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Design and Access Statement

for Residential Development

at

Box Mill Lane / Sheffield Road,

Penistone

for

Harard Developments (Penistone) Limited

(Outline Planning Application)

July 2012

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DESIGN & ACCESS STATEMENT

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DESIGN & ACCESS STATEMENT

1.0 INTRODUCTION

1.1 This Design and Access Statement accompanies the Outline Planning Application 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 Outline application is for 33 no. 2, 3 and 4-bed dwellings, and is seeking approval of access, the principle of residential development and numbers.

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, Bird Stainless Steel 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 accessway to the south of this serves some small light industrial and commercial units. 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 Please refer to the following supporting documents which have also been submitted with this Planning Application for further information regarding the site:-

- 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 outline Planning Application 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. The application is for outline approval for a residential development with access and the numbers of dwellings not reserved for future 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. Terraced housing 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. 3479-SK05, shows a development of 33 no. 2, 3 and 4-bed townhouses, bungalows and detached properties. 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 and terraces 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 generally 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, a mix of parking arrangements and house types is suggested which includes driveways to the side of properties, plus some dwellings within integral garages and some grouped car parking.

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

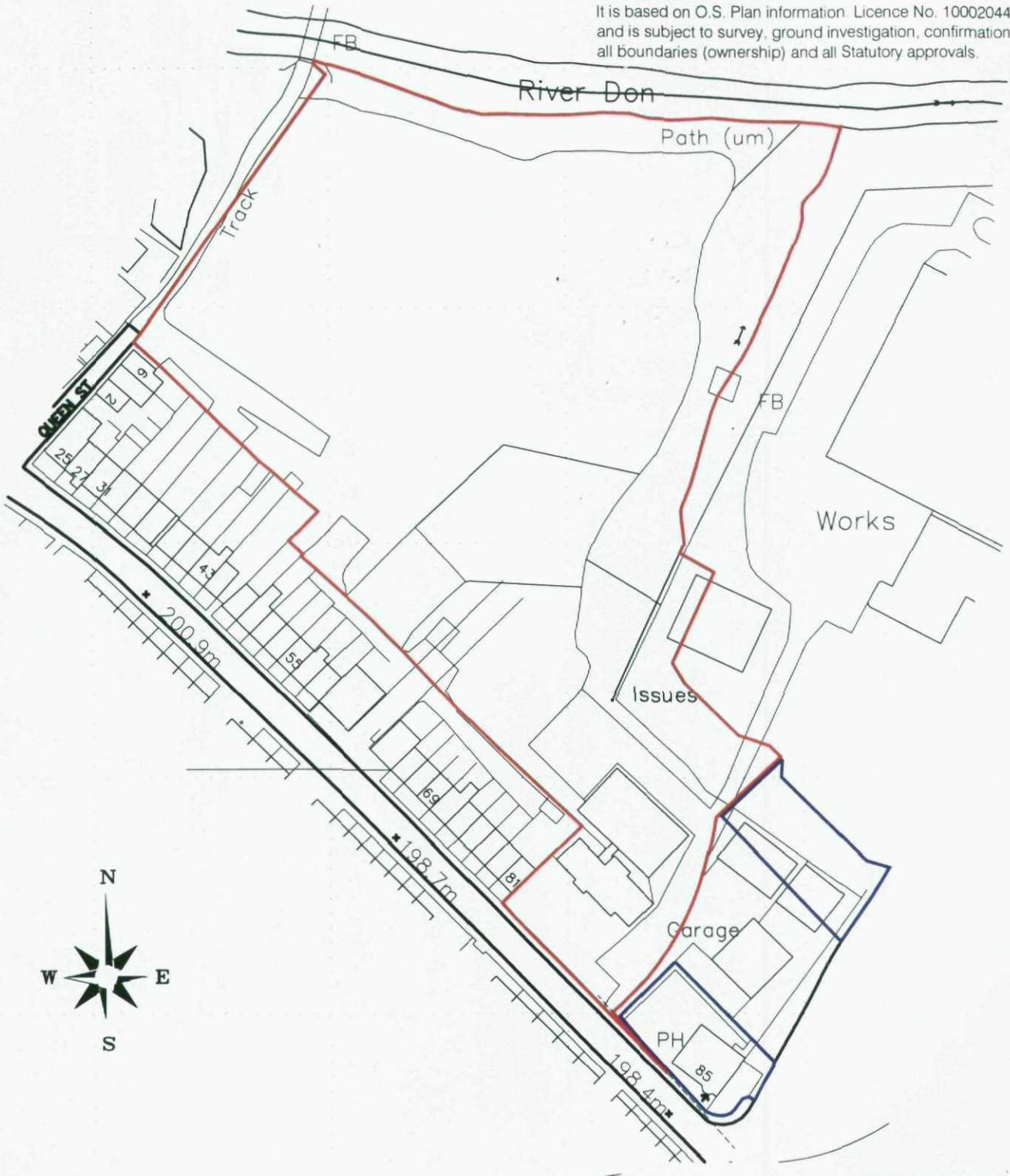

Queen St
W Ave
Shell Bel Rd
36462
Google Earth

APPENDIX 2

Site Location Plan

NOTES

This drawing is a feasibility sketch only and no design assessment has been undertaken at this stage for a CDM Co-ordinator.
It is based on O.S. Plan information. Licence No. 100020449 and is subject to survey, ground investigation, confirmation of all boundaries (ownership) and all Statutory approvals.



Client

Harard Developments (penistone) Ltd

Project

Residential Development,
Land to the rear of Sheffield Road,
Box Mill Lane, Penistone.

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Drawn by	Date	Scale
	May '12	1:1250@A4
Checked by	No.	Rev.
	3479-00	

