

PLANNING, DESIGN AND ACCESS STATEMENT
FOR
EXTENSION AND ALTERATIONS TO THE EXISTING
OFFICE
AT
A.P. HOLLINGWORTH LTD. HAULAGE DEPOT, WHALEY
ROAD, BARNSELY

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1. DESCRIPTION:

The proposal is to extend and alter internally the existing small detached office block on site and to replace the monopitch felt roof with a pitched and tile roof. The site is immediately adjacent to the applicant's haulage depot. There will be no members of the public visiting the office.

2. USE:

The office is required to support the haulage business currently being run from Cumberworth and from this site. The intention is to consolidate the two sites into one operational site and thus requiring the office building to be altered extended and improved.

3. AMOUNT

The existing office is approximately 33m² internally and our proposal extends this by 13m² to 46m².

4. LAYOUT

Internal alterations as shown give an improved layout with a general office, a private office, a staff kitchen area and two WC's.

5. SCALE:

The roof is to be raised to a pitched tiled roof and the forward extension is 2m.

6. LANDSCAPE

There is little opportunity to landscape any areas on the site which is taken up with vehicle parking for the staff.

7. APPEARANCE:

The replacement of the existing felt monopitch roof by a pitched tile roof will greatly improve the appearance of the building and the external walls in facing brick and upvc windows will result in an attractive small office.

8. ACCESS:

The existing building was formerly an animal feed store. This proposed commercial office ancillary to the applicant's haulage business will require only minimal staff parking which is comfortably available within the existing front car park area. There will be no requirement for public access. The existing access from Whaley Road will provide easy and safe staff access.

9. CONCLUSION:

The complete relocation of the applicant's haulage business from Cumberworth to this site (now a vehicle depot and workshop) necessitates the construction of a small office. This existing building now acquired by the applicant requires a modest extension and some upgrading and internal alterations to satisfy the applicant's needs.