

DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT
THE OLD VICARAGE
SHREWSBURY ROAD
PENISTONE

Building Design Services
15 Hunters Avenue
Barnsley
S70 6PL
01226 733224

bdslang@btconnect.com

INTRODUCTION

Building Design Services have been instructed by Mr R Richardson to submit a full Planning Application for the erection of two detached dwellings with attached garages on land to the rear of the Old Vicarage Shrewsbury Road Penistone.

SITE ASSESSMENT

LOCATION

The development site is located within a mixed use area in the centre of the Township of Penistone, and is within the Penistone Conservation area. The site is bounded by detached dwellings along Vicarage Walk to the east, Pendon House Residential Home to the south and Penistone Health Centre to the west. A location plan is included within this report.

BACKGROUND

The site lies within the curtilage of the Old Vicarage which is currently under conversion and refurbishment to two dwellings after a change of use application was approved from its former use as Tea Rooms and Letting Rooms. There is still an extant approval on the development site for a three storey block of 12 apartments and associated parking, (Approval No's 2007/1689 and 2010/1114). The site was formerly the mature gardens of the original Vicarage to St John the Baptist's Church and has a substantial number of mature trees covered by a Tree Preservation Order which has a significant factor in dictating the redevelopment of the site. An Arboricultural Implication Assessment will be included with this application. Notwithstanding this, the more dominant feature on the site is the Old Vicarage itself, constructed in coursed natural stone and slate roof in three storey with stone surrounds, heads, mullions and cills. Surrounding properties are not of the same quality as this with a mix of more modern materials.

INVOLVMENT

The scheme has been discussed with Barnsley MBC planning officers regarding the principle of substituting two dwellings for the previously approved apartments.

MEASURED SURVEY

A detailed topographical survey has been carried out and is attached to the application.

DRAINAGE

The site is served with an adopted combined sewer and the appropriate permission will be required for connection of the foul drainage to the sewer. Surface water drainage will be via soakaways designed in accordance with BRE Digest 365.

The site is not within an area subject to flooding and no special precautions are required.

ARBORICULTURAL SURVEY

As mentioned previously there are a significant number of mature trees and hedges on the site covered by Tree Preservation Orders. A report and assessment will be accompanying this application.

ACCESS

The site will be served by a Private drive as previously approved for the 12 apartments. The private drive will be hard surface and will provide for turning facility's for Refuse Vehicles and Fire Appliances.

PLANNING POLICY

The site is within a Housing Policy area and the proposals are appropriate to the surrounding use, and will accord with PPG 12, Supplementary Planning Guidance 3, and UDP Policy H8A. Consideration has also been given to the Conservation Area status and the South Yorkshire Design Guide with regard to layout and design.

THE PROPOSALS

DESCRIPTION

It is proposed to erect two detached three storey houses with attached double and treble garages

ACCESS

The dwellings will be served by a private drive with gated access to each property. A turning facility will be provided for utility vehicles. The intended change in the number of properties will clearly result in a significant reduction in the number of vehicles using the access onto Shrewsbury Road. Disabled access will be provided in accordance with Building Regulations Approved Document Part M and BS 8300 Access for Disabled People.

LAYOUT AND SCALE

The predominant feature on this site is the three storey stone built Vicarage and it is intended to try and replicate the scale by providing a second floor level partly in the roof of the new dwellings. The layout of the development has been to an extent dictated by the proposed access and existing trees, but has also consideration to surveillance of all areas for security without causing overlooking issues to surrounding properties. The implications and recommendations by the South Yorkshire Design Guide in terms of internal and external space are not really relevant on a development of this scale. The separation distances to existing properties are in excess of the SYRDG as indicated on the site layout plan. As will be seen from the site layout and elevation the proposals will be less overbearing than the approved apartment block.

APPEARANCE AND MATERIALS

The design of the individual dwellings has been carried out with particular reference to the existing vicarage. Individual features have been introduced into the design such as the mullioned and transomed entrance to Plot 4, small stone constructed dormers within the roof, and generally the use of artstone heads, cills, mullions and tabling to gable verges. The external walling will be of natural coursed stone with artificial blue slate roof covering. The immediate front boundary walls will be constructed in natural stone with large stone gate pillars and WI effect gates. Rear boundaries will be constructed in dark stained vertical boarded fencing. Whilst the private access drive will be in tarmac the individual private drive will be in Bradstone block paving with Bradstone imitation stone flags around the properties. Drawings attached to the application will confirm the remaining materials and finishes. There will be a small retaining wall to the driveways along the western boundary this will also be constructed in natural stone.

LANDSCAPING

There are as will be seen from the site plan a significant number of mature trees and hedgerows, an Arboricultural report is attached to this application to indicate the protection and management of the existing trees and hedgerows where necessary. The remaining areas not covered by paving's and driveways will be re-established as lawned areas.

SUSTAINABILITY

The site is located in an existing town centre in an established community, it will provide for Lifetime Homes suitable for large families with an option for providing for elderly parent accommodation within each dwelling. The development is within walking distance to public transport networks and is within immediate reach of Penistone Town centre, reducing the reliance on personal vehicle usage.

The properties will be to Code level 3, secured by Design, Lifetime Homes requirements and Mobility Homes, and will provide high levels of thermal insulation, energy efficient lighting and low carbon heating. Externally surface water will be retained for external use and the use impermeable paving to limit the amount of surface water runoff.

CONCLUSION

The proposals to develop the site fall in line with Local Authority Policy guidelines and demonstrate compliance with all design criteria, it will also a less intense use of the site than the approved scheme of apartments, and as such would form an acceptable development.

Signed.....
Building Design Services

The map shows the town of Penistone with the following details:

- Streets:** MARKET STREET, VICARAGE WALK, SYCAMORE WALK, BANK, B 6462, MARKET PL, PC, TCB, SHREWSBUR, To H.
- Landmarks:** St John the Baptist's Church, War Meml, FS, Lych Gate, PH, PO, Vicarage, Penson House, Health Centre.
- Distances:** 225.6m, 221.0m, 225.9m, 230.1m, 20m, 220m, 20m.
- Other Labels:** Bank, B 6462, MARKET PL, PC, TCB, SHREWSBUR, To H, PH, PO, Vicarage, Penson House, Health Centre, SYCAMORE WALK, VICARAGE WALK.