APPENDIX 3

Photographs 1 - 16



Photograph 1



Photograph 2



Photograph 3



Photograph 4



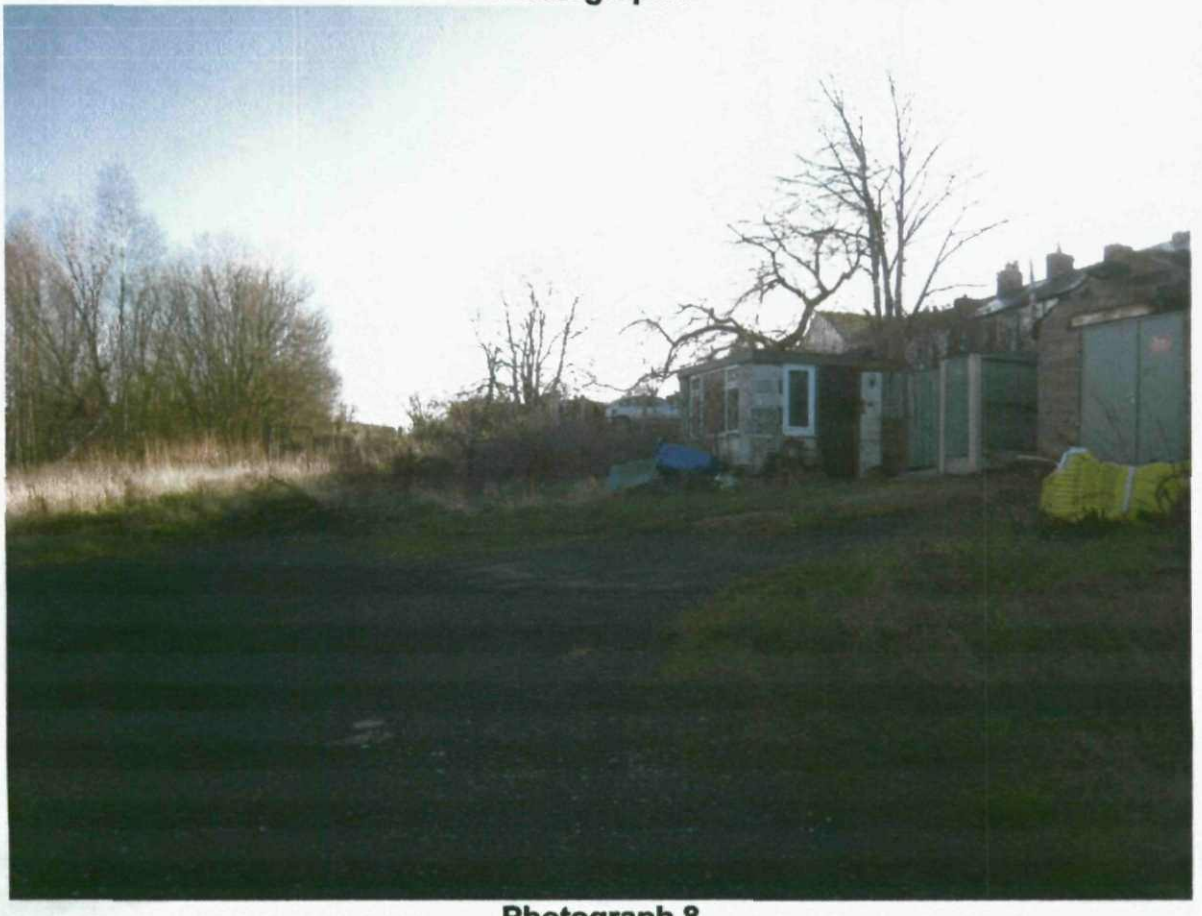
