



# POLAR FORD      BARNESLEY

**INTRODUCTION**

**SITE LOCATION**

**IMMEDIATE SITE CONTEXT**

**SITE PHOTOS**

**SITE ANALYSIS**

**EXISTING BUILDINGS**

**SCHEME PROPOSALS**

- PROPOSAL
- ACCESS
- DESIGN

**SUMMARY**

**CONTENTS**

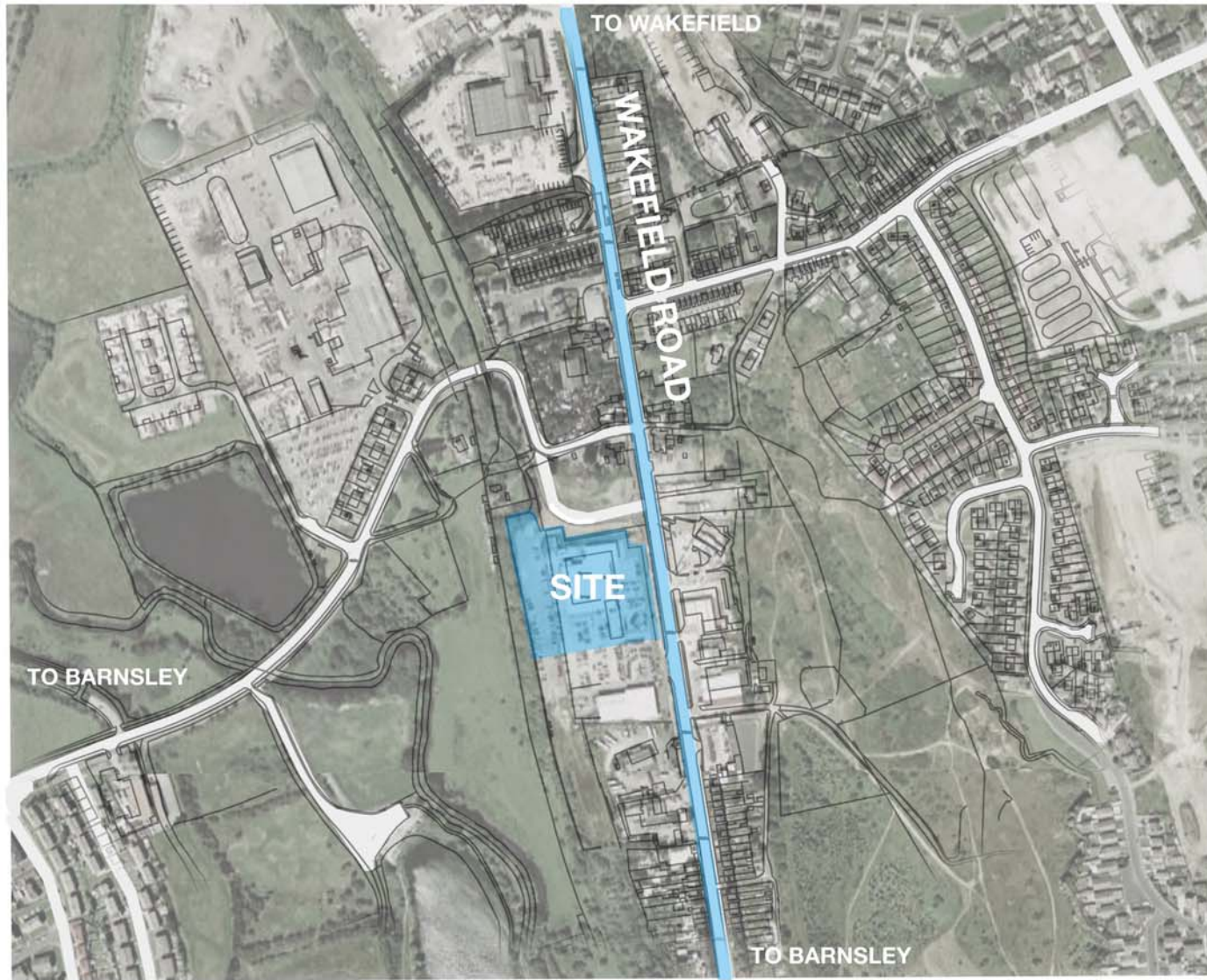
This Design and Access statement is submitted as part and in support of a formal planning application made on behalf of Polar Ford.

