DESIGN AND ACCESS STATEMENT
PROPOSED DEVELOPMENT AT NETHER MILL FARM, BARNSLEY ROAD, PENISTONE, BARNSLEY

Vision Statement

This development provides the opportunity to develop, and enhance, distinctive development adjacent to Nether Mill House at an important gateway location into Penistone.

The proposal seeks to achieve good design through:-

- Appraising the unique setting and reflecting the characteristics of the adjacent buildings in the design proposal.
- Appraising, protecting and enhancing important existing features.
- Promoting good levels of sustainability.
- Providing new homes which meet the needs of the local market.

Setting

The site covers an area of 0.685 Ha (1.69 acres) and lies immediately to the north of the A628: Barnsley Road. It has a frontage of 140m and comprises existing agricultural barns and a 19th century mill building (Nether Mill) and adjoining property. To the rear of the site the land is within the Green Belt, and is currently used as grazing paddocks (See location plan PS-012 e). This land is proposed to be removed from the Green Belt, and comprise part of the 'urban fabric' within Barnsley's emerging Local Plan. Adjacent to the site to the north east is a group of 16th century listed houses and barns, with late a number of later additions and alterations. To the southwest is a recently completed development of 3 storey apartments.

History/Design

The application site was previously subject to a detailed planning application which included the adjacent group of listed buildings to the north east, and which was recommended for approval by Officers and members of the planning committee.

The current application proposes a slightly smaller site area which mainly excludes the listed buildings to the east of the site, and proposes less intervention in the listed buildings overall.

The development proposals have evolved in response to discussions with, and feedback from, Planning and Conservation Officers at BMBC, and take into account the need to maximise the development potential of a brownfield, 'gateway', site whilst addressing local housing needs and issues of flood risk, access, and various other site constraints. A number of plans showing the development of the design are included at **Appendix 1**, which indicates the following evolution of the application proposals:

Plan PS-003 – Existing site plan

Plan A – 13/03/2015 – site proposal as discussed at initial pre-app meeting

Plan B – 17/04/2015 – site proposal adjusted to include retention of existing wall adjacent to plots 8 and 9 and provide a 'buffer' from Barnsley Road

Plan C – 24/08/2015 – site proposal incorporating additional plots 10 and 11

Plan D – 4/11/2015 – site proposals adjusting plots 10 and 11 to allow for existing foul sewer in rear gardens and adjustment of detached garage to conserve the setting of Nether Mill House

Use

The application is for full planning permission and listed building consent for 11 new detached houses and the demolition of existing agricultural buildings, Nether Mill and the adjoining residential dwelling, and the later, 'block built', 2 storey extension to the rear of the listed Nether Mill House. Four different house types are proposed, all of which comprise 4 and 5 bedrooms with double garages.

Heritage

A detailed Heritage Statement submitted as part of the application assesses the impact of the development proposals on designated and undesignated heritage assets. The assessment demonstrates that the development will cause 'less than substantial harm' to the setting of Nether Mill House, which is more than outweighed by the heritage benefits associated with removal of the later extension, and the benefits associated with meeting identified housing needs within a sustainable location. The removal of Nether Mil is proportionate to its low significance in heritage terms, and its loss is outweighed by securing the site's optimum use.

Layout and Access

Access is taken from Barnsley Road at 3 points, including the site's existing main access and secondary access at its eastern boundary, and a new access point to the south west. Private drives to the east and west serve 3 plots each, and centrally an adopted road serves 5 plots with access from the north east assisted with the provision of a right turn lane. All 3 access points have sufficient turning facility to enable vehicles to exit in a forward gear.

A mixture of fronts and side elevations are presented to Barnsley Road with additional windows to plots 1, 4 and 8 to provide interest.

Existing low stone walls are retained next to plot 1 and plots 8 and 9.

The later extension at the rear of Nether Mill House is to be demolished in order to provide sufficient amenity space to the remaining listed building and to improve the outlook from plot 11.

