

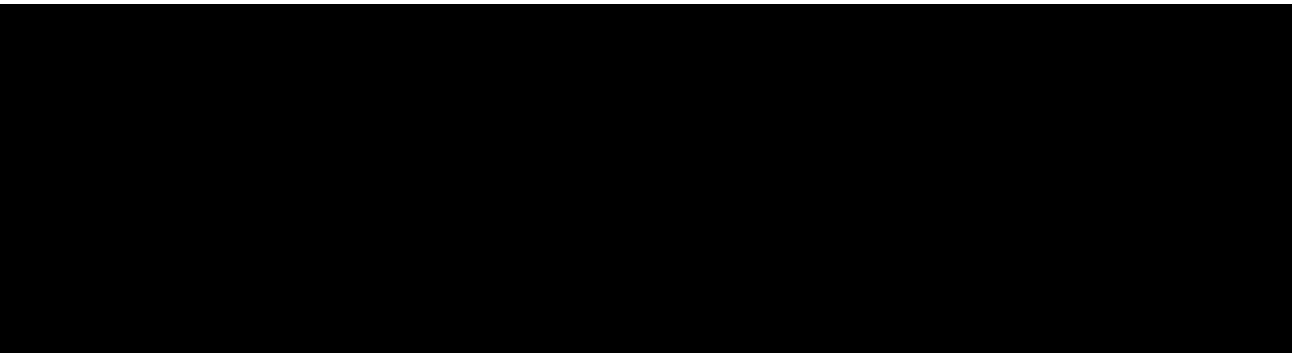
Planning Department
Barnsley MBC
PO Box 364
Barnsley
S70 9GG

25 November 2020

MJB/JB 20.27

Dear Sir

Re: **Erection of Office Extension to Unit 11 and addition of Managers Office,
Joe Poles Industrial Estate, Claycliffe Road, Barnsley, S75 1HS**



Proposals

The proposals involve the removal of an existing portacabin office in use with Unit 11 which comprises a vehicle bodywork repair shop. It allows for the erection of an extension to accommodate a replacement office with toilet and kitchen for Unit 11 and a new Managers Office for the industrial site.

The whole site is owned by the applicant Joe Pole Storage Limited and a site location plan is included which shows the application site area of 560sqm and the extent of the adjacent ownership which includes the remainder of the yard.

Context

Unit 11 is a single storey industrial building built of brick with a pitched roof covered with cladding. The surrounding yard has a fully drained concrete finish.



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The existing portacabin office shown in the photos will be removed and replaced with a permanent structure to provide offices, toilet and kitchen facilities.

Trees and Bio-Diversity

There are no trees or hedges on the site that would be affected by the works. The existing building, which will be retained is an open steel frame building with cladding to the roof and there is very limited potential for protected species. The proposals do not involve alterations to the existing buildings other than the removal of a portacabin that could have any impact upon habitat for protected species. A typical internal view of the existing workshop is shown below.



Drainage and Flood Risk

Foul Drainage

There is no foul drainage connection from the existing building. New foul drainage from the kitchen and toilet areas will be collected and taken to an existing foul drain within the yard as shown on drawings ref P1D and BP01.

Surface Water Drainage

The proposals will create no additional drained area. The area of the extension is currently part of the concrete yard and sealed and drained. Surface water from the extension to connect to the existing surface water drains that serve the site.

Flood Risk

The site is located within Flood Zone 1 where there is a low probability of flooding according to the Environment Agency's Flood mapping data, and no requirement to provide a Flood Risk Assessment.

The proposals are not located close to a watercourse or culvert, and due to the fact that they create no additional drained area, they will not increase the risk of flooding elsewhere.

Contamination and Coal Mining Risk

The risk from contamination is considered to be low. The works are of a minor nature and the surface areas will be sealed upon completion. Any potential for contamination will be limited to excavation for foundations which can be addressed during construction.

The Coal Authority interactive maps appear to show that the site is not located within a Development High Risk Area and therefore a Coal Mining Risk Assessment is not required.

Use

The existing use is light industrial and the proposed use will be offices associated with this use in the case of Unit 11; and an additional self-contained managers office. The proposed use is consistent with the existing use of the site.

Amount

Unit 11 has an existing floor area of 199.6sqm and the portacabin provides a further 17.2sqm of office space. The size of the workshop will be unaffected and the extension that replaces the portacabin will provide 60.2sqm of additional floor area of which 21.5sqm will be for Unit 11 and 38.7sqm will be the new Managers Office.

Layout

The layout is shown on the Proposals Plan P1 Rev D and the Block plan BP01. The site has ample provision for service vehicles and parking within the adjacent yard and we have shown how 7 No cars can be parked adjacent to the existing buildings.

Scale

The proposed extension is single storey and lower than the existing building, its overall scale is proportionate.

Landscaping

There is no existing natural tree or hedges at the site and no soft landscaping. Additional landscaping would be inappropriate. Hard surfaces will be concrete as existing.

Appearance

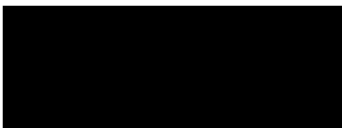
The existing building is a simple functional industrial unit built in red brick with a pitched roof covered with dark grey cladding. The proposed offices will be constructed in blockwork with light grey render to the external walls, dark grey window and door frames and a dark grey flat roof. They have not been designed to match the existing building but to provide an attractive contrast with a more modern appearance.

Summary

The proposals comprise modest extensions to an existing industrial building to provide office accommodation and are appropriate in terms of use and design.

We look forward to the council's support in respect of these proposals.

Yours faithfully



MJ Booth
MBOOTH DESIGN LTD