

4
23rd. February 2009

FAO Mrs. Kath Driver.
Planning Department,
Barnsley M. B. C.
Westgate Plaza,
P. O. Box 604,
Barnsley. S70 9FE.

24T
Barnsley Metropolitan
Borough Council

02 MAR 2009 15:00

Corporate Mail Room

DC



G a r r y
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associates
limited

Dear Madam,

Re: Placing of First Floor Windows – Retrospective Planning Permission.
At: “Weldgrip Geotechnical”, Unit 19, Redbrook Business Park,
Wiltorpe Road, Barnsley. S75 1JN.
For: Weldgrip Geotechnical.

Please find attached information as listed below being a formal Full Application under the Town and Country Planning Act. Take note that these 2 no. windows on the first floor are simply to provide additional light to an existing office and have already been installed and we are now seeking retrospective planning permission.

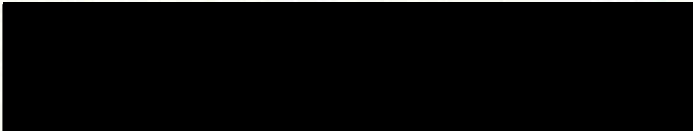
These windows have both been professionally fitted and all surroundings have been finished with materials matching the original unit.

Information attached as listed below;

Working Drawings.	Dwg. No: 691-01.	3 copies.
Including the Location Layout.		
Design and Access Statement		3 copies.
1 APP Application forms, duly completed and signed.		3 copies.
Article 7 Certificate (Agricultural Holdings).		3 copies.
Ownership Certificate.		3 copies.
Cheque for £ 150.00, being the required fee for the attached project.		

We hope the information attached is to your satisfaction and that you will look favourable on our request, however if you require any further information or clarification, please do not hesitate to contact the writer at the address given.

Yours faithfully,


Garry G. Greetham.
M.C.I.A.T.
Director.

Residential Design Consultant

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



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PLANNING DESIGN AND
ACCESS STATEMENT

Relating to Installation
2 no. First Floor Windows
Unit 19, Redbrook Business Park,
Wilthorpe Road, Barnsley. S75 1JN.
February 2009.

Applicants: Garry Greetham Associates Limited on behalf of
Clients: Weldgrip Geotechnical.

1 Introduction.

- 1.1 This is a detailed Planning Design and Access Statement to support the submission of a formal planning application for the above-mentioned development 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:

Working Drawings.

Dwg. No: 691-01.

- 1.2 The purpose of the Planning Design and Access 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 the proposed development. The Design Statement highlights the particular characteristics of the building and its relationship with the adjacent buildings and the character of the wider area.

Residential Design Consultant

Westwood House
18 Carr Lane, Tankersley
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- 1.3 In terms of the details of the proposed development, this involves the installation of 2 no. first floor windows as described below;

The proposed window installations are located on the first floor of an already existing small 2 storey office unit on the Redbrook Business Park off Wilthorpe Road, Barnsley. This existing office unit is constructed out of ribbed sheet materials for the external facades namely "Flociad" or similar and grey in colour, with a shallow pitched ribbed sheet material roofing system.

These 2 no new first floor windows are simply required to allow additional light into an already existing single first floor office facility, the sizes of the windows being indicated below;

height from the finished external existing ground level to the cill level at approx. 4.40m, and 1.275m from the finished first floor level to the finished cill level;

The max. width of these windows both being at 1.165m and max. depth at 0.945m.

As the dimensions indicate, these cills being at 1.275m (4 foot 2 inches) from the finished first floor level are realistically too high to allow any one from constantly looking out of such and are simply used to allow additional light into this single office.

2 Design of the First Floor Windows.

In connection with the surrounding properties, they consist of the following;

To one side of the existing office unit, separated by an existing 3.00m high natural hedgerow, is the front of No.8 Chalbury Close, off Great Broading, this building being a standard height 2 storey residential dwelling being approx. some 25m away, with No. 7 Chalbury Close being nearer however with a blank gabale being some 15m away.

The other side of an existing tarmacadam accessway / car parking facility for these office units on Redbrook Business Park is other office units (certainly closer to the residential dwellings on Chalbury Close.

Please note that the large residential site constructed off Wilthorpe Road was constructed after the existing business park was constructed.

- 2.6 The external materials for these proposed first floor windows will be constructed of white UPVC to complement the surrounding properties.
- 2.7 The design and size of both these proposed first floor windows, will complement the surrounding properties and hopefully not prove any adverse effect to any surrounding buildings whether neighbouring office units or adjacent dwellings.
- 2.8 The materials proposed for these windows, have been taken into account to reduce the future maintenance of the dwellings namely UPVC with double latch locking system with regards to crime prevention measures.