Scale and Appearance

All 4 house designs are 2 storey, 3 designs have double detached garages and 1 with a double integral garage. All housetypes have been designed to be in-keeping with the local characteristics including chimneys.

A material palette has been chosen in consultation with the council planning and conservation officers.

Walling is to be coursed stone using 'Marshalls' Cromwell Fine faced pitched buff. Rood tiles agreed to be Marley Eternit Rivendale. Windows are cream coloured UPVC with garage doors, front and rear doors and rainwater goods all in black.

Landscaping & Sustainability

To the rear of the site the boundary of the gardens with the Green Belt is reinforced with some new tree planting intermittently along its length. All houses will be constructed to comply with Part L of Building Regulations 2013, see Energy report from Plasmor.

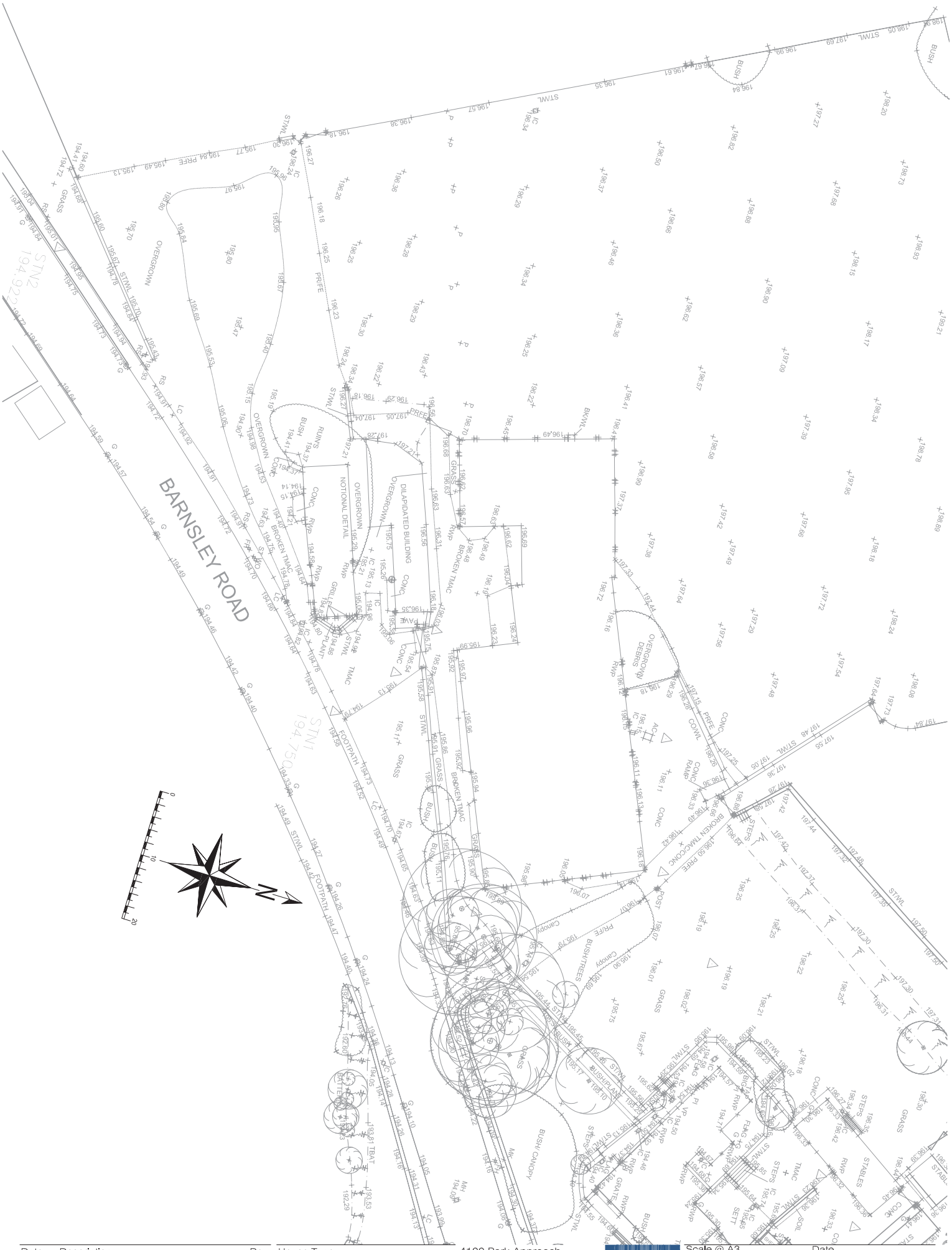
Building for Life Assessment

In accordance with Policy CSP29 of Barnsley's adopted Core Strategy, an assessment of the scheme has also been undertaken in accordance with the principles set out in Building for Life 12. This is included at **Appendix 2**, and demonstrates that the scheme responds positively to each of the 12 questions included in the document.

Summary and Conclusion

This application seeks full planning permission and listed building consent for 11 new dwellings and the demolition of existing agricultural buildings, Nether Mill and the adjoining residential dwelling, and the rear, poor quality, extension to the listed Nether Mill House. The proposals comprise a high quality layout and design which pays careful consideration to the adjacent listed buildings and to the Barnsley Road frontage, providing much needed housing on a brownfield site in a sustainable location in line with local and national planning policy.

Appendix 1 – Evolution Plans



Date	Description	Rev
28/10/15	Red line revised	B
03/11/15	Levels added	C
04/11/15	Red line revised	D
10/11/15	Red line revised	E
11/11/15	Red line revised	F
11/11/15	Red line removed	G

