



Penistone Proposed Commercial Development

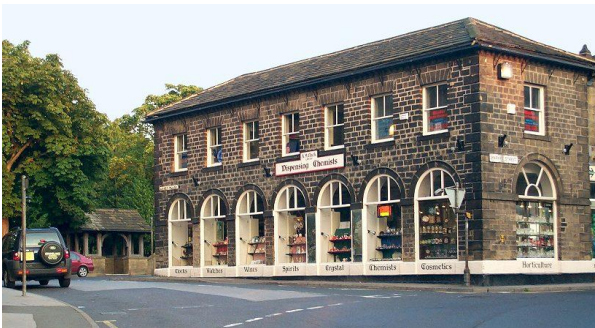
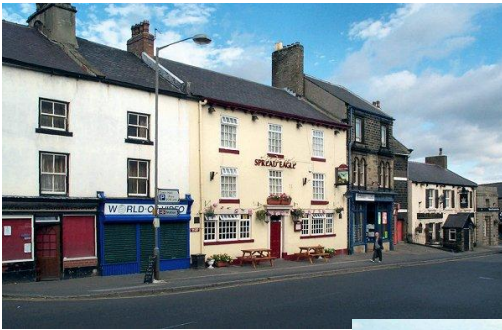
**Design and Access Statement
to accompany
Full Planning Application**



Penistone Commercial Development Design and Access Statement

Contents

1.00	Introduction
2.00	Site Location
3.00	Site Context
4.00	Site Description
5.00	Site Constraints & Development Requirements
6.00	Pedestrian & Vehicular Access
7.00	Site Layout
8.00	Noise
9.00	Conservation Area
10.00	Architecture and Urban Design
11.00	Summary and Conclusion



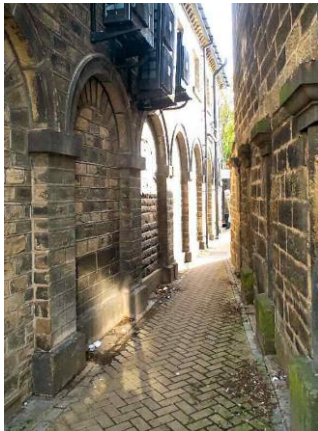
Penistone Commercial Development Design and Access Statement



1.00 Introduction

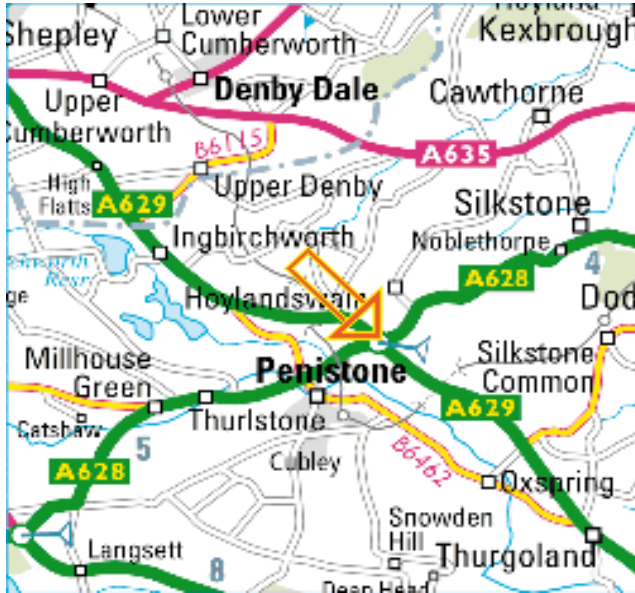
WCEC Architects are working on behalf of Dransfield Properties Ltd. We have previous experience with both this development site and the recently completed Tesco and Public Covered Market Hall schemes. This means that we are very well placed to produce a new Planning Application for a mixed use commercial and office scheme.

Previous proposals on this site were based on residential uses. As the housing market is currently in decline there is no real demand for new accommodation. Dransfield Properties Ltd feels that a new commercial scheme will meet demand and provide further regeneration to Penistone Town Centre.



Penistone Commercial Development Design and Access Statement

2.00 Site Location



Penistone is located on the A628 to the West of Barnsley. To the South of Penistone lies Sheffield and to the West, the picturesque Peak District. Penistone is a market town situated 700 feet above sea level in the Upper Don Valley.

