

Design and Access Statement

Residential Development

Saunderson Road, Penistone

October 2012



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1.0 Introduction



This Design and Access Statement relates to the proposed redevelopment of land at Saunderson Road in Penistone.

This application submission seeks planning permission for the residential development of the currently vacant site at the end of Saunderson Road to the east. The total site area is approx 0.58ha.

The proposals allow for 22 residential dwellings which represents a density of approximately 38 dwellings per hectare.

The proposals represent an exemplar scheme offering high quality in terms of its architecture, environmental sustainability and varied housing provision. This exciting regeneration scheme will benefit both the new and existing local community and bring long awaited new life to the site.

This document is not exhaustive and is purely an accompanying document to the planning submission drawings; it must be read in conjunction with all other components of the planning submission.

The primary purpose of this document is to demonstrate the existing and future context of the site and to explain the design processes, reviews and decisions relating to the urban masterplanning.

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2.0 Site Analysis - immediate context



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APPLICATION SITE

The application site is immediately bounded by Saunderson Road bungalows to the west, Stottercliff Wood to the south, open greenspace to the north and a narrow access road to the east which accesses the neighbouring cemetery.

The site falls generally south-north by approximately 2 metres. In the south western corner of the site there is additional banking of a further approximately 2 metres. A full topographical survey has been undertaken and has been submitted with this application.

The site is currently vacant overgrown greenspace accessed from Saunderson Road. Both an Ecological Report and a Tree Survey have been carried out and are included within this application.

There are very few trees of any particular interest on the site. These are located outside of the site boundary to the south and therefore will not be affected by the proposed development.



Existing site access is via Saunderson Road and is shown in image number 1. Saunderson Road branches off the A628 Thurlstone Road and contains a small estate of residential bungalows as per image number 2.

The site is bounded by dry stone walling, a part of this has been broken down on the eastern boundary creating casual access from the adjoining road onto the site. Image number 3 shows this narrow tree-lined access road which leads to the neighbouring cemetery.

The land to the north of the site is currently vacant greenspace as shown on the adjacent aerial photograph. To the south is the cemetery previously mentioned.

Image number 4 highlights the area of Japanese Knotweed that was picked up in the Ecology Report and needs dealing with prior to any development. Also on this image in the background is one of the electricity pylons on and around the site. The route of the overhead cables is to the southern side of the site running south west to north east.

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2.1 Site Analysis - wider context

Penistone is situated on the west side of Barnsley in South Yorkshire. It is a highly scenic area characterised by villages set in wooded hills.

The application site is situated and accessed off Saunderson Road in Penistone. This road links onto the cross-pennine A628 road which leads directly to Barnsley and Hollingworth.

The Ecology report indicates that the sites previous use was a smallholding, with evidence of disused animal pens present. The site is open to pedestrian access from Saunderson Road although it is very heavily overgrown.

The site is approximately 6 miles west of junction 37 of the M1 motorway and is less than 1 mile from the centre of Penistone. It is a 28 mile drive west to Manchester, 23 miles north to Leeds and 13 miles south east to Sheffield.

The site is well located for access by public transport. There are bus stops in both directions at the junction of Saunderson Road with the A628. Penistone has direct bus services to Barnsley, Sheffield and Holmfirth.

Penistone railway station is within 1 mile from the site on the Penistone Line (Sheffield to Huddersfield). The nearest airport is at Manchester around 30 miles away. Leeds Bradford is approx 36 miles away.

It is recognised that journeys below 2km have the potential for journeys on foot to replace car journeys. According to the Institution for Highways and Transportation (IHT) publication; "Guidelines for Providing for Journeys on Foot", 800m has been identified as the preferred maximum distance for travelling on foot for town centres.