House Type

Drawing Title
Existing Site Plan

Site
Barnsley Road, Penistone

4100 Park Approach
Thorpe Park
Leeds
LS15 8GB

0113 3970437
www.duchyhomes.co.uk

duchy homes

Scale @ A3 1:500

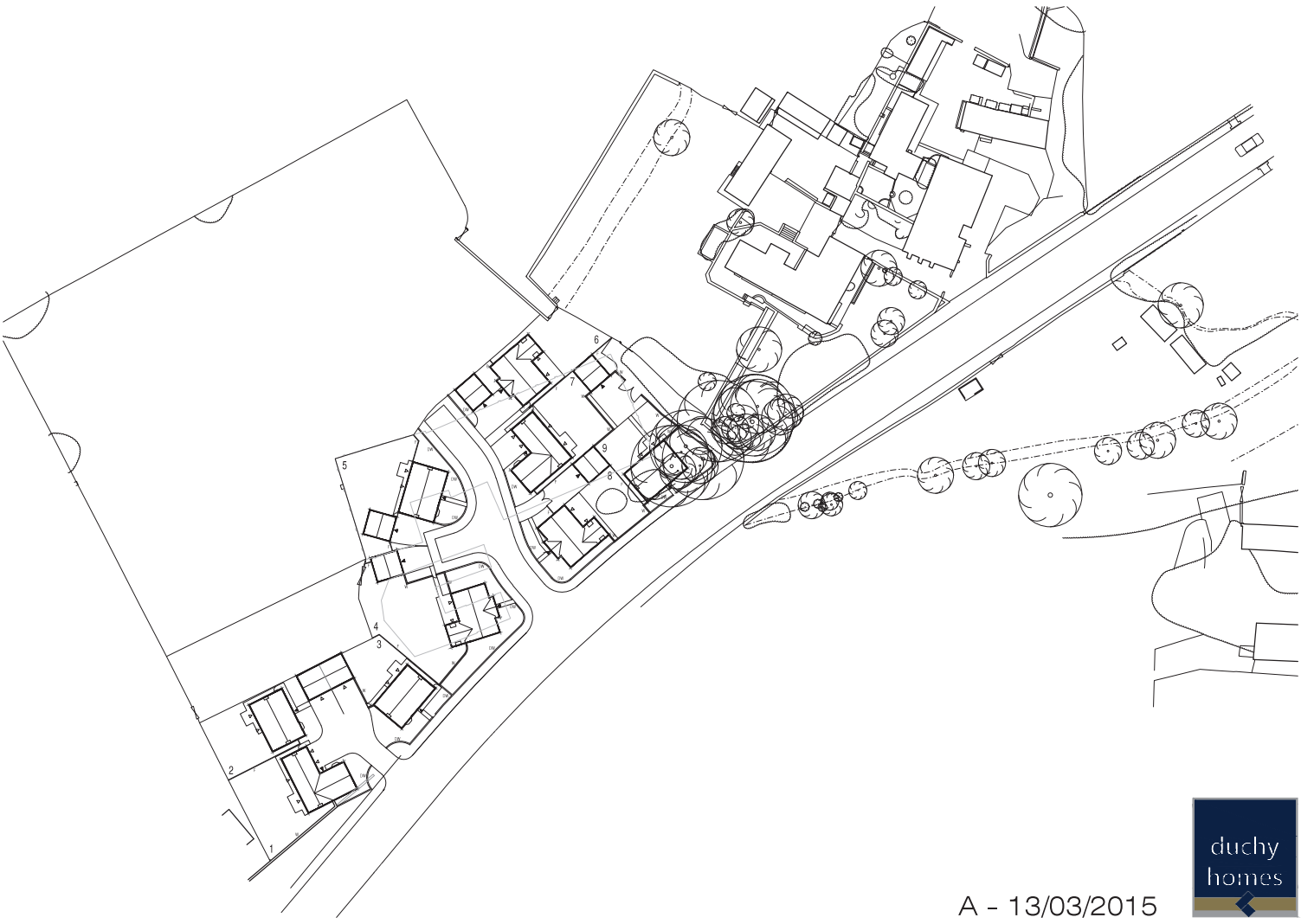
Date 14/04/15

Drawn MF

Checked

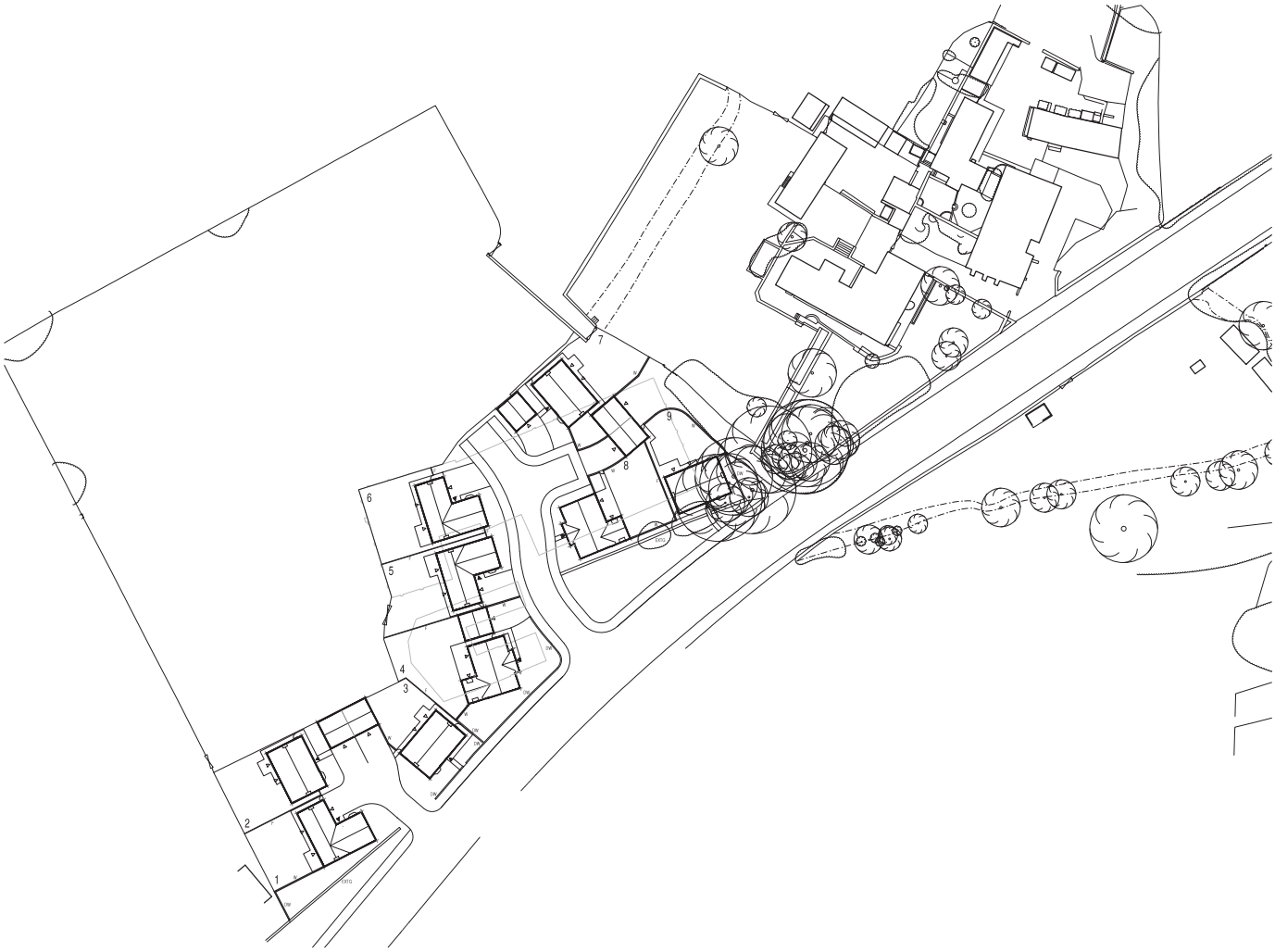
Drawing No. PS-003

Rev. G



A - 13/03/2015

duchy homes



B - 17/04/2015

duchy homes



C - 24/08/2015

duchy homes



D - 04/11/2015

duchy homes

Appendix 2 – Building for Life Assessment

Building For Life Assessment (Building for Life 12) - Nether Mill Farm, Penistone

1.1 Building for Life 12 was first published in 2012 by the Building for Life Partnership (Cabe at the Design Council, Design for Homes and the Home Builders Federation) and updated in January 2015. Its primary objective is to ensure that new housing is of the highest standard of design; create places which create character; create safe and usable spaces; and promote sustainable travel patterns. This is achieved by assessing new development against twelve design questions within the following three categories: 'integrating into the community'; 'creating place'; and 'street and home'.

1.2 Each of these 12 questions are discussed in detail below:

1. Connections - Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses around the development site?

1.3 **Yes -** The development has evolved around two existing access points into the site from Barnsley Road. The main access point will be improved to serve five of the dwellings via a new adopted highway, and a third vehicular access point will be created to the east of the main access, with the two smaller access points each serving three dwellings. All roads provide pedestrian connections which link to the pavement on Barnsley Road.

1.4 The proposed layout utilises the area of hardstanding currently associated with the existing farm buildings, and creates a new, high quality, frontage along Barnsley Road. Bay windows have been introduced to the side elevations of side and rear of some house types where they adjoin Barnsley Road to create interest to the facades along the principal frontage.

1.5 Existing landscaping and features, such as the stone walls to the front of the site, are proposed to be retained in order to assimilate the site into the existing landscape character. Additional tree planting and landscaping is proposed along the northern edges of the development soften the boundary with the adjacent open land.