The purpose of this report is to demonstrate the considered design process, which has led to the formal solution of this application to Barnsley MDC Planning Authority. Essentially this has involved a visual assessment of the site and buildings in the context of the street scene, adjacent and the surrounding area. As a consequence of that appraisal a design and layout has been produced which is considered in accordance with national planning policy guidance and criteria set out in relevant Unitary Development Plan policies.

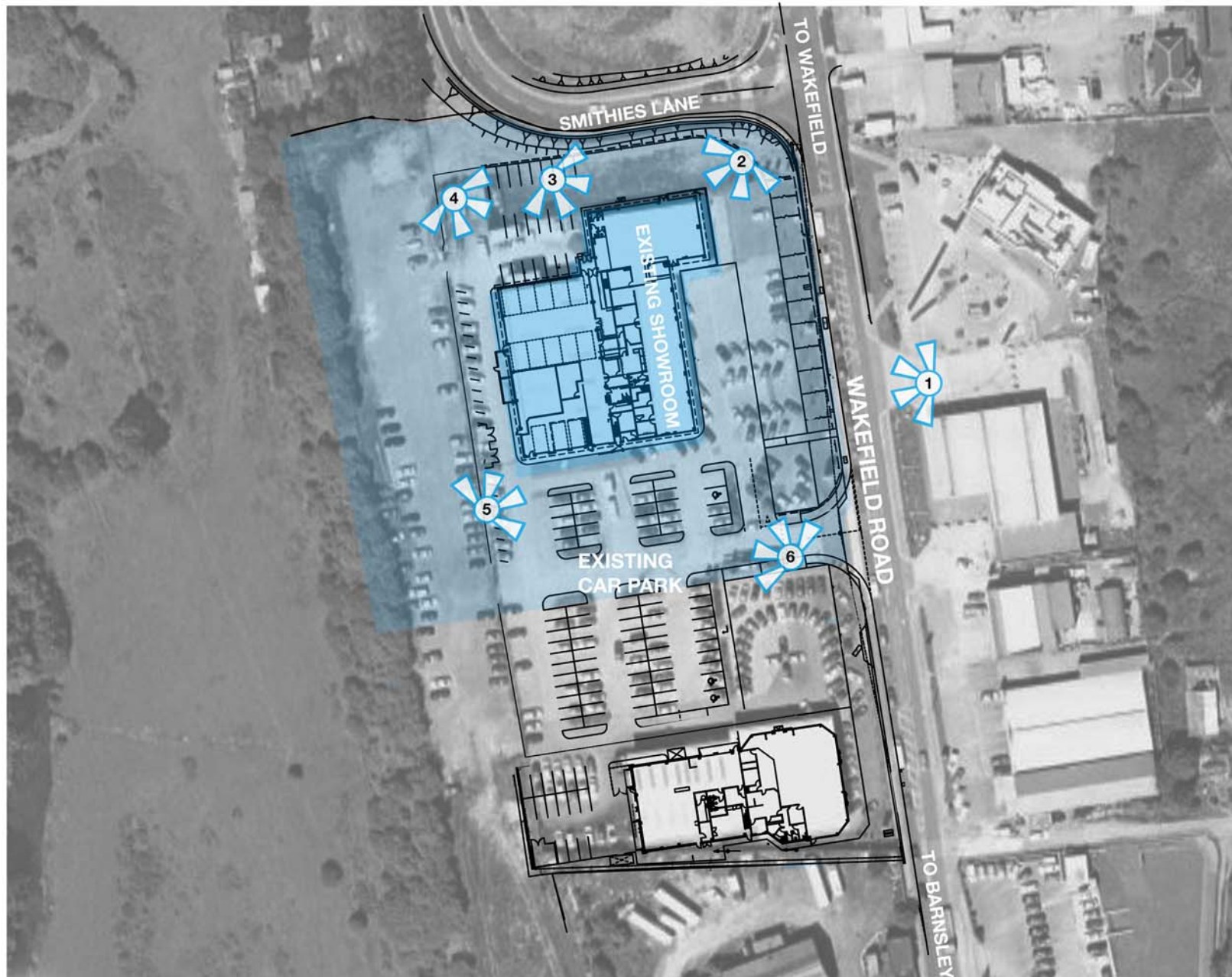
The application site is a former Dixon-Renault dealership and this application seeks to gain consent for additional body shop extension to facilitate the new Polar Ford requirements.



