

DESIGN AND  
ACCESS  
STATEMENT

COAL DROPS  
PENISTONE



## Introduction

AXIS Architecture have produced this Design & Access Statement on behalf of Fairbank Investments (the Client), for Coal Drops and adjacent land, Penistone (the Site).

**Site Address: Land at St Mary's Street,**  
Penistone, S36 6DT

The purpose of this study is to provide a proposal for redevelopment of the Site into a mixed use scheme, consisting of :

- Conversion of the Grade 2 Listed Coal Drops into Class E retail.
- New-build pavilion extension to Coal Drops with Class E restaurant unit
- Conversion of existing Regency House into AirBnB unit.
- New- Build Office and Light Industrial units (Class E)

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Reviving Penistone's Heritage

## Overview

The Site has a prominent location adjacent the Trans Pennine Trail, and with the Grade 2 Listed Coal Drops fronting St Marys Street roundabout.

The existing arches, and Signal House (Regency House) sit within the Penistone Conservation Area, and form a focal point to the site and surrounding area, which will be preserved. The site further comprises former industrial brownfield land, bordered by several working industrial units.

The site also includes a steep banked area of land leading down to Talbot Road at the western end.

The Trans Pennine Trail provides a critical pedestrian route through the area and beyond, and the proposal will look to knit itself into that. Beyond the TPT, timber fencing screens the 2-storey houses stepping down along Talbot Road.

**The proposal will look revive Penistone's** historical Coal Drops, and connect the site to the retail and restaurants along St Marys Street and Market Street beyond.

The coal drops is a hugely important site of cultural and historical interest in Penistone. The restoration of the coal drops and the Old Signal House would be a major step forward for the area.



## Site Analysis

The Victorian railway Coal Drops, Signal house and railway siding once formed part of the Penistone Woodhead train line.

The coal drops date back to the mid-19th Century when coal brought in by rail was carried up onto the six stone arches and dropped into waggons below, before being taken away by road.

The Coal Drops are formed of 6 chambers with stone arches to the front and rear. The central section has timber rail support beams.

1. View from above the Coal Drop arches, showing the degraded timber buffer stops and timber rail support beams
2. View towards Coal Drop arches from Stottercliffe Road
3. Historic view of the Coal Drops in use as part of the Penistone Woodhead railway, prior to its closure in the 1960s.
4. View of arches and timber rail support beams
5. View of front of stone arches and parapet wall above
6. Historic view of the former railway siding / industrial building on site
7. View towards rear of site

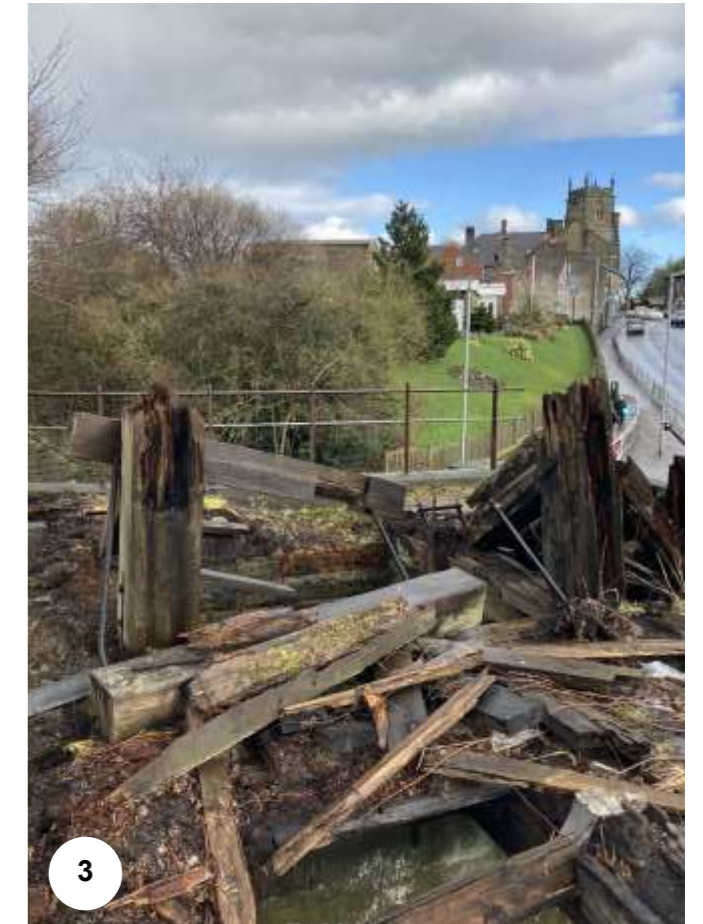
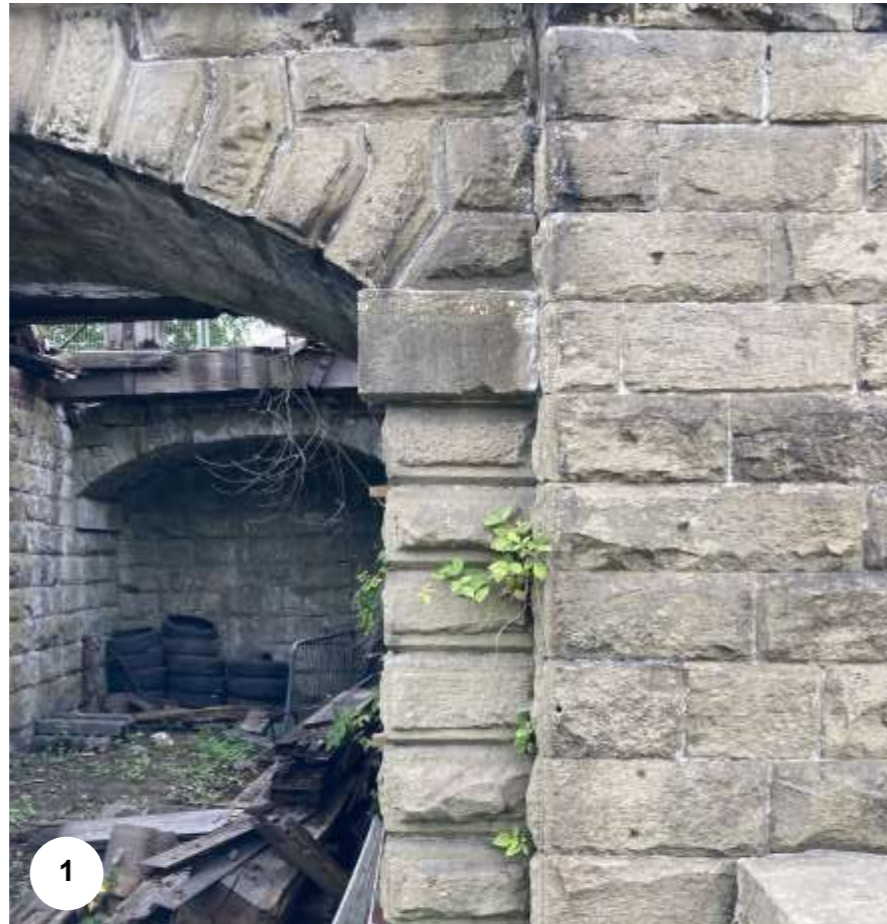


## Existing Site & Context

This photographic study shows the material quality of the existing Coal Drop arches and Signal House; alongside aerial views showing their position within the Site and as the focal points addressing both Penistone town and the Trans Pennine Trail.

