HPK/2011/0678

SURVEY 01

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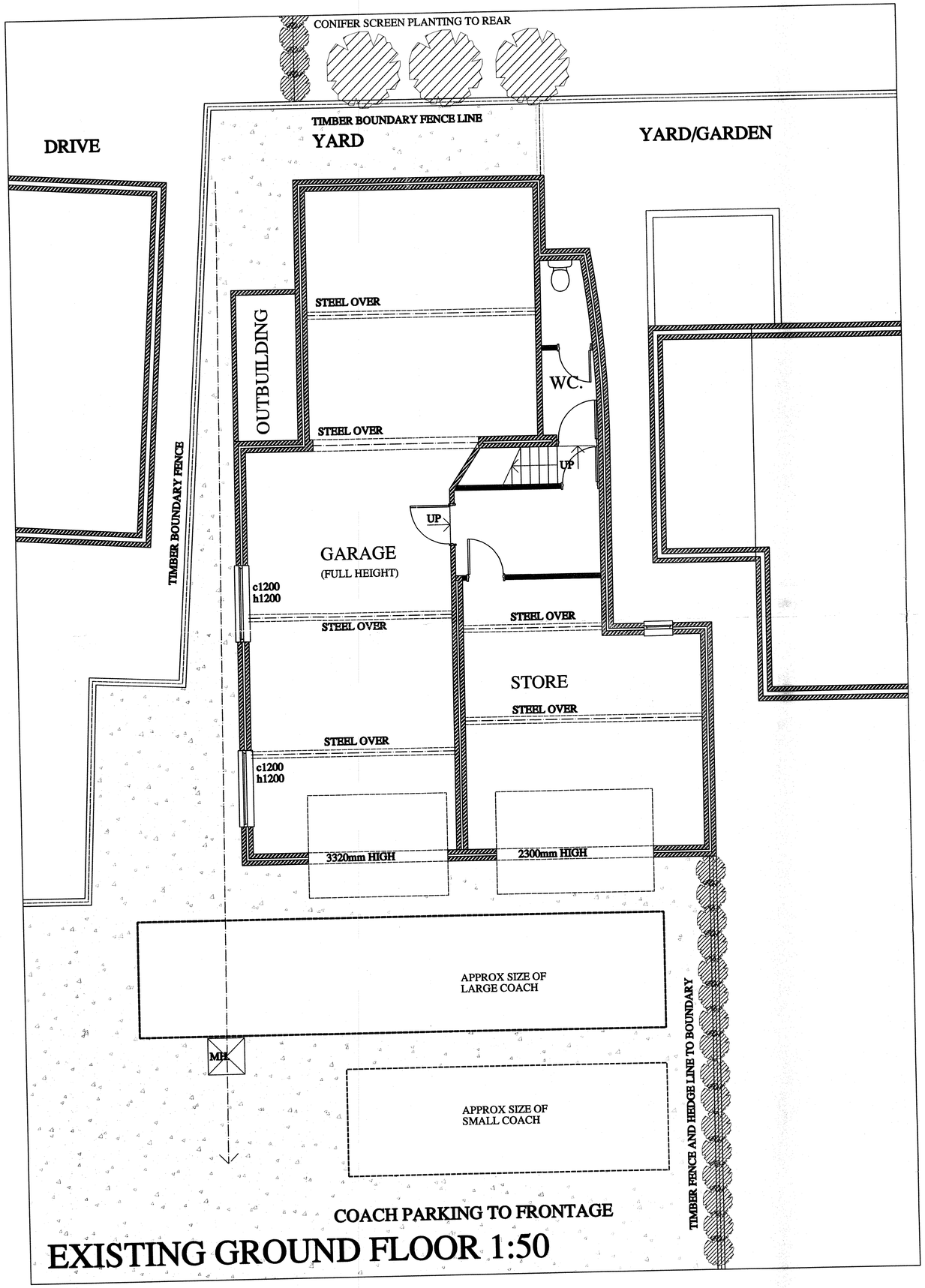
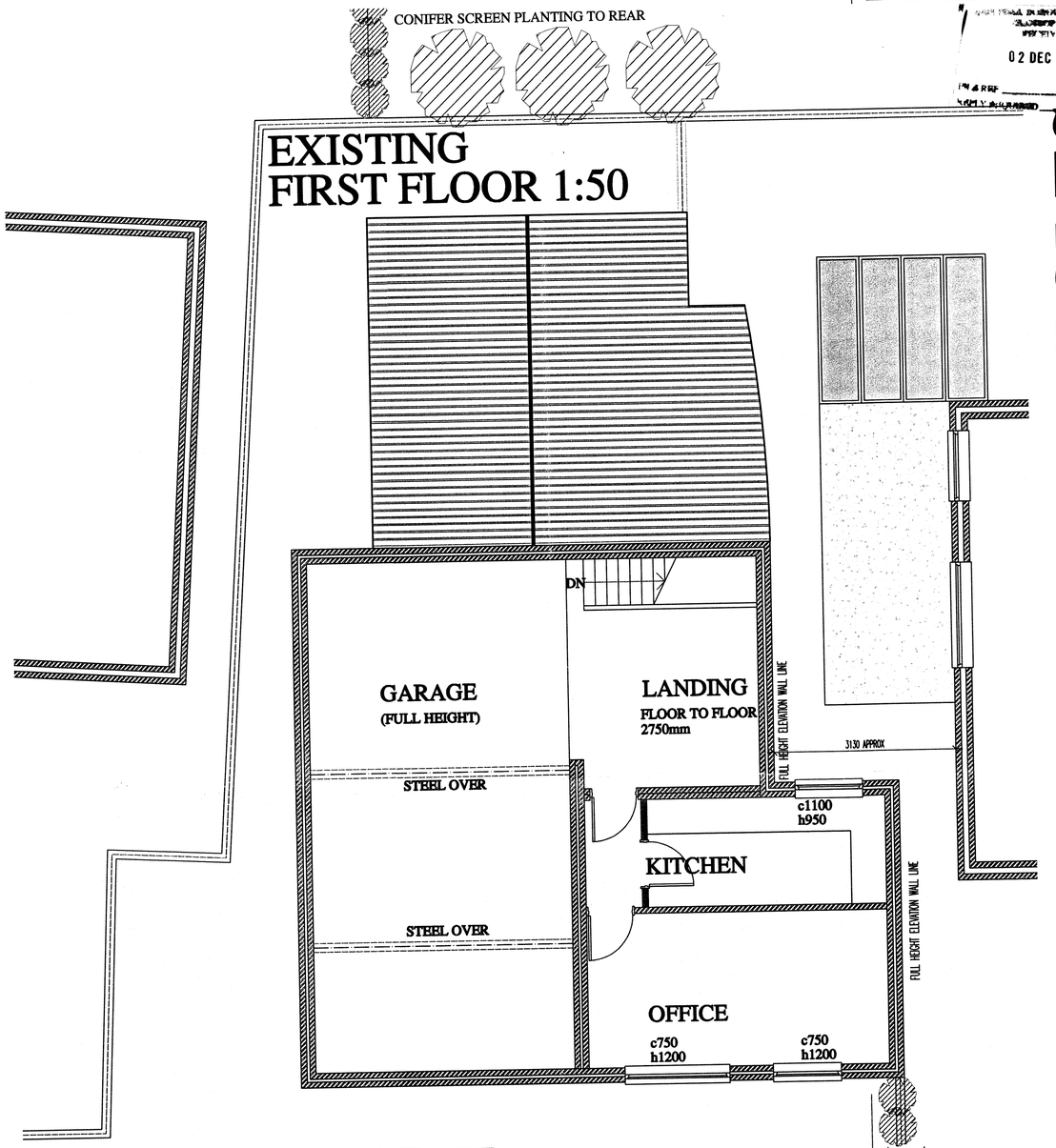


