7A Haywood House, Hydra Business Park, Nether Lane, Sheffield S35 9ZX

Mobile: 07591 206 852 **Email: admin@dk-designs.co.uk**

VAT Registration No: 242008451 Company Registration No: 09668503

DESIGN & ACCESS / HERITAGE STATEMENT

Distinction Doors
Wentworth 36
Wentworth Way
Wentworth Industrial Estate
Tankersley
S75 3DH



12 September 2023

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1. Proposed Site Area

1.1 Wentworth Way in Tankersley is in the Yorkshire and The Humber region of England. The postcode is within the Penistone East ward/electoral division, which is in the constituency of Penistone and Stocksbridge

1.2 The proposed site area is a large plot off Wentworth Way.

1.3 Lies outside Greenbelt & Conservation area.

1.4 The area is entirely made of commercial units.

2. Existing Use

2.1 Commercial unit, composite door supplier.

3. Proposed Use

3.1 Retention of x5 no single storey site cabin's, retention of x1 no tent store unit & proposed x1 no two storey site cabin.

3.2 No change to use, will remain as Commercial, composite door supplier.

4. Design & Landscaping

4.1 Cabin / tent as industrial style units. In keeping with the commercial area.

4.2 No change/addition to the landscaping, area to the front of premises as existing green/shrub/trees.

5. Impact on Neighbouring Dwellings

5.1 This will have no detrimental effect on the nearby units surrounding.

6 Access

6.1 As existing, no change.

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7 Planning History

7.1 A search of Barnsley Council's online public access system, shows the site area has the below previous planning applications submitted from 2016.

Reference	Description	Site Address	Valid From	Decision	Status
2022/0032	Installation of extractor unit and associated works	Distinction Doors, Wentworth Way, Tankersley, Barnsley, S75 3DH	19 January 2022	Approve with Conditions	Final Decision
2016/1009	Installation of a new dust extraction unit.	Distinction Doors, Wentworth Way, Tankersley, Barnsley, S75 3DH	12 August 2016	Approve with Conditions	Final Decision

7.2 Surrounding the site areas previous planning applications submitted from 2019.

Reference	Description	Site Address	Valid From	Decision	Status
2022/0032	Installation of extractor unit and associated works	Distinction Doors, Wentworth Way, Tankersley, Barnsley, S75 3DH	19 January 2022	Approve with Conditions	Final Decision
2021/1628	Use of land for outside storage of cranes (Application for a lawful development certificate for an existing use)	1-4 Wentworth Way, Wentworth Industrial Park,Tankersley, Barnsley, S75 3DH	7 December 2021	Lawful Development Certificate - Granted	Final Decision
2021/0617	Erection of two storey and single storey extensions to office including re-cladding of existing offices and warehouse gable wall	Fox Aluminium Ltd, Wentworth Way, Tankersley, Barnsley, S75 3DH	27 April 2021	Approve with Conditions	Final Decision
2020/1072	Discharge of condition 25 (Noise Assessment / Traffic Management Plan) of 2018/1078 - Variation of condition 1 (approved plans) of application 2016/0439 - Erection of four industrial units (B1, B2 and B8) each with 3 storey ancillary office accommodation, car parking, service yards and associated works	Unit 1 Wentworth Industrial Park, Wentworth Way, Tankersley, Barnsley, S75 3DJ	23 September 2020	Approve	Final Decision
2020/0451	Details of conditions 4 (Foul and surface water drainage details), 9 (Proposed Levels), 14 (Tree Protection Measures), 15 (Hard and Soft Landscaping), 17 (Construction Method Statement), 18 (Highways Condition Survey), 20 (Details of Surface Water Drainage including any other works), 21 (Site Investigation) of application 2017/0599 - Erection of Class B8 storage and distribution warehousing and ancillary Class B1 office space and associated access (Outline with all matters reserved apart from means of access)	Land on Wentworth Way Industrial Estate, Maple Road, Tankersley, Barnsley	2 June 2020	Approve	Final Decision
2020/0250	Erection of heat recovery unit, provision of associated vents and replacement of external windows and doors including blocking up of 1 no. window	Tankersley Fire Station, Wentworth Way, Tankersley, Barnsley, S75 3DL	5 March 2020	Approve with Conditions	Final Decision
2019/0963	Details of conditions 15 (External lighting) and 22 (oil interceptor) of planning permission 2018/1078 - Erection of four industrial units (B1, B2 and B8) each with 3 storey ancillary office accommodation, car parking, service yards and associated works	Land off Wentworth Way, Wentworth Park Industrial Estate, Tankersley, Barnsley, S75 3DJ	8 August 2019	Approve	Final Decision
2019/0934	Single storey rear extension to dwelling	6 Wentworth Way, Dodworth, Barnsley, S75 3RA	1 August 2019	Approve with Conditions	Final Decision
2019/0629	Details of condition 16 (Full foul and surface water drainage details) of planning permission 2018/1078 - Variation of condition 1 (approved plans) of application 2016/0439 - Erection of four industrial units (B1, B2 and B8) each with 3 storey ancillary office accommodation, car parking, service yards and associated works	Land off Wentworth Way, Wentworth Park Industrial Estate, Tankersley, Barnsley, S75 3DJ	3 June 2019	Approve	Final Decision
2019/0503	Details of conditions 2 (facing materials), 4, (coal mining), 8 (bin and cycle store), 12 (hard and soft landscaping), 13 (landscape management plan) and 21 (ecological mitigation) of planning permission 2018/1078 - Erection of four industrial units (B1, B2 and B8) each with 3 storey ancillary office accommodation, car parking, service yards and associated works	Land off Wentworth Way, Wentworth Park Industrial Estate, Tankersley, Barnsley, S75 3DJ	24 April 2019	Approve	Final Decision
2019/0178	Erection of building mounted and free standing illuminated and non illuminated signs	Mercedes Benz, Wentworth Way, Tankersley, Barnsley, S75 3DH	8 February 2019	Approve with Conditions	Final Decision
2019/0041	Discharge of conditions 9 (trees), 18 (bunds) and 24 (CMS) of planning permission 2018/1078 - Erection of four industrial units (B1, B2 and B8)	Land off Wentworth Way, Wentworth Park Industrial Estate, Tankersley, Barnsley, S75 3DJ	7 January 2019	Approve	Final Decision

