

## **Wordsworth Properties Ltd.**

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WPWR-MWA-XX-XX-RP-A-0002

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### **Design & Access Statement**

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Proposed Vehicle Workshop

Wordsworth Business Park

Whaley Road

Barugh Green

Barnsley

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## **I. Design Considerations**

### **I.1. Physical Assessment**

The site is located immediately to the north-east of Whaley Road in Barugh Green, to the north-west of Barnsley centre at National Grid Reference 432162 (X), 408346 (Y).

The client's ownership equates to approximately 4.3 hectares. The overall site is bounded on the northern, southern and western boundaries by industrial and commercial properties. To the east, the site is bounded by a railway line with fields beyond.

The application site is to the north of the wider site currently housing older structures and portacabins used as offices, maintenance units and an area of the site for storing and processing materials.

An industrial access road was created within the site around 2006-7 to allow access to the far reaches of the wider site and to provide the infrastructure for future development of the site.

The land adjacent to the existing structures is currently vacant with spoil heaps located in various places.

The application site is approximately 0.93ha and is predominantly flat.

Access to the site will remain as existing, off the existing Whaley Road access.

### **I.2. Social Assessment**

The surrounding area is an industrial estate. It is not considered that this development has any negative impact on the wider community.

This development will allow vehicles to be maintained on site, eliminating the need for large wagons and plant to be moved off-site to be cleaned and serviced, reducing numbers of vehicle trips and therefore lowering the carbon footprint of the overall business.

The development is seeking to achieve a BREEAM 'Very Good' rating as per the requirements of Barnsley Council.

### **I.3. Economic Assessment**

This development will provide several months work to tens of contractors and consultants that, importantly, gives those companies a level of reassurance and stability during this time as we all try to work through the pressures imposed by the Covid-19 pandemic.

## **2. Design**

### **2.1. Proposed Use**

The proposal is to build a fit-for-purpose vehicle maintenance workshop for the existing businesses that operate from this site – namely Wordsworth Excavations and Wordsworth Crushing.

### **2.2. Amount**

See drawings ref.:

- WPWR-MWA-XX-XX-DR-A-0101\_S2\_(Latest Revision)\_Proposed\_Site\_Plan
- WPWR-MWA-XX-GF-DR-A-0102\_S2\_(Latest Revision)\_Proposed\_Ground\_Floor\_Plan
- WPWR-MWA-XX-XX-DR-A-0103\_S2\_(Latest Revision)\_Proposed\_Elevations\_and\_Section
- WPWR-MWA-XX-XX-DR-A-0105\_S2\_(Latest Revision)\_Proposed\_Long\_Section
- WPWR-MWA-XX-01-DR-A-0106\_S2\_(Latest Revision)\_Proposed\_First\_Floor\_Plan
- WPWR-MWA-XX-XX-DR-A-0201\_S2\_(Latest Revision)\_Wash\_Bays

The size of the building and associated development is clear from these drawings.

### **2.3. Layout**

The main building is set away from Whaley Road and in close proximity to the existing facilities that currently serve Wordsworth Crushing. When the new building is able to be occupied, the existing buildings will be demolished.

The unit consists of a large open-plan maintenance workshop with a travelling crane and some ancillary offices which allow staff to work from this building as well as from the primary Wordsworth Properties offices that were constructed on the same site in 2015-16.

Outside the building is a large yard with 3no. gantry wash bays. This yard area will allow for the cleaning and maintenance of multiple vehicles as and when they return from construction sites and/or require servicing.

### **2.4. Scale**

The scale of the building has been dictated by the client. The height allows for a travelling crane at high-level which will aid in the maintenance of larger vehicles and plant. The length and depth allow for 4no. vehicles to be worked on simultaneously and completely within a safe, internal covered environment.

## **2.5. Appearance**

See drawing ref.:

WPWR-MWA-XX-XX-DR-A-0103\_S2\_(latest revision)\_Proposed\_Elevations\_and\_Section

The building will be clad in profiled metal sheeting to the entire perimeter and roof.

### **3. Access**

Martin Walsh Architectural (MWA) operates with the belief that the needs of people with disabilities should be considered as an integral part of the design process. Meeting these needs provides buildings that perform better for all users.

We endeavour to design buildings wherever possible to be accessible to a wide range of users, including people with mobility or sensory impairments. It is our aim to design buildings for optimum ease of use by their occupants and visitors.

MWA is fully aware of the requirements of Approved Document M (AD-M) of the Building Regulations and as such, all designs shall conform to the requirements of AD-M where such a requirement exists.

It is in our professional opinion that the nature of the layout provides practical access to and throughout the development.