A structural investigation of the Coal Drops has been undertaken and outlined within the Structural Survey Report by Castree Limited.

1. View of front of eastern buttressing pier to Coal Drop arch 6
2. View looking East along top of Coal Drop arches, showing dilapidated timber beams
3. View looking East from above Coal Drop arch 6, showing remains of original timber buffer stops
4. Aerial view looking North-West towards **to the Site from above St Mary's Street**
5. Aerial view looking West over the Site from the Trans Pennine Trail



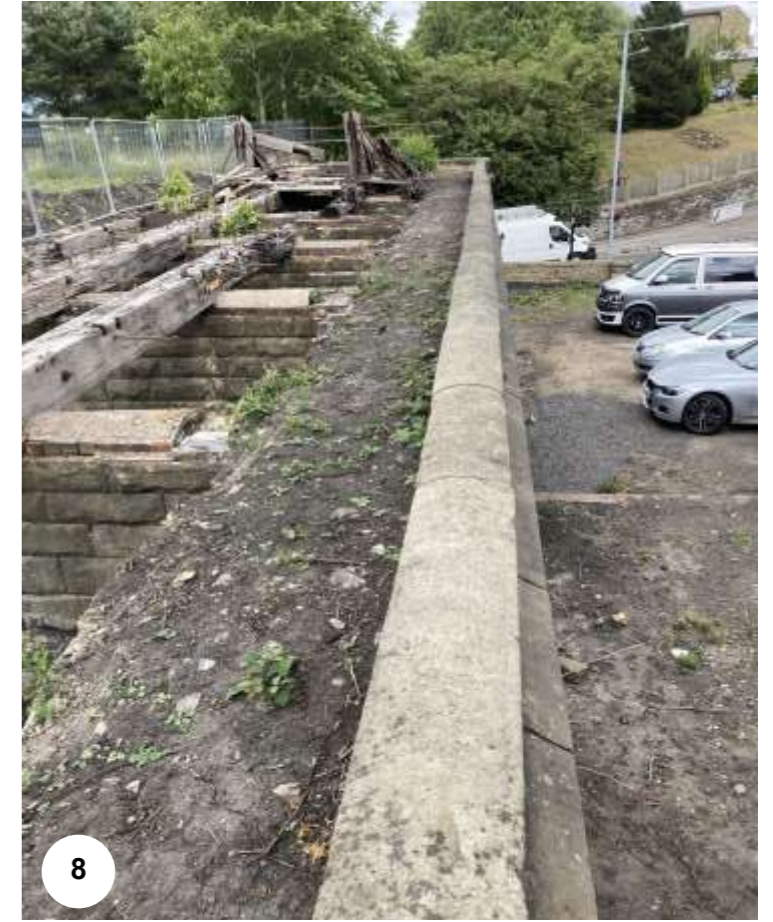
- 6. View from above the Coal Drops of Regency House / Signal House and the retaining wall below
- 7. View of rear of Regency House / Signal House, towards external stairs and decorative steel column
- 8. View from above Coal Drops of existing stone coping stones
- 9. View from Bridge Street of the Eastern retaining wall to the side of arch 6,
- 10. View into a Coal Drop arch, showing the general condition of the inner stone walls, and the front and rear vaulted arches



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## Site Heritage

The Coal Drops are listed at grade II (1314713) and were used for unloading coal from the former Penistone – Woodhead line for onwards transport via road. The listed building dates from the mid C19. The signal house (Regency House) to the immediate west of the Coal Drops is unlisted but is in close proximity, and as such falls within the setting that informs the significance of listed building.

To the west of the Coal Drops and Signal House, a goods shed/ workshop building stood on site. This was included within the extent of the Penistone Conservation Area boundary. The goods shed was demolished under the previous planning consent (2013/0543).

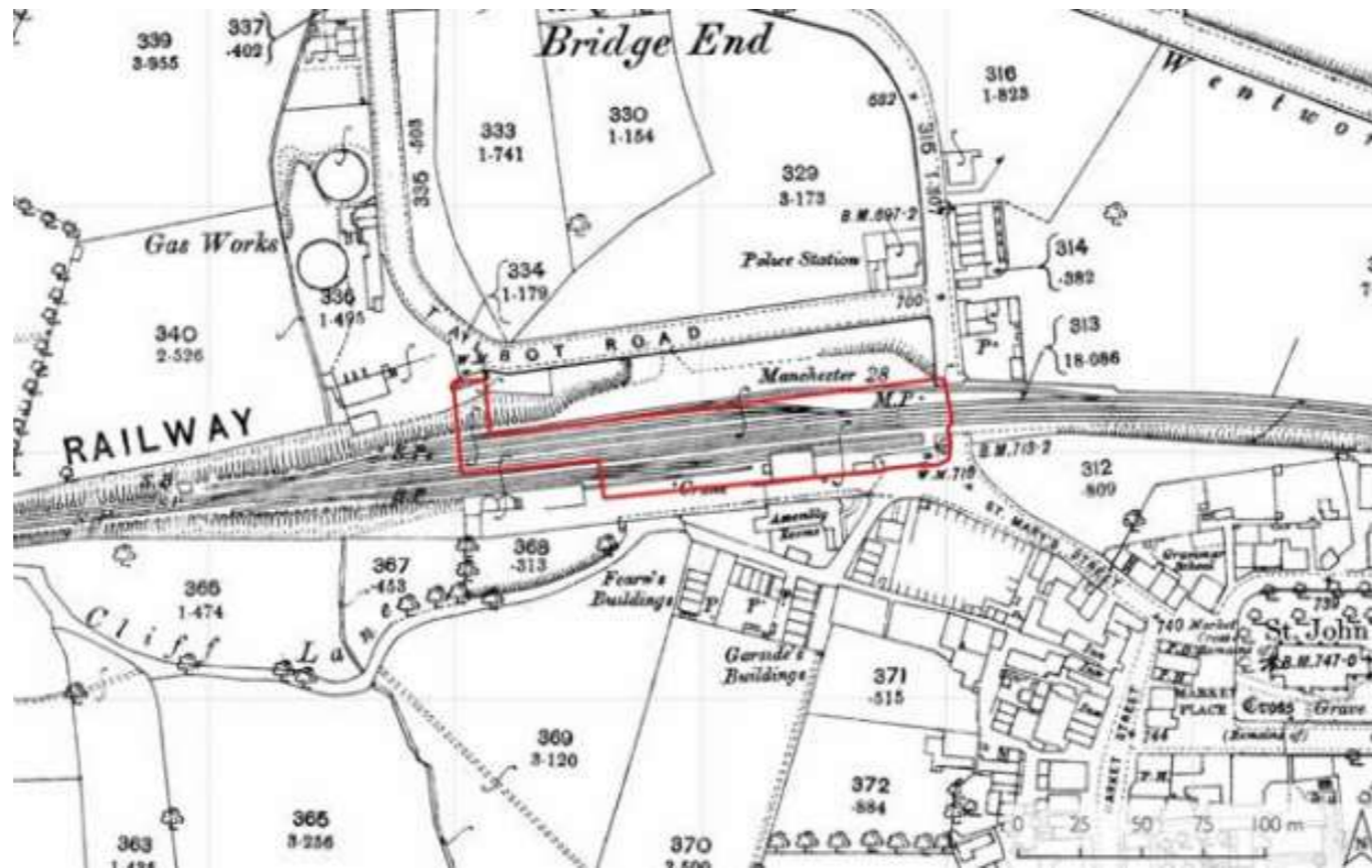
A heritage site appraisal and impact assessment has been carried out, and is outlined within the Heritage Statement produced by TJC Heritage Ltd.

