Design and Access Statement

for Residential Development

at

Box Mill Lane / Sheffield Road,

Penistone

for

Harard Developments (Penistone) Limited

(Reserved Matters Application)

March 2015

Rev. A 14.04.2015 – Amendments to Section 4 – Supporting Information

DESIGN & ACCESS STATEMENT

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DESIGN & ACCESS STATEMENT

1.0 INTRODUCTION

1.1 This Design and Access Statement accompanies the application for approval of matters reserved in Condition No.2 of Planning Approval 2013/0813 for a residential development on land currently occupied by Jackie's Fancy Dress Shop fronting Sheffield Road, Penistone and land to the rear of nos. 25 – 81 Sheffield Road, and extending down towards the River Don.

1.2 The application is for 30 no. 1, 2, 3 and 4-bed dwellings, and is seeking approval of the layout, scale of buildings, design & external appearance and landscaping.

1.3 The site of Jackie's Fancy Dress Shop currently has Planning Approval for a residential development (Outline application reference 2008/0435).

2.0 SITE CONTEXT

2.1 Penistone lies to the west of Barnsley town centre, with the A628 Barnsley Road, a major trunk road, running east to west close by and connecting to the M1, Barnsley and Manchester. The A629 Halifax Road is also nearby which connects Sheffield and Huddersfield. The site fronts on to the B6462 Sheffield Road which links with the A629 and Market Street (B6462) in the centre of Penistone.

2.2 Penistone is served by its own railway station with trains to Sheffield and Huddersfield every hour. The Manchester to Sheffield railway line was opened in 1845 and with it came the expansion of industry in the town. Besides the railway station, there are also frequent bus services from Penistone to Barnsley, Sheffield and Huddersfield.

2.3 The application site is on the edge of Penistone town centre. The market town has recently seen some redevelopment with a large Tesco supermarket built in the centre. There are also other smaller supermarkets, a doctors, dentists, opticians, chemists, restaurants and takeaways, banks, a post office, newsagent, a library, sports centre and swimming pool. There are various nurseries and primary schools within 2 miles of the site, plus a grammar school.

2.4 Penistone has been an important market town for over 300 years. Properties in the town centre are generally stone built and two or three storeys with pitched roofs. There is a weekly retail and cattle market and some older buildings such as the stone built St John the Baptist Church on Shrewsbury Road and Church Street which dates back to the 13th Century.

2.5 Sheffield Road serves a mixture of industrial, commercial and residential developments. Penistone railway station is accessed off Sheffield Road located between the site and Penistone town centre. To the east of this is the recently built Fire and Ambulance Station. Further to the east and closer to the site, development becomes mainly residential with two storey stone fronted Victorian terraces fronting the street. These are interspersed with smaller commercial premises such as fast food takeaways and hairdressers.

Beyond the site frontage and to the north-east of Sheffield Road, there are larger areas of commercial and industrial development, including smaller units such as a signage company and car paint shop, and larger premises accessed off Box Mill Lane such as Naylor Myers Building Supplies, and a waste depot. Beyond this is Springvale Primary and Nursery School.

A cricket pitch and open fields lie to the north of the site beyond the River Don.

3.0 EXISTING SITE

3.1 The application site has a small frontage on to Sheffield Road which is currently occupied by Jackie's Fancy Dress Shop. The larger part of the site extends to the rear (north-east) of nos. 25 – 81 Sheffield Road, a row of Victorian terraced properties which front on to the main street. The site is approximately 1.48 hectares (3.66 acres).

3.2 The site can also be accessed down Queen Street, a narrow steep road between houses which also serves Penistone Cricket and Sports Club at the Springvale Ground to the north of the application site.