Photograph 5



Photograph 6



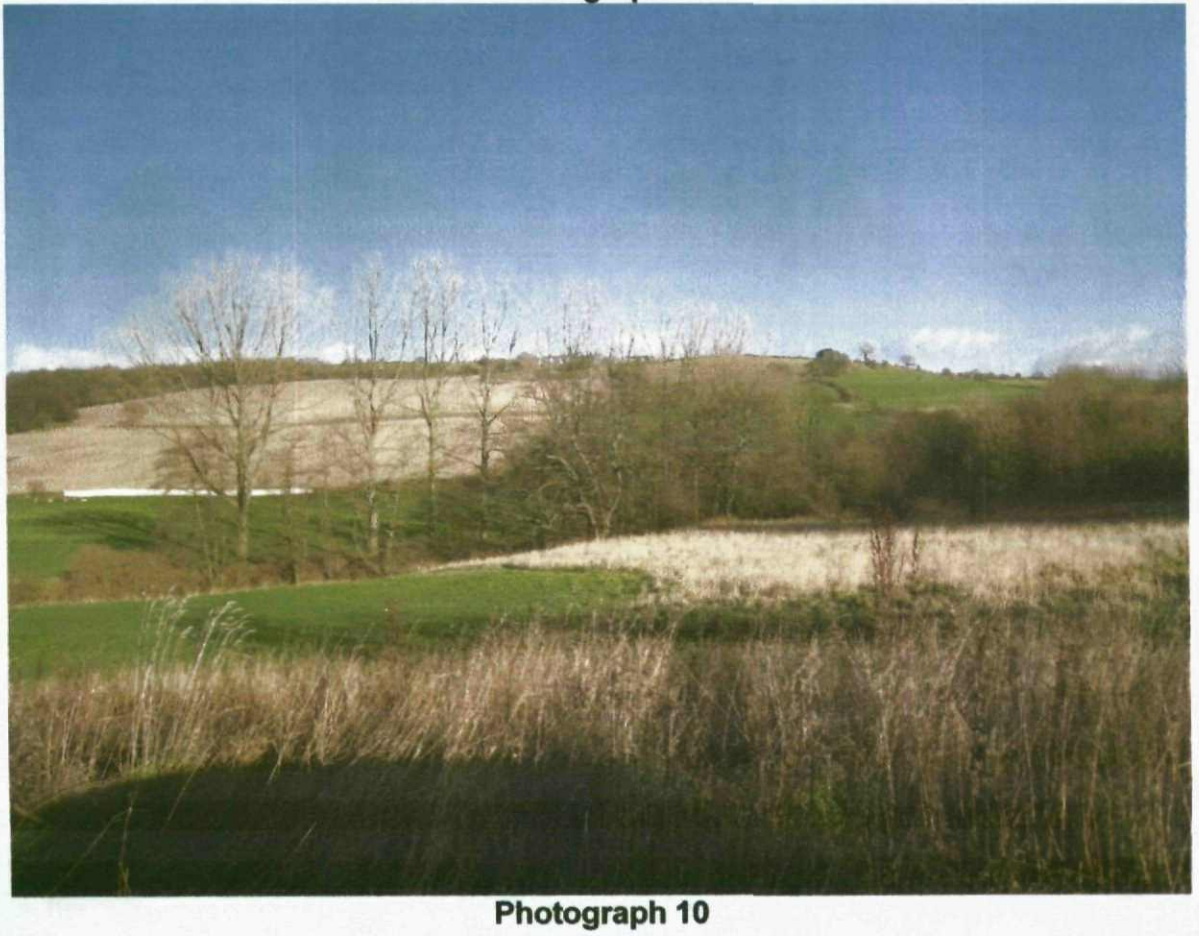
Photograph 7



Photograph 8