As part of the Assessment, the proposed development of the Coal Drops and the additional pavilion above were considered, with the concluding thoughts that **‘the proposals will better reveal the significance of the coal drops and contribute towards their conservation. This would result in a limited positive effect to their significance’.**

Within consideration of impact on the Conservation Area, it is outlined that: **‘The proposal includes the increase in massing and height of the coal drops, the restoration of Regency House, and the development of new units further west on the site. 7.5.2. The works would see the restoration and consolidation of the Coal Drops. There would be some loss of historic fabric, in the form of the timbers above the stone structure. Overall, however, the proposals would enhance the significance of the coal drops, as well as the settings of the wider Conservation Area and thus the significance of these assets’.**



**Figure 7.** Market day, Bridge Street, Penistone c.1905. Penistone's first railway station can be seen in the background. Upon the opening of the line from Huddersfield in 1850 this station became the goods depot - note the coal drops behind the carts. Coal wagons were placed over the 'drops' and their loads discharged through the bottom of the wagons into the waiting road vehicles below. ARCHIVE



Top Left: Market day c1905 with coal drops in the background, the row of wagon wheels can just be made out along the top of the drops

Top Right: The coal drops in the 1980s. By this date trees had already taken over the sidings

Bottom: 1893 Ordnance Survey Map

## Previous Consent

APPLICATION NO. 2013/0544

A previous planning consent was granted on 28th May 2013, as described below:

**‘Conversion of the Coal Drops to Shops / Office falling within Use Classes A1 to A5 inclusive. Erection of Combined A1 Shop and A3 Cafe to the rear of the Coal drops. Conversion of Regency House to consulting rooms falling within Class D1, the demolition of the former workshop and erection of 13 dwellings and 2 live work units Use Class B1/C3’.**

As can be seen on the consented site plan below, the previous scheme proposed for the majority of the site to be occupied by low level housing, with a traditional stone aesthetic. Much of the site therefore did not engage with the Trans Pennine Trail, with a fence boundary to the rear of the residential properties, and very few meaningful connections between the trail and any public amenity on the site. There was also a lack of public realm space.

This previous consent established a planning precedent for the development of the Coal Drop arches into retail spaces, and the addition of a modern pavilion form above. Alongside this, it established a precedent for the removal of the toilet block and western retaining wall adjacent the Signal House, and the introduction of a vehicular access ramp in the location.



## Pre-Application Submission

A pre-Application enquiry was made, and consultation took place, with feedback given in February 2024, under reference 2023 ENQ 00453.

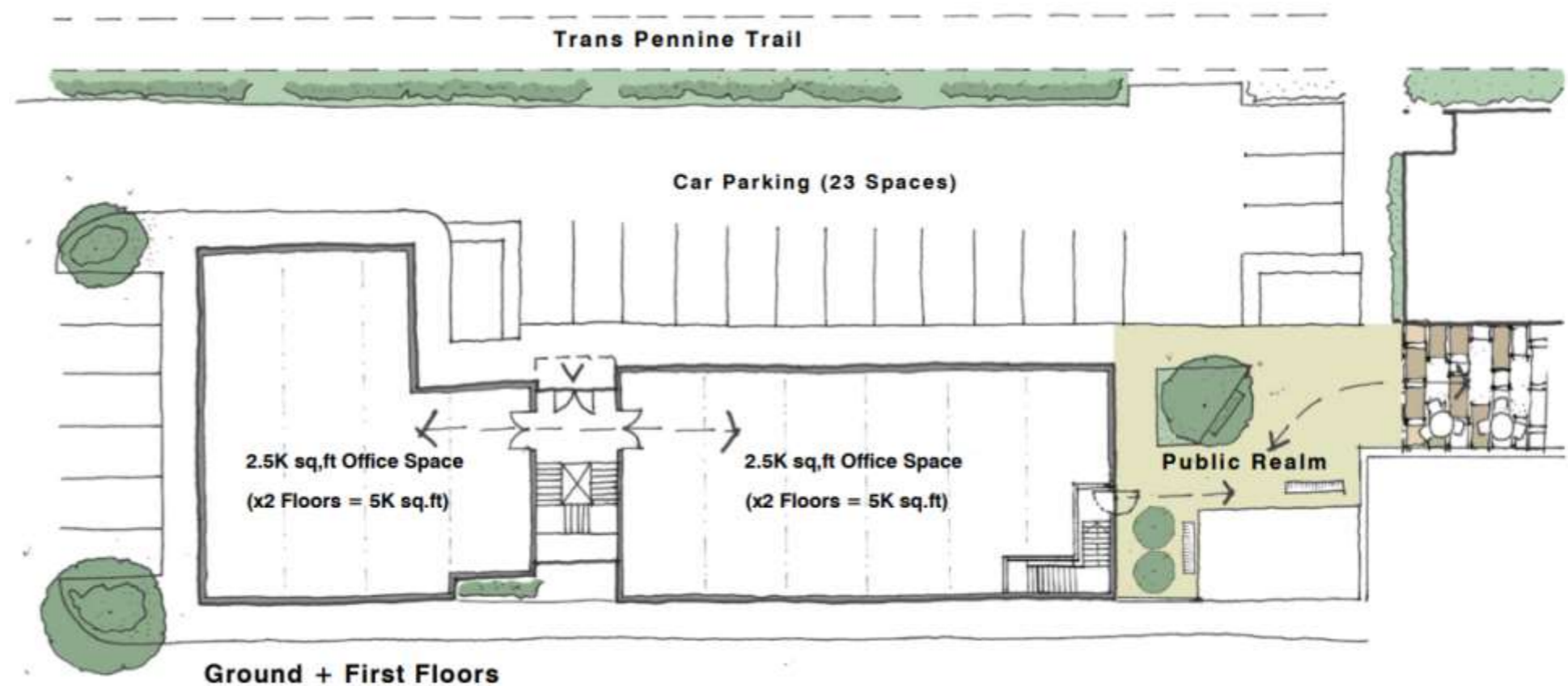
The scheme submitted as part of the pre-application enquiry included the redevelopment of the Coal Drop arches and the addition of a pavilion above; the renovation of Signal House; the creation of a new block adjacent Signal House including two storeys of office accommodation and a third storey of residential apartments; new build light industrial units; kiosk type **units fronting the TPT**; and a **walker's hostel to the western end of the site**.

(The Kiosk units and walkers hostel have since been removed from the application).

Recommend: Support principle of development however, significant concerns over scale, massing, and design of commercial / residential Unit 3.