3.3 Jackie's Fancy Dress Shop is a single storey building set back from the road frontage with a tarmaced car park to the front. An access way to the south of this serves some small light industrial and commercial units and Birds Stainless Steel. The Britannia Public House occupies the corner plot between Box Mill Lane and Sheffield Road. The larger part of the site, to the rear of terraced properties fronting Sheffield Road, is largely open scrubland/non-arable field. There are a number of trees on the site, mainly along the south-eastern boundary adjacent Cubley Brook. There is also a cluster of trees in the southern corner of the site. The northern boundary of the site is formed by the line of the River Don with the eastern boundary defined by Queen Street which leads on to a track and to a small bridge over the river giving access to the cricket ground. There is an area of fairly level ground used as informal parking along the south-western edge of the site to the rear of houses fronting Sheffield Road.

3.4 The site is fairly steeply sloping in places with a general gradient down from the south-western boundary to the northern boundary with the river. The total fall across this part of the site is approximately 7 – 8m. An informal path runs along the top of the bank to the river along the northern boundary.

4.0 SUPPORTING DOCUMENTS

4.1 For further information regarding the site, please refer to the Affordable Housing Statement submitted with this Planning Application and the following supporting documents which were submitted with the previous Outline Planning Application.

- Planning Statement prepared by Michael A Clynch.
- Phase 1 Environmental Audit regarding ground conditions prepared by WSP.
- Flood Risk Assessment prepared by Ecus.
- Acoustic Report prepared by Blue Tree Acoustics.
- Transport Statement prepared by LDA Limited.
- Tree Survey by James Royston, Arboricultural Consultant.
- A Phase 1 Habitat and Protected Fauna Survey by Whitcher Wildlife Limited.

5.0 DESIGN PRINCIPLES

5.1 This Planning Application for approval of reserved matters is the result of lengthy pre-Planning consultation with Barnsley Planning Department. Issues of importance to the development of this site have been discussed and the proposals have accordingly undergone various amendments in order to achieve Outline Planning Approval.

5.2 The proposals include the demolition of the existing Jackie's Novelties Shop and associated car parking. The existing access adjacent to Jackie's Novelties will be modified to form a new 5.5m wide access road from Sheffield Road into the site. Demolition of Jackie's Novelties will allow creation of a stronger street frontage. A pair of semi-detached town houses is proposed adjacent no. 81 Sheffield Road which will continue the character of the street scene.

5.3 As requested by the Environment Agency, 8m no-build zones have been maintained adjacent to the northern boundary with the River Don and the eastern boundary with Cubley Brook. These areas could provide informal public open space on the site. Part of Cubley Brook is culverted beneath the site and, as requested by the Environment Agency, a 3m no-build zone has also been maintained either side of the culverted water course.

5.4 The site layout, drawing no. 4145-01 rev.D, shows a development of 30 no. 1, 2, 3 and 4-bed townhouses, bungalows and detached houses including two bungalows for affordable housing. Part of the site is currently used as informal car parking by residents along Sheffield Road. The proposals will include the removal of this area and therefore, an area of parking for these residents has been incorporated into the proposals along the western boundary.

5.5 This is a reasonably large site within an existing urban settlement. The aims are to create a residential development that is legible and sits comfortably within the existing urban fabric. Residential development should be safe and secure which can be achieved by the housing layouts chosen. An assessment of the local vernacular allows creation of a scheme which fits with the local context and embodies good natural surveillance.

5.6 Key design principles are summarised below:-

Strong Street Frontage / Urban Edge

- The existing Jackie's Novelties building on the site frontage has a weak relationship to the street. The building is surrounded by openly accessible land which has little distinction between public and private space, leaving it vulnerable and insecure.

- The proposed development has a strong street frontage to Sheffield Road. This provides continuity to the urban edge already established by the existing terraced properties adjacent the development site.

- Within the main part of the site, houses are grouped in pairs, groups of four, or runs of detached properties to strengthen the street scene.

- Front elevations and front doors would face on to the street and provide good natural surveillance.

Clear Distinction between Public and Private Spaces

- Dwellings have their principal elevations overlooking the street and the rear garden areas.