Photograph 9



Photograph 10



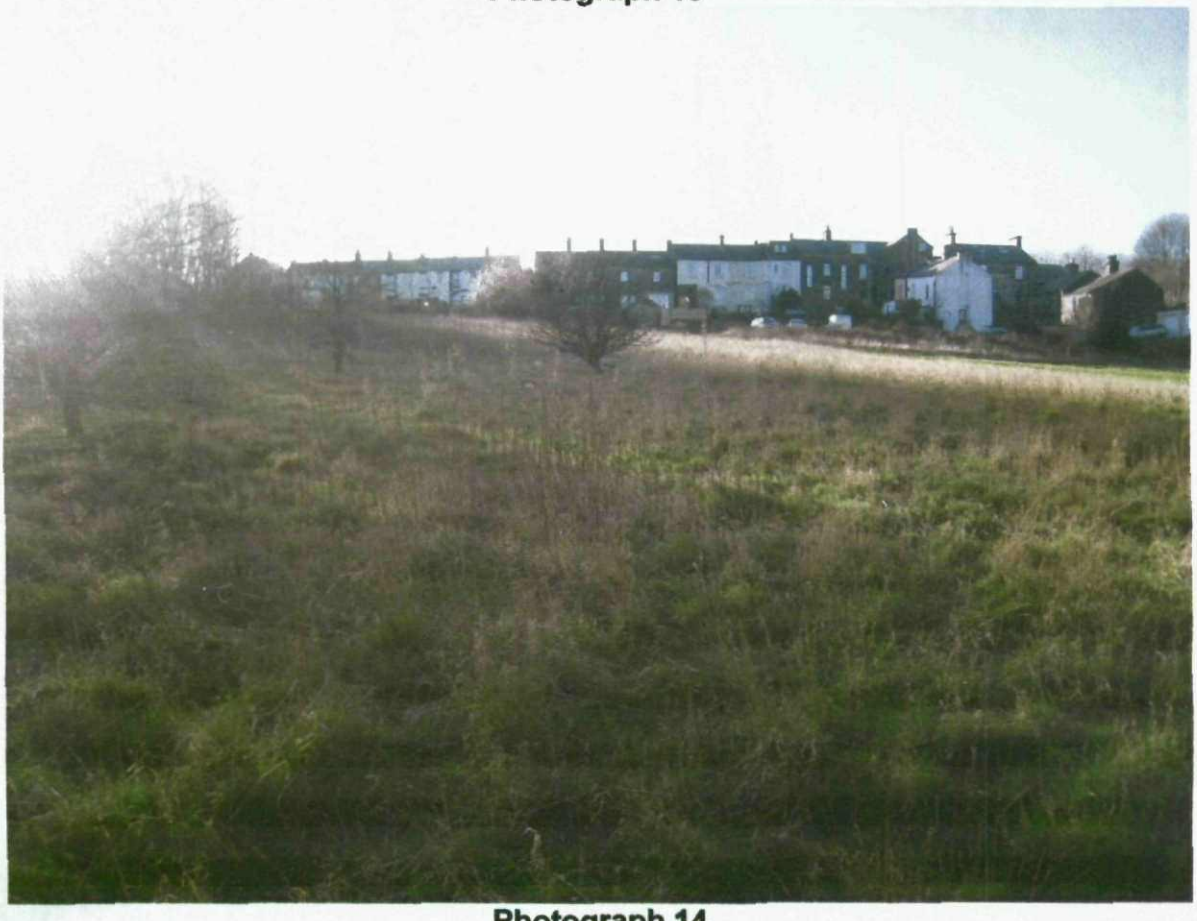
Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16