The overall principle of the Coal Drop and pavilion is supported, along with the conversion of the Signal House, and the Industrial block with the pitched roof/ gabled form and industrial aesthetic.

The concerns regarding Unit 3, as outlined further by the Conservation Officer, detailed that its overall form, massing, scale, detail, and materials was discordant with that of the conservation area and the setting of the listed building and Regency House. With particular **consideration of the view from St Mary's Street**, and the prominence of the Signal House as a landmark within the setting, it was felt that the bulk of the three storey flat-roofed design would have a detrimental effect on the existing buildings and the conservation area.



## Pre-Application Response

In response to the concerns raised, the design for Unit 3 was extensively reworked through the Pre-Application process.

The third storey residential use was removed, and the building footprint reduced in size, to enable greater separation from the Signal House (7m), and setting back from the front boundary.

The design of the block was revised to present as a series of gable-roofed elements in standing seam cladding, to more strongly reference the industrial context and previously railway sidings buildings on site. A coursed stone walled, hipped roof design is used nearest the Signal House to reduce the proportions, and better transition into the Signal House, preserving it as a focal point from the roundabout / St Marys Street.

Feedback from the Conservation Officer on the revised **design for Unit 3, and it's relationship to the Signal House**, read:

*'The revised proposal is welcome and reduces this building in size and scale, reducing the possibility for visual intrusion. Overall, it seems better to me and follows forms seen elsewhere in the adjacent conservation area. I accept there are some contemporary details and materials proposed but these are offset by traditional gable forms and the use of brick and dressed stone for openings. Given the former use of the site I feel an industrial style is acceptable and works in this location. I agree that some use of brick is right here as the building across from the site is entirely built from red engineering brick. However, as I mentioned yesterday, stone ... should be included in some way in the new units. I wondered if Unit 3 could include stone book ends, or a plinth.'*





## Proposed Design

The proposed development aims to revitalise this historic location, preserving its heritage while welcoming a new era of economic growth. Through this carefully planned redevelopment, it aims to create a thriving business hub while preserving the town's historical essence.

At the heart of the project is the conversion of grade II-listed Coal Drop Arches into retail spaces, breathing new life into the historic structures while maintaining their architectural character. Glazed curtain wall screens inserted within the arches demonstrate a light and delicate architectural approach to occupying these spaces, whilst allowing the original stone detailing to remain prominent.

Above, the modern pavilion appears as a light structure, with the dramatic pitched soffit of the overhanging roof, suspended above full height glazing panels, providing a complimentary marrying **of old and new structures**. The pavilion is 'anchored' through the use of coursed sandstone dry stone walling—giving a material likeness to the listed structures, but maintaining a clean distinction between the two. The timber soffit and the bronzed window frames giving a warmth to the material palette.

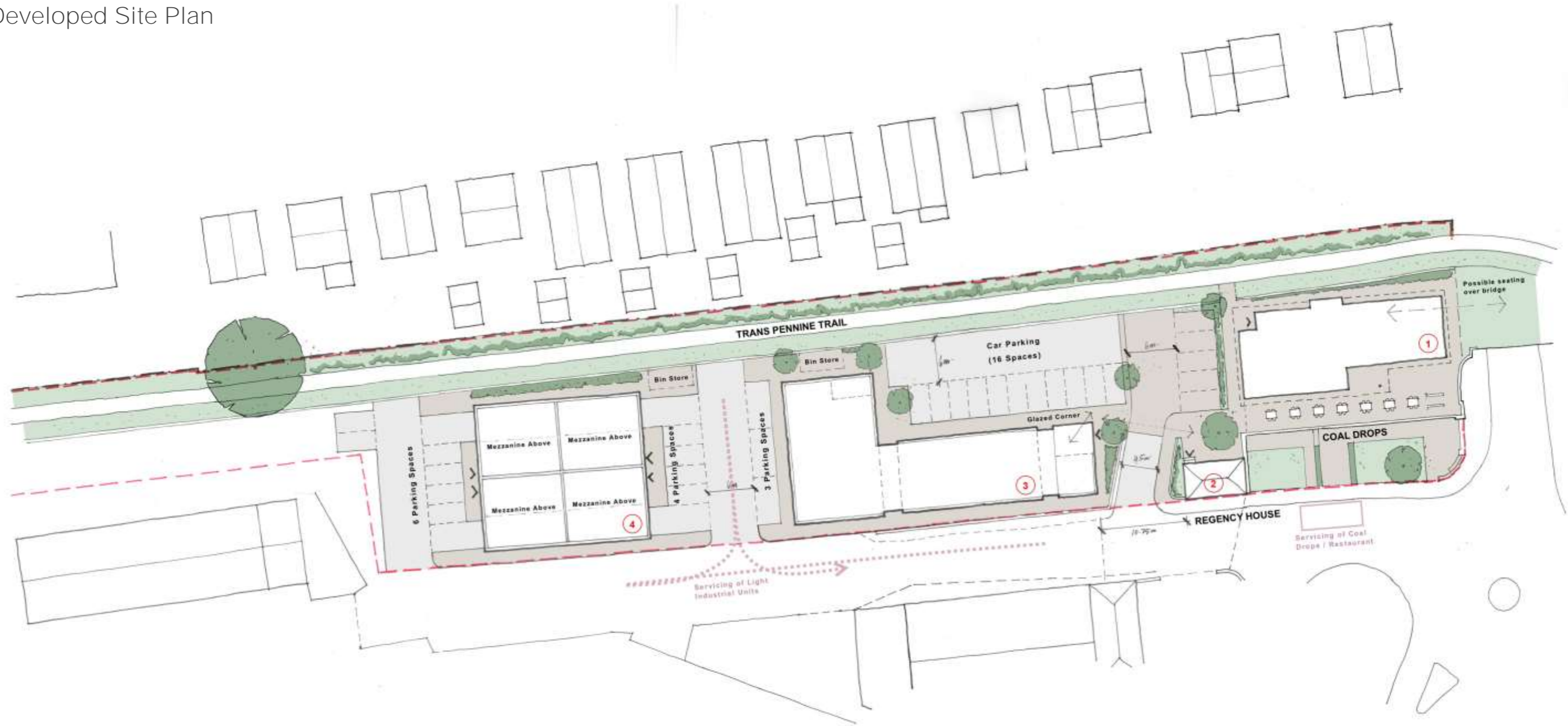
This merging of old and new, both in materials and in **architectural references to the site's history**, are continued through the site.



Proposed Site Layout



# Developed Site Plan



1. Conversion of Coal Drop Arches into Retail Spaces. Restaurant unit c.4K ft<sup>2</sup> over 2 levels with galleried upper floor and terrace deck raised above old Coal Drops
  2. Conversion of Signal House / Regency House to 1Bed Air BNB unit
  3. 6.1K ft<sup>2</sup> offices over 2 floors
  4. 4.no Hybrid business units—Office / Light Industrial
- Each Unit : 85m<sup>2</sup> / 914 ft<sup>2</sup> ground floor, plus 42m<sup>2</sup> / 457 ft<sup>2</sup> mezzanine = 127m<sup>2</sup> / 1372 ft<sup>2</sup>  
 Building Total (4 units) : 340m<sup>2</sup> / 3659 ft<sup>2</sup> ground floor; Total Area: 508m<sup>2</sup> / 5468 ft<sup>2</sup>



Street View — towards Signal House and New Build development

## Addressing the Signal House

The latest design for the new build office block (Unit 3) has further acted upon the comments made during the pre-application process, and looks to strengthen its relationship to the Signal House, and the preservation of the Signal House's prominence.