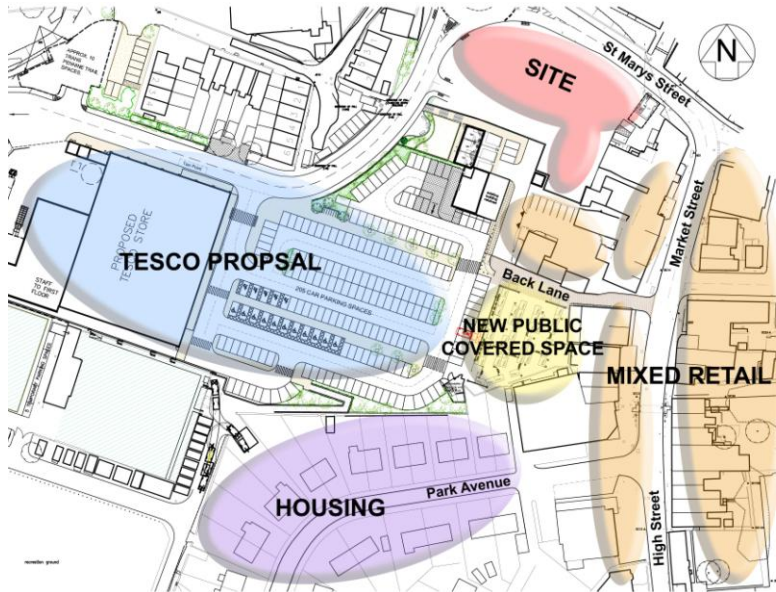
The Domesday Survey of 1080 to 1086 refers three times to variants of 'Pengeston'. Other charters use a spelling more like 'Penigestun'. The name might mean - 'The Farm of the Silver Penny' (Penistone Almanac 1984) but other sources suggest that the 'Pen' in Penistone has a Celtic etymology, meaning 'hill'. Anglo-Saxons gave us the 'ton' part, meaning village or farmstead (not town).

Penistone has long been an agricultural area but the days when the streets were filled with livestock are long gone and most employment now lies beyond the boundaries of the small town. Before the arrival of the railway in the mid-nineteenth century, the greater industry in the area was wool and textiles, mostly in nearby Thurlstone. Railway access allowed heavy industry into the area in 1934 when steelwork became a major force indeed, many Penistone workers were also employed at the Stocksbridge Steelworks, but this is now also starting to decline.

Despite the recent decline in Penistone Town Centres fortunes, it can still be noted that there is a healthy mix of convenience and comparison-shopping facilities, which is complimented by a range of services. These are being appended by the new Tesco Food store, the proposed public covered space and the proposed new commercial development.

Penistone Commercial Development Design and Access Statement

3.00 Site Context



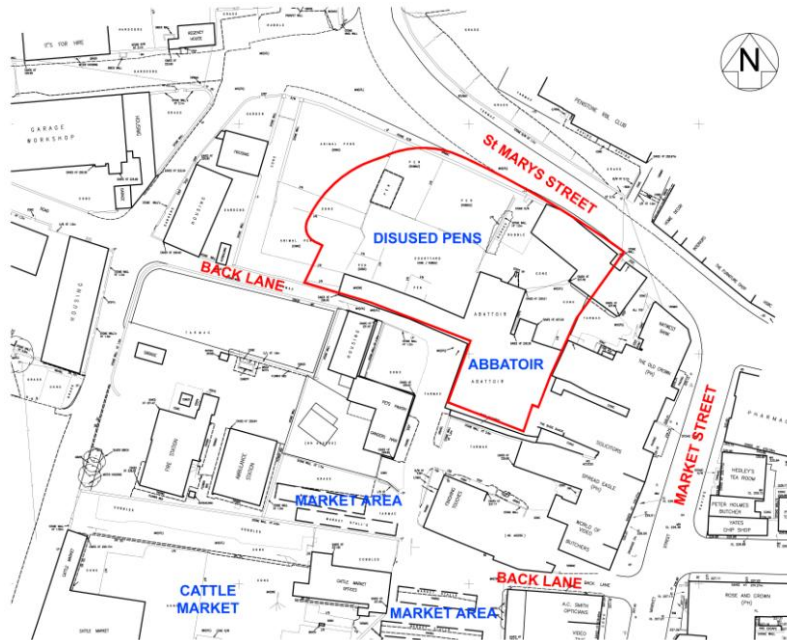
The site is located just to the South of Penistone Town Centre on vacant land that was once used as an abattoir. The site is bound by buildings to the East, St Marys Street to the North, the new Tesco access road to the West and Back Lane to the South. St Marys Street is the main access road into Penistone from Barnsley and approaches from the North directly facing the site. The site is set on a steep slope and is immediately visible on entering Penistone from this direction.

