

**JUSTIFICATION / DESIGN & ACCESS STATEMENT**

**PROPOSED ALTERATIONS TO DEPOT ROOF**

**STAGECOACH DEPOT  
WAKFIELD ROAD BARNSELY  
S71 1NT**

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## **1. INTRODUCTION**

- 1.1 This Design & Access Statement has been prepared to supplement the submission of a full planning application for raising a section of roof over Garage Bays 4 and 5 to match height of adjacent main roof to Garage Bays 1 to 3. Also replacing roof over Garage Bays 6 to 11 maintaining existing roofline.
- 1.2 This statement should be read in conjunction with the suite of documents which include detailed plans and drawings of the proposal as follows:
- 003-VSA-XX-SITE-DR-A-100-Site Location Plan
  - 003-VSA-XX-ZZ-DR-A-101-Existing Site Plan
  - 003-VSA-XX-ZZ-DR-A-110-Existing Floor Plan
  - 003-VSA-XX-ZZ-DR-A-120-Existing Roof Plan
  - 003-VSA-XX-ZZ-DR-A-150-Existing Elevations
  - 003-VSA-XX-ZZ-DR-A-200-Proposed Site Plan
  - 003-VSA-XX-ZZ-DR-A-205-Proposed Floor Plan
  - 003-VSA-XX-ZZ-DR-A-210-Proposed Roof Plan
  - 003-VSA-XX-ZZ-DR-A-250-Proposed\_ Elevations
- 1.3 With regard to the matters of air quality and noise impact it is suggested that neither an air quality assessment nor a noise impact assessment are required as the proposed changes will not alter the vehicle frequency or site use.

## **2. USE**

- 2.1 There has been a bus depot for many years at Barnsley S71 1NT and the land also owned by the applicant (Stagecoach Services Ltd). There are existing workshops and garage building with an area of a hard-surfaced yard used for vehicular parking.
- 2.2 The main area of the depot comprises a hard-surfaced yard. The covered garage depot building is about 80m wide east/west and about 30m deep north/ south.
- 2.3 The general characteristics of the site and immediate surroundings are overtly commercial and industrial. The A61 divides the industrial/commercial zone on the west from the residential area to the east.
- 2.4 The current proposed application involves a relatively minor change to the building as it stands and therefore minimal impact to its visual appearance.

### **3. AMOUNT**

- 3.1 The proposed alterations will raise the roof over bays 4 and 5 by approximately 500mm to bring it flush with the upper roof located to the east.

### **4. LAYOUT**

- 4.1 The alterations are show clearly on the elevations included in the application,

Ref:

- 003-VSA-XX-ZZ-DR-A-100-Existing\_ Elevations- and
- 003-VSA-XX-ZZ-DR-A-250-Proposed\_ Elevations-

- 4.2 The area around the proposed alterations is to remain as existing. New materials and like for like repairs will be undertaken to match the existing materials of the roof.

- 4.3 Parking for staff cars will be as existing on site provided within the site grounds.

### **5. APPEARANCE**

- 5.1 The overt characteristic of the application site and its immediate surroundings is commercial/industrial in nature, the site being an existing bus depot with a large workshop building and extensive parking on concrete yard areas.

- 5.2 Part of the site at present, although open, is substantially laid to a concrete yard which is used for the parking of buses and other vehicles.

- 5.3 The roof alterations will be installed using a like for like system and have a matching visual appearance. Any cladding replaced will be light grey to match existing.  
All replaced rainwater goods will be light grey metal to match existing.

- 5.4 The Garage bay doors will be replaced with roller shutter doors visually not to similar from the existing. This is to not compromise the height gain within the bays if the existing up and over doors were to be retained.

- 5.5 In summary the proposed roof alterations will create little visual impact on the site. All materials will be in keeping with the sites context and typology.

### **6. ACCESS**

- 6.1 Access is generally level across the site and ramped access is proposed to the extension to allow level access for wheelchairs. No alterations are proposed to any site access. The vehicle frequency on site during construction will be minor given the small scale nature of the alterations.

## **7. SUSTAINABILITY**

- 7.1 The site's function is as a commercial bus depot for Stagecoach who are the principal bus operators in the region. Provision of public transport is considered to be one of the principal planks of sustainable development.
- 7.2 Accordingly, any proposal which seeks to secure or improve public transport facilities should be supported.

## **8. ENVIRONMENTAL CONSIDERATIONS**

- 8.1 The site is within an existing and commercial/industrial area. It is part of a long-established bus depot and there will be no material increase in traffic to and from the site as a result of the proposal, accordingly there will be no impact on air quality.
- 8.2 Possible noise generation is a consideration. However, at present maintenance of buses is carried out within an existing workshop building. The proposed Alterations provided onsite facilities to lift busses for the mechanics. This may reduce the amount of off site excursions to depots with more suitable mechanical facilities.

## **9. JUSTIFICATION**

- 9.1 The proposed raising of the roof is required to allow under vehicle maintenance which is unable to be undertaken over the pits. The replacement of the roof is to prevent any further dilapidation of the roof and causing maintenance issues for the engineers.

## **10. CONCLUSION**

- 10.1 The proposed alterations are reasonably required in connection with an existing commercial land use. It has been carefully designed for the applicant to meet their operational requirements and will not appear inappropriate in design terms when related to the characteristics of the site which is previously developed land being mainly a concrete parking yard area.
- 10.2 There will be benefits in that there will be no material addition to traffic generation caused by the proposal, working conditions for staff at the site will be improved.
- 10.3 Accordingly it is submitted that full planning permission subject to conditions relating to the provision of samples of materials should be granted.