Reconfiguring the site layout, to introduce the vehicle access route to the site adjacent the Signal House, has enabled Unit 3 to be positioned further away, at a distance of 10.75m. As can be seen on the previous visual, this has further helped to retain the Signal House's character within the setting of the listed coal drops.

The gable profiles have been retained, with a coursed stone plinth below, tying into the eastern-most portion of the block—this further emphasises a positive relationship to the materiality of the Signal House, and the wider Penistone context.

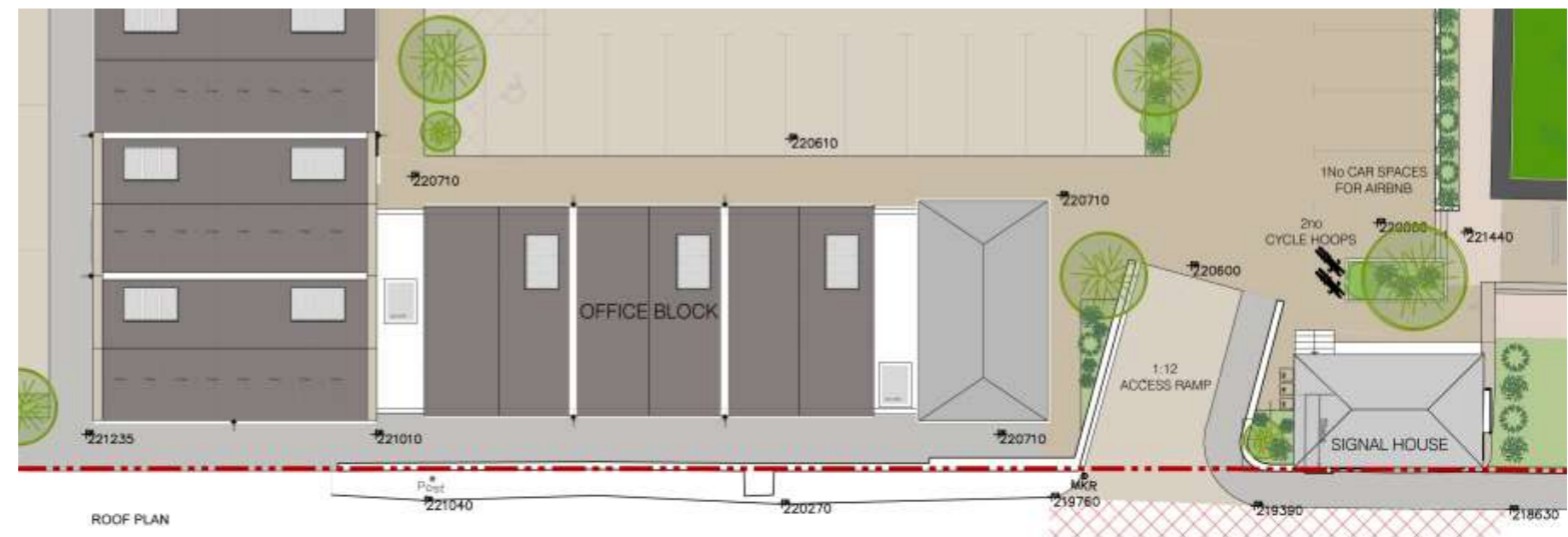
Brickwork is then introduced to the western wing of the block, which then relates to the industrial block opposite. A simple material palette of stone, brick and standing seam cladding maintains a harmonious and industrial aesthetic.

An opening will be formed within the existing retaining wall to the south boundary, alongside removal of the existing toilet block adjoining the Signal House, to form the vehicle entrance—with planning precedent established in the previous consented scheme - ref 2013/0544. New retaining walls will be introduced in matching stonework—reused where possible—to appear continuous in coursing pattern and mortar jointing from the existing.

The Signal House itself will be sympathetically restored, with any external repairs carried out to match the existing building fabric. Replacement windows are installed throughout, using timber sash windows in place of uPVC.



Street View — towards New Build Development



## Addressing the Trans Pennine Trail

A principle aim within the proposed design, alongside the relationship to the Coal Drop arches and Signal House, has been creating a strong visual and physical connection to the Trans Pennine Trail to the North.

The design looks to create defined urban edges to the trail, whilst creating a destination point which draws people in from the trail, and connects them to Penistone Town Centre.

The new pavilion atop the Coal Drops is multi-fronted, and addresses both the terrace above the coal drops, and the TPT behind, with large areas of glazing creating a appearance of a lightweight modern building with the timber-clad roof floating above; with views through towards the town centre. The glazing also provides views for from inside to the landscape to the north-east.

The introduction of coursed dry stone walling to the pavilion and portions of the new boundary wall help to ground the development in the local vernacular.

An entrance to the restaurant/ café is provided to the rear western corner, addressing the trail—to make clear that this proposal is an asset which serves users of the TPT as well as Penistone Town Centre; with the opportunity for refreshments for walkers and cyclists.

Landscaping to the northern boundary, including trees, grasses and planting, will help to bed the development into the TPT landscape.





## Proposed Design—Offices

Central to the development is the new build **office block, with an 'L-shaped' footprint** which borders the main car park on site.

**In its addressing of the street and the TPT,** the building looks to establish strong urban edges, with a contemporary design which carefully reflects the industrial site history.

Whilst the eastern wing is stepped back from the trail, its parallel orientation, and elevational design fronting the trail, help to maintain a strong connection - whilst opening up external public realm space to invite people on to the site.

The building form is divided into three distinct blocks—the east-most block using stonework within a traditional form to compliment the Signal House. The stonework continues through the ground floor of the central block—to create a base for the modern gable profiles finished in standing seam cladding. The left-most block introduces a buff/grey brick to compliment the stone in a contemporary manner—a material which is carried on into the hybrid industrial units.

A modern glazed corner brings a strong mix of contemporary and traditional detailing to the eastern end, which marries the overall contemporary design of the site well with the existing Signal House.

The East-West gabled profile of the western wing, with large window openings, helps create a frontage to the car park, and a strong architectural design as visible from the TPT.



Trans Pennine Trail View — West towards New Build Office

## Proposed Design—Offices

The architectural orientation of the western wing of the office block has been amended from the Pre-Application design consultation. The design now presents as three gabled profiles in an East-West orientation: with the roof pattern better continuing that of the rest of the new-build elements.

The wing uses a clean material palette of grey/buff facing brickwork, standing seam cladding, and stone detailing. The dual masonry gables, in this orientation, provide a contemporary reference to the historic stone goods shed/ workshop which was on the site.

The third gable nearest the northern boundary is then separated using standing seam cladding to the upper floor, to create a focal point on approach from the TPT.

The East-West orientation of this wing also better relates to the residential properties to the north, with the eaves line reducing the perceived scale of the block.

