrial use has been established by the previous planning permission 2011/1057.

2.2 The site is relatively flat with a total area of 0.26Ha identified by a red line on the Site Location Plan ref OS1. The applicant owns additional land to the north and west of the site currently used as a Garden Centre which is shown outlined in blue.

2.3 To the south of the site there are traditional terraced houses which face Sheffield Road and to the east on the opposite side of Sheffield Road is a residential estate.

2.4 The site has a wide frontage to Sheffield Road and two points of access. The previous planning permission provided requirements for visibility standards from the access which can be achieved. More detailed survey and proposed plans are provided as part of this application which illustrates this.

2.5 The existing buildings are two storey faced in brick with a pitched roof finished with plain concrete interlocking tiles. The building includes three maintenance bays a reception/office, accounts office, rear workshop, toilets and first floor storage.

2.6 Visitor parking is provided on the forecourt in front of the service bays in an informal manner. The rear yard to the south of the buildings is currently used for the parking of commercial vehicles. Within the rear yard there is an additional service bay for maintaining commercial vehicles.

2.7 Existing landscaping is limited to tree planting along the site frontage.

3.0 Involvement

3.1 The works are of a minor nature involving a small extension to the front of the existing workshops. There are no implications to local residents and no formal pre-application meetings with the local authority were considered necessary

3.2 The works were discussed briefly with Steve Kirkham of the planning department to agree the most appropriate form of submission and to confirm the application fee of £170.00.

4.0 Evaluation

4.1 The proposed use will not change and the works are considered to be in accordance with the council's development policies.

4.2 The access and parking arrangements will serve a similar number of vehicles and the works will not create any vehicular or pedestrian intensification of access or increased parking requirement. The inclusion of servicing Class VII vehicles requires parking additional parking provision for larger vehicles which has been shown on the Site Plan ref WD3 within the adjacent commercial vehicle storage area.

4.3 The extension to the existing building will have an impact on vehicle manoeuvring within the forecourt and the layout of parking spaces from the previously approved plans has been adjusted to compensate for this.

4.4 The proposals will provide MOT testing and car maintenance will provide improved facilities to owners of motor vehicles within the local area.

4.5 The site is located on the busy A61 trunk road between Barnsley and Sheffield and has regular bus services. Access to public transport for members of staff and customers leaving or collecting vehicles is readily available.

5.0 Design

5.1 The proposals are to extend existing maintenance bays 2 and 3 by 2.0m to the front elevation in a north easterly direction. The total floor area of the extension is 18.9m². The height of the building is 3.9m at eaves and 4.2m at its abutment with the existing building.

5.2 The roof pitch of the extension is determined by the need to provide a clearance height of not less than 3.2m for vehicle access. It is therefore necessary that roofing should be constructed in corrugated sheeting which will have a dark grey finish. The walls of the extension are constructed in concrete blockwork which will be flush pointed and finished in dark grey masonry paint.

5.3 In order to help achieve the height required the ground floor level of the existing bays will be reduced by 200mm (bay 2) and 400mm (bay 3) respectively. Bay 3 will also have an inspection pit built into the new floor.

5.4 Each extended bay will have a roller shutter door in a galvanised steel finish for security.

5.5 Surface water currently discharges onto the ground and is not drained. The proposals include for surface water to be collected and taken to a new soakaway to be constructed adjacent to the access as shown.

5.6 There are no implications to existing foul drainage system.

5.7 There is an existing tree which will need to be removed to facilitate the improvements to the access and this is shown on drwg ref WD3. The access arrangements are as previously approved.

5.8 The proposals include one disable parking space, six additional spaces for customers of Class IV private vehicles, two spaces for larger Class VII vehicles and four staff car parking spaces.

5.9 The proposed extension provides a functional solution to the adaptation of an existing building.

6.0 Access

6.1 Alterations to the arrangement of parking are proposed to maintain adequate space on the forecourt for access and manoeuvring.

6.2 The site is readily accessible for service vehicles.

6.3 The site is in a sustainable location with good public transport links by bus to the local and wider area making it accessible for staff and visitors.

6.4 There are no significant gradients at the site making it suitable for use by the disabled.

7.0 Summary

7.1 The site is a current vehicle repair and maintenance workshop. Planning permission has already been granted for MOT testing and associated works. The current proposals relate to a small extension to two of the existing work bays in order to allow MOT testing of larger Class VII vehicles in order to improve the sustainability of the business and provide improved MOT and vehicle servicing facilities for local people.



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