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8 Environmental

8.1 The floors, walls and roofs of the new builds will be insulated to the new building regulation requirements and thermally efficient glazing will be used. Glazed windows/doors to allow natural light into the dwellings to reduce the reliance on electrical lighting.

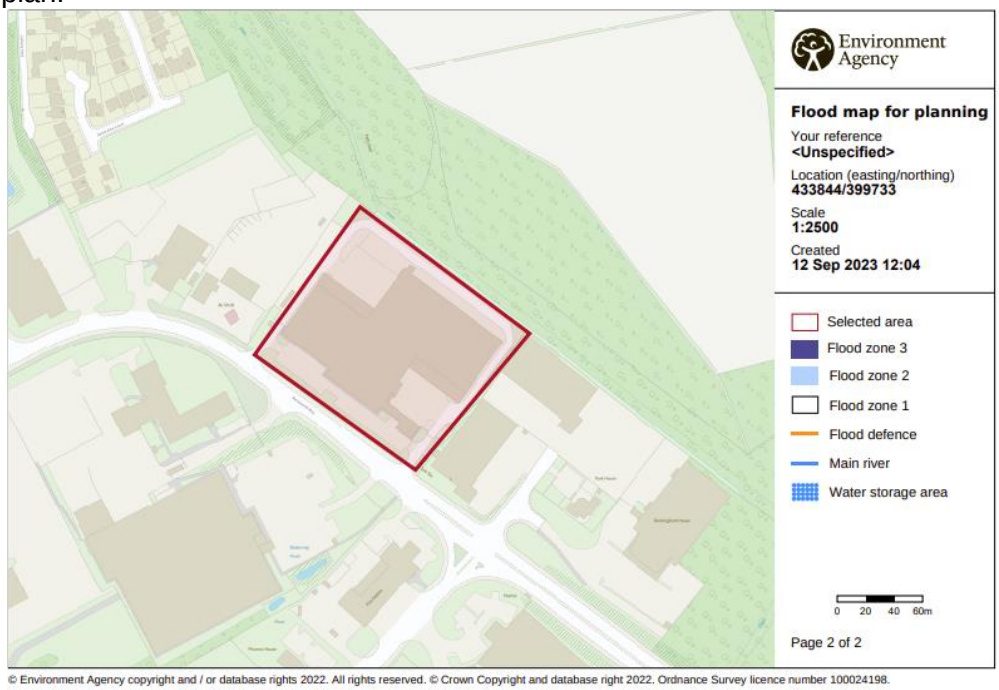
8.2 Materials used in the construction will be sourced from local builders' merchants and local tradesmen will be used to carry out the works in order to minimise the transport implications of the conversion works

8.3 See Additional Sustainability Statement for further detail.

9 Flood Risk Assessment

9.1 The application site lies within a flood risk zone 1, therefore a flood risk assessment is not required for this proposal

9.2 Flood risk plan.



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10 Ecology

10.1 Upon a visual inspection there is no evidence of bats roosting or any other protected species within the property boundary, however, should any be found upon start of works, all works shall be stopped immediately. A specialist will be consulted.

10.2 To our knowledge, there are no TPO trees within the boundary of this property that would be affected by the proposal. Again, should this not be the case, all works shall be stopped immediately. A specialist will be consulted.

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11 Photos

Site frontage





Tent store unit



Site Cabins



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12 Conclusion

12.1 The proposed site cabin / store tent, are common pre constructed metal cabin. Used within various commercial premises

12.2 Due to having no impact on the neighbouring units, we therefore ask the Local Authority to consider this document in support & grant this application.