Penistone railway station



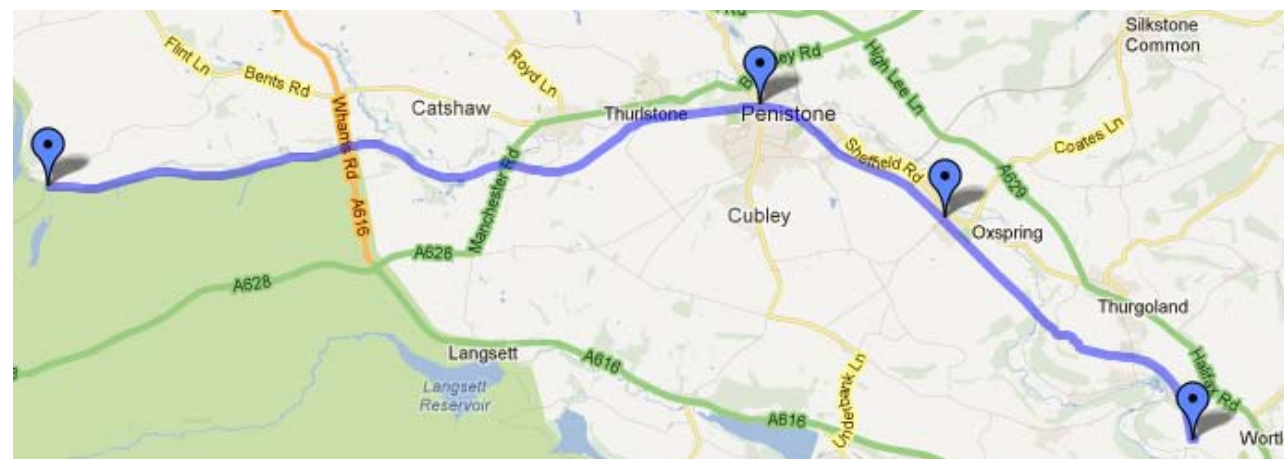
Thurlstone Road bus stops



Trans Pennine Trail



Thurlstone Skate Park



Trans Pennine Trail

The following is a non-exhaustive list of amenities that are available within walking distance of the site:

Health centres, small retail, Public Houses, takeaway restaurants, pharmacies, banks, small supermarkets, dentist, doctors, opticians, places of worship.

Also accessible on foot is Penistone Grammar School, Thurlstone Primary School and Daisy Chain Pre-School and St. John the Baptist C of E Voluntary Aided Junior School.

The University of Huddersfield is the closest further education centre around 13 miles from the site. This offers a wide range of courses and can be easily accessed by train.

PPG 13 states that cycling has the potential to replace short car journeys, particularly those under 5 kilometres. This ensures many facilities are accessible to the site on bicycle. There is a cycle hire and repair shop located locally and cycle parking facilities will be provided within the proposed development.

For those who enjoy walking as a hobby, there are many routes around the Penistone area including the Trans Pennine Trail. This is a ten mile route and is shown in the adjacent map and image above. This trail is also suitable for horses and cyclists. There is also a 15 mile route circling the Penistone Parish boundary.

In terms of amenities, neighbouring Stocksbridge has a Lesiure Centre which includes swimming and ten pin bowling facilities along with a gym, squash court and sports hall for football, basketball etc. There are also a skate park and playing fields to the south of Stottercliff Wood.

Although the site is well served in terms of public transport and local amenities, car parking will be provided at 200% where longer journeys are necessary.

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3.0 Planning Policy Context

Pre-application discussions have been held with Barnsley Planning, Highways and housing departments . These discussions have led to the final scheme which is presented within this planning application.

Barnsley's current statutory Development Plan consists of the Core Strategy, the Barnsley Education Sites Development Plan Document (DPD) (both of which form part of the Local Development Framework), the remaining saved policies of the Unitary Development Plan, and the Regional Spatial Strategy.

Guidance within national planning policy has also been followed throughout the design process. This document aims to outline the planning policies relevant to the proposals.

The adjacent extract from the Barnsley UDP proposals map has the application site highlighted with a red marker. The site itself is designated as urban land to remain undeveloped.

The land to the south of the site is urban greenspace (green shading) whilst the remainder of its surroundings are in a housing policy area (yellow shading).

The green dots mark out a recreational routeway which in this case is the Trans Pennine Trail.

The blue shading highlights the principal shopping areas.

The UDP has now been partially superceded by the Core Strategy. This document sets out aspirations for the borough of Barnsley for 2026.

The focus in the west of the borough is for economic growth in Penistone. Penistone has been designated as one of six principal

towns within Barnsley which are the main focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities. The Core Strategy states that their roles as accessible and vibrant places to live should be enhanced.

The following Core Strategy Policies are relevant to the proposed scheme:

Core Strategy Policy 1 relates to reducing carbon emissions through new development and increasing the efficient use of resources through sustainable construction techniques and the use of renewable energy.

Core Strategy Policy 2 requires all new dwellings to meet Code Level 3, this is rising to Level 4 by 2013.