The new buildings will offer a high-quality architectural addition, with building uses which are necessary for the viability of the site-wide development.



Trans Pennine Trail View — East towards New Build Office

4no. Hybrid  
Business Units  
Offices / Hi-Tech

Ground and  
First Floor  
Office Spaces

Conversion of  
Regency  
House

Conversion and  
extension of Coal  
Drop Arches into  
retail and  
restaurant units

Aerial View—The Site

## Use

The mixed-use proposed development of the Site is considered entirely appropriate to the physical and policy context of the site. The proposal includes:

### COAL DROP ARCHES

Conversion of Grade 2 Listed Coal Drop arches into Retail spaces.

### COAL DROP PAVILION RESTAURANT + BASEMENT BAR

Over 4,000ft<sup>2</sup> of premium Restaurant and Bar space, across two floors.

### SIGNAL HOUSE

Conversion of the original Signal House into a 1-Bed AirBnB apartment

### OFFICE BLOCK

A cutting edge 8,900ft<sup>2</sup> new-build office block; including 6,100ft<sup>2</sup> contemporary office space to let.

With statement reception lobby and break-out lounge space.

### INDUSTRIAL BLOCK

Four contemporary hybrid business units – Office/ Light Industrial.

Each unit including 915ft<sup>2</sup> of Ground Floor space, and a 450ft<sup>2</sup> First Floor Mezzanine.

## Amount

The amount of the development proposed has been determined by the form, massing and height principles established through the Pre-Application planning enquiry process; alongside the principles established within the previously consented scheme of development on and around the Coal Drops.

The proposal considers the topography, density and building heights in the immediate area in order to establish an appropriate mass and layout, and maintain a density which is sensitive to the Conservation Area.

A key design driver established within the Pre-Application process **was the prominence of the Signal House, both in respect to it's proximity to the Coal Drops, but also as a focal point within it's own right, on approach from St Mary's Street. As such, development** around this area has been crafted around maintaining these existing structures as defined landmarks, and the amount of new development having a positive impact on the setting.

The amount of new build office and industrial has been balanced with providing sensitive scale and design, and adequate space for parking, whilst also ensuring that the viability of the developing the site and restoring the Coal Drop arches is maintained.

## Layout

The layout of the building has taken into account the context of the site, knowledge of the area, and an aim to considerately respond to the Listed setting and the character of the conservation area, whilst referencing the industrial heritage.

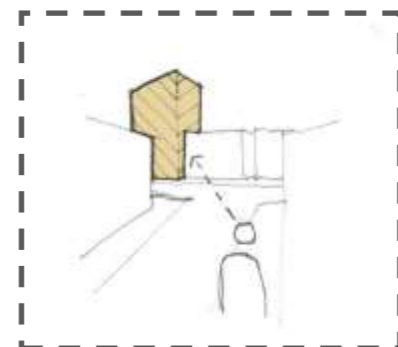
The arrangement of the Coal Drop Pavilion is envisaged as a long and linear flat roofed development, with a design rational intended to replicate the rectilinear form of the Coal Drops, being set back from the arches, and being strongly deferential in form and material.

The design also looks to maximise views and connectivity across the site and to neighbouring bordering public realm; introducing external public realm spaces wherever possible to knit the buildings together, and create strong **connections both across the site and to it's context.**

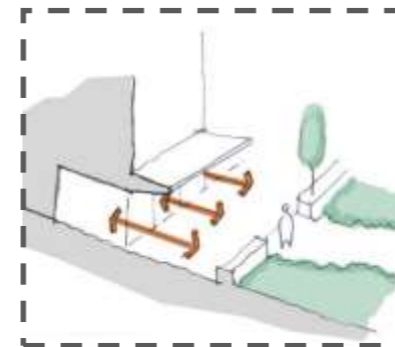
The L-shaped form of the Office block seeks to actively respond to the site boundaries both to the south, and to the north and fronting the Trans Pennine Trail, and create defined urban edges. The form frames the main car parking area of the site, with the building elevations actively addressing this public space to improve usability and security.

The industrial block maximises use of the rear of the site, with three East-West gables articulating a simple squared building form—with eaves heights considerate of the neighbouring residential properties to the north.

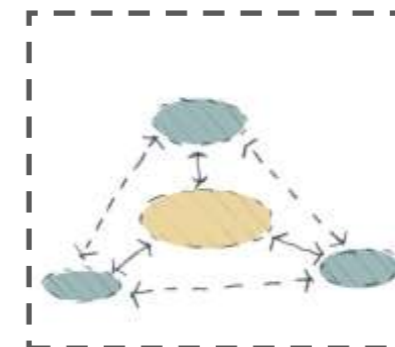
Site Development Strategies:



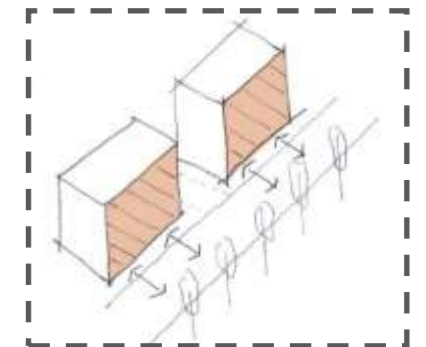
Landmark Building + Focal Point



Linking Inside + Outside Spaces



Routes and Connections Through



Defined Street + Trail Frontages



Terrace View — towards Regency House / New Build Office



Terrace View—Coal Drops



## Scale

The proposed scale of development ranges from 1—2 storeys, with the general massing, scale and design agreed in principle through discussion with the local authority. The scale of development has actively responded to feedback from the Conservation Officer, and **proposes a scheme which is considered appropriate in its response to local contexts, and its density within the greater conservation area.**

## Amenity Space Provision

Both internal and external amenity spaces are central to the development proposal, with high quality internal spaces and external landscaping with the aim of enhancing the local area, and the usability and connectivity of the site.

As identified within the Landscaping Strategy and the Biodiversity Net Gain strategy, inclusion of quality planting and trees will serve to highlight the existing buildings as a destination point; create welcoming external public realm **spaces; as well as integrate the proposal into its context** with biodiversity and ecology enhancements

## Access

A consideration throughout the design of this proposal has been one of an inclusive environment for all where possible.

Advice has been sought from a number of sources: Main design references used include:

- Barnsley Council Accessibility Strategy
- Building Regulations Approved Document Part M
- British Standards BS8300, Access for Disabled People
- Equalities Act 2010

The existing site includes significant level changes across both north-south, and east-west, with the main frontage to the Coal Drops being at a Lower Ground/ street level, and the remaining site retained at c. 3m above, and relating to the level of the Trans Pennine Trail.

The levels across the external spaces and routes have been considered with ramped routes where required to enable inclusive access.

Within the Coal Drop/ Pavilion development, an internal lift is included within the principle space and access route to enable equal movement between levels. Accessible toilet provision is made on both levels; and level thresholds will be designed into all entrances, and doorways to the external terrace.

The office building principally relates to the public realm space created to the rear of the Signal House, and addresses the Coal Drop pavilion. There is a 300mm ramped internal level change to the western wing of the block, as it responds to site topography. An internal lift is provided, alongside accessible and ambulant toilet provision to both levels. Level thresholds will be used throughout.