## INTRODUCTION



## SITE LOCATION



## SITE CONTEXT



FRONT ELEVATION LOOKING ONTO WAKEFIELD ROAD



NORTH EAST CORNER

## SITE PHOTOS



REAR VIEW - AREA OF PROPOSED EXTENSION



REAR VIEW - AREA OF PROPOSED EXTENSION

## SITE PHOTOS

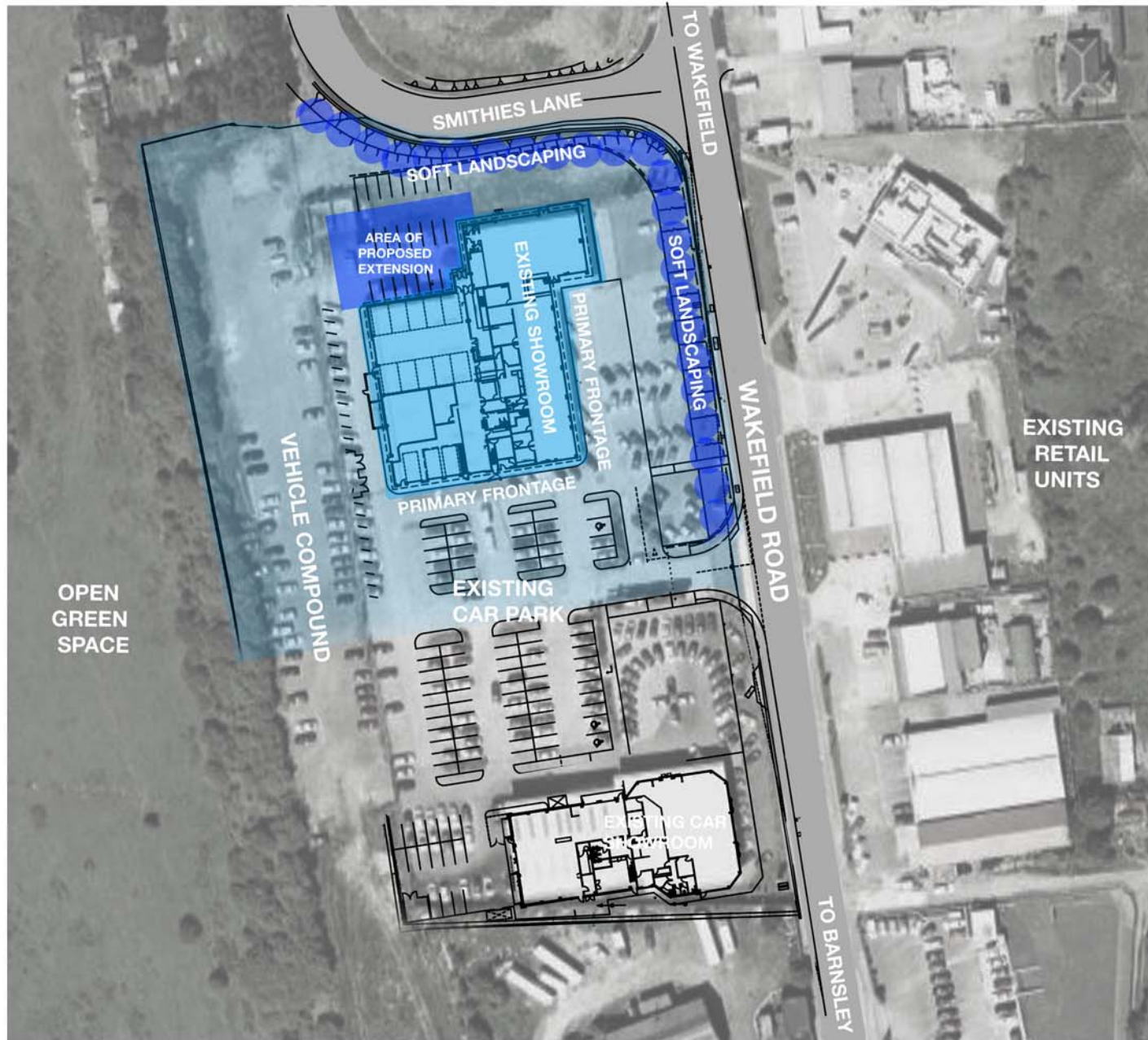


**5** SOUTH WEST CORNER SHOWING GARAGE DOORS



**6** ENTRANCE VIEW ACCROSS CAR PARK

## SITE PHOTOS



The site is approximately 1.09 hectares (2.69 acres) and is located at the junction of Smithies Lane and Wakefield Road to the north of Barnsley Town Centre. The current area is a recognised car dealership destination, however the site is currently unoccupied. The area is an established retail centre with a number of out of town trade counters and retailers in the vicinity.

The East and Northern site boundaries are defined by a soft landscaping margin to the road with hard standing areas for display. The rear of the site accommodates a vehicle compound facing open green space.

Access is from Wakefield Road with a central principal entrance. The central spine road provides access for the two car dealership centres.

The existing building stands central on the site with car parking to the south, servicing to the rear (west) and display parking areas to the north and east. The building is approximately 15 years old. The east elevation to Wakefield Road is predominately full height display glazing with brickwork plinth. The secondary elevations are made up of a mixture of facing brickwork and cladding punctured with personnel and service doors. The roof is a white cladding with a curved eaves detail to its primary frontages.

## SITE ANALYSIS



GROUND FLOOR PLAN



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

## EXISTING BUILDINGS



The scheme proposal is an extension to the existing car showroom, providing new commercial space.

The extension provides floor space for a new body shop, with the capacity to accommodate around 20 cars as well as mechanical lifts, work bays and storage. This adds to the current uses in the centre, which include one used and one new car showroom, MOT servicing bays, valeting area, workshop and numerous offices, meeting rooms and a reception.

Also included in the extension is a plant room, which includes auxiliary machinery to service the body shop.

Site parameters, movement and access have influenced the location and size of the proposal. Situated at the rear of the existing building (North West corner) adequate space is allowed for vehicle access. As the body shop is a tertiary function of the centre it does not visually intrude on the building's two primary frontages. The ample car park existing on the site will not undergo major remodelling.



