

**18 Regent Street,
Barnsley**
Heritage Statement

Client: ME GROUP INTERNATIONAL PLC

AB Heritage Project No: 63936

Date: 15/09/2025

18 Regent Street, Barnsley

Heritage Statement

Client ME Group International PLC

Project Number 63936

Prepared By Kelsey Graham

Approved By Daniel Dodds

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Enquiries To:

AB Heritage Limited, North Office (Head Office)

Unit 114, Jarrow Business Centre

Jarrow, Tyne and Wear, NE32 3DT

Email: info@abheritage.co.uk

Tel: 03333 440 206



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EXECUTIVE SUMMARY

AB Heritage was commissioned by ME Group International PLC to produce a Heritage Statement for a retrospective Planning Application for the installation of a laundry kiosk at 18 Regent Street in Barnsley. The kiosk has been installed in an undercroft which provides access to the rear carpark of 18 Regent Street. The kiosk comprises a metal unit containing 3 washing machines and has three yellow bollards in front to provide a safe area for customers.

Number 18 Regent Street is in the Regent Street, Church Street & Market Hill Conservation Area and is in proximity to several Grade II Listed Buildings of 19th century date. Following a site visit, it was identified that the kiosk would cause No Harm to the setting of the Conservation Area which, based on its architectural and historical interests, was assessed to be of High heritage significance.

The placement of the kiosk, well inside an undercroft beneath a large, modern office block (18 Regent Street), means that the kiosk and bollards are not visible from the Conservation Area, unless the viewer has intentionally sought out the installation. Indeed without the small sign on Regent Street indicating the presence of the kiosk, it would be very difficult to find. In accordance with the NPPF and Policy HE1 of the Barnsley Local Plan, the development is assessed to incur No Harm to the heritage significance of the Regent Street, Church Street & Market Hill Conservation Area.

There are no recommendations for further work regarding heritage. All final decisions are subject to the Local Planning Authority.

1. INTRODUCTION

1.1 Project Background

1.1.1 AB Heritage Limited has been commissioned by ME Group International PLC to produce a Heritage Statement for a retrospective Planning Application for the installation of a laundry kiosk and associated works at 18 Regent Street, Barnsley, S70 2HG.

1.1.2 This report includes a description of the baseline conditions, from an examination of readily available sources on the history of the site, identifying any known and potential heritage assets subject to potential impact.

1.2 Site Location & Description

1.2.1 The proposed development site is in the centre of Barnsley at 18 Regent Street, S70 2HG and is roughly centred on National Grid Reference: SE 34579 06573. The location of the laundry kiosk is in an undercroft beneath the office block of 18 Regent Street. The undercroft leads to the rear carpark from a large access off Regent Street. The kiosk itself is placed c.15m from Regent Street, well inside the undercroft passage (Fig 1 & Plate 1). The proposal site is located in the Regent Street, Church Street & Market Hill Conservation Area and is located c.80m northwest of Barnsley Interchange Station.



Plate 1: Laundry Kiosk with Regent Street to Right of Image

1.3 Overview of Proposed Development

1.3.1 The development is a modular self-service launderette facility and associated works.

1.4 Consultation

- 1.4.1 Kelsey Graham (Heritage Consultant) contacted Anthony Wiles (Design & Conservation Officer, Barnsley Metropolitan Borough Council) by email on the 7th of August 2025 to inform him of the forthcoming heritage statement. Kelsey suggested that due the nature of the proposal that she did not believe that an Historic Environment Record dataset order would provide useful evidence to further the objective of the heritage statement. Kelsey also asked Mr Wiles if he was aware of any information presently in the planning process, that might have a bearing on this assessment, but which at this time is not publicly available. Mr Wiles responded by email on the same day to confirm that he agreed that a HER dataset was not necessary for this report. He also provided the most recent version of the Regent Street, Church Street & Market Hill Conservation Area Appraisal.

1.5 Project Qualifiers

- 1.5.1 This report has been prepared under instruction and solely for the use of ME Group International PLC, and any associated parties they elect to share this information with.
- 1.5.2 Measurements and distances in this report are approximations only and should not be used for detailed design purposes.
- 1.5.3 All work undertaken is based upon the professional knowledge of AB Heritage and relevant standards, technology and legislation at the time of writing. Changes in these areas may occur in the future, causing changes to the conclusions, recommendations or advice given. AB Heritage is not responsible for advising any parties on the implications of such changes.
- 1.5.4 This report utilises information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information.
- 1.5.5 Where recommendations are provided these need to be approved by the Local Planning Authority and do not themselves comprise mitigation of impacts.