- Rear gardens would be gated with secure boundary treatments.

- Defensible private space is created which benefits from natural surveillance from each property.

- Parking spaces are in-curtilage and a minimum of 2 no, parking spaces per dwelling are provided.

- Where achievable, houses are positioned with back-to-back gardens to improve security.

Prevention of Car Dominated Frontages

- The incorporation of terraced units into a residential scheme can create car dominated frontages where 2 no. car parking spaces per dwelling are required.

- To avoid this, terraced units have been avoided and a mix of parking arrangements and house types is suggested which includes driveways to the side of properties, plus some dwellings within integral or detached garages.

Connections and Simple Road Layout

- The development is served by a single 5.5m wide access road which is downgraded to a shared surface and private driveways to serve the final houses. This gives a simple road hierarchy throughout the site and ease of access throughout.

- The principal road/vehicular route through the site is 5.5m wide with 2m wide footpaths either side.

6.0 SUSTAINABILITY

6.1 Sustainability is integral to the scheme at Sheffield Road, Penistone, informing decisions on many levels.

Close Proximity of Site to Local Shops, Facilities and Services

6.2 As described in an earlier section of this Design and Access Statement, the site at Sheffield Road is close to the town centre of Penistone which is well served by local shops, facilities and services. These facilities are within walking distance of the site. Penistone itself is well-served by public transport services including the rail station and buses.

There is a bus stop immediately opposite the entrance to the site on Sheffield Road with buses approximately every hour either towards Denby Dale or Penistone and Upper Denby.

6.3 By increasing the number of dwellings and therefore the number of residents in the local vicinity, the proposed development of this site will help to support the existing businesses and facilities in Penistone and the locality ensuring their long term success and the sustainability of this urban centre.

6.4 The availability of shops and facilities within easy walking distance of the site minimises the need for residents to travel by car and therefore minimises associated energy usage and carbon emissions.

6.5 The location of the site is therefore inherently sustainable as it is already supported by local infrastructure and services. As this site is an existing urban location, no energy consumption is required to construct surrounding roads, sewer networks etc. as they are already in place. As described in an earlier section, the scheme has been designed with safety and security in mind. The new dwellings have their main elevations facing on to and overlooking the street with parking areas well overlooked with secure gates and robust boundary treatments to rear gardens.

7.0 ACCESS

7.1 The pathways and approaches to all buildings will be designed to give precedence to the pedestrian over the car wherever possible. Where pedestrian routes and vehicular access points do cross, there will be dropped kerbs wherever necessary. All non-adopted pathways on the development will be a minimum of 900mm wide, with gradients not exceeding 1:12 (existing topography permitting) and of solid construction to be firm and even.

All approaches to dwellings will have level or ramped access from the car parking /drop off points in full accordance with Part M of the Building Regulations.

Parking spaces for dwellings will be provided on driveways, in-plot parking spaces, or occasionally in grouped parking courts. All of the houses will have their own private garden space.

All of the dwellings will have a w.c. at ground floor and are to be designed in accordance with Building Regulations Part M for access to and use of buildings.

All entrance doors to the houses will have level egress with a maximum threshold of 15mm and clear opening width of 900mm. All internal doors within houses will have a 775mm clear opening width, with a minimum corridor width of 1050mm in accordance with Building Regulations Part M1, Section 7.

All switches and sockets will be positioned between 450mm and 1200mm from finish floor level, in accordance with Building Regulations Part M. Windows provided to all lounges to have maximum sill height of 800mm in order to provide views out from a seated position.

First floor windows from habitable rooms will be suitable for emergency egress in accordance with Building Regulations Part B.