Externally, new materials will be chosen to enable inclusive access. This, in addition to lighting, signage, use of colour and texture designed in accordance with inclusive access best practice, will provide usable outdoor space for all.

## Refuse Provision

The scheme provides refuse/ bin stores in association with each building. Serving the Coal Drop retail and restaurant units, and bin store is located within the western arch (arch 1), with vertical timber slat cladding and an integrated door. Collection of waste from this store will be carried by a refuse vehicle stopping at the kerbside in front of the arches. Level and ramped access is provided between the bin store and public footpath.

External bin stores positioned to the rear of the office and industrial blocks serve these buildings—with refuse vehicle access via the un-named road and manoeuvring on the access road between the two buildings.

Bin storage for the converted Signal House will be positioned to the west behind the building.

Bins will be returned to the bin stores following collection.

## Transport Strategy

A Transport Assessment and Travel Plan have been produced by Sanderson Associates, in support of this application.

They identify the development as an extension to Penistone Town Centre, and offering complementary and supporting **premises: owing to the mixed use nature of the site and its close proximity to the centre.**

The development looks to promote sustainable travel wherever possible, and promotes connection to walking and cycle routes; cycle parking is provided across the site with Cycle Hoops.

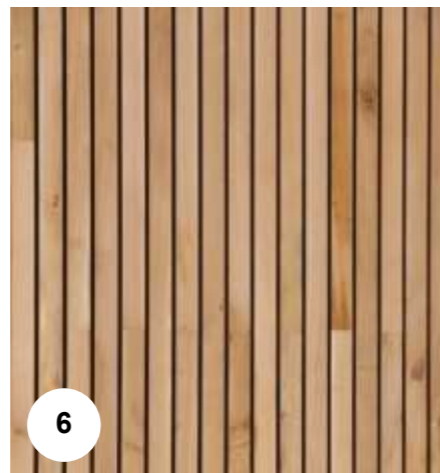
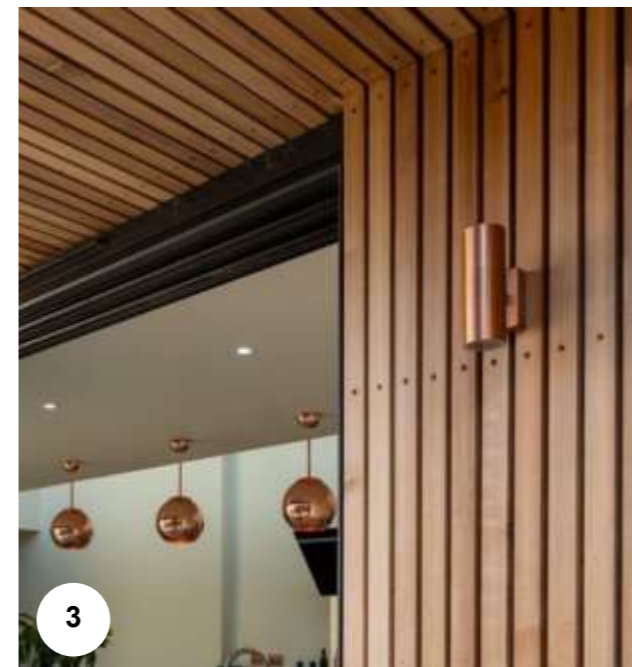
Vehicle parking is provided on site, with the quantity justified within the TA and TP. Provision for electric vehicle charging will be made as part of this, in compliance with statutory regulations.

## Material Palette

### Coal Drops Pavilion

The architectural and material intent behind the Coal Drop development and new pavilion above, is to create building which is sympathetic to the existing Coal Drops, and allows them to remain the focal point in the **site's addressing of the street frontage**. The pavilion must also embed itself within the context of the Trans Pennine Trail, with a **grounded plinth of 'natural' dry stone walling in Sandstone**, and a contemporary angled roof form and timber soffit, which appears to float above.

1. Sandstone dry stone walling within a contemporary architecture context—**demonstrating it's relationship to clean modern materials**.
2. Green Roof (to the pavilion)
3. Slatted larch timber cladding, for use on pavilion wall and soffits.
4. Sandstone dry stone walling with slimline window frame detail
5. Dry stone walling within modern form
6. Material—vertical timber cladding
7. Material—dry stone walling
8. Material—Sedum Roof



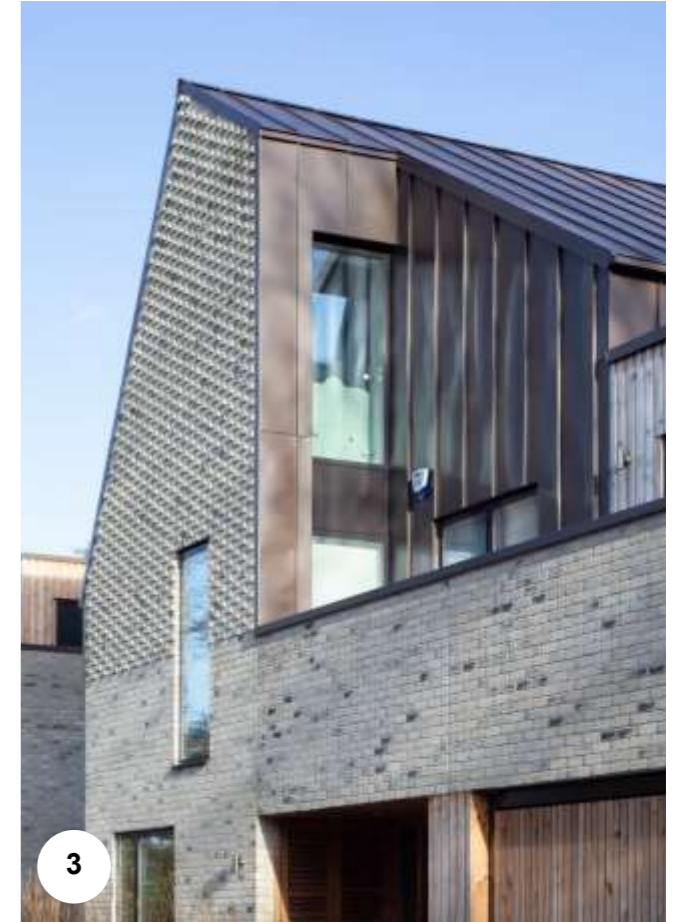
## Material Palette

### New Build Office / Industrial

The new build office block and industrial units bring a simple and clean material palette, and critically one which complements the existing sandstone walling to the Coal Drops and Signal House, and references the industrial heritage of the site.

Grey / buff facing brickwork, and standing seam zinc cladding, will be the primary materials of the office and industrial blocks, and will be accented by stone detailing to string coursing, window heads and reveals, and curtain wall glazing.

1. Grey facing brickwork with standing-seam clad pitched form abutting
2. Standing Seam cladding to walls and roof, with a hidden box gutter and minimal detailing to the eaves, creating a clean pitched form.
3. Grey facing brickwork gable, alongside standing-seam zinc cladding gable
4. Albert Works, Sheffield—cladding gables and pitched roof forms above a masonry plinth
5. Brickwork detailing, with cast stone string course and window head detailing



## Landscaping Amenity Space

The site currently comprises a mixture of hardstanding, other neutral grassland, sparsely developed land and artificial unvegetated, unsealed surface.