Core Strategy Policy 3 states that all development will be expected to use Sustainable drainage systems (SuDS). Only in exceptional circumstances, where it can be demonstrated that all types of SuDS are impractical, will other drainage management systems be permitted.

Core Strategy Policy 4 looks to reduce the impact of flooding by not permitting new development where it would be at an unacceptable risk of flooding or would give rise to flooding elsewhere.

The environment agency map shown below indicates that the site is not at risk of flooding from rivers or seas.

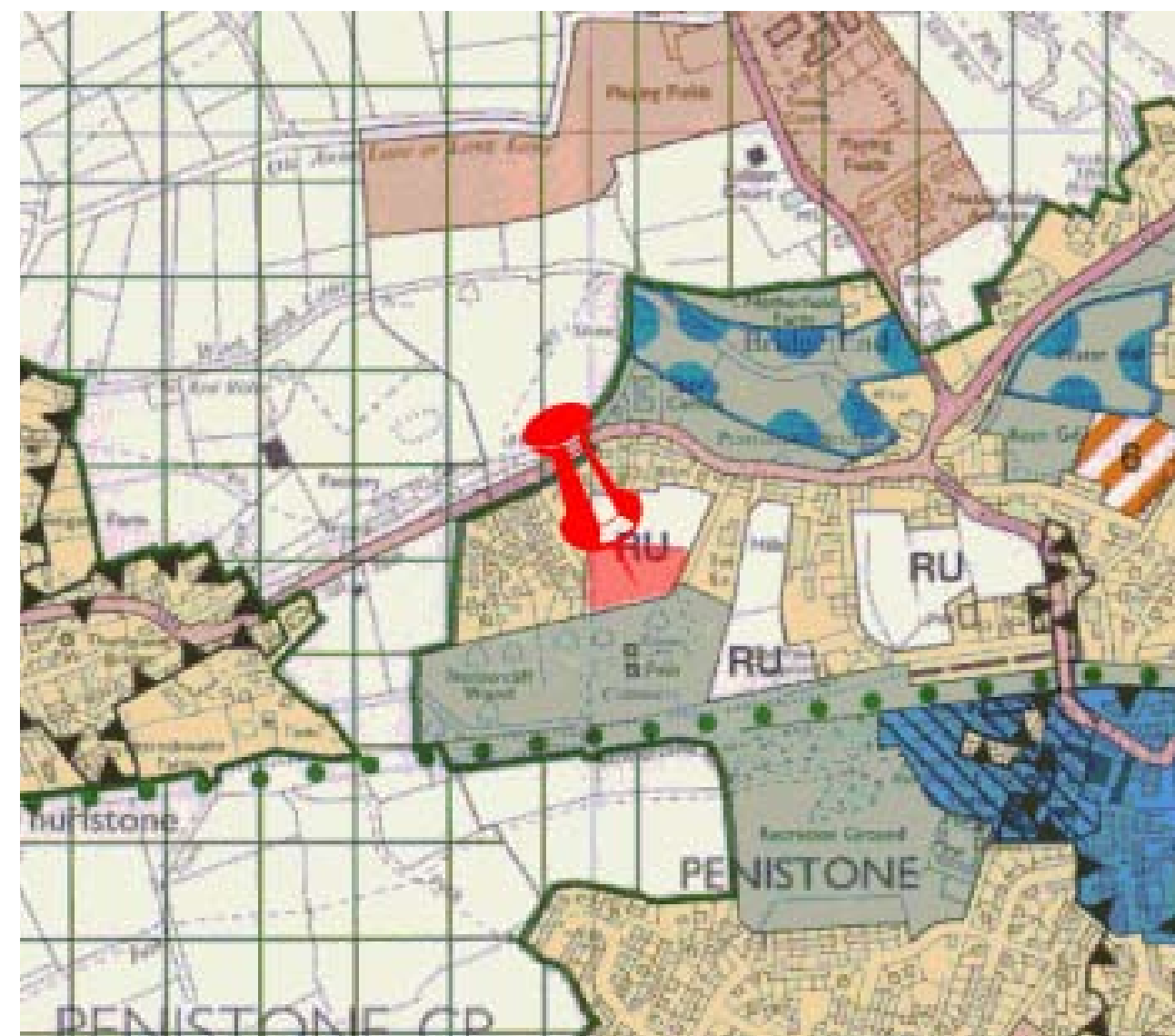


Core Strategy Policy 5 relates to renewable technologies. All development of 10 or more dwellings will be expected to incorporate decentralised, renewable or low carbon energy sources and other appropriate design measures sufficient to reduce the development's carbon dioxide emissions by at least 15% subject to such measures being practicable and not unacceptably prejudicing the viability of the development.

