PROPOSED CHANGE OF USE,
THE ROSE & CROWN PUBLIC HOUSE, PENISTONE

Design and Access & Conservation Statement

Prepared by:

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1.0 Introduction

This is a statement submitted in support of a change of use to the Rose and Crown public house into office space within Penistone town centre.

The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

The design proposals are shown within the drawings and supporting documents submitted with the statement. It should therefore be read with all of the supporting information.

2.0 Assessment of the site's immediate and wider context

In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below.

History

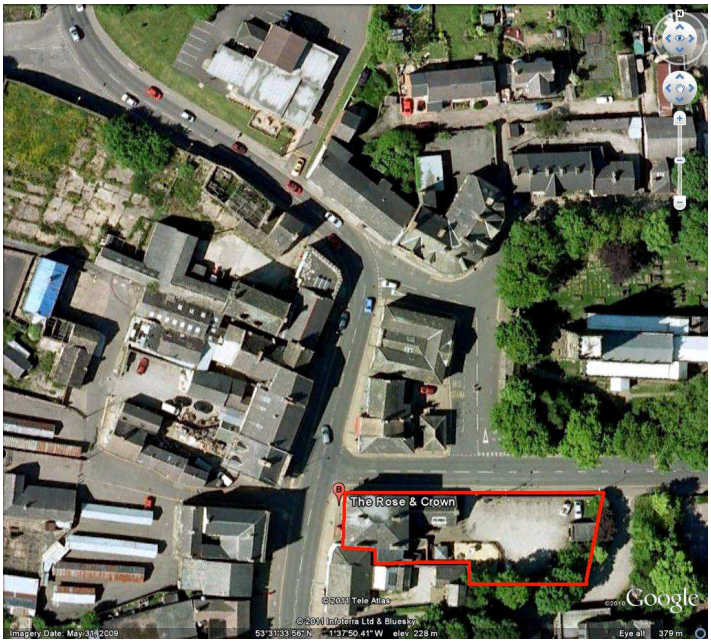
Penistone lies within the Borough of Barnsley South Yorkshire. In the past few years, Penistone has had to consider a development programme, due to the growing population. A number of large development organisations have concentrated resources into looking at how to develop Penistone and the surrounding area. This has partly stemmed from the large increase in government resources devoted to developing rural communities. In the next few years this development process should greatly improve the quality of life in Penistone, and help regenerate Penistone back into a thriving market town

Physical

The site lies on the corner of Shrewsbury Road and Market Street which is a main route through Penistone centre. Penistone has a wide range of local amenities and good access to public transport links to the centre of Barnsley.

On a wider transport context the strategic main route A628 road to Manchester and the A629 to Sheffield and Huddersfield pass close to the town centre.

The aerial image below sets the site (outlined in red) in context and illustrates its position within the surrounding neighbourhood.
The site is surrounded by a variety of building types including shops, pubs, commercial premises and shopping. The predominant building materials been are stone render slate and timber windows. The surrounding area includes detached properties, bungalows and semi-detached homes in an established residential area.


The Rose & Crown
©2011 Infoterra Ltd & Bluesky
Imagery Date: May 31, 2009
53°31'33.56" N 1°37'50.41" W elev 228 m
Eye alt 379 m
Google

3.0 Evaluation of the Context

Identification of opportunities

There are several potential benefits arising from the change of use of this site.

There will be a significant gain in jobs created which will be a positive addition to the immediate neighbourhood.

The proposal includes an existing car park to the east of the site which will provide car parking for the development.

The change of use will add diversity of uses and employment in the area.

It will provide small business space for start-up and established business.

It will remove a low quality public house (there is already a significant amount of pubs within Penistone) and low quality bed and breakfast.

Improve the visual amenity through new windows etc

The site is centrally located from one of the main routes through Penistone as mentioned previously and provides a gateway if need be to major cities such as Manchester and Sheffield as well as smaller towns including Barnsley and Huddersfield.

Identification of constraints

None are indentified.

4.0 Design of the Scheme

Layout

The proposal is for two separate professional companies on the ground floor comprising 170 square meters and a further 2 floors of generous rooms to provide more office space comprising approximately 146 square metres per floor providing a gross internal area of 462 square meters (excluding the basement level which incorporates a further 52 square meters for storage) In addition a car park with parking provision for 17 vehicles (including 2 disabled spaces) is located to the rear of the site.

Scale

The proposal only refers to internal changes therefore there is no change to the overall scale of the building. The existing external footprint is entirely in keeping with the character of the area.

Landscaping

The property has a generous car parking zone that will cater for 17 vehicles already so no green areas will be affected. Additional green space hugs the perimeter of the site towards the south and there is level paved access encircling the building for ease of maintenance and access from the car park. With the car parking provision to the rear of the site this allows the proposal to present a much more attractive and landscaped outlook to Shrewsbury Road and Market Street than a typical car dominated business frontage, therefore not impacting on the street scene.

Appearance

The existing building has been traditionally styled and designed to match the styles of the surrounding properties. Materials used are predominantly buff stone with stone details used on the elevations to match the surrounding properties.

Access

The development will comply fully with all requirements of Approved Document ‘M’ where possible. In addition the two disabled car parking spaces have been positioned close to rear entrance of the building. This is to ensure that it is as easy and as short a route as possible for an elderly or disabled person/couple and to move directly into this area of the building. Level paved access encircles the property for ease of maintenance and access. There are also a couple of public footpaths that allow pedestrian access into the property from Market Street..

6.0 Concluding Statement

This design and access statement has been written in support of a planning application for a change of use to the Rose and Crown public house in Penistone. The statement clearly demonstrates the four steps required by Section 42 of the Act in that: The context of the site has been considered and documented, and includes an accessibility audit, together with references to the relevant planning policy
The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.
The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

The scheme has been designed which responds to the constraints and opportunities identified and will provide significant benefits to the community.

In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive the scheme and grant planning permission.