Opposite the site is the Royal British Legion building which is single storey in height but elevated considerably from the main road.

As the proposed development is located on a gateway site into Penistone we feel that this will underpin the existing Town Centre as well as promoting the current re-development that is being undertaken.

Penistone Commercial Development Design and Access Statement

4.00 Site Description



The development site is approx 0.59 acres in size, extending from St Marys Street in the North through to Back Lane in the South the West up to the new Tesco access road. The east of the site is bound by existing buildings.

The current land remains disused and is not maintained in any way. As this will be a prominent site in Penistone the neglect and poor condition of this area does nothing to enhance the surrounding area. The decline of the local catchment population has undermined its role as a Town Centre but no clear focal point and poor environment have both contributed.

Currently as described above, this site does little to assist the urban grain or even the vitality and viability of Penistone due to its depressed state. The area also provides the local residents with a depressing view taking away the previously richly deserved “Market Town” status.

Whilst the area is currently undergoing an amount of redevelopment, we now need to address any further decline and stimulate growth, which in turn will enhance and uplift the Town Centre. All of this will then help to stimulate and regenerate Penistone as a whole and put it back on the map as the thriving Market Town it once was.

Penistone Commercial Development Design and Access Statement

5.00 Site Constraints and Development Requirements

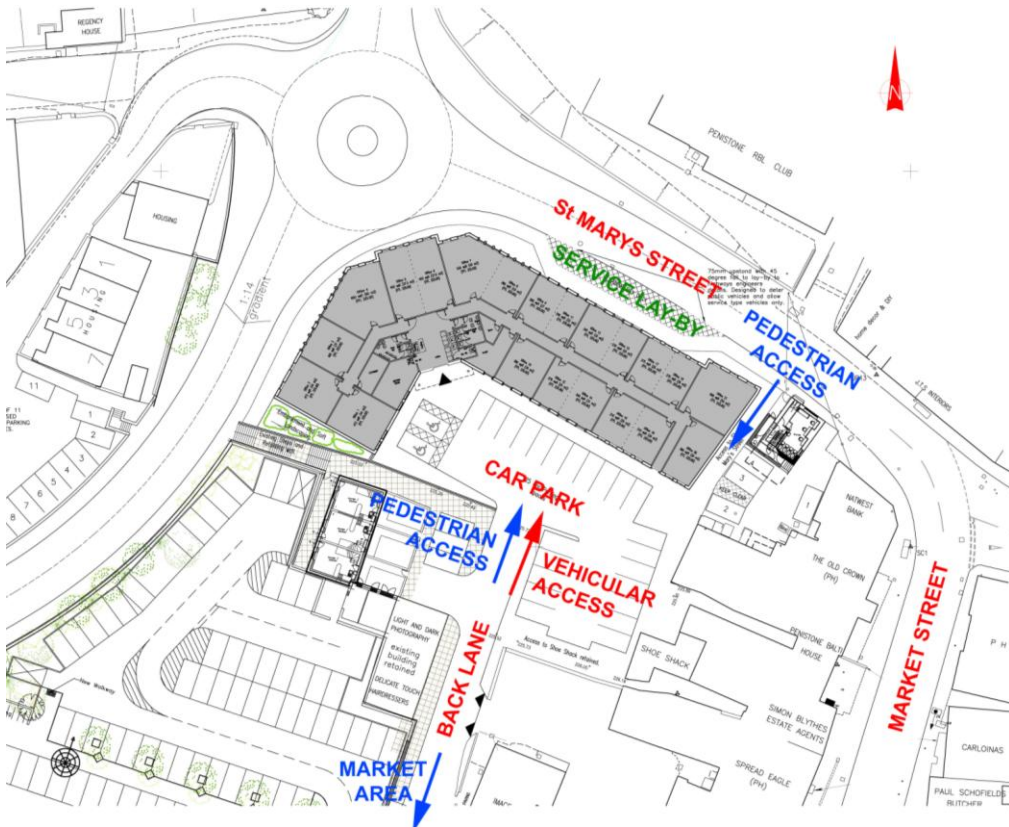
The site's boundary constraints are formed to the North by St Marys Street, to the East by existing buildings, to the South by Back Lane and to the West by the new Tesco access road. The urban grain of the surrounding area dictates the possible scale and mass of the proposal, whilst aiming to provide a gateway building the height, must also fit with the surrounding architecture.

The requirements were for a building that provided commercial units to the ground floor with space for offices to the storey above and parking to the rear. The scheme also requires an area for bins, which is to be situated in the car park.

