

DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PROPOSED TWO STOREY OFFICE BUILDING ASSOCIATED WITH AN
EXISTING ENGINEERING BUSINESS
FOR THE MARWOOD GROUP
UNIT 10 MAPPLEWELL DRIVE, MAPPLEWELL, BARNSELEY S75 6GF

ASSESSMENT OF CONTEXT

Physical

Surroundings

The location is an established engineering depot located off Mapplewell Drive, Mapplewell. To two sides, the site adjoins further commercial/industrial premises, there is open land beyond the site to the south and a residential home beyond the western boundary.

Site

The site is an established industrial site with no special designation and is not within a conservation area or the green belt.

There is an existing engineering unit which was extended approx 4 years ago under an earlier planning approval. In addition a large storage yard is contained within the perimeter fence and adjacent the existing unit. The original planning approval did include a new build office element, but this was not constructed as part of the earlier scheme as the applicant's office requirements had not been fully assessed at that time.

The proposal now is to erect a two storey office building 'wrapping' around the corner of the existing unit.

Social

As the office building is located within the existing yard area and is a dedicated space to be used in association with the engineering unit, there will be no major social consequences arising from it.

Economic

There will be no significant economic effect arising from the proposal. There will however be the likelihood of a modest number of employment opportunities in the long term and in the short term, there is the opportunity for local builders and builders merchants to benefit in the short term as a result of the construction of the new premises.

Planning Policies

The proposal clearly is in accordance with planning policy as this is simply an enhancement of the current use with improved facilities.

Involvement of community members

Involvement of community members was not considered to be necessary in relation to this development.

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DESIGN

USE

The site consists of an existing engineering workshop and depot with temporary offices operating out of 'portakabin' type accommodation.

The business has now outgrown the current office provision and requires to be serviced by enhanced office premises.

AMOUNT

The proposal is to erect a two storey office building complete with a series of offices, storage areas, toilet facilities and kitchen and also include a canteen for operatives within the engineering workshop. In addition a new reception will be created adjacent the existing site entrance so that all visitors to the site can be met and registered from the new facility. The total floor area will be approximately 280 sq m split equally between ground and first floor levels.

LAYOUT

The office building will take the form of an 'L' shaped building in plan form and will 'wrap' around the existing external corner of the engineering unit nearest the site entrance.

There is no proposal to create an existing internal link with the unit.

SCALE

The scale of the proposed building is two storey with a flat roof located behind a parapet fascia. The new building will finish at approximately the eaves height of the engineering unit.

LANDSCAPING

There are no proposals to introduce any landscaping as part of this development.

APPEARANCE

The building will be constructed in facing brick to match the existing building and the roof will be constructed either in profiled metal cladding or a resin based seamless waterproof membrane. The roof itself will not be visible as this will be hidden behind the parapet fascia.

ACCESS

Access to the site will be from Mapplewell Drive which remains unaltered.

Access into the building will be DDA compliant and there will be no excessive gradients.

The existing concrete yard areas will be modified as required and will be suitably surfaced, sealed and drained.

Turning facilities are available within the site.