DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

Land off Wellhouse Lane, Penistone
12 .064 QS . August 2013

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Design & Access Statement

Land off Wellhouse Lane Penistone **Ref: 12 .064 QS . August 2013**

Proposed Residential Development for a single new Detached Dwelling and garage.

Background

The following report, in the form of an abbreviated Design & Access Statement, provides supporting information in respect of a detailed planning application for a new detached dwelling.

The site, which is currently unused, has in the past been used for garaging and as a garden, and is contained within an abandoned quarry. The site, which stands immediately adjoining the Green Belt is allocated for residential development and has existing housing adjoining its east and south boundaries. Access is by a private road that connects to Wellhouse Lane.

The Local Authority has identified a need for larger, low density high value housing within the Borough as a part of the current Development Sites & Places Consultation Draft 2012. This site is ideally situated to provide a large detached family home close to the centre of Penistone

Location

The site is located at the northern edge of Penistone. It is approximately 800m from the centre of the town and within easy walking distance of all amenities and facilities, including local schools, shops, PH's, doctor's surgery, etc. It is well served by public transport links and is in a highly sustainable location.

A site location plan is attached at Appendix 1.0

Site Assessment

The site lies to the west of Wellhouse Lane and to the north east of Bump Hall. Vehicular and pedestrian access is available from Wellhouse Lane over an existing private road within the applicant's ownership. The site faces south, towards the centre of Penistone and is enclosed by an existing stone boundary wall to the south and field boundary fences to the north and west.

The total site area is 0.146 Ha. The site of the proposed dwelling is generally level and enclosed by the original quarry wall. The site allows for a large detached house with generous private gardens, and due to its reduced height within the quarry, with minimal visual impact upon the surrounding Green Belt.

The Barnsley MBC UDP Proposals Map shows the site outside the Green Belt and in an area allocated for residential use. The LDF Proposals Draft continues that designation.

Exiting housing, which surrounds the site on all sides, provides a traditional mix of one and two-storey family accommodation. The immediate neighbour on the east is a large detached family house.

There are 2 No trees on the site frontage that require removal. See tree report.

The site is in an area of high demand for larger detached low density houses and is located on the outskirts of a market town that currently provides a good mix of local services and amenities. The development of the site would contribute to maintaining and enhancing local services and to the economic vitality of Penistone.

The site is not within an area identified by the Environment Agency as being at risk of flooding.

Foul water drainage from the site would be taken to the existing public foul sewer.

Surface water drainage should be provided with due regard to Sustainable Urban Drainage Solutions by using soakaways where these will work and ensuring that any discharge to existing drains is taken via suitable storage and controlled flow.

The land is previously undeveloped, is not within an area affected by coal mining subsidence and is unlikely to be affected by any form of contamination.

The development of this site in the way proposed:

- Would contribute to the delivery of a broader mix of housing in line with the ambitions of the Economic Strategy
- Would not harm the functions of the Green Belt, particularly in respect of checking unrestricted urban sprawl and preventing settlements merging into each other
- Has a good relationship with the existing settlement.
- Has access to essential facilities and is sustainable

- Will contribute to the economic viability of the area.

There are no ownership or technical reasons that would prevent the redevelopment of the site and the proposals are deliverable.

Site Survey

A detailed topographic survey has been undertaken and is attached with the application.

Photographic Survey

Photographs that illustrate the site and its immediate surroundings are attached at Appendix 2

Site Conditions

A Phase 1 Site Survey has been undertaken. A copy is attached with the application.

Trees

A Tree Survey has been undertaken and a copy of this plus a Development Appraisal and Method Statement are attached with the application.

Ecology

An ecological survey has been undertaken. A copy of the report is attached with the application.

The Proposals

Use

The site would be used for the construction of 1 No new private dwelling with associated garaging.

Amount

The net developable area, not including the access roadway is 0.146Ha. The detailed design proposals drawings illustrate a low density development of 1 no dwellings which equates to 6.8 dwellings/Ha over the developable part of the site. The new house is shown with 5 bedrooms and generous private gardens.

Layout & Scale

The new dwelling will take advantage of the quarry site by being constructed within the excavated section of the quarry and with split level gardens around the quarry face. The site will be enclosed at its boundary with the private roadway with a dry stone boundary wall and has been designed to minimize any overlooking of neighbouring property. An enclosed courtyard to the front of the new dwelling provides generous off-street car parking. The house is designed with a traditional wide frontage and narrow span and with a roof constructed to a 40°pitch.

Access

Both vehicular and pedestrian access to the site is by the existing private roadway that connects with Wellhouse Lane.

Appearance & Materials

New build housing should reflect the location and be in keeping with the local Pennine vernacular. Stone is the dominant local building material and the new dwellings should be constructed with coursed grit stone walls and an approved artificial stone slate roof. Whilst respecting the local vernacular, the construction of a new dwelling provides an opportunity to incorporate contemporary design ideas with open plan interiors and larger areas of glazing to take advantage of orientation and views.

Landscape

The sites prominent position at the edge of the settlement will require extensive landscaping to provide an attractive setting for the new dwelling. Trees and shrubs within the rear shelter belt should be a mix of native species incorporating oak ash and chestnut with smaller woodland edge species including silver birch, rowan, hazel and wild cherry.

Private gardens will take advantage of the quarry site to provide lawns and terraces at varying levels and planting within the quarry face.

Summary

The site is within an area allocated for residential development.

The Local Authority has identified a need for large, low density higher value housing within the Borough as a part of the current Development Sites and Places Consultation Draft 2012.

The site has a good relationship with an existing settlement. It is within a short walk of the centre of Penistone and is highly sustainable. The development will contribute to the viability of the existing settlement

The site meets all relevant criteria and is suitable for development.

Signed……..
Chris Carr Architects ltd

APPENDIX 1

SITE LOCATION PLANS



Scale. 1:0000 @ A4 Drawn.

Date. June 2013 Ref. No. 12.064

DWG. No. QS 00 Rev.

0 cm		2 cm		4 cm		6 cm	

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Proposed Residential Development Sites
Former Quarry Site
Land adjacent Wellhouse Lane
Penistone, South Yorkshire

SITE LOCATION PLAN

PLANNING

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APPENDIX 2

PHOTOGRAPHIC SURVEY



1



2 Views of Private Access Road off Wellhouse Lane



3 Adjoining dwelling to the east of the site



4 Unused Site previously used for garaging and gardens



5 Unused Site