EXISTING GROUND FLOOR 1:50



EXISTING FIRST FLOOR 1:50

DESIGN STATEMENT

THE B'n'G TAXIS BUILDING FACES THE MAIN ROAD THROUGH THE VILLAGE OF DOVE HOLES. THE BUILDING IS STEPPED BACK CONSIDERABLY FROM THE ROAD FRONTAGE, ALLOWING FOR OFF ROAD PARKING FOR THE COMPANY VEHICLES AND ALSO THE FORECOURT USE OF TWO EXTERNAL JET WASHERS FOR PUBLIC USE. THE BUILDING ITSELF WAS BUILT SEVERAL DECADES AGO AS A GARAGE AND FUEL STATION FOR THE VILLAGE AND OVER THE YEARS HAS EVOLVED INTO A MAINTENANCE GARAGE FOR THE COMPANY FLEET OF CAR AND COACH HIRE VEHICLES AND THE OFFICE/CALL CENTRE.

THE BUILDING ITSELF IS A MAINLY RENDERED BRICK/BLOCK BUILT STRUCTURE WITH A COURSED STONE FACADE TO MATCH THE ADJACENT DWELLINGS - BEHIND THIS A GRP SHEETED PITCHED ROOF STRUCTURE IS IN PLACE OF VARYING PITCHES AND ELEVATIONAL HEIGHTS. THE BUILDING IS NOW IN NEED OF MAJOR REFURBISHMENT TO THE SIDES AND REAR HAVING UNDERGONE SEVERAL YEARS OF PATCH MAINTENANCE.

IN THE LAST FEW YEARS THE COMPANY HAS EXPANDED AND NOW HAS COACHES/ MINI BUSES FOR PRIVATE HIRE AND NUMEROUS SCHOOL RUNS IN THE LOCAL AREA. IT IS THIS EXPANSION THAT HAS RECENTLY MEANT THE COMPANY HAS HAD TO LOOK AT OTHER PREMISES IN ORDER TO ALLOW FOR SECURE STORAGE FOR THESE VEHICLES. UNTIL RECENTLY THE COMPANY WAS RENTING PREMISES OUT OF THE VILLAGE FOR VEHICLE STORAGE BUT RENT COSTS HAVE BEEN PROHIBATIVE WHEN LOOKED AT WITH A NEED TO EXPAND THE COMPANY SERVICES AND THUS THEY HAVE NOW STOPPED RENTED THOSE PREMISES. WITH THIS IN MIND, B'n'G TAXIS CURRENTLY HAS NO OTHER OPTION OTHER THAN TO STORE THE COACHES IN FRONT OF THEIR UNIT IN DOVE HOLES. THIS SITUATION IS OBVIOUSLY FAR FROM IDEAL AS THE SITE IS NOT SECURE AS IT IS OPEN DIRECTLY TO THE MAIN ROAD TO THE FRONT AND ACCESS IS VERY LIMITED GETTING IN AND OUT OF THE SITE FOR THE LARGE COACH - THIS IN TURN HAVING AN IMPACT ON ACCESS TO THEIR JET WASHERS - WHICH OFFER PUBLIC ACCESS.