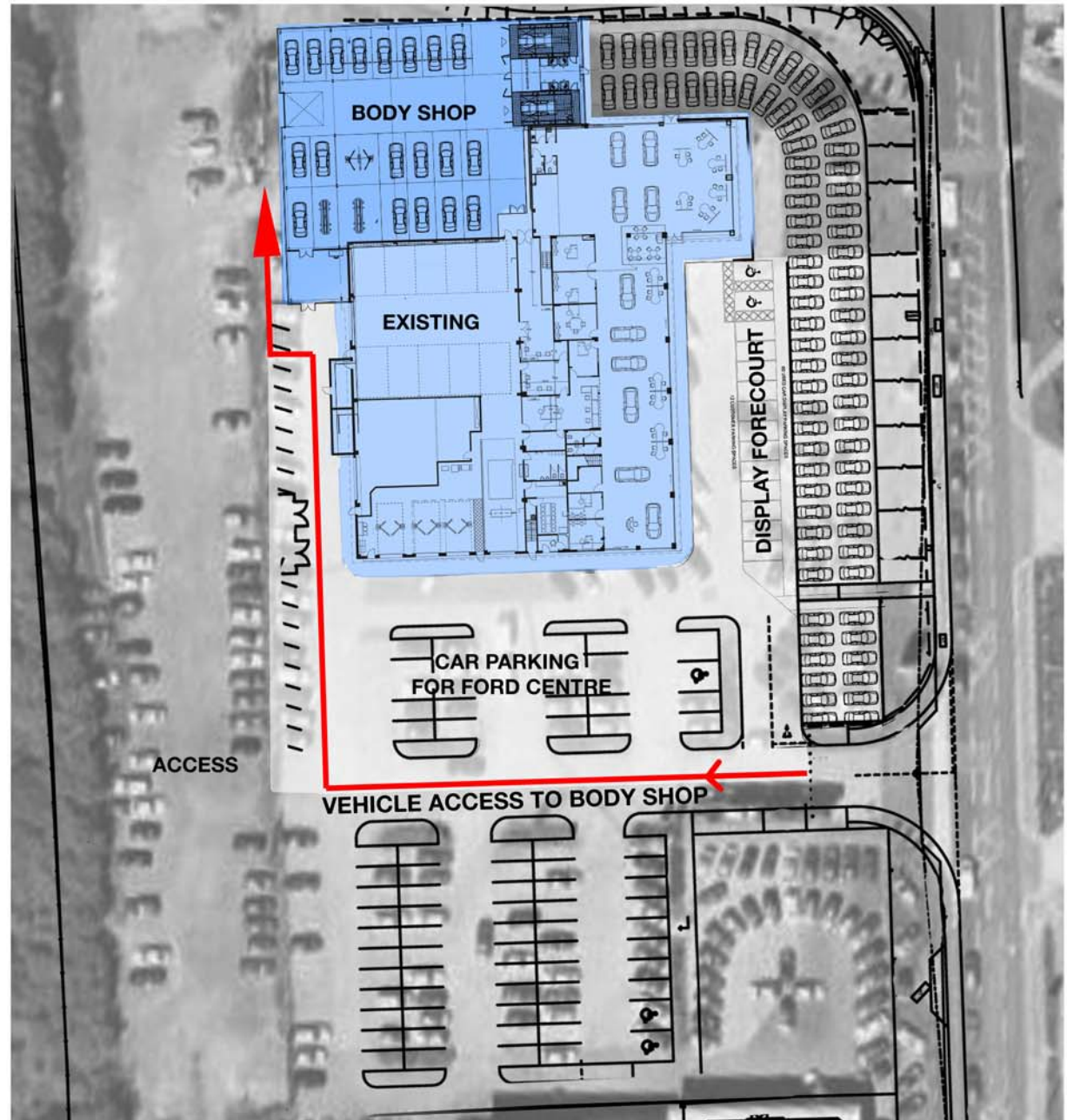
## PROPOSAL

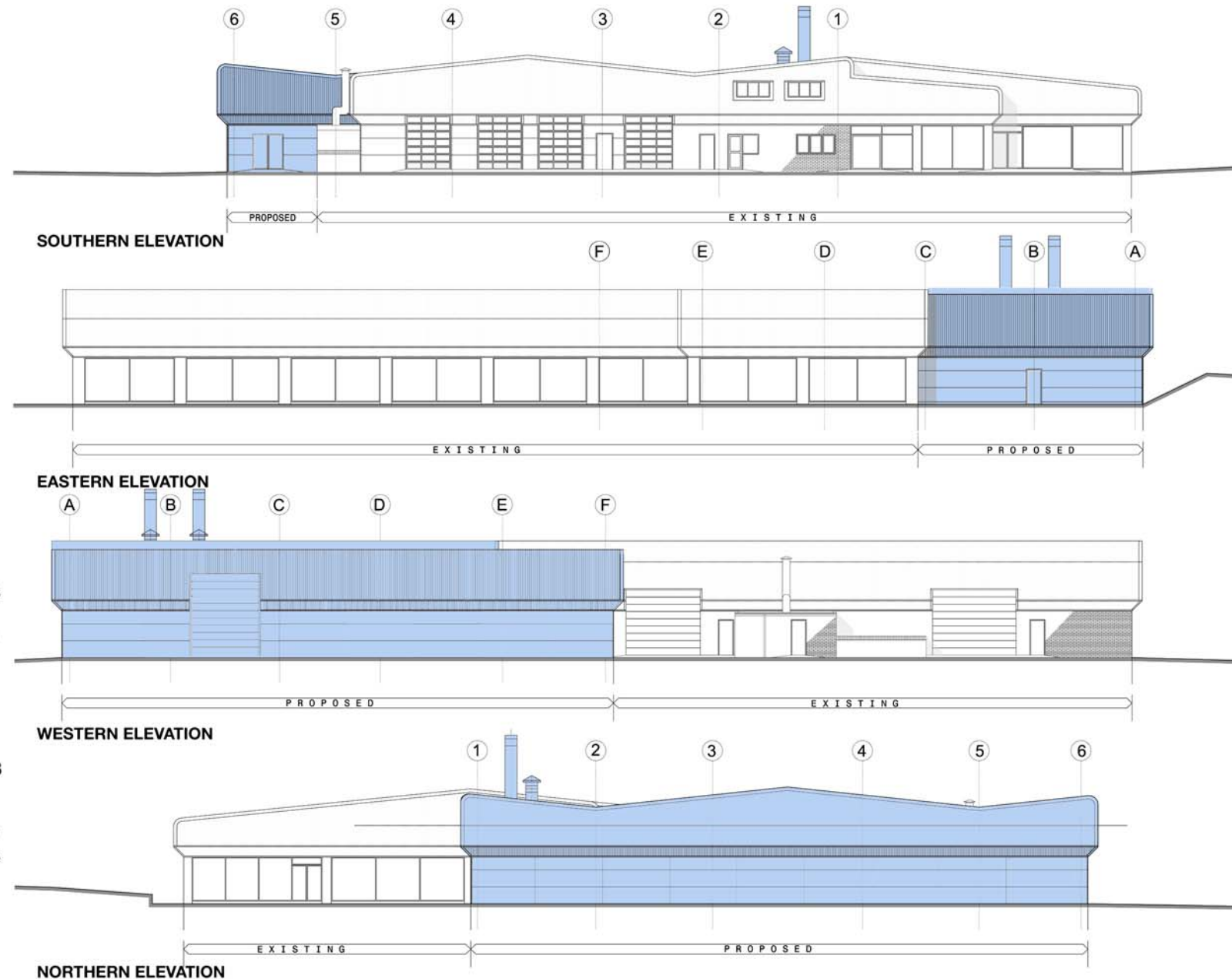
## HIGHWAYS

A detailed study to assess the highways impact has been undertaken by Savell Bird & Axon, and will accompany this planning application.

Vehicle and pedestrian access into the development remains the same in the proposed scheme, with one access point into the car park taken from Wakefield Road. There is existing vehicular access from the car park to the rear of building which can service the proposed extension's garage doors.

## PROPOSAL - ACCESS





**PROPOSED EXTENSION**

The proposed materials of white clad walls and roof are in character with the existing building. The new construction follows the existing roof line and proportions are in relation to the existing.

The proposed construction extends past the perimeter of the existing building, enabling independent external access on 3 sides. Internal movement is kept possible through adapting existing external double doors; however the body shop acts mainly as an independent unit. The main entrance point remains the same in the proposed scheme.

## PROPOSAL - DESIGN

The proposal aims to create a valuable addition to the Polar Ford Centre, taking full advantage of site potential and minimising the external effect on the primary frontages, i.e. those visible from Wakefield Road.

By taking the existing building as a template for materials, size, shape and proportion, the end product will appear as a whole, rather than two bolted together units.

The proposed body shop will operate alongside the car showroom but will be an almost independent facility, and as such a rear entrance, hidden from the access road is appropriate. This independent layout maximises possible future segmentation and changes in use.



## SUMMARY