Core Strategy Policy 8 gives priority to development in certain areas of the borough; Penistone being one of them.

Core Strategy Policy 10 anticipates 1100 new homes for Penistone over the plan period in order to support the town's economic regeneration. It states that additional land will need to be allocated in the town to accommodate the remaining dwelling requirement. This will be greenfield and previously developed sites that are within the built up area with possibly limited peripheral greenfield sites.

This supercedes the adjacent UDP map which shows the site as urban land to remain undeveloped.



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3.0 Planning Policy Context

Core Strategy Policy 14 refers to housing mix. Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population.

A minimum density of 40 dwellings per hectare will be expected, lower densities will only be supported where it can be demonstrated that they are necessary for need, viability or sustainable design reasons.

Core Strategy Policy 15 expects development of 15 or more dwellings to provide affordable housing, this is at a rate of 25% in the Penistone area.

Core Strategy Policy 25 expects new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.

It also should provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people, and should not provide more than the maximum number of car parking spaces set out in a Supplementary Planning Document provide a transport statement or assessment in line with the thresholds.

According to the Supplementary Planning Document on Parking that was adopted in March 2012, current standards are for 1 space for 1 and 2 bedroom dwellings and 2 spaces for dwellings with 3 or more bedrooms. Cycle parking standards are to be assessed individually for housing developments.

Core Strategy Policy 29 relates to design principles. The following is expected:

High quality development that respects, takes advantage of and enhances the distinctive features of Barnsley, including:

- Topography, Green Infrastructure assets, important habitats, woodlands and other natural features.
- Views and vistas to key buildings, landmarks, skylines and gateways
- Heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form.

The policy also requires that the development achieve a Building For Life assessment rating of 'good' or equivalent

as a minimum, in developments of 10 or more dwellings.

Core Strategy Policy 35 relates to green space. It states that the Council will only allow development proposals that result in the loss of green space where an assessment shows that there is too much of that particular type of green space in the area which it serves and its loss would not affect the existing and potential green space needs of the borough.

Although the proposed site is currently green space, the proposed LDF map shown below indicates that the site may soon be

allocated for mixed density housing (orange cross hatch). There is an abundance of green space in the immediate area (green shading) including expansive playing fields to the south of Stottercliff Wood which are much better suited to recreational activities than the application site.

The proposed map also shows that the application site will not be located within any conservation area (marked with a red line), or the green belt area (marked with a green boundary line).

