



**PROPOSED RETIREMENT BUNGALOW,
LAND ADJACENT TORSIDE, WATER HALL LANE, PENISTONE,
SHEFFIELD, S36 8EQ.**

DESIGN AND ACCESS STATEMENT

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DESIGN AND ACCESS STATEMENT

1.0 Assessment

1.1 Physical Context

The Site presently forms part of the gardens to the applicants current residence, Torside to the east of Water Hall Lane south of its junction with Barnsley Road, itself towards the north of Penistone town centre approximately 700 metres to the south. It comprises a relatively level plateau of land mostly laid out as lawn with peripheral borders and paths.

The existing property is a stone built bungalow under a dark coloured plain clay tiled hipped roof with white PVC windows and varying door styles/materials in association with a similarly constructed detached garage.

Surrounding properties are a mix of single and two storey residential buildings although in the immediate vicinity of the site single storey properties prevail.

The existing stock can be found in a mix of “traditional” materials with predominant features being slated pitched roofs, masonry external walls varying from rendered to facing brick and coursed natural stone together with PVC windows, predominantly and varying door styles and finishes.



The site and the existing buildings viewed from the south.



The site viewed from the north.



Views of Water Hall Lane

1.2 Social and Economic Context.

Due to the scale and nature of the proposals it is not anticipated that there will be any significant effects on the local social and economic climate, however, if the proposals are successful it will enable the owners to re-locate to the new dwelling freeing the existing dwelling for new owners.

1.3 Planning Policy Context.

Planning policy has been reviewed during the design process and amongst the things considered at a national level was The Planning Policy Framework, PPS1 on sustainable development generally, PPS3 on Housing and PPS25 on development and flood risk.

At a local level the borough councils council's previous UDP and LDF and their emerging Local Plans have been used to inform matters and the various policies have been compared and borne in mind during the design process, particularly those policies relating to settlement hierarchy, sustainability, drainage and flood risk, Housing, Development and sustainable transport and general design principles in the core strategy and associated supplementary planning documents particularly.

Flood risk has been assessed and the site is located outside and above the locally affected parts of valley to the periphery of the River Don and with the use of sustainable drainage techniques in the new construction no off-site impacts are anticipated.

2.0 Evaluation

The assessments have highlighted the main considerations relevant to the scheme and these factors have been used to guide and influence the design wherever possible as discussed further in the remainder of this statement.

3.0 Design

3.1 Use

Existing residential property in an area to the north of Penistone town centre where housing predominates that was identified previously in UDP as part of the towns housing policy area and moving forward as part of the "urban fabric" where existing uses are to predominate.

3.2 Amount

Construction of 2 bed retirement bungalow of about 95 sq m for applicants own use with attached garage accessed via its own approach.

3.3 Layout

The proposed bungalow has been laid out to use a part of the site that appears to have the least impact upon the existing and surrounding properties with acceptable separation and hence adequate privacy as shown on the drawings and as a part of the reassessment process it's positioning has been adjusted further to optimize the site layout.

As can now be seen on the expanded site layout these separation distances include in excess of the usual 18.0m minimum typical secondary to primary aspect relationship to the front of the new dwelling which seems to also satisfy the requirements of the Local authority's SPD on "Designing New Housing Development" for facing front elevations in para. 3.1. Also there is almost 8.0m "side to side" separation between the new bungalow and the existing bungalow and approx 6.0m between the side of the new bungalow and Watersmeet which compares favourably with the approx 4.0m separation between Torside and the adjacent Vale Cottage to the North.

The re-evaluations have also enabled the boundaries of the proposed site to be reconsidered to enable sufficient amenity space at the rear of the property that now amounts to approximately 70 sq metres and this has been achieved without impact upon the existing amenity space at the rear of the existing dwelling, Torside.

3.4 Scale

It is proposed that the new dwelling will be single storey in the same manner as the existing and those that immediately surround the site.

3.5 Landscaping

The proposals will include for art stone flagged paths to the perimeter of the building with a driveway formed in suitable permeable paving blocks with planting beds to "soften" the scheme wherever possible yet hopefully avoiding excessive maintenance which could become difficult in later life. Outside the site the existing plots remaining mix of hard and soft landscaping will be maintained.

The re-evaluation of the scheme has also enabled further consultation with the local Landscape Planning Officer and, although a means of retaining the 2No trees affected by the development hasn't revealed itself and their removal is still required due to their poor form and having suffered from the proximity of previously removed dominant landscaping, it has been possible to adjust the positioning of the new dwelling to enable the retention of the frontage planting bed, apart from where this is intersected by the access, thus enabling greater "softening" and an opportunity to retain and transplant some of the mature shrubs that can be found on this part of the site.

Alongside this we have also suggested where replacement trees could be positioned that we propose would at least be semi-mature for good initial impact and a fair degree of softening and screening to "settle" the site in to its surroundings from the outset.

3.6 Appearance

The building will be constructed in reclaimed natural stone walls, that will endeavour to match the existing as closely as practicable, under a more contemporary gabled pitched roof covered with natural slate with half round ridges to differentiate the new dwelling from the existing dwellings yet the compliment the predominant surrounding arrangements in a similar way that the existing gabled garage to Watersmeet compares to the hipped roof of Watersmