Garry Greetham associates limited

EXTENSION DESIGN STATEMENT

Relating to Proposed Extensions to Front Of Existing Workshop At: "Stephensons Auto Repairs", 5 Booth Street, Hoyland, Barnsley. S74 9JX. March 2011.

Applicants: Garry Greetham Associates Limited on behalf of Client: Mr. I. Stephenson.

1 Introduction.

1.1 This is a brief Design Statement to support the submission of a formal planning application for the above-mentioned extensions and has been prepared by Garry Greetham M.C.I.A.T. of Garry Greetham Associates Limited, and is to be read in conjunction with the following drawings:

Premises as Existing. Including Site & Location Layouts.	Dwg. No: 737-01.
Premises as Proposed.	Dwg. No: 737-02.

1.2 The purpose of this brief Design Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of these proposed extensions.

Residential Design Consultant

Westwood House
18 Carr Lane, Tankersley
Barnsley, South Yorks. S75 3BE.
Telephone/Fax: 01226 746573

Member of the British Institute of Architectural Technologists
Registered in England 5451918

Directors: G. G. Greetham; J. A. Greetham

1.3 The design and size of these proposed small extensions will complement the existing premises but will also help to provide additional security measures for these premises, as they has been the subject of several burglaries over the recent months, prompting our mutual client to take such action.

1.4 Take note that due to the fact that Booth Street itself is quite narrow, at present, our mutual client provides the owners of numbers 3, 4, 6, 8, 10, 12 and 14 Booth Street (actually located opposite the premises) with a key for the main forecourt gate which not only allows them to park their vehicles over night on this forecourt – hence allowing Booth Street not to be congested with parked vehicles, but to also allows these residents to wash there vehicles on this forecourt when not in use, bearing in mind that the working hours are 8.0 am till 5.30 pm.

1.5 The actual design works are as described below;

Extension to existing work shop Bay 1: this extension projects from the original work shop Bay 1 approx. 2.40m – simply filling in the area up to the existing "arch way" which is already in position, and not only providing additional working area within this Bay 1 but also effectively screening the existing rear door into the office area (refer to layouts) thus providing additional security in light of the recent burglaries.

The existing non-illuminated signage stating "Stephensons Auto Repairs", will simply be re-positioned on to this proposed extension front located above the re- located roller shutter door – this location being at the same height as the previous signage location.

The extension providing a small store area adjacent the existing office room to the front of the forecourt will allow any non-combustible materials to be stored, under cover, out of sight and under lock and key, hence allowing the existing fore court to be open and free of any materials – which not only helps the adjacent residents for the parking of their vehicles but also eliminates the possibility for any opportunist theft.

2 Design of the Extensions.

2.1 In connection with the surrounding properties, they consist of a mixture of residential properties and Residential Home for the Elderly.

To the side of these premises, separated by an existing natural stone wall, approx. 1350mm high with 1200mm close boarded timber fencing located to the top – for security aspect, is the side garden of a Residential Home for the Elderly on Booth Street, this being a standard single storey high building, with a hipped roof construction consisting of concrete interlocking materials.

In front of these premises, facing the Booth Street road frontage is again a 1350mm high natural stone wall with a 1200mm close boarded timber fencing located to the top for security aspect. . This boundary treatment screens the existing front fore court area, which the ground cover is existing concrete.

2.2 The external facing materials for these extensions to this existing Auto Repair Premises, are intended to match the existing premises and as described below, namely;

Both the extension to the existing work shop Bay 1 and the small store area to the front of the forecourt will use profiled grey colour "Floclad" sheeting for both walling and roofing, together with matching cloaking pieces and gutters etc. fixed on to solid block work – all to match the existing Auto Repairs premises.

2.3 The materials proposed for these extensions, have been taken into account to reduce the future maintenance of the premises namely Metal Roller Shutter Doors; the main external walling is also solely constructed of block work with Grey coloured "Floclad" sheeting – all to match the existing premises, which obviously means no maintenance problem.

The roofing materials will also be grey coloured "Floclad" sheeting or similar approved sheeting – all to match the existing premises materials.

The existing front wall is constructed from natural stone with timber fencing located to the top acting as security aspect.
The remaining existing boundary walling between the neighbouring properties will be retained.

2.4 Regarding crime prevention measures, several items, both internally and externally, have been catered for during the design stage namely;

Externally: Metal Roller Shutter Doors to match the existing doors already in position;

P.I.R. lighting to the front of the premises.

2.0m high pair steel gates to entrance.