A difficult part of the design process has been trying to accommodate the existing levels on this site. The main issue arising from the levels differences relates to the servicing. The ground floor unit's need their finished floor level to meet St Marys Street in order to access them, therefore each unit has had to be stepped between the next in order to follow the street level. The rear car park is at the higher level and will relate directly to the first floor offices giving level access. The car park will be accessed from Back Lane, this is the only feasible solution due to level constraints. The car park will be private, secure and limited to use by staff and office workers.

6.00 Pedestrian and Vehicular Access

Vehicular access for staff and office workers will be via Back Lane which is accessed from High Street. Servicing and refuse collections will all be made via the service lay by on St Marys Street. Pedestrian access will be mainly from St Marys Street, there will be a pedestrian access link from St Mary Street to the car park and offices to the rear. All pedestrian access will be level and wheelchair friendly.



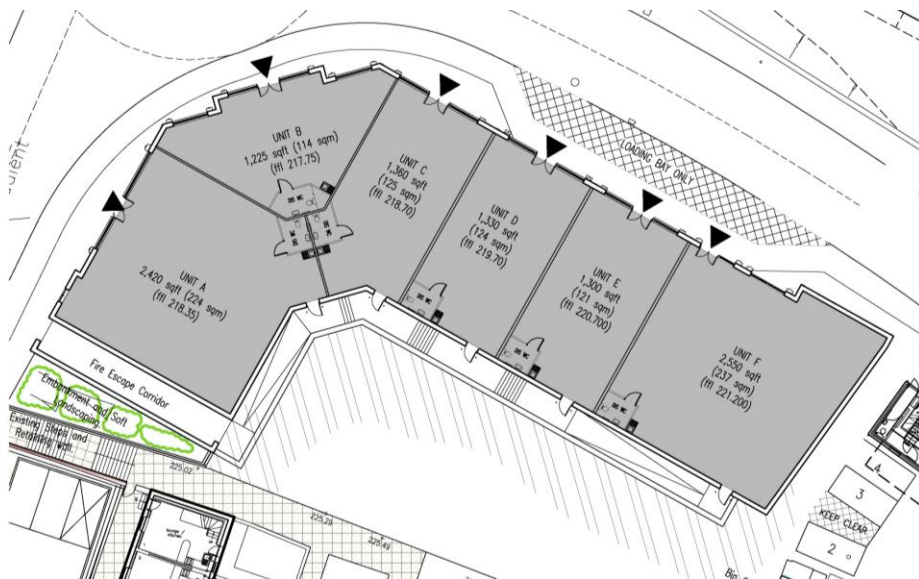
Penistone Commercial Development Design and Access Statement

7.00 Site Layout

The site layout has been designed in order to achieve a maximized area of use and a high quality gateway building for Penistone.

This proposal comprises of six commercial units to the ground floor, ranging from approximately 1,200sqft in area to 2,400sqft. The first floor comprises of up to twenty one starter offices differing in size. A main shared lobby will be provided and will include toilets, reception, vending facilities and a shared meeting room. There will be no direct internal stair access from the offices to the retail units, they are designed as separate entities.

The car park will give level access to the first floor offices. It will comprise of 25 parking spaces including 2 disabled spaces. It will have a barrier control and is not for public use.



Penistone Commercial Development Design and Access Statement

8.00 Noise

Noise is an important consideration for all proposals, whether it relates to internal room to room passage of sound or screening out external sounds.

For the purposes of this proposal, specific information has been requested relating to standards to be achieved.

BS 8233 – ‘Sound insulation and noise reduction for buildings’ gives guidance relative to various uses, in relation to office’s, the guidance is as follows:

‘Privacy between offices and between an office and an occupied space requires good sound, the minimum acceptable sound insulation between two offices is about $D_w = 38 \text{ dB}$. Where privacy is important, the minimum sound insulation should be $D_w = 48 \text{ dB}$ ’.

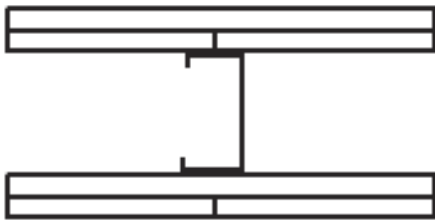
On this basis, the construction build up of subdividing walls and floors, will be designed to achieve these standards.

