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Ref: SW/YK5571P
Date: 17th April 2018

Planning and Building Control
Barnsley Metropolitan Borough Council
PO Box 634
Barnsley
S70 9GG

Dear Sir/Madam

Re: Planning application for external alterations to Springfield House, Springfield Street, Barnsley, S70 6HH

DLP Planning Ltd have been instructed by Empire Property Concepts Ltd to submit a full planning application for external alterations consisting of replacement windows and the erection of external bin and cycle storage at Springfield House, Springfield Street.

Please note that a Prior Notification Application has been submitted alongside this application to determine whether prior approval is required for a change of use of the property to 66 residential flats.

Site description
The application site comprises of a large red brick 1920s two storey office accommodation building with additional accommodation contained in the lower ground floor. The building has an established B1 use with 42,800 sq ft of existing office space and an off-street car parking provision of 20 spaces. Vehicular access is achieved via Springfield Street, from two separate access points.

Site context
The area is predominately residential in character with a range of traditional terraced properties. A high density scheme approved in 2004 is located to the north of the site fronting Perseverance Street and Wheatcrofts. This development is visible from the site and comprises apartments as well as town houses. There is a surface car park to the east, beyond which is a children's play area reflecting the mix of family property tenure types in the area.

A pair of large semi-detached dwellings separate Springfield House from a surface car park to the east. These have been converted to apartments and a care home. The distance from these properties to the boundary of the application site is sufficient to retain the amenity and privacy of the occupiers of these buildings.

Proposed development
The proposed external alterations comprise replacement anthracite UPVC windows and the erection of external cycle store and bin store.

Along the main road frontage to Springfield Street all existing windows will be replaced with new anthracite UPVC windows. Set back from the Springfield Street frontage is a side extension and the existing doors of this structure will be replaced with three windows which are also Anthracite UPVC.

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Along the south eastern side extension, four new anthracite UPVC windows will be installed replicating the alignment of the window openings on the single storey side extension. One of the side elevation windows will be bricked up using red bricks to match the existing.

To the rear elevation, on the ground floor three sets of existing doors will be removed with two sets replaced with new anthracite UPVC windows and the other two completely bricked up using red bricks to match the existing. On the lower ground floor one set of doors will be bricked up, to accommodate the proposed development.

On the first floor, an upper level external door will be bricked up and replaced with a new sash anthracite UPVC window and one window will be partially blocked up.

No external alterations are proposed to the western elevation.

It is proposed that an external bin store will be located within the car park area to the south western corner of the site, next to the entrance. This will ensure that the building can be easily serviced without impacting on the existing highway. In addition, the proposed cycle store with capacity for 44 bicycles will be located to the rear of the property.

The application fee of £234 will be paid by Empire Property Concepts Ltd shortly after submission of the application.

I trust the submitted information is sufficient for your consideration of the application, please do not hesitate to contact me should you require anything further.