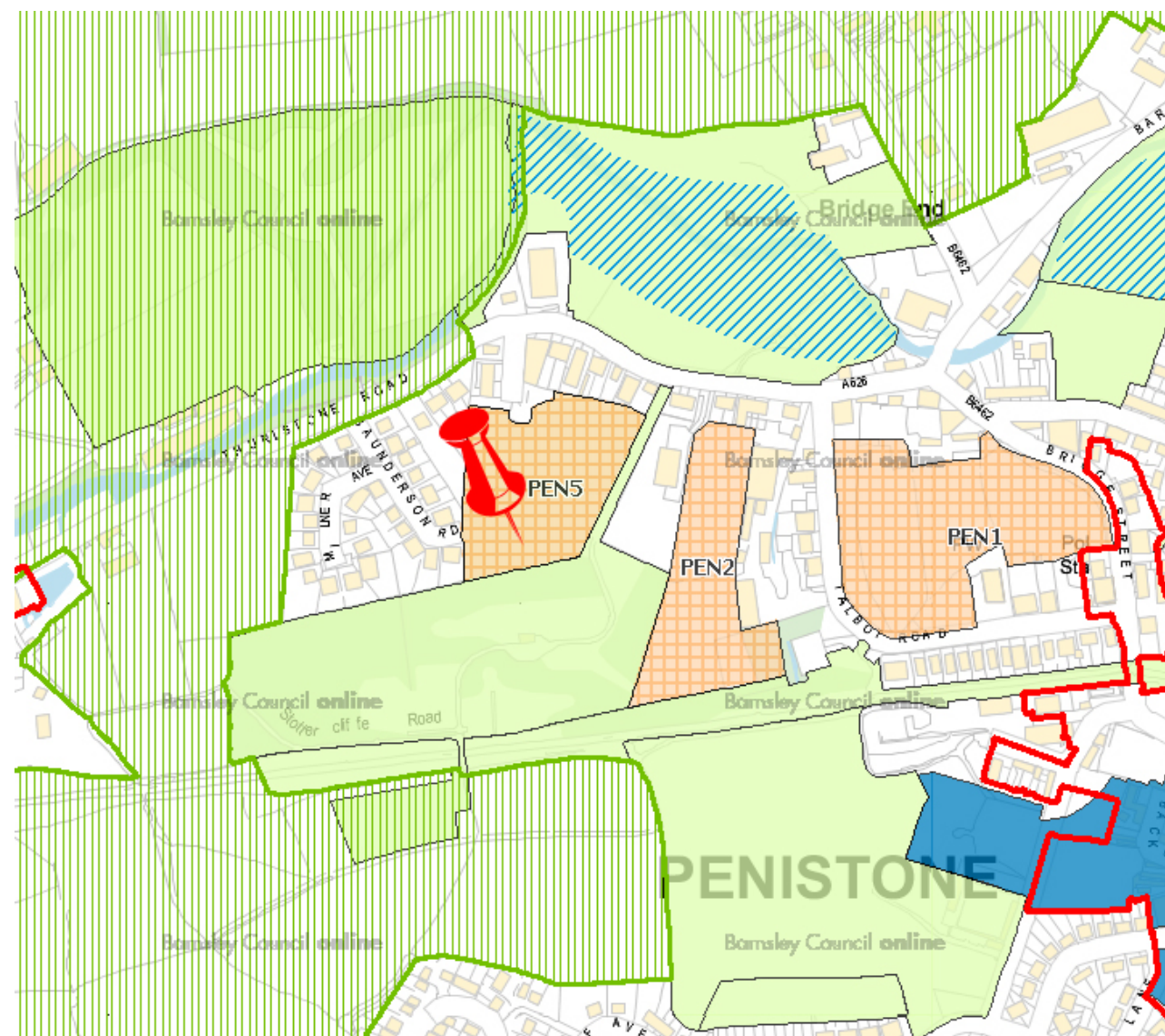
Core Strategy Policy 36 is regarding biodiversity. It states that development will be expected to conserve and enhance the biodiversity and geological features of the borough by protecting and improving habitats, species and sites of ecological value.

Core Strategy Policy 42 refers to infrastructure and Planning obligations. Development must be supported by appropriate physical, social and economic infrastructure.

Development must contribute as necessary to meet all on and off site infrastructure requirements to enable development to take place satisfactorily.