2. AIMS & METHODOLOGY

2.1 Aims of Report

2.1.1 Early assessment of the implications of proposed development on the heritage resource is key to informing reasonable planning decisions. Indeed, NPPF 207 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

‘The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

2.1.2 This assessment therefore has the following objectives:

- To provide sufficient evidence on the heritage of the site and any potential impacts on such a resource, to inform the Local Planning Authority’s decision-making process in relation to the current planning application; and
- To develop appropriate recommendations / mitigation responses, where necessary, to assist the work of the planning team.

2.2 Methodology

Focus of Study

2.2.1 This report focuses on the significance of and the potential impacts to the Regent Street, Church Street & Market Hill Conservation Area.

Standards & Guidance Used

2.2.2 The assessment has been carried out in line with the following guidance:

- *Standard and Guidance for Historic Environment Desk-Based Assessment* (CIfA, 2020).
- *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England, 2019).
- *The Setting of Heritage Assets* (Historic England, 2017).
- *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (Historic England, 2008).

Selection and Assessment of Sources

2.2.3 In line with para 3.3.6 and Annex 1 of the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk Based Assessment, this report considers appropriate sources of information and a rationale behind their use. These have been detailed in Table 1:

Table 1: Examination of Appropriate Sources

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
Barnsley Historic Environment Record	The primary source of information concerning the current state of archaeological, heritage and architectural knowledge in this area. Contains published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area.	07/08/2025	With agreement from the Design & Conservation Officer, Barnsley Metropolitan Borough Council, no HER dataset was procured for this report.
Consult Barnsley Conservation Officer	Early discussion with the Local Planning Authority Planning Archaeologist and / or Conservation Officer is key to understanding the significance of an area and creating a tailored approach most appropriate to assessment of a site.	07/08/2025	Anthony Wiles (Design & Conservation Officer, Barnsley Metropolitan Borough Council) provided the latest edition of the Regent Street, Church Street & Market Hill Conservation Area Appraisal.
Site Walkover	This task allows for development of a greater understanding of the on-site heritage resource, or any historic issues of the site, including information the general condition and setting of the area of proposed development and the site in which it stands.	05/08/2025	During the site visit conducted by Kelsey Graham (Heritage Consultant, AB Heritage), it was noted that the laundry kiosk had been installed c.15m back from Regents Street in an undercroft beneath a modern office block (18 Regent Street). The kiosk was not visible to passersby unless actively seeking out the unit and due to its position in the undercroft was not in the public realm.
National Heritage List for England	Information on statutory and non-statutory designated sites, including Listed Buildings and Scheduled Monuments.	05/08/2025	NHLE was used to consult the official list entries of the Listed Buildings in proximity to 18 Regents Street. On Regent Street there are 12 Grade II Listed Buildings.

Assessment of Significance

- 2.2.4 Assessment of heritage significance is judged on various factors, including existing designation(s) and the perceived heritage interests or values of a feature and / or its setting in-line with criteria set out by English Heritage in '*Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment*' (2008) and Historic England's '*Advice Note 12*' (2019).
- 2.2.5 As a result, this report will assess significance against **Archaeological, Architectural, Artistic, Historic** and **Setting** interests. Each relevant category discussed will result in an overall level of significance being defined for the feature, in accordance with a five-point scale comprising Very High, High, Medium, Low and Uncertain.

Impact Assessment

- 2.2.6 The degree of impact upon the heritage resource is determined based on professional judgement as to the level of effect from a proposed development on the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the level of impact will be expressed against a five-point scale comprising Very High, High, Medium, Low and Uncertain.
- 2.2.7 Overall, the degree of change will be assessed in terms of NPPF (as harmful or beneficial) and, where appropriate, against relevant local planning policy.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Heritage Legislation

- 3.1.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments.
- 3.1.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest, under the Planning (Listed Buildings and Conservation Areas) Act, 1990. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

3.2 National Planning Policy Framework 2025

- 3.2.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.2.2 Paragraph 207 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail required in the assessment should be 'proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.
- 3.2.3 Paragraph 214 explains that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.2.4 Paragraph 215 advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, Paragraph 216 states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.3 Local Planning Policy