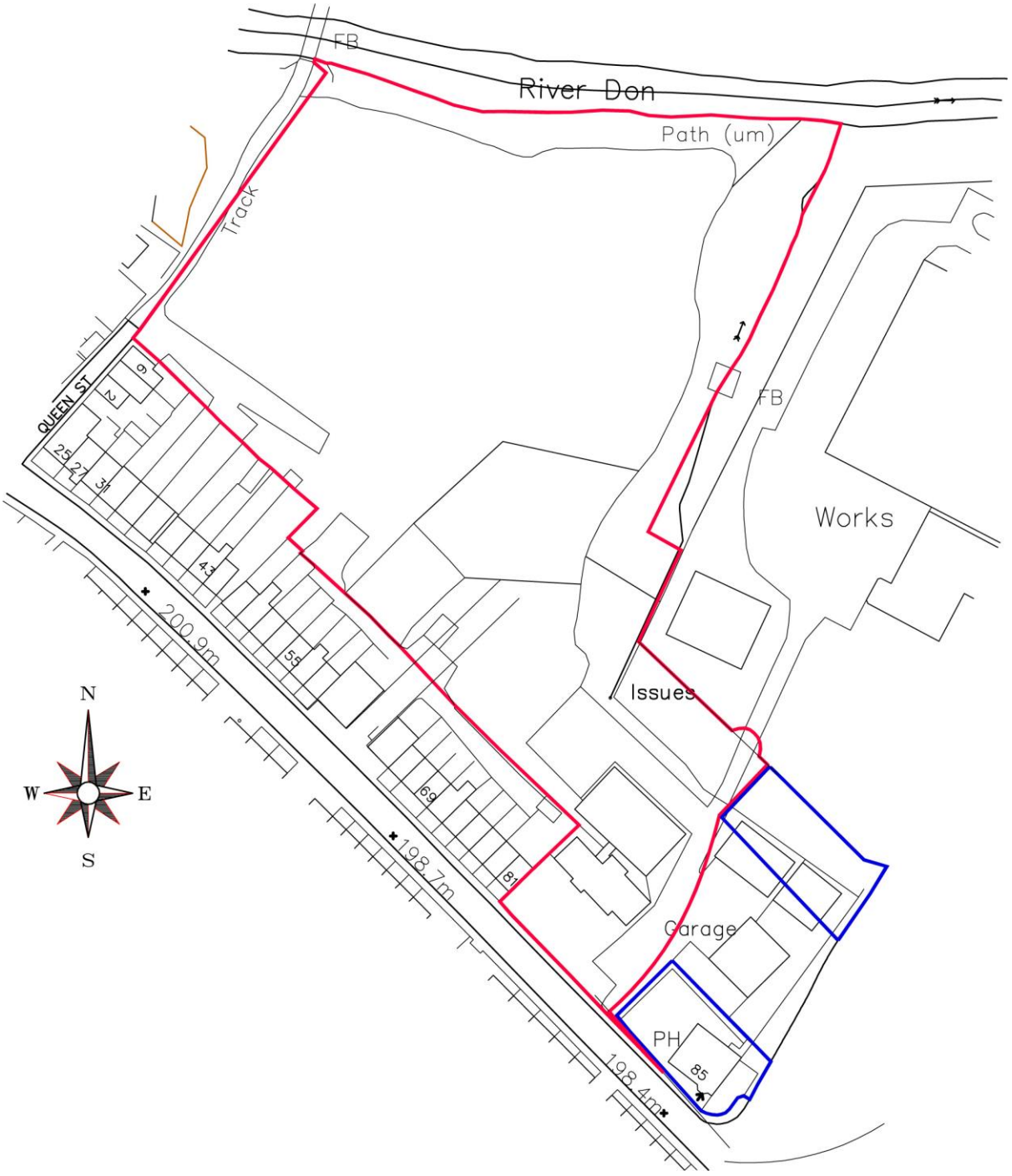
APPENDIX 1

Aerial Photograph



APPENDIX 2

Site Location Plan



APPENDIX 3

Photographs



Photograph 1



Photograph 2