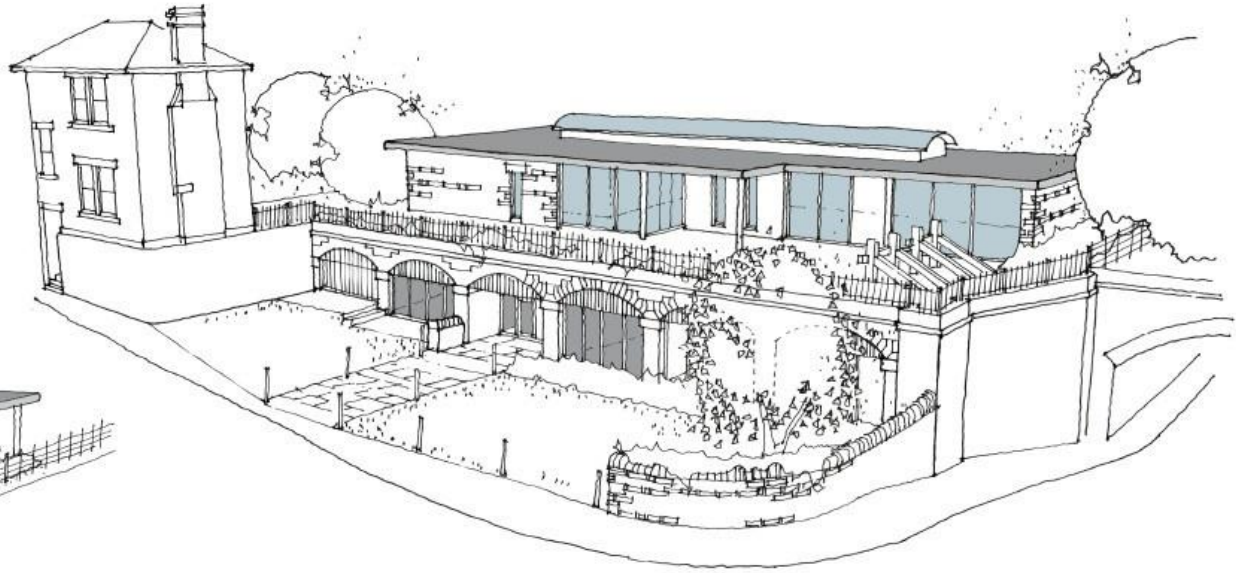


Rear View from Trans Pennine Trail



Elevated View from Bridge Street



View of Coal Drops from Access Road

Subject to local authority approval
and all necessary planning
consents

DRAFT

Concept Design

mboothdesign
architectural design and building consultants

Fairfield House
Barnsley Close Barnsley
S70 2FL
Tel: 01709 595200
E: mark@mboothdesign.co.uk

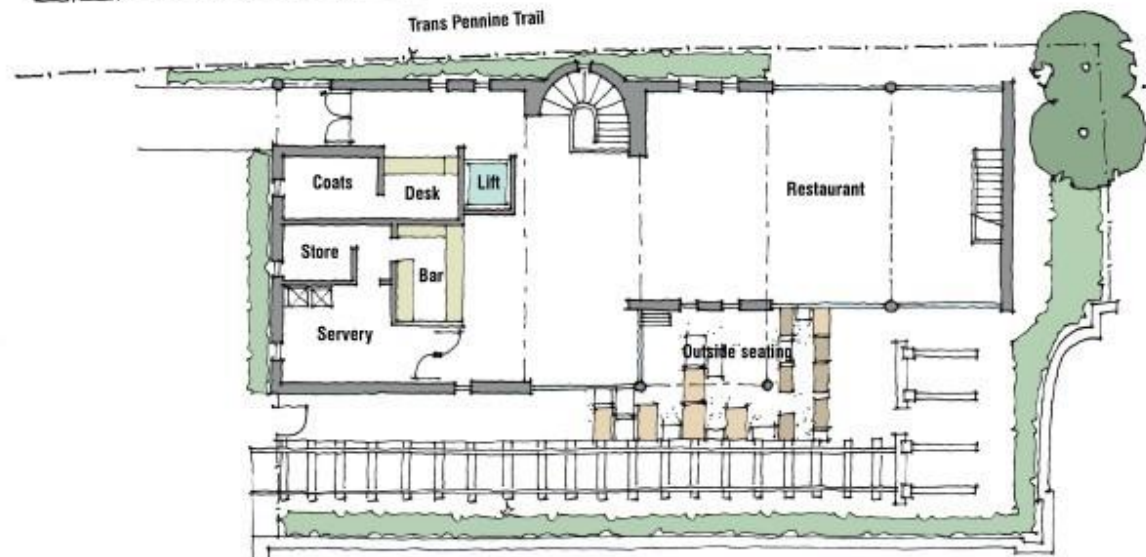
Scale Not to Scale Drawn MJB

Date Oct 2023 Ref. 23.03

Dwg No. CP02 Rev.

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Dimensions for setting out in existing buildings are to be checked and verified on site.

Penistone Coal Drops



Upper Floor Plan



QUIRKY / CONTEMPORARY
NEW BUILD WALKERS
HOSTEL - 8 BEDS?

RESTAURANT UNIT
CIRCA 4K SQ FT OVER 2
LEVELS WITH GALLERIED
UPPER FLOOR AND
TERRACE DECK RAISED
ABOVE OLD COAL DROPS

KIOSK TYPE UNITS CIRCA
36 SQ M EACH OR
LINEAR BLOCK FOR
TRANS PENNINE WAY
BIKE HIRE

2 NO HYBRID
BUSINESS UNITS
OFFICE / HI-TECH
@ 170 SQ M PER UNIT
PLUS MEZZ OR FULL
FIRST FLOOR

10K SQ FT OFFICES
OVER 2 FLOORS /
5K SQ FT EACH WING /
2.5K EACH WING PER FLOOR
PLUS CURTILAGE
PARKING

CONVERSION OF
REGENCY HOUSE
TO 1 BED AIR BNB UNIT
WITH 2HO PARKING SPACES

RETAIL SPACE IN
COAL DROP ARCHES
WITH ATRIUM GLAZING
ABOVE

DRAFT

subject to local authority approval and all necessary planning consents

FAIRBANK INVESTMENTS / AXIS ARCHITECTURE - SCALE 1:400 @ A1

OLD COAL DROPS - PENISTONE

SKETCH MASTERPLAN 08/2023