Barnsley Local Plan, 2019

Policy HE1 The Historic Environment

- 3.3.1 We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk. This will be achieved by:
- Supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place.
-

- By ensuring that proposals affecting a designated heritage asset (or an archaeological site of national importance such as a Scheduled Ancient Monument) conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances where there is a clearly defined public benefit.
- By supporting proposals that would preserve or enhance the character or appearance of a conservation area. There are 18 conservation areas in the borough and each is designated for its particular built and historic significance. This significance is derived from the group value of its constituent buildings, locally prevalent styles of architecture, historic street layouts and its individual setting which frequently includes views and vistas both into and out of the area. Particular attention will be given to those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance.

4. HERITAGE BASELINE & SITE VISIT

- 4.1.1 A site visit was conducted on the 5th of August 2025 by Kelsey Graham (Heritage Consultant, AB Heritage) to gain a firsthand understanding of the potential impact the development may have on the significance of the character and appearance of the Regent Street, Church Street & Market Hill Conservation Area.
- 4.1.2 The proposal site is located on Regent Street, in the Regent Street, Church Street & Market Hill Conservation Area. The Conservation Area was designated in 1973 by the former Barnsley County Borough Council to include Regent Street and Church Street. The Conservation Area was then extended in 1977 by Barnsley Metropolitan Borough Council to include Market Hill, Eldon Street and the Arcade areas (Barnsley Metropolitan Borough Council, 2024).
- 4.1.3 Regent Street is characterised by a variety of early to mid-19th century buildings including rows of terrace houses and large office buildings, as well as modern restaurants, bars and offices. Most are two or three storeys, set back from the road by a pedestrian pavement on each side of the street. The roofscape is not uniform, and the impression is of a rising vista towards the War Memorial at Lancaster Gate. The modern buildings have flat roofs and tend to the north side of the street (Plate 2).
- 4.1.4 Barnsley Town Hall located on Church Street and shown in the centre of Plate 2, opened in 1933, was purposefully positioned so that it would be the focal point of Regent Street and remains as such to the present day (Barnsley Metropolitan Borough Council, 2024).



Plate 2: Looking West on Regent Street

- 4.1.5 Originally, Regent Street was a smart, urban area and included the Grade II Listed residential terraces at 14 – 16 Regent Street c.27m west (NHLE Ref. 1191936), a Grade II Listed hotel at 33 Regent Street c.44m southeast of the site (NHLE Ref. 1286809), and the Grade II Listed County Court House at 12 Regent Street c.75m west of the site (NHLE Ref. 1151121). However, none of these buildings are in use as they were originally intended and the majority now comprise modern offices.

4.1.6 Plate 3 shows the range of building designs present on Regent Street.



Plate 3: 12 – 16 Regent Street

4.1.7 Modern development has occurred on this street, most notable is the large modern office building, 18 Regent Street, which comprises four storeys and a rear carpark (Plate 4). Modern street furniture such as traffic lights, lampposts, refuse bins, signage and a canopy awning has also been installed on Regent Street, but all have been placed so that the westward view to the Town Hall remains unobstructed.



Plate 4: Looking Northwest to 18 Regent Street

4.1.8 The laundry kiosk has been installed in the undercroft (shown by red arrow on right of Plate 4 and Plate 5) access to the rear carpark of 18 Regent Street and is set c.15m back from the main street. Because of its location, the kiosk is only visible from Regent Street when the viewer is stood directly opposite the undercroft (Plate 5). So much so, that modern signage has been installed to show the location of the kiosk to passersby, which otherwise would be very difficult for the user to locate from the street.



Plate 5: Standing Opposite the Under Croft on Regent Street

5. STATEMENT OF SIGNIFICANCE

5.1 Focus of Study

- 5.1.1 In accordance with English Heritage guidance *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (2008), and Historic England's Advice Note 12 (2019), Heritage Assets derive their significance from a defined range of interests or values. These are **Architectural** or **Artistic, Historic** and **Setting** Interest. This report will assess those factors relevant to the overall understanding of the importance of the feature under consideration.
- 5.1.2 Based on the site visit, this report will focus on providing an understanding of the potential impacts to the Regent Street, Church Street & Market Hill Conservation Area.

