

14th October 2024.
2203L01.

Barnsley MBC
Planning Services
PO Box 634
BARNSLEY
South Yorkshire
S70 9GG.

Dear Sir/Madam,

Re: Upper Floors, The Old Bank, High Street, Wombwell, Barnsley, S73 0AB.

We write to enclose our client's planning application for the above for the change of use of the 1st, 2nd and 3rd floors from the now vacant accommodation that has been used as ancillary and residential accommodation linked to the former bank use and as a separate two storey residential flat in to serviced private residential accommodation with ensuite bedrooms with shared dining-kitchens.

You should find enclosed our completed application form, the associated 3No measured survey drawings and 3No design proposals drawings, a site location plan and a block plan for the site and from a design, access and context perspective may we clarify the following.

Physical Context

The Old Bank is a four-storey building with a lower ground floor/semi basement constructed in principal elevations of coursed natural stone with matching dressings and details and secondary rear/side elevations in facing brickwork under a natural slate roof with a mix of painted timber and PVC windows and doors.

The affected parts of the building have a total internal area of approx. 271.45M² split between the 3No floor levels (FF/A=115.1M², SF/A=109.1M² and TF/A=47.25M²) and stands in an overall plot of 172.5M² abutting the High Street near to its junction with Park Street and Hough Lane in central Wombwell approximately 6.6km south-east of Barnsley town centre.

To the immediate north-east (rear) and north-west (side) of the building is one of Wombwell's municipal car parks and abutting the building to the south-east is a separate single storey retail unit with the Churchills Hotel/Bar opposite. Beyond these uses is the main retail areas of the town centre, primarily to the north-west towards Barnsley and close-by is Wombwell Library/Community Centre, the local police station and one of the town's GP's Practices and all the other local amenities and public transport links to Barnsley, Rotherham and Doncaster and beyond via the local and national rail network the town centre location offers.





Building Design Services

To further clarify the physical context of the building a few photos of the building and its setting are inserted below.



Front view from Park Street



Side view from High Street





Building Design Services



Side/Rear View from North in Car Park.

Socio-economic Context

The proposed change of use will enable the creation of affordable fully serviced residential accommodation managed by the owners of the building who operate the ground floor services accommodation (Tattoo/Piercing Studio) to add to the local residential offer in what would otherwise be vacant/redundant upper floor accommodation offering no contribution to the local economy and the vitality and viability of the town centre.

Planning Policy Context

The planning policies that have been a material consideration in the preparation of these proposals include at a national level the relevant aspects of the National Planning Policy Framework and at a local level the current Local Plan and associated SPD's and the relevant policies on Design and Amenity with the site being in the existing "urban fabric" of central Wombwell at the southern edge of the local primary shopping area and district centre. The Local Authority's guidance on Amenity Standards of shared accommodation and the SYRDG have also been material considerations and their relevant guidance on internal amenity/facilities.



Environmental Context

Flood plans have been reviewed and this has highlighted that the site is in Flood Zone 1 and thus has a low probability of flooding as can be seen on the attached report/map. Also, there were no obvious signs of protected/priority species on the site with the buildings having relatively well-sealed roofs and walls and limited entry or roosting points in this urban setting.

The Proposals

It is proposed to convert and slightly extend at the rear the redundant upper floors of the building into 17 No ensuite residential rooms, that average out at over 10.0M² each to exceed SYRDG and BMBC HMO single bedroom size guidance where no shared living exists but where shared dining-kitchens do in self-contained and fully serviced/ managed accommodation.

It will be accessed via a new external stair from the existing rear access/yard itself accessed off the existing public car park via the existing gateway adapted to suit. The premises have no parking spaces, and this will remain the case after the conversion/ extension due to the location and nature of the building/setting, however, immediately abutting the site is a substantial municipal car park and this is complemented by the adjoining public parking areas off Mayflower Way and Summer Lane within 60M and 100M of the premises respectively.

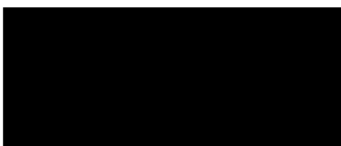
Matching materials will be employed throughout, and these include coursed natural stone/dressings to altered main side elevation and facing brickwork to opposite side/rear with matching windows and doors, generally in black PVC to coordinate with new windows to ground floor services accommodation. Also, as already mentioned, the building is in central Wombwell with all its associated amenities and public transport links to Barnsley, Rotherham and Doncaster and the wider area via the local and national rail network.

Summary

The proposals seem compatible with local and national planning policy and design/amenity guidance in a suitable central location to make full use of local amenities and public transport and bring back in to use what would otherwise be redundant accommodation that contributes little to the local economy and, therefore, we hope that our application can be viewed favourably during your considerations and its decision.

Generally, we trust you have all the information you need to validate and consider our application, however, if you should require anything further, please don't hesitate to get in contact.

Yours faithfully,



Mr. John Early
For JE Architectural Ltd.



Flood map for planning

Your reference
202328

Location (easting/northing)
440069/402956

Created
28 Jul 2024 14:26

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>








Flood map for planning

Your reference
202328

Location (easting/northing)
440069/402956

Scale
1:2500

Created
28 Jul 2024 14:26

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