WITH THIS IN MIND, IT IS LOGICAL THAT THE COMPANY WISH TO REFURBISH THEIR EXISTING BUILDING TO ALLOW FOR THE SAFE STORAGE AND MAINTENANCE OF THE COMPANY COACHES. THE BUILDING AS IT IS, ISN'T HOWEVER, HIGH ENOUGH TO ALLOW FOR FULL ACCESS OF THE FULL SIZE COACH, AS THE BUILDING GOES BACK, THE HEAD HEIGHTS VARY IN SEVERAL AREAS, AS SUCH THE APPLICATION RELATES TO RATIONALISING THE MAIN RIDGE HEIGHT THROUGHOUT THE BUILDING SO THAT IT REMAINS CONSTANT - WITH THE EXISTING RIDGE HEIGHT AT THE FRONT TAKEN AS A DATUM LINE THAT IS CARRIED THROUGH TO THE REAR. TO MAXIMISE THE AVAILABLE WORKING HEIGHT, THE SOFFIT LINES ARE ALSO LIFTED IN CERTAIN AREAS WITHIN THE BUILDING. TO THE SIDE, THE BUILDING IS ALSO TO BE EXTENDED SLIGHTLY (BY JUST UNDER 8m2) TO SQUARE OFF THE REAR CORNER TO MAXIMISE THE INTERNAL AREA FOR THE LARGE COACH. INTERNALLY, THE EXISTING FIRST FLOOR IS TO BE REMOVED SO THAT THE BUILDING IS A FREE FULL HEIGHT OPEN SPACE THROUGHOUT. THIS WILL LIKELY REQUIRE AN INTERNAL STEEL PORTAL FRAME TO BE PUT IN PLACE TO SUPPORT THE ROOF AND BRACE THE EXTERNAL WALLS - THIS WILL OFCOURSE NOT BE SEEN TO THE EXTERNAL ELEVATIONS. THE EXISTING ROOF STRUCTURE WAS RECOVERED RECENTLY WITH GRP PROFILE SHEETING AND THIS WILL BE RE-USED WHERE POSSIBLE WITH NEW TO MATCH WHERE REQUIRED. ALL EXTERNAL WALLS ARE TO BE BE BUILT UP WITH 7N BLOCKWORK OVER THE EXISTING STRUCTURE WHERE REQUIRED AND THEN THE WHOLE BUILDING WILL BE REDASHED TO MAKE GOOD. THE FRONT ELEVATION IS TO REMAIN AS A COURSED STONE FACADE AND THE HEIGHT WILL NOT BE ALTERED. THE ELEVATION WILL HOWEVER BE ALTERED TO ALLOW FOR JUST ONE SINGLE ROLLER SHUTTER DOOR THAT WILL ALLOW ACCESS FOR BOTH COACHES SIDE BY SIDE TO PREVENT ONE BEING MOVED TO ALLOW ACCESS FORT HE OTHER. TO THE SIDE, A SMALL SINGLE STOREY LEAN-TO WILL BE BUILT TO ALLOW FOR AN OFFICE AREA, THIS STRUCTURE WILL BE AN INSULATED CAVITY WALL CONSTRUCTION WITH A PLAIN CONCRETE TILED PITCHED ROOF, UPVC FASCIA AND SOFFITS AND AN EXTERNAL WALL TO MATCH THE FACADE IN COURSED STONE - BRADSTONE OR SIMILAR APPROVED.

THE CHANGES PROPOSED TO THE BUILDING WILL ALLOW B'n'G TAXIS TO STAY IN THE VILLAGE WITHIN THEIR EXISTING PREMISES AND WILL ALSO ACT AS THE CATALYST FOR MAJOR REFURBISHMENT TO THE EXISTING STRUCTURE, THERBY GREATLY TIDYING UP ITS APPEARANCE ON THE ROAD FRONTAGE AND THE HOUSING ESTATE TO THE REAR. THE HOUSING OF THE VEHICLES WITHIN THE BUILDING WILL ALSO CONSIDERABLY TIDY UP THE FRONT COURTYARD TO THE ONLOOKER WITH THE REMOVAL OF THE COACHES IN QUESTION. THIS WILL ALSO CONSIDERABLY EASE THE SITUATION IN TERMS OF ACCESS FROM THE MAIN ROAD FOR WHAT A LARGE VEHICLES. THE HOUSING OF THE VEHICLES INTERNALLY WILL ALSO GREATLY HELP THE PUBLIC ACCESS TO THE JET WASHERS. WITHOUT THESE CHANGES, THE COMPANY IS LIKELY TO HAVE TO HAVE TO LOOK AT RELOCATING OUT OF THE VILLAGE TO OTHER PREMISES AND DOVE HOLES WILL LIKELY BE LEFT WITH YET ANOTHER EMPTY PROPERTY THAT IS VERY UNLIKELY TO SELL IN THE CURRENT AND FUTURE ECONOMIC CLIMATE.

B'n'G TAXIS IS A SUCCESSFUL LOCAL COMPANY THAT SERVES THE LOCAL COMMUNITY AND SCHOOLS. THESE WORKS CAN TAKE PLACE AT MINIMUM DISRUPTION TO THE ADJACENT PROPERTIES AND HAVE NO IMPACT ON THE VISUAL STREETSCAPE HEIGHTS TO THE FRONT, THE BENEFITS TO THE COMPANY AND ITS LONG STANDING PRESENCE IN THE TOWN HOWEVER ARE CONSIDERABLE, WHILST ALSO ALLOWING FOR THE VISUAL BENEFITS THAT THE REFURBISHMENT WILL BRING TO THE ONLOOKER.

B'n'G TAXIS, DOVE HOLES

REVISIONS:
SURVEY DRAWINGS
DOVE HOLES
B'n'G TAXIS

SCALE: 1:50
DATE: NOV'11 DRAWN: AJS CHECKED: AJS

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