5.2 Regent Street, Church Street & Market Hill Conservation Area

Description

- 5.2.1 The Regent Street, Church Street & Market Hill Conservation Area was designated in 1973 by the former Barnsley County Borough Council to include Regent Street and Church Street. The Conservation Area was then extended in 1977 by Barnsley Metropolitan Borough Council to include Market Hill, Eldon Street and the Arcade areas (Barnsley Metropolitan Borough Council, 2024).
- 5.2.2 Within the boundary of the Conservation Area there are many well preserved 19th century buildings, with the addition of significant 20th century buildings such as the Town Hall. These buildings give the Conservation Area a consistent 19th century architectural appearance and character.

Assessment of Significance

Architectural Interest

- 5.2.3 The architectural interest of the Conservation Area is derived from the variety of 19th century buildings which give the Conservation Area a strong Georgian and Victorian character. The majority of these buildings are constructed in sandstone brick and ashlar. The building roofs are stepped and ascend in response to the slope of Regent Street, which is higher to the west than the east. The architectural design of the Conservation Area, and Regent Street in particular, reinforces the legibility of this area as a high-end, urban and residential part of Barnsley.
- 5.2.4 However, some modern development has occurred on Regent Street, such the construction of the modern office building at 18 Regent Street. The materials used on this building are in keeping with the colour scheme of the street but are of modern design and fabric. The modern buildings on Regent Street are all in good condition and maintained to a high standard. However, the modern buildings such as 18 Regent Street, do conflict the overall character of the street and detract from its architectural interest.
- 5.2.5 Despite this, the architectural interest of the Conservation Area is the principal contributor to its overall heritage significance.

Historic Interest

- 5.2.6 The Conservation Area has associations with notable architects and local entrepreneurs. They include John Whitworth (b.1780 – d.1863) who resided at 14 Regent Street during the early 19th century. Whitworth was an architect, surveyor and town planner who was responsible for redesigning Barnsley Town Centre. This included the design of Regent Street and Eldon Street between 1822 and 1840 (Barnsley Civic Trust, 2025). Other associated individuals include Catherine Mawer (b.1803 – d.1877) who was a master stonemason from Leeds. Mawer produced the artistic stone masonry on the former Queen’s Hotel on Regent Street (Barnsley Civic Trust, 2025).
- 5.2.7 The historic interest of the Conservation Area contributes considerably to its overall heritage significance.

Overview of Significance

- 5.2.8 Overall, based on the architectural and historical interest of the Conservation Area, it has been assessed as an asset of High heritage significance.

6. IMPACT ASSESSMENT

- 6.1.1 The Client has installed a laundry kiosk in c.15m into the undercroft beneath 18 Regent Street. The kiosk comprises a metal unit containing 3 washing machines. It has three yellow bollards in front to provide a safe area for customers when using the kiosk.
- 6.1.2 Whilst the kiosk conflicts the architectural interest of Regent Street and the Regent Street, Church Street & Market Hill Conservation Area, it has been installed in an undercroft which is out of site and not in the public realm. Because of the location of the kiosk on 18 Regent Street and its position set well back from the road, it is only visible when stood directly opposite the undercroft on Regent Street.
- 6.1.3 Although the kiosk has introduced another modern element to a largely 19th century street, it is small in relation to other modern installations and does not adversely impact the architectural interest of the Regent Street or the Conservation Area.
- 6.1.4 It is therefore assessed that the installation of the laundry kiosk has incurred No Harm to the architectural significance of the Regent Street, Church Street & Market Hill Conservation Area.

7. RECOMMENDATIONS & CONCLUSIONS

7.1 Outline Recommendations

- 7.1.1 There are no recommendations for further work regarding heritage. All final decisions are subject to the Local Planning Authority.

7.2 Conclusion

- 7.2.1 AB Heritage was commissioned by ME Group International PLC to produce a Heritage Statement for a retrospective Planning Application for the installation of a laundry kiosk at 18 Regent Street in Barnsley. The kiosk has been installed in an undercroft which provides access to the rear carpark of 18 Regent Street. The kiosk comprises a metal unit containing 3 washing machines and has three yellow bollards in front to provide a safe area for customers.
- 7.2.2 Number 18 Regent Street is in the Regent Street, Church Street & Market Hill Conservation Area and is in proximity to several Grade II Listed Buildings of 19th century date. Following a site visit, it was identified that the kiosk would cause No Harm to the setting of the Conservation Area which, based on its architectural and historical interests, was assessed to be of High heritage significance.
- 7.2.3 The placement of the kiosk, well inside an undercroft beneath a large, modern office block (18 Regent Street), means that the kiosk and bollards are not visible from the Conservation Area, unless the viewer has intentionally sought out the installation. Indeed without the small sign on Regent Street indicating the presence of the kiosk, it would be very difficult to find. In accordance with the NPPF and Policy HE1 of the Barnsley Local Plan, the development is assessed to incur No Harm to the heritage significance of the Regent Street, Church Street & Market Hill Conservation Area.
- 7.2.4 There are no recommendations for further work regarding heritage. All final decisions are subject to the Local Planning Authority.