APPENDIX 4

Affordable Housing Statement

Statement On Affordable Housing

We have analysed the Penistone housing market for new housing comparables and the picture at present is fairly depressed. There are 2 general housing sites in Penistone at Green Road, Emerald Green is being built out by Taylor Wimpey and Saunderson Gardens which Barratt Homes are building. These sites are in close proximity to our site at Springvale though we consider our site slightly better in location.

Sales progress was good in 2011 for both sites due to huge write downs on the prices to make them attractive to all aspects of the market. However this is not the case this year as sales have dropped significantly on both sites. The values they are achieving are between £143/ft2 and £156/ft2 which reflects the market place at present. The properties consist of 4 bedroom detached, 3 bedroom townhouses and 2 bedroom apartments which these values are based upon.

We understand there is a need for affordable housing in Penistone and we are therefore prepared to offer 2 number 2 bedroom bungalows of 680 square feet each as our contribution for this requirement.

You will see from the attached appraisals that the figures do not warrant the provision of any affordable units, as whichever way the appraisal is presented, either showing land value attributable or profit created, the resultant figures are less than would in ordinary circumstances be accepted. This can be explained further, as the land value created is less than the cost of acquisition of the various component parts; and on the profit side this does not reach the normal level that a funding institution would expect.

The correct approach on these valuations we feel is what profit is created rather than the land value created as in most circumstances the land will have been already bought or a transaction agreed.

We have therefore took a balanced view on the matter knowing that it will go in our favour if we provide at least a token gesture especially when Taylor Wimpey were not required to provide any at all on a site of 151 houses at Emerald Green, which is also in the Penistone district.

When looking at the borough there will be very few sites that can afford to give any affordable housing due the very low offers made for completed units by the Housing Associations and because the relationship between land values and build costs have narrowed so much over the recession.

ADDRESS

Land off Sheffield Road, Penistone

Residential: 33 Houses

Units	Size	Total
5	1280	6400
2	1323	2646
4	1022	4088
4	1130	4520
3	1130	3390
8	785	6280
3	1119	3357
		30681
x price/sq ft		170

Affordable Housing				5215770
4	680	2720		
x price 60% of £180		102		
GDV			277440	
				5493210

Less Costs

Gross build(sales area plus 10%)	£33,401.00
Build Cost/sq ft	£85.00
	£2,839,085.00
Garages - 14 no	£105,000.00
Externals works/roads	£250,000.00
Demolition and Site Clearance	£100,000.00
Contamination	£10,000.00
Architects/Engineers	£100,000.00
Q.S	£25,000.00
Tree Survey	£500.00
Tree removal	£1,500.00
Noise Survey	
Flood Risk Assessment	£1,500.00
Ecological Survey	£1,000.00
Site investigation reports	£5,000.00
Services	£99,000.00
NHBC	£25,000.00
Planning/Building Regs fees	£22,000.00
Planning Consultant	£5,000.00
Legals on acquisition	£7,500.00
Legals on sales	£15,000.00
Land Price inc overage	£950,000.00
Stamp Duty	£20,000.00
Bank Introduction fee at 1%	£15,000
Bank Exit fee	£15,000.00
Bank Valuation	£2,000.00
Bank Interest (inc rollup)	£130,000.00
Marketing/ Sales Commissions	£100,000.00
Lift	£-
Show house	£15,000.00
Section 106 payment	£20,000.00
Flooding works	
Contingency	£75,000.00

	£ 4,954,085.00
Profit	£ 539,125.00
Percentage profit of GDV	£ 0.10