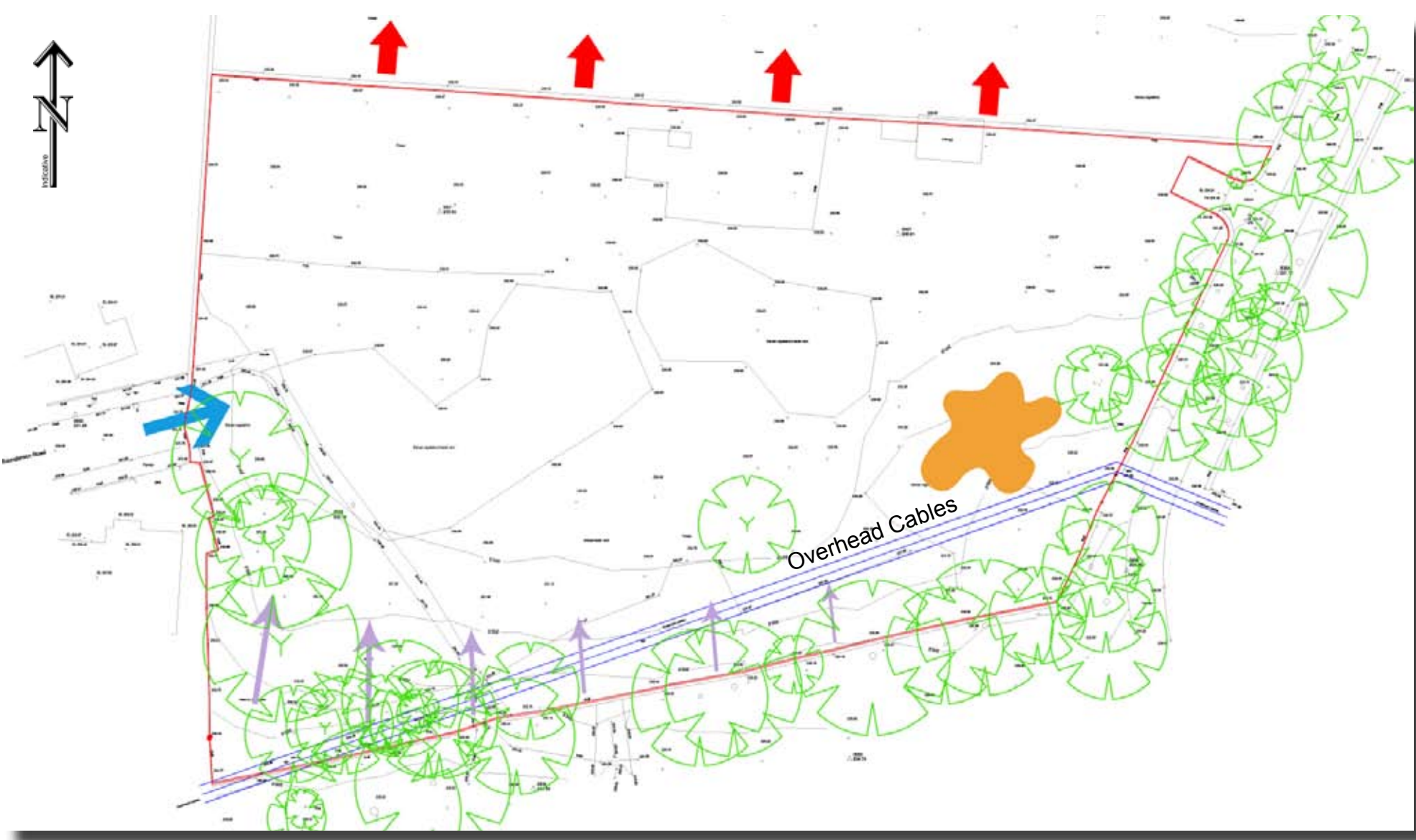
Where the necessary provision is not made directly by the developer, contributions will be secured through planning obligations.

Supplementary Planning Document Open Space Provision on New Housing Development adopted in March 2012 says that a minimum of 15% of the gross site area of new housing development must be open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses. This affects all new housing developments of 20 or more dwellings.



4.0 Design Process

-  Falling Topography
-  Vehicular/Pedestrian Access
-  Approx area of Japanese Knotweed
-  Open Aspect
-  Existing Trees



Site Drivers
The adjacent diagram demonstrates the existing site features to be considered when designing the proposed development.

Existing vehicle access is off Saunderson Road. This is a 5.5m carriageway with 1.8m footways to both sides.

Overhead electric cables cross the site as indicated by the blue lines on the adjacent constraints diagram. These will need diverting prior to any development.

The existing site has a number of trees across it. A tree survey has been carried

out and the report has been submitted with this application. The majority of trees are located on or outside the boundary and as such will be retained and protected throughout construction. None of the trees within the site that need to be removed have any particular ecological significance.

There is an area of Japanese Knotweed on the site which will need to be dealt with prior to construction. The remainder of the site is very overgrown with the Ecological report suggesting it to be a former smallholding.

The site has a general fall of approximately 2 metres south - north, in addition to this there is an area of banking to the southern boundary with the cemetery.

The Topographical survey, Ecological Survey and Tree Survey have all been submitted with this application.

The majority of proposed dwellings will have a road frontage. The northern boundary has an open aspect across an area of greenspace; views which the scheme design will maximise.

There is no existing adopted drainage which to connect the proposed development to, therefore it is likely some form of pumping station will be required on the site.

The above information highlights the key drivers behind any proposed development of the application site as edged in red. This, along with Planning policy and consultation advice has contributed to the final scheme presented.

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4.1 Design Process - design rationale

Following consultation, the submitted layout was formulated to suit existing site constraints and site drivers and comments from the Council. The following section explains the principles behind the design.

Use

The scheme proposals comprise an entirely residential development with a mix of semi-detached houses and bungalows. All housing provided will be affordable and therefore meets Policy 15.

Although the site is designated under the old UDP as urban land to remain undeveloped, the proposed LDF map indicates it will be allocated for mixed density housing. The Council have confirmed that housing is an acceptable and appropriate use for the site.