8. REFERENCES

Cartographic Sources

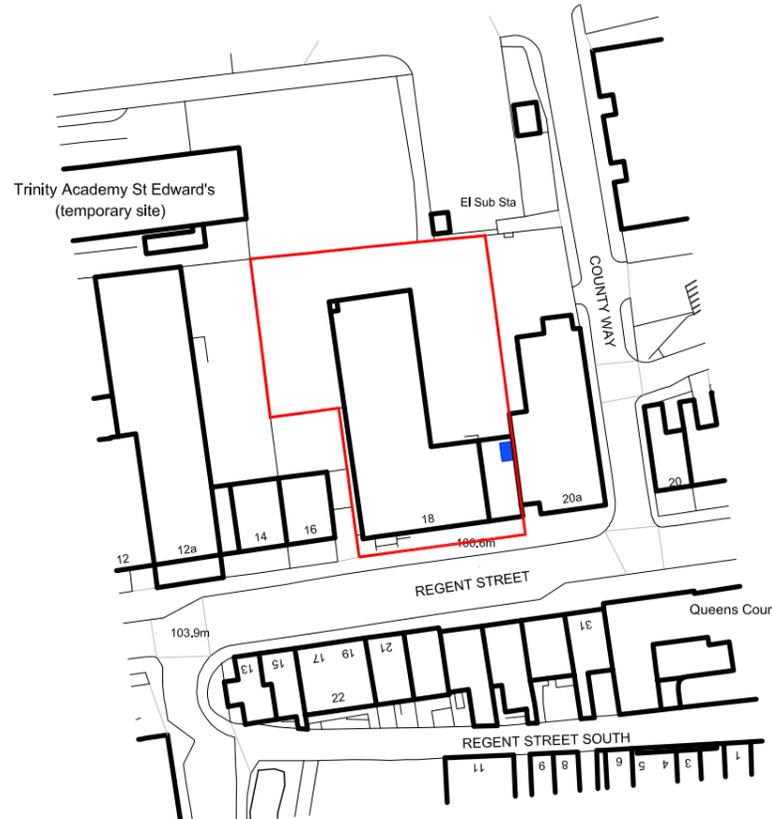
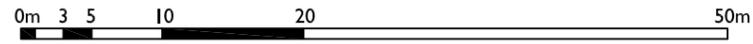
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Site Plan (1:500 @ A3)



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Laundrette Unit

Location Plan (1:1250 @ A3)

FOR INFORMATION

The drawings have been prepared from Ordnance Survey data, and the relevant drawings are presented accordingly. Original survey drawings only should be relied on and referred to. Site dimensions should be taken prior to construction to ensure accuracy and suitability.

Existing wall materials / hatches / coursing etc and location of machine shown indicatively.

All Internal dimensions shown indicatively for illustrative purposes. Not to be used for construction or any other purpose.

Additional approvals, information and actions may be required prior to construction including (but not limited to) in relation to Advertisement Consents, the Party Wall Act, Building Regulations, CDM 2015 Regulations, Demolition Act, Insurance, Building Contract, Discharge of Planning Conditions, Protected Species and Trees etc. This drawing is to be used solely for the purposes of seeking planning approval and does not contain all of the detail or information necessary for other purposes, approvals or construction.

plande

Planning Consultants

email@plande.uk

0333 444 3433

www.plande.uk

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This drawing is for planning purposes only. Do not construct from this drawing. Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work. For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.

Location Plan & Proposed Site Plan

1:1250 & 1:500 June 25

Drawn By: GPH

STATUS: Preliminary

25069-P01



AB Heritage Limited (Head Office)
Jarrow Business Centre
Rolling Mill Road, Jarrow
Tyne & Wear, NE32 3DT
Tel: 03333 440 206
e-mail: info@abheritage.co.uk