

**Former Builders Yard
3 Park Hill Road (off Station Rd)
Wombwell
Barnsley S73 0BE**

Jan 2012
Ref 11.64

Design Statement

1.0 Introduction

The applicants, Hayes Packaging Ltd, are applying for Full Planning Permission for the Change of Use of a former builders merchants incorporating Storage and Trade Counter; to a Timber Products Manufacturer incorporating Storage and Trade Counter. The proposals also include the erection of security fencing to a number of existing boundaries around the site. The premises ceased to be used as a builders merchants in May 2009 and has been vacant since this time.

2.0 Location

The site is located at Park Hill Road Wombwell Barnsley S73 0BE, and the extent of the site boundaries are shown on drawing ref OS1 Site Location Plan.

3.0 Topography

The site has a nominal fall of approximately 1 in 60 from south the north and has a total area of 0.38Ha (.94 Acres). It is irregular in shape and to the rear of terraced housing to Park Hill Road to the south and Edward Street to the north.

4.0 Drainage and Flood Risk

Existing sewers cross the site between Park Hill Road and Edward Street between buildings A and B. It is believed that foul and surface water drains to the combined sewer. There are no proposals for new connections or increased flows to the existing drainage system.

The site is not within an area identified by the Environment Agency Flood Plans as being at risk of flooding. The Low Valley in Wombwell is subject to flooding but the site will not increase discharge of surface water drainage into the existing system and therefore will not increase the risk of flooding elsewhere.

5.0 Access

There is an existing access to Park Hill Road in the north west corner of the site suitable for commercial vehicles. There is adequate space within the site for parking and manoeuvring of motor cars and commercial vehicles.

5.0 Change of Use

The proposals for change of use do not involve the demolition or erection of new buildings. Products to be manufactured on site include timber fencing panels and pallets. The existing buildings are currently subdivided into offices, materials storage and a small area within Building A used as a sales counter. The external yards have also been used for storage of building materials.

Manufacturing of timber products including fencing panels, sheds packing cases and pallets will take place within the existing buildings and the yards will be retained for external storage and

secure parking of commercial vehicles. The car park at the northern corner of the site will be retained providing 12No car parking spaces. A sales counter will be retained within Building A for the display and sale of timber fencing products and accessories.

Hayes Packaging Ltd is currently located at Unit 1 Twibell Street Barnsley but has outgrown these premises. The proposed site provides an opportunity to relocate the business and increase the number of full time staff employed from 12 to 16No. Approximately 60% of the employees are based on site and the remainder delivering and erecting fencing and sheds to private and commercial customers.

6.0 Erection of Security Fencing

The site has a number of external boundary walls that abut the public highway. The applicants are concerned that these areas are vulnerable to unauthorised access and propose to erect additional fencing to help secure the site. This will comprise of galvanised metal palisade fencing secured with brackets and mounted onto existing boundary walling and three specific areas around the site. The proposals are illustrated on Drawing Nos BP1 Block Plan and P1 Sections:

- a. Fencing A to B and C to D:
The frontage boundary wall to Park Hill Road is constructed in brickwork with brick piers providing lateral support. The existing wall is approximately 2.0m high above the kerb level and it is proposed to erect a fence 1.2m high on top of the wall as shown on Section 1 Drawing P1.
- b. Gates B to C:
The existing steel gates will be increased in height to 3.2m in steelwork to match the design of the existing gate.
- c. Fencing F to G:
The existing boundary has been constructed in blockwork to a height of 2.7m. Views 10 and 11 within the Photographic Survey attached at Appendix A illustrate the existing wall which is in poor condition and has a vertical fracture due to thermal movement and the lack of any movement joints. The wall is constructed in mass blockwork reducing in thickness as it increases in height.
It is proposed that the blockwork be reduced in height to 1.6m to coincide with the reduction in thickness of the wall and erect a 1.2m high galvanised steel palisade fence on top of the wall as shown on Section 2 to give a maximum height to the top of the fence of 2.8m.
- d. Fencing H to J to K:
The existing boundary wall is constructed in blockwork with brickwork facing Park Hill Road to a height of 2.2m. It is proposed to erect a 1.2m high galvanised steel palisade fence on top of the existing wall to increase the overall height to 3.4m.

7.0 Planning Policy

The site is allocated as Housing policy according to the Barnsley MBC Unitary Development Plan. The existing commercial use however is established and the site has operated as a builders merchant for over 20 years. Whilst planning permission is necessary for Change of Use from Builders Merchant incorporating Storage and Trade Counter to Timber Products Manufacturer incorporating Storage and Trade Counter, there is no practical or significant material change of use of the existing site or buildings.

8.0 Summary

The applicant would like to relocate an existing successful business to larger premises to allow for expansion to satisfy current demand and employ additional staff in their core business as timber products manufacturers and they have identified this vacant commercial site as being suitable for this purpose. They consider that additional measures to secure the site are necessary but have been careful to avoid any overbearing effects of the additional fencing, detrimental impact or loss of amenity to existing residents by restricting the proposals to boundaries that do not directly adjoin private gardens and amenity space.

MJ Booth

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Appendix A – Photographic Survey

**Former Builders Yard
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Photographic Survey



1. Red line site boundary is indicative. Refer to site location plan for application site.

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2. Boundary wall and access from Park Hill Road looking south.



3. Boundary wall and access from Park Hill Road looking north.



4. Frontage to Park Hill Road looking south.



5. Boundary wall and frontage up to boundary with No 1 Park Hill Road.



6. Boundary wall between Nos 7 and 9 Park Hill Road looking east.



7. Boundary wall adjacent No 9 Park Hill Road looking east.



8. Internal view of boundary wall adjacent No 7 Park Hill Road.



9. Internal view of boundary wall adjacent No 9 Park Hill Road.



10. External view of boundary wall between Nos 22 and 24 Edward Street looking south west.



11. Internal view of boundary wall looking towards the rear of No 22 Edward Street.



12. Building A – North west elevation.



13. Building B – North west elevation with roller shutter.