

Design Statement

Proposed Extension to rear west elevation
of Glaziers Yard (former Ward Shoes)
Platts Common Industrial Estate,
15 Chambers Road, Hoyland,
Barnsley. S74 9SA

for
Symphony Services Ltd

Prepared By:

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Front Elevation

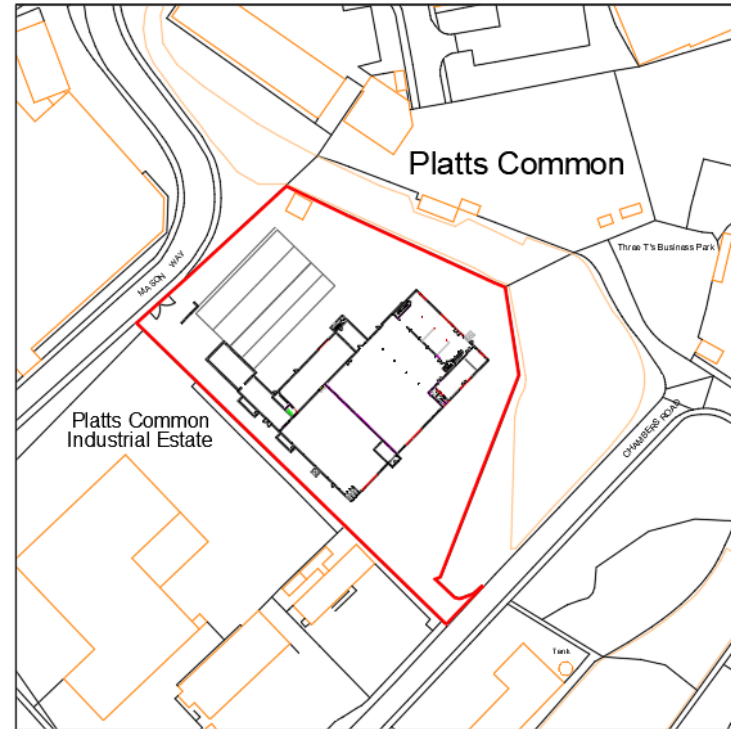
Introduction

This design and access statement has been prepared on behalf of Symphony Services Ltd, In support of a full planning application for extension and alterations to the Rear West of the property, in the form of an additional Industrial unit to further enhance the sites existing usage.

Location

The application site is:

Glaziers Yard, 15 Chambers Rd,
Hoyland. Barnsley. S74 9SA



Site Location Plan



Background

Glaziers Yard (Former Ward Shoes) is a self contained industrial site for multiple businesses located in Hoyland 'Platts Common Industrial Estate'. The property consists of one large host building which is split into several units used independently for multiple businesses.

The footprint is generally 'U' shaped with a number of alterations having taken place over the years to accommodate business growth.

The property is set within a generous plot, measuring around 6521 m2.

Development History

Development has been as follows:

- Originally developed around 1978.
- Additional extensions have been added in the subsequent years.



Rear Elevation (Proposed Extension Site)

The Proposal

Form

The proposal involves constructing an extension to the rear west side of the existing building. This extension will feature a pitched roof that reflects the shape and volume of the current structure, in line with the general style of the surrounding area.

The purpose of this extension is to make use of an under-utilised area of the site, which benefits from convenient access via Mason Way & Chambers Road. The proposed development will support the growth of 'Symphony Services Ltd.' by providing additional affordable industrial over-spill workspace and storage facilities.

The site is surrounded by similar industrial and manufacturing businesses and is located behind neighbouring properties on a quiet road, minimising any potential impact on neighbouring operations and the overall visual appeal. The extension will largely be hidden from view from the front of the property on Chambers Road and will be concealed behind existing buildings on the east side. The most visible aspect of the extension will be from the north side (Mason Way), where it will have a width of 11.5 metres, a height of 4 metres at the central ridge, and 3 metres at the eaves.

Materials

All materials have been chosen to improve the visual appearance of the property whilst respecting the character of the existing and surrounding properties.

Existing External walls	- Brick, Block and Metal Clad
Extension External walls	- Block and Metal Clad (Black)
Windows / Doors	- Steel & aluminium (Black)
Extension Roof	- Metal Clad (Black)

Generally

The proposal aims to demonstrate a respect for the existing building by:

- Utilising materials and design style which is sympathetic to the original 1970's architecture, whilst making better use of unkept land which will look modern and pleasing to the eye.

- adopting a scale and mass, which compliments the host building and improves the overall aesthetic.
- Utilizing the dis-used site area for business growth benefitting the local area with affordable work space and associated employment.

Location

Hoyland is a village on the outskirts of Barnsley, featuring a mix of industrial and domestic areas. Platts Common Industrial Estate, developed in the late 1970s, has continued to thrive as a hub for manufacturing. Although the proposed changes to the rear west side will alter the existing elevations, these modifications will generally be in keeping with the overall character of the area. They will not dramatically change the area's appearance or add inconvenience, as the location is already designated for industrial use..

Landscaping & Parking

The area surrounding the proposed extension will be re-surfaced to enhance access. On the North West side (facing Mason Way) an additional two parking spaces will be provided and a further parking space to the rear of the proposed extension accessed from Chambers Road. The three additional parking space will make the total number of available on-site parking spaces 42. The Extension is not operated as a stand alone facility, it is an addition to the main building mainly accessed and functioning from the main site accessed from Chambers Road. The majority of employees will be parking in the front and side areas of the site where approximately 39 spaces are currently provided.

Access

There will be light access from Masons Way (mainly for over-spill employee cars) and at most Transit Van pick up and drop-off. The main function of the factory is operated from the front of the property which is accessed from Chambers Road. HGV's (generally 26 tonne Waggon) once or twice a week make deliveries currently by driving in from Chambers Road and reversing to the rear where deliveries are currently and will continue to be offloaded once the proposed extension is built.

Site Access for HGV's and Employees

