Building Design Services

18th Nov 2022.
2203L01.

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

Dear Sir/Madam,

Re: Medcrest House, Unit 1, Melville Street, Wombwell, Barnsley, S73 8HJ.

We write to enclose our clients planning application for the above for the change of use of the 1st floor from the now vacant bakery and associated storage and offices to a shared house

You should find enclosed our completed application form, the associated measured survey drawing, the relevant design proposals drawing, 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

Medcrest House is a two-storey building constructed in brickwork under an artificial slate roof with PVC windows and steel entrance and personnel doors and roller shutter to ground floor workshop to remain as existing.

The building has a total internal area of approx. 360M² equally split between the 2No floor levels and stands in an overall plot of 303M² close to the north-east end of Melville Street near to its junction with High Street in central Wombwell approximately 6.5km south-east of Barnsley town centre.

To the north-east of the building is Wombwell High Street and the main retail areas of the town centre and to the south-west are allotment gardens that extend from the boundary of the building up to their own boundary with Summer Lane.

To further clarify the physical context of the building a couple of photos of the building and its setting are inserted on the following page.

Adjoining the building are two other commercial uses, however, it is understood that they are mainly daytime, and weekday uses that shouldn't unnecessarily impact upon proposed future use.

E: jealtd@btconnect.com T: 01226 754507 M: 07944 977439.

JE Architectural Ltd • 23 Windmill Road • Wombwell • Barnsley • S73 8PW.
JE Architectural Ltd, Registered in England and Wales Registered No: 07685836 Registered Office; 23 Windmill Road, Wombwell, Barnsley, S73 8PW

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Socio-economic Context

The proposed change of use will enable the creation of affordable residential accommodation to add to the local residential offer in what would otherwise be a vacant commercial building offering no contribution to the local economy.

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 Parking with the site being located in the existing "urban fabric" of central Wombwell between the local primary shopping area and district centre and the adjacent allotments. The SYRDG has also been a material consideration and its 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 being relatively new with well-sealed roofs and walls and limited entry or roosting points.

The Proposals

It is proposed to convert the redundant 1st floor of the building in to several ensuite residential rooms, that vary in size from 10.1M² to 20.1M² to exceed SYRDG single bedroom size guidance in a self-contained and fully serviced/ managed "house" with shared kitchen and central residents lounge.

It will be accessed via the existing external stairs from the existing shared courtyard itself accessed off Melville Street via a wide existing gateway and where 3No parking spaces will be allocated to the proposed residential accommodation in line with the local guidance on parking standards in the borough of at least 1No space per 3 rooms. The 1st floor is also served by a dedicated fire escape stair.

As already mentioned, the building is located close to central Wombwell and all its associated amenities and public transport links to Barnsley, Rotherham and Thurnscoe and the wider area via the local rail network.

Summary

The proposals seem compatible with local and national planning policy and design and parking 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 commercial accommodation that contributes little to local economy and, therefore, we hope that our application can be viewed favourably during its consideration/ decision.

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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,

[redacted]

Mr. John Early
For JE Architectural Ltd.

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Flood map for planning

Your reference	Location (easting/northing)	Created
MEDCREST HOUSE	**439836/403097**	**13 Nov 2022 15:27**

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 that 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)

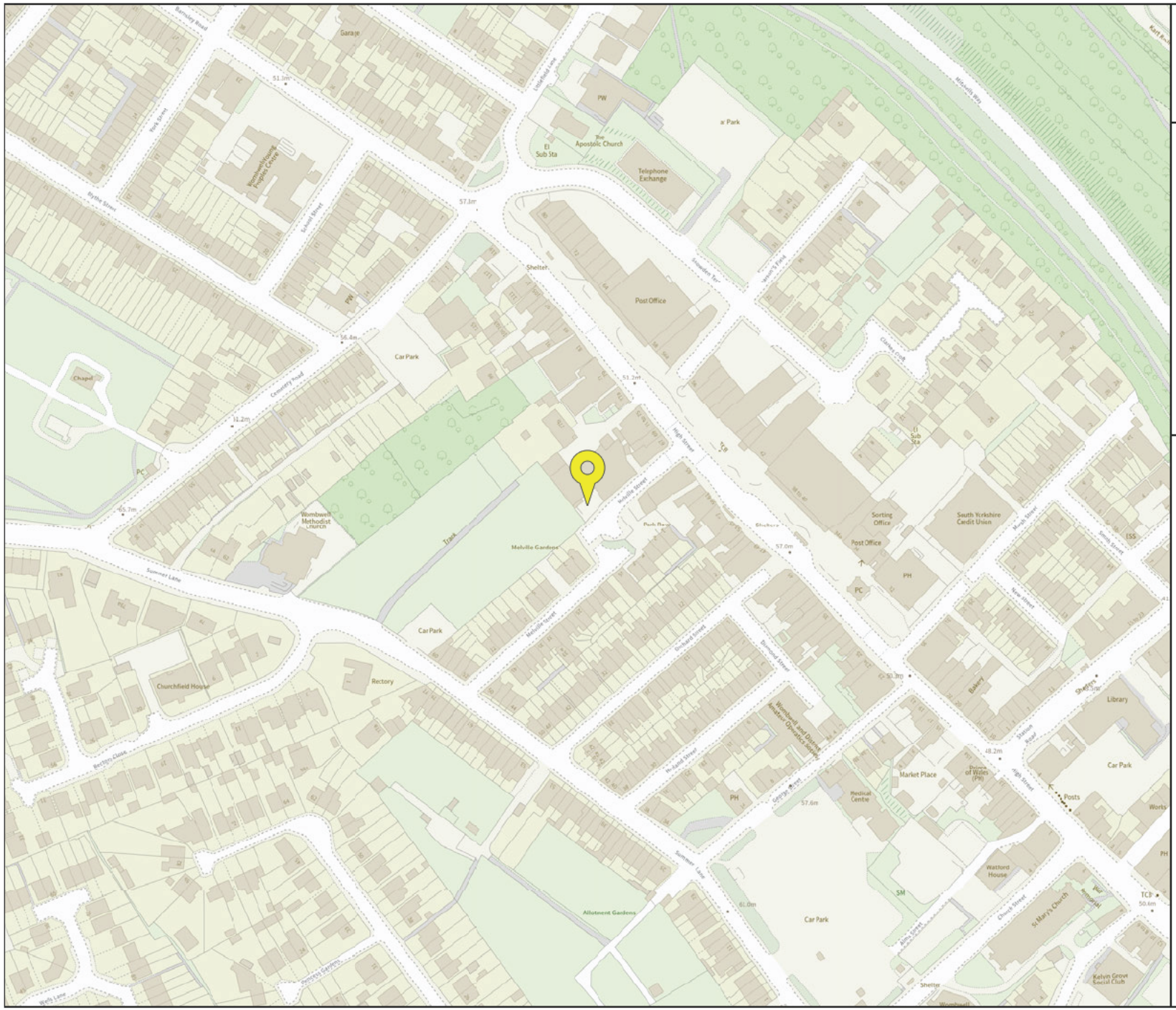
Notes

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 2021 OS 100024198. https://flood-map-for-planning.service.gov.uk/os-terms



Environment Agency

Flood map for planning

Your reference
MEDCREST HOUSE

Location (easting/northing)
439836/403097

Scale
1:2500

Created
13 Nov 2022 15:27

- Selected point
- Flood zone 3
- Flood zone 3: areas benefitting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60m

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