1.6 The relationship of the new development with the existing listed buildings to the east of the site has been carefully designed in order to minimise impact on the character and appearance of the heritage assets and their settings through the proposed site layout and complementary building materials and landscaping.

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2. Facilities and services - Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

1.7 **Yes** - There are a number of facilities within close proximity to the application site which are more than capable of serving the development. The following facilities can be found within 800m of the site (a ten minute walk):

- Penistone Grammar School;
- Doctor's Surgeries and Chemists;
- A supermarket;
- Playing fields/public open space;
- Numerous public houses;
- Library;
- Petrol filling station;
- Post office, and financial and professional services; and
- Numerous local shops, cafes and restaurants.

3. Public transport - Does the scheme have good access to public transport to help reduce car dependency?

1.8 **Yes -** The nearest bus stop is located on Barnsley Road circa 100m from the application site, and provides high frequency services to Barnsley, Dodworth, Silkstone, Denby Dale, Holmfirth, Cawthorne and Sheffield. The site is also within walking distance of Penistone Railway Station, which is situated approximately 1km to the south west and provides regular (hourly) train services to Barnsley, Huddersfield, Denby Dale and Sheffield.

1.9 ***4. Meeting local housing requirements - Does the development have a mix of housing types and tenures that suit local requirements?***

1.10 **Yes -** The development comprises a total of four house types, and incorporates a combination of four and five bed houses.

1.11 Consistent with the identified shortfall specified in the Economic Strategy and the emerging Development Sites and Places DPD, the properties comprise larger, executive style homes, for which there is an identified need.

1.12 The site is not sufficiently large enough to incorporate additional house types and tenures.

5. Character - Does the scheme create a place with a locally inspired or otherwise distinctive character?

1.13 **Yes –** The architectural treatments chosen for this scheme have been directly influenced by those already in place in the surrounding area.

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1.14 Building materials have been selected which reflect the local distinctiveness of Penistone, including high quality artificial sandstone walls and slate roof tiles.

1.15 Particular attention has been paid to the layout of the development in order to minimise impact on the character, appearance and setting of the adjacent listed buildings.

6. Working with the site and its context - Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

1.16 **Yes -** Where possible the proposal also retains existing landscaping, including important trees and the grassed verge to the front of Plot 8, and introduces new landscaping along the boundaries to ensure that the proposal is sympathetic to neighbouring land, including the Green Belt to the north.

7. Creating well defined streets and spaces - Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

1.17 **Yes –** Both the layout and orientation of the buildings, and the integrated landscaping scheme, create three distinct enclosed residential spaces. The informal layout of the dwellings means that streets are defined by the position of the buildings, rather than the route of a carriageway.

1.18 Each property has been designed to turn corners and to ensure the scheme is active and attractive throughout. Bay windows have been introduced to the side elevations of side and rear of some house types where they adjoin Barnsley Road to create interest to the facades along the principal frontage.

8. Easy to find your way around - Is the scheme designed to make it easy to find your way around?

1.19 **Yes –** Given the relatively small scale of each of the streets, the scheme will be easy to navigate. It will be possible to see the main access points back on to Barnsley Road from all parts of the development. Private driveways have also been finished with a different surface finish, ensuring these areas are easily differentiated by users.

9. Streets for all - Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

1.20 **Yes -** The short street lengths and non-linear road layouts will encourage vehicles to reduce their speed and to be conscious of pedestrians.

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10. Car parking - Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

1.21 **Yes -** Each house has three dedicated car parking spaces. An extra visitors' parking space is also provided to the west of Plot 3.

11. Public and private spaces - Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

1.22 **Yes -** The central access road will be surface dressed with black tarmac.

1.23 Private footpaths and drives will finished in Sorento granite stone, making a clear definition between private drive access to the individual dwellings on the site.

1.24 These features add distinctive character and attractiveness to the overall development.

12. External storage and amenity space - Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

1.25 **Yes** - Each house has been designed with the appropriate storage, private amenity space and waste facilities.

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