



7A Haywood House, Hydra Business Park, Nether Lane, Sheffield S35 9ZX

Mobile: 07591 206 852 Email: designs@dk-designs.co.uk

VAT Registration No: 242008451 Company Registration No: 09668503

HERITAGE, DESIGN & ACCESS STATEMENT

Proposal at

Sheffield Road, Penistone S36 6HF



17 February 2021





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CONTENTS

1	Proposed Site / Area
2	Design
3	Proposed Use
4	Access
5	Ecology
6	Photos
7	Conclusion



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1. Proposed Site

The site is situated on Sheffield Road, Penistone.

Sheffield Road in Penistone is in the Yorkshire and The Humber region of England. The postcode is within the Penistone West ward/electoral division, which is in the constituency of Penistone and Stocksbridge

We consider the area to be in an already well-developed residential/sustainable area.

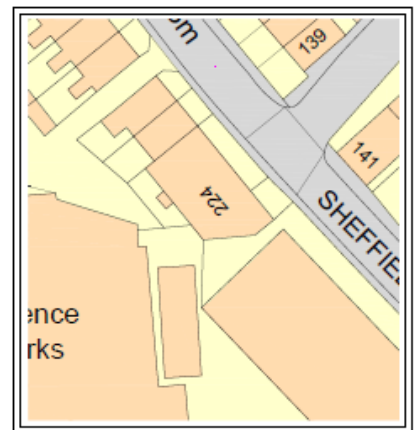
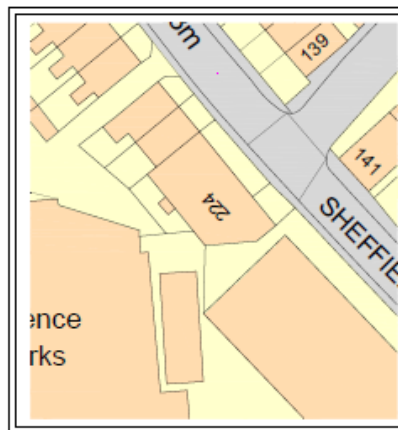
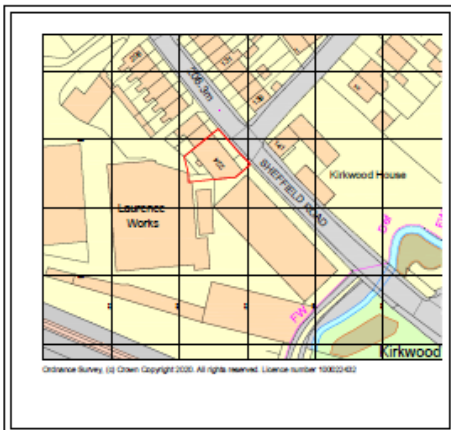
The site is within walking distance from a variety of shops, public houses, places of worship, schools, vets etc.

Within proximity to this site are numerous of new developments, with a mix of house types/materials as shown on the photo section of this document.

This property was once 1 or 2 residential dwelling houses, last residential use was approx. 10+ years ago. Currently used as store area for a commercial unit next door.

This site is not within a Conservation area or Green Belt.

Opposite this site, Kirkwood Farmhouse & attached farm buildings, which are Grade 2 listed.





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2. Design

The proposed development is to comprise of the below, x5 no self-contained apartments

Ground Floor

Apartment 1 1 bed. Open plan kitchen/lounge, bedroom with ensuite
Apartment 2 2 bed. Open plan kitchen/lounge, 2 bedrooms, bathroom

First Floor

Apartment 3 1 bed. Open plan kitchen/lounge, bedroom with ensuite
Apartment 4 1 bed. Open plan kitchen/lounge, bedroom with ensuite
Apartment 5 1 bed. Open plan kitchen/lounge, bedroom with ensuite

We are proposing a shared rear courtyard, which is to have space for bike store, bin store.

3. Proposed Use

Residential. Each dwelling has been designed to provide generous open plan living space.

4. Access

Access to be off Sheffield Road, to the front & rear access via shared access with the other current residential properties off Sheffield Road.

5. Ecology

Upon a visual inspection there is no evidence of bats roosting or any other protected species within the property boundary, however, should any be found upon start of works, all works shall be stopped immediately. A specialist will be consulted.

There are no TPO trees on site.



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6. Photos

Aerial view of the site



Site front



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Site Rear



Internally



7. Conclusion

The area is a mixture of residential dwellings & commercial units.

The proposal is to upgrade the existing property which is in desperate need of repair & attention. This will improve the area as currently this property is an eyesore to the street

This proposal is to be restored sympathetically as to not harm the area.

The materials that will be used for the proposal will be in keeping and sympathetic to the surrounding properties both old & new.

We therefore ask the Local Authority to consider this document in support & grant this application.