Proposed Possible Wall Build Up

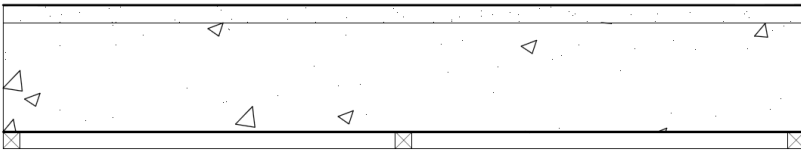
Comprising two layers of board each side of 48mm Gypframe ‘C’ Studs at 600mm centres.

Proposed Possible Floor Build Up

Solid concrete slab with min 40mm screed, with plasterboard fixed on battens to the underside.



Possible Wall Detail



Possible Floor Detail

Penistone Commercial Development Design and Access Statement

9.00 Conservation Area

The proposed site is set within the Conservation Area, this area is of specific importance both historically and architecturally.

Great care has been taken in the design to give a building that not only fits in the material, has been specifically chosen to either match or complement the local area and architectural style.

Penistone Commercial Development Design and Access Statement

10.00 Architecture and Urban design

This scheme has developed and adapted over many years, the initial application was going to be part of the Tesco planning scheme in the form of a residential block. The earliest sketches date back to 2005. It was decided that this site should become phase two of the development process allowing the development team to focus their efforts on the main Tesco scheme. Once the food store scheme was approved and passed over to Tesco's and their architect our attention returned to this site.

Unfortunately during this period the construction industry had suffered as part of economic decline. The residential market suffered the most and building and selling homes and flats all but ground to a halt. This left Dransfield properties with a difficult decision. It was decided that a residential development would not be commercially viable and that employment use would not only meet the demand of Penistone but would also stack up as a sustainable development and further improve the regeneration of Penistone.

One constant aim through all of the designs was to produce something that was in keeping with Penistone in terms of design, materials and massing.

Earliest sketch design (2005)

A four storey stone built development with undercroft parking. This design used Dutch style gables as seen on the HSBC building and further up the High Street.

Rationalised Design (2006)

A simpler more honest design was developed this became mostly 3 storey, the parking was removed from under the building and instead a bridge link was introduced to access parking behind.

Introduction of commercial and office use (2008)

A development of the previous design to allow for ground floor commercial units and offices above.



Earliest sketch design (2005)



Rationalised design (2006)



Introduction of commercial and office use (2008)

Penistone Commercial Development Design and Access Statement



Through the development period we have met with the Local Authority in pre-application meetings. The design was received well by the Local Authority and it was suggested that we should attend the urban design review to display the scheme to get some feedback.



We have developed the scheme in line with some of the comments from the design review to give us an improved scheme. The primary concern was the sunken car park which was at the lower level on previous schemes, it was felt that it was an oppressive space and also screened the rear elevation.

The current scheme omits the lower level car park completely, the higher level car park gives a better setting to the building which now has a higher quality finish to the rear elevation.

One of the other aspects raised at the design review was that the main elevation to the roundabout did not have enough impact as a focal point when you enter Penistone. To improve this, we have increased the height of the building and added a gable to give more prominence to the building at this point.

Design Panel Scheme



Current Scheme

Penistone Commercial Development Design and Access Statement

Current Design



The proposed building will take the form of a two storey building with parking behind at the first floor level. Facing St. Marys street the building will visually step to follow the existing road levels, it is broken vertically by smooth stone bands and painted timber shop front surrounds. To further break the elevations down into a scale and feel in keeping with Penistone both Split faced stone and painted render finished areas have been used. Facing the new roundabout at the bottom of the new Tesco access road is a tall gable feature, this will give prominent a focal point as people pass under the bridge into Penistone.

The inner facing elevations, towards the car park have a single storey feel, they are also broken up with painted panels and split faced stone areas. The main entrance to the shared lobby for the offices will be framed by an Oak frame this will give a point of interest and legibility to the building entrance.



Penistone Commercial Development Design and Access Statement

11.00 Summary and Conclusion

This Design and Access Statement is submitted in support of proposals to redevelop an un-occupied site, fronting St Mary's Street Penistone, with a new building providing commercial use on the ground floor with offices on the floor above. The scheme also includes a small parking area to the rear.

The Design and Access Statement has been used to consider the site as existing and provide a means to describe the principles used to determine and influence the proposals throughout the design process.

It is envisaged that the proposals will enhance Penistone and add to the redevelopment of the town. It will effectively bring the currently redundant site back into active use. Furthermore, it will offer the residents of Penistone and surrounding areas, new employment possibilities and services.

We feel that the traditional design and materials used in the design, will tie in with the stone built market town feel of Penistone and its uses will meet demand and enhance the town of Penistone.