The aim of the proposed landscaping will be to:

- Create an immersive outdoor environment which encourages public to use the space, and draws them towards the buildings.
- Complement the existing structures, with considered material and planting choices
- Allow for flexibility of use; whether it be relaxing alone, or spaces to gather and socialise.
- Contribute to a holistic on-site sustainable design—with opportunity for biodiverse habitats and growing of produce.
- Use warm materials to areas of touch, such as seating.

A boundary to the north of the site will be established with a low wall/ fence, with a 2m grass verge retained to the side of the Trans Pennine Trail, and specific openings align the boundary creating purposeful connection between the Trail and the new amenity.

Areas of paving/ car park surface will be block paving **setts**, to establish a **'shared surface' public realm** connecting the new office block and the Coal Drops Pavilion.

A detailed landscaping proposal will be developed for the site.

Ecology and Biodiversity Net Gain studies have been carried out and is provided in the Ecological Impact Assessment produced by Middleton Bell Ecology.



INVITING AND VIBRANT PUBLIC SPACE

## Sustainability Strategy

The strategy for the development is centred on the use of a Fabric-First approach, to optimise the building's performance by improving the building envelope. This approach prioritises energy efficiency from the beginning of the design and development process.

This approach can lower capital and operational expenses, increase energy efficiency, and lessen carbon emissions. In addition, following a fabric-first strategy can decrease the need for building maintenance over time.

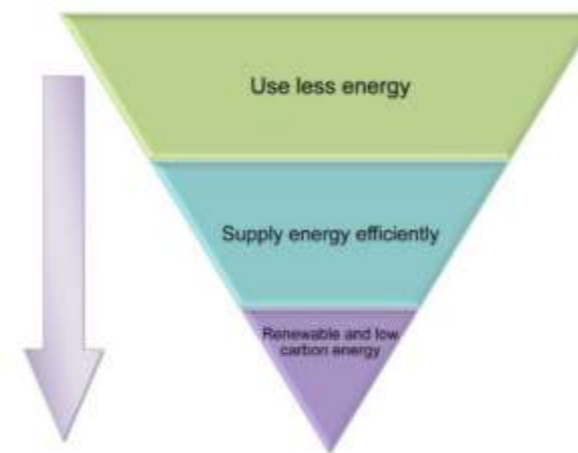
Our proposed development aims to maximize airtightness, incorporate high levels of insulation into the building's fabric, minimize cold-bridging, and include high thermally performing windows and doors.

The development will propose coupling this with a PV panel system to both the Office and Industrial blocks. Alongside this, an Air Source Heat Pump will also be considered for the converted Signal House to provide an efficient heating system.

An Energy Statement has been produced by Energytest, alongside calculations for the proposed buildings across the site. The report outlines how the proposed development responds to national and local policy relating to sustainable building, and a strategy for efficient energy performance and renewable energy sources.



Proposed Site Plan





AXIS Architecture are an employee owned architectural practice; an award winning collective of architects and designers with a focus on place making, and creating designs that work at a human scale.

We have extensive experience of creating buildings and places with consideration for environmental and social sustainability; across a range of sectors. We also have a proven track record of transforming difficult urban and riverside sites into striking developments.

We pride ourselves on long-standing relationships with clients, delivering consistently on quality and ambition.

This is maintained through a strong knowledge of architectural design and detailing, and a passion for ensuring that remarkable designs are delivered to a high standard.



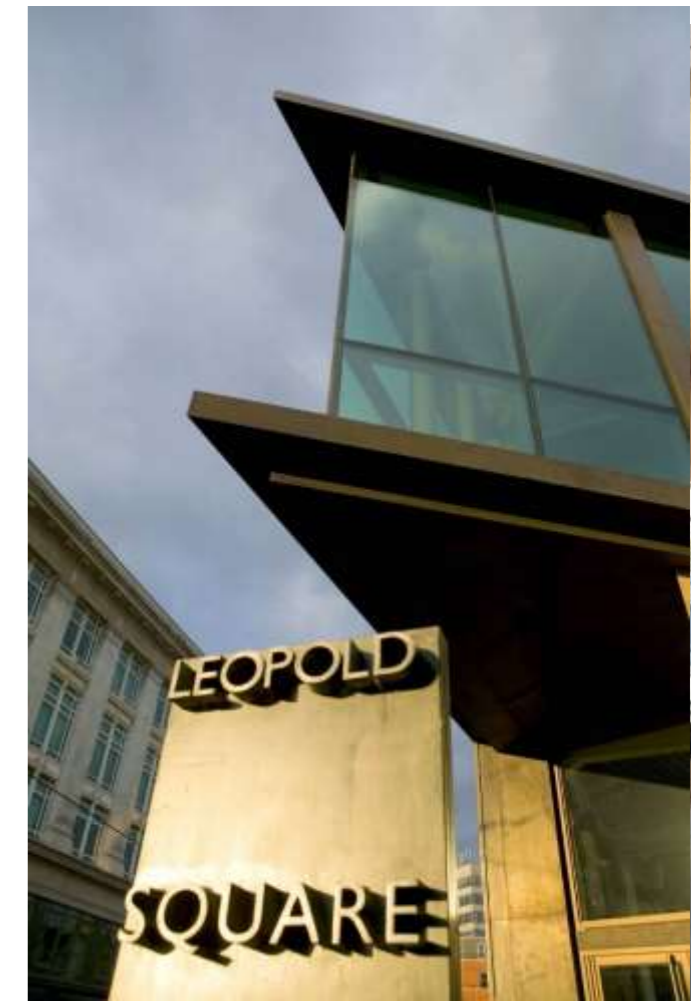
Kelham Island, Sheffield

Private and Student Residential, Mixed Use, Commercial.

Conservation of former industrial area. Riverside development.



North Street Quarter, Lewes



Leopold Square  
Sheffield  
Commercial, Mixed Use



CREATING  
ICONIC PLACES

## Summary

This Design and Access Statement has been prepared by AXIS Architecture on behalf of Fairbank Investments Ltd (the Client), for Coal Drops and adjacent land, Penistone (the Site); to accompany a detailed planning application for redevelopment of the Site into a mixed use scheme, consisting of :

- Conversion of the Grade 2 Listed Coal Drops into retail.
- New-build pavilion extension to Coal Drops with restaurant unit
- Conversion of existing Regency House into AirBnB unit.
- New- Build Office and Light Industrial units

In the statement the following has been demonstrated:

- The context of the site in relation to the Conservation Area, neighbouring properties, and precedent for development on the site, has been considered
- Professional involvement has been used to inform the development proposals
- The assessment of the site and feedback from engagement exercises have been used to formulate design and access principles for the site
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

**If, during the Council's consideration of the planning application and this accompanying Design & Access Statement, any further elaboration of the details contained within the application or this Statement are necessary, please contact Jonny Wilson at the address below.**

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Fairbank   
Investments Limited

 **A X I S**  
architecture

Thank you