1,2 & 3 Regent Gardens
Back Lane, Penistone
Sheffield
S36:

Design and Access Statement
Insert description of development

Prepared on behalf of:

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Contents

Page no.

1.0 Introduction

2.0 Assessment of the site's immediate and wider context

3.0 Relevant planning policies

4.0 Relevant planning history

5.0 Involvement of community members and professionals undertaken/planned

6.0 Evaluation of context

7.0 The Design of the Scheme

8.0 Concluding statement

1.0 Introduction

1.1 This is a statement submitted in support of the proposal of 2 existing cottages (formally 3 cottages) being changed back into 3 cottages and new external landscaping to incorporate 3 car parking spaces to the rear of Regent Gardens, Penistone.

1.2 The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

2.0 Assessment of the site's immediate and wider context

2.1 In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below.

2.2 Physical

The site is situated off Market Street in the centre of Penistone, and is located approximately 6.5M west of the town of Barnsley. Penistone is a semi-rural village on the outskirts of Barnsley in South Yorkshire. It has a busy village centre surrounded by some housing, small businesses, local fire station adjacent and abattoir. The area directly surrounding it is fairly built up with a mixture of small terrace houses, market stalls and open derelict land.

The aerial picture below shows the site in context.



Site plan



Rear elevation



Front elevation

2.3 **Access audit**

The main access to the site by car is from Market Street entering on to Back Lane and the rear of the property. Pedestrians can access the site from both Market Street and Stottercliffe Road, which leads to both the front and rear of the property.

2.4 Social

The proposal to re-pointed and clean the exterior stone walls and cills, completely re-roof will enhance the appearance of the cottages along with the new landscaping to the rear as the materials used will be in keeping with the rest of the property and the surrounding area.

2.5 **Economic**

The scheme is to regenerate existing derelict dwellings into new quality dwellings and provide good quality housing in a dilapidated area of Penistone. Penistone has good transport links to the nearby towns and cities via the A628 Barnsley road and B6462 Sheffield road.

3.0 Relevant planning policies

3.1 The development will consider all factors of compliance to meet the standards for existing dwelling usage. All necessary upgrade of the units have been considered for part M compliance.

4.0 Relevant planning history

No previous applications have been made.

5.0 Involvement of community members and professionals, undertaken/planned

5.1 A noise report survey was not deemed necessary due to the site already being in an established residential area.

6.0 Evaluation of the context

6.1 Identification of opportunities

There are several potential benefits arising from the development of this site. There will be a significant gain in visual amenity by sympathetic upgrade and refurbishment, which will be a positive addition to the immediate neighbourhood and relevant area. The development also aims to provide family housing in a sustainable and desirable residential location.

The site's appearance will be enhanced by the landscaped area to the rear of the cottages. The area is currently hardstanding.This will provide adequate parking for each dwelling and additional landscaping to enhance the area.

6.2 Identification of constraints

The development should be sympathetic to the surrounding area, making use of the existing derelict buildings requiring full refurbishment to new dwelling houses.

7.0 Design of the scheme

- The current dwelling houses are derelict and in need of substantial refurbishment to bring to current standards. The existing building features externally will all be retained and upgraded as necessary to enhance the building and general area. All new materials will be sympathetic to the existing dwellings and blend with similar properties within the area.

8.0 Concluding Statement

8.1 The scheme has been designed which responds to the constraints and opportunities identified and will provide significant benefits to the *community in terms of:*

Refurbishment of derelict buildings
Additional valuable family housing
Retaining valuable historic buildings.
Enhancing the locality

8.3 In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.