This also assists with increasing the housing stock as per Core Strategy Policy 10. Core Strategy Policy 9 highlights Penistone as a priority area for development in the borough and states that this will include some greenfield sites in order to support the town's economic regeneration.

The development follows urban design principles i.e. the relationship between different buildings and the street and buildings.

Amount

The proposed scheme offers a density of approximately 38 dwellings per hectare. Policy 14 is for a minimum of 40 dwellings per hectare, however the need for a pumping station on the site and its required easement from dwellings restricts the number of houses.

Of the 22 proposed dwellings, ten will be 2 bedroom 4 person, ten will be 3 bed 5 person and two will be 2 bed 3 person bungalows.

The mix of units has been dictated by the desire to create a mixed and balanced community and is in line with the Council's requests and also Core Strategy Policy 14 which asks for a mix of house types and sizes.

Landscaping

Landscaping will be integral to the success of the development. The existing trees located on the site boundaries will be retained where possible. The trees within the site will be removed, however the tree report demonstrates that there is nothing of particular value. The proposed landscaping scheme will allow for the inclusion of new native species wherever possible.

Layout

The layout provides a well planned and designed environment.

The main objectives are as follows:

- To optimise the views in and out of the site in relationship to the existing buildings.
- To clearly define entrances and edges and establish gateways and focal points.
- To protect and enhance the boundaries to ensure the amenity of adjacent dwellings and future residents of this site.
- Built form to respond to the site and topography. The built form must respect and respond to the mass and scale of adjacent buildings.

• To ensure that the development makes the best use of land with a density which is appropriate to the local form and character.

• To achieve safe and efficient integrated vehicular access to and within the site.

• To create a genuine sense of place and community and achieve good standards of architectural quality in terms of building positioning, grouping, massing, scale, materials, architectural detailing and elevational design that makes a positive contribution to the public realm.

General attention to 'Secured by Design' principles is achieved in the layout design.



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4.1 Design Process - design rationale



Robust boundary treatments have been introduced which clearly mark the private/ public spaces. All parking is within curtilage and naturally overlooked by the adjacent dwellings and will be well lit for security purposes.

The scheme also allows for adequate standards of privacy, as set out in the Residential Design Guide. Garden sizes are generous with pleasant views to all dwellings.

Urban design principles have been followed in terms of providing focal points at the end of routes. Materials have been varied slightly within the scheme where required to help achieve a sense of place. The principles laid out in Policy 29 have been followed.

The dwellings are positioned back from the highway and the frontages incorporate landscaping which helps to give the development a suburban feel.

Scale

The proposals allow for the houses to be two storey in height. Where the development

abuts the adjacent bungalow scheme, bungalows have been proposed so as not to be dominating over the existing.

Appearance

The general aesthetic of the development is fairly contemporary but not too overpowering to respect the existing bungalows off Saunderson Road. The predominant material is a combination of two red bricks for the same reason of respecting the heritage of the area.

Some render has been added in small areas to break up the brickwork. The inclusion of small projections and mono pitch roofs just add that edge of modernism to the development whilst not disrespecting the existing vernacular. There is also a small amount of timber weatherboard to the entrance area of the bungalows.

Large full height windows have been incorporated where possible to maximise natural daylighting and views from the site. The main access road elevations have been broken up by creating gaps in between the dwellings and including landscaped front garden areas to soften the streetscape.

Access

Primary vehicle access to the site will be continued from the existing Saunderson Road. The site is accessible to local amenities for pedestrians and by public transport as discussed previously in this document.

When determining the level of parking for the proposed development, consideration was given to the accessibility of the site, its relationship to the town centre and public transport links. Policy 25 states standards of a maximum of 1 space for 2 bedroom dwellings and 2 spaces for 3 bedroom spaces. However, consideration was also given to Penistone's notoriety as a commuter town, and with large numbers of the local residents working in Huddersfield, Sheffield or further afield, 200% car parking has been provided throughout.

There will also be provision for a home office to each dwelling to enable working from home should it be required. Storage for bicycles will also be provided to each dwelling for those shorter journeys.

The development will be accessible to disabled persons and is designed fully to meet Lifetime Homes. This will include level access to both the front and rear of properties and the potential for future adaptations such as ground floor shower rooms.

Sustainability

All dwellings will target Code for Sustainable Homes Level 3 compliance. This will include an upgraded building fabric and the use of sustainable materials as detailed further in the following section. This is in line with Core Strategy Policy 1; reducing carbon emissions, Policy 2 requiring Code compliance, and will also cover Policy 3 relating to sustainable drainage systems which forms part of the Code.

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5.0 Energy Statement



There is a commitment to achieve Code for Sustainable Homes Level 3 with this scheme. This will include the following measures:

Energy (renewable strategy still to be decided)

- 100% low energy lighting (internally & externally, where appropriate).
- Rotary dryers in rear gardens.
- EU labeling information sheet (in Home User Guide) or provision of high rated white goods to the zero carbon homes.
- All dwellings will have a garden shed sufficient in size for cycle storage and garden tools etc.
- Additional electrics / telephone points to encourage home-working.

Water

- Internal water saving measures to reduce the average water consumption to less than 105 litres per person per day, which is significantly less than the average UK consumption which is generally understood to be between 150 and 180 litres.
- Each dwelling will have a water butt connected to a rainwater pipe for garden irrigation and to further reduce the use of potable water.

Materials

- Reference will be made to the BRE's Green Guide when selecting construction types and materials.
- Where possible only responsibly sourced timber and materials / products covered by an environmental management system will be used.

Surface Water Run-off

- Surface water run-off will be reduced either via the use of Sustainable Drainage Systems where possible and / or rainwater harvesting, along with any necessary storage / flow restricting devices etc.

Waste

- Space and provision for internal / external waste and recycling.
- Implementation of a SWMP (Site Waste Management Plan)
- Compost bins to rear gardens and instructions relating to use and trouble-shooting etc.

Health & Well-being

- Good levels of natural daylight will be provided to habitable rooms.
- Sound insulation between dwellings will be significantly better than current Building Regulations standards.
- All the dwellings have their own private rear gardens.
- All dwellings will be Lifetime Homes and as such provide excellent levels of accessibility and there will be provision for the easy adaptation to suit the potential future needs of the occupant(s).

Management

- All dwellings will be provided with a non-technical Home User Guide.
- The Contractor will look to achieve Considerate Constructors scores above and beyond best practice.
- Procedures will be in place to minimize site impacts through energy monitoring, avoidance of air and water pollution through site activities and the use of responsibly sourced site timber.

- There is a commitment to achieve Secured By Design certification on this scheme. In the event this could not be achieved then the dwellings themselves would meet the requirements of Section 2 of SBD.

Ecology

- There is a commitment to enhance the ecological value of the site through a well-designed landscape scheme including native species and there will be other features to encourage habitat of local wildlife within the development.
- An ecologist will be appointed to produce an Ecology Report and an Arboricultural Report and their recommendations will be fed into the site proposals and implemented.

The overall energy strategy for the site in terms of renewable sources has not yet been confirmed. The dwellings as designed will include high insulation levels, environmentally friendly materials, high efficiency heating and ventilation systems which will massively reduce the dwelling emission rate and in turn the energy demand for the dwellings.

Reducing the energy demand through the fabric should be offset against the introduction of renewable technologies and is the most sustainable and advised method. The building fabric after all lasts for the lifetime of the building and thus ensures that the dwellings will remain energy efficient throughout their life span.

The initial Code for Sustainable Homes pre-assessment is included as part of the Planning Application as an indication of how Code Levels 3 can be achieved.

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6.0 Conclusions



“Penistone is one of the smaller district centres. Penistone is a historic market town which has its main retail and service offer concentrated on Market Street which is further enhanced by the new Market Hall and Tesco supermarket. The overall vitality and viability is much better than average.

Penistone has many strengths including the availability of pubs, cafes and restaurants, the market, the availability of food shopping, the evidence of recent investment by retailers, the very low vacancy rates, good pedestrian flow and public transport access, a feeling of security and high quality of the open spaces and landscaping.”

Extract from Barnsley MBC’s Core Strategy Document

This Planning application is for the residential development of 22 No. dwellings at Saunderson Road in Penistone. The site is largely bounded by open greenspace but in a wider area of predominantly housing uses.

The proposals offer a density of approximately 38 dwellings per hectare and a varied mix of housing sizes and types.

Guidance within Barnsley MBC’s Core Strategy Document has been followed throughout the design process and dialogue has been maintained with the Planning Authority.

The proposed aesthetic respects the existing housing in the area whilst maintaining distinct individual character and a contemporary edge.

This document is to be read in conjunction with all other supporting documentation and Nicol Thomas drawings.

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