



**CONSTRUCTION &
ENGINEERING LIMITED**

Proposed Store & Workshop

Its For Hire, St Marys Street, Penistone S36 6DT

Design & Access Statement

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INTRODUCTION

The site is currently occupied by an industrial building. This is split into two main units, one of which houses CD Autos, the other houses the Applicant's business; Its For Hire. Attached to the end of the main unit is the single storey cafe, which serves local workers, residents and users of the adjacent cycle path.

NEED FOR ADDITIONAL BUILDINGS

The applicant's successful hire business has resulted in parts and equipment overflowing from the existing unit and being stored in the yard. Unfortunately, this is not secure enough and various items have been stolen from the yard. There are three containers now on site to store some of the items, but those do not provide enough space.

The applicant is also taking delivery of a quantity of bicycles, to hire out to people wishing to utilise the Trans Penine Trail, which runs along the disused railway line at the Northern boundary of the site. A secure building is required to store the bicycles, as well as the other hire equipment.

The applicant has also found that he requires a workshop building, in order for repair and maintenance to be carried out on the various vans, trucks and diggers that are used in the operation of his business. This needs to be an enclosed building so that maintenance can be carried out under cover.

DESIGN

The existing building was designed to fit into the local environment as harmoniously as possible. Coursed natural stone forms a robust base to the building, with stained softwood cladding at high level. The building is weathering well into its surroundings and is a high quality finish compared to many typical metal-sheet industrial units.

The new store and workshop are designed to match the existing building. The materials and detailing are identical and the buildings will form a well-balanced grouping.

There is plenty of space on the site to accommodate the additional structures, leaving room for vehicle manoeuvring and parking. The palisade fencing delineating the extent of CD Auto's compound will be re-positioned. The remaining fencing, site enclosure and access will remain as existing. Since the new buildings are to be used as part of the existing businesses, no increase in vehicular traffic is anticipated.

