PROPOSED WORKSHOP EXTENSION

at

WARWICK WARD LTD
Blacker Hill |Sidings
Blacker Hill
Barnsley
S74 0RE

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

Background

This application is submitted on behalf of Warwick Ward Ltd for an extension to an existing workshop with associated works.

Warwick Ward (machinery) Ltd was founded in 1970 by Mr Warwick Ward and has grown over the last 40 years into the largest stockist and supplier of new and used wheel loaders and spare parts in Europe with over 200 good working loading shovels of all makes and model always available and over 6000 machines dismantled for spare parts.

The company has grown from strength to strength and continues to expand. In parallel to the existing used equipment business the company became a fully authorised CASE construction equipment agent in 2006. As such they are now the main CASE construction equipment dealer and offer the full range of new CASE equipment products and machinery. CASE has a long association in the Construction, Earthmoving and Material Handling sectors and is well renowned within the industry for manufacturing machines with excellent reliability and an unsurpassed build quality.

1 Step One:

Assessment of the site's immediate and wider context, in terms of physical context (the character of existing buildings and spaces, landscaping and movement routes), social (how local people will be affected by the development) and economic (the contribution the development will make to the local economy) and relevant planning policies.

1.1 The site is situated within the curtilage of the existing Warwick Ward premises. The site has a long established industrial/commercial use with a mixture of offices, industrial buildings and extensive outdoor storage of plant and machinery. The existing workshop is used in conjunction with the refurbishment, repair and assembly of machinery and equipment.



1.2 The site is flat with no trees or hedges or water features in the vicinity of the proposed extension.

1.3 The existing building is of steel portal frame construction with double pitched roofs with valley gutters.

1.4 An overhead electricity cable crosses the site and a pylon is located in close proximity to the existing building (see submitted drawings). The proposed extension has been designed to avoid conflict or alterations to this utility.

1.5 Access to the building is directly from the main service roadway that runs through the site. The relationship between the site and the adjacent adopted roads will remain unchanged.

1.6 The site is within an area industrial/commercial use and the additional area created by the construction of the small extension will enable the Company to further develop and promote their business. This will have a positive contribute to the local economy and safeguard employment.

1.7 The loss of this small area in the context of the estate and surroundings as a whole will have no significant affect upon people, there are no nearby residential properties that will be a effected by the proposals.

1.8 Overshadowing or overlooking will not occur.

1.9 The proposals will increase the space available within the unit that is required to meet the operational requirements of the applicant.

1.10 There will be no impact upon the traffic in the area and no improvements to the road network, servicing or parking provision is proposed.

1.11 There will be no significant impact upon the environment arising from the proposed development.

2.1 In view of the existing site use, small scale of development, site location and context with regard to residential properties it was not considered appropriate to make any public consultation.

2 Step Three:

Evaluation of the information collected and identifying opportunities and constraints and formulating design and access principles. Conflicting issues may be identified and the evaluation should show how these are balanced.

3.1 The siting of the proposed extension and aligning with the existing is considered the most appropriate area for the additional floor space as it will maintain the existing building line and give a continuous, consistent appearance.

3.2 The design principal was for an extension in style and scale of the existing building.

3.3 The scheme is appropriate in terms of land use

3.4 The materials will match or complement those of the existing building..

3 Step Four:

Design of the scheme using the assessment, involvement and evaluation information collected.

4.1 The proposed use is fully appropriate in this location as it lies within an established area designated for employment use.

4.2 There are no conflicting uses within the immediate locality. It complies with land use policies.

4.3 The proposals are appropriate in the context of its immediate surroundings.

4.4 The size and scale of the development is appropriate in relation to the locality and adjoining and surrounding buildings of similar scale and design.

4.5 The amount of additional floor space meets the current operational needs of the applicant.

4.6 The layout of the development has regard to the orientation of the existing building, the line of the existing elevations, retention of existing parking and servicing provision.

4.7 With regard to landscaping, there are no trees hedges or other landscape feature affected by the scheme.. There are no proposals to implement any supplementary planting.

4.8 The appearance of the proposed extension will complement that of the existing unit.

4.9 Access for emergency vehicles or deliveries will be unaffected by the proposals.

4.10 Crime prevention measures are in line with the provision made for the exiting building. Additional external doors have only been provided as required to meet the requirements for means of escape in accordance with the Building Regulations.

4.11 The building to which the proposed extension relates is located within the boundary of a long established construction equipment business but is also located within the Green Belt, therefore UDP policies GS8A and GS9 apply, as well as PPG2 ‘Green Belts’. Policy GS8A states that the extension of an existing building within the Green Belt will be permitted provided that it would not have a materially greater impact on the openness of the Green Belt, it would not reduce residential amenity or visual amenity and the alterations would be architecturally consistent with the host property. Policy GS9 states that development in the Green Belt

should not by reason of its siting, materials or design result in significant harm to the visual amenity of the Green Belt.

4.12 As the proposal is for an extension to a building and not a new building it would not constitute inappropriate development within the Green Belt so very special circumstances would not be required.

The proposed extension is a relatively small addition (129.5m2) compared to the existing building (779m2) and equates to approximately a 16.6% increase in floor area. The extension would be located on the side (South) elevation of the building and would project towards the breakers yard rather than into or towards open space, therefore, it would not result in a significant loss of openness.

The extension is architecturally consistent with the existing building and would not result in significant harm to the Green Belt, in accordance with UDP policies GS8E and GS9.

The site is also within a valley in a non overly prominent or open position. The closest residential property is also over 70m from the proposed extension so residential amenity would be maintained to a reasonable degree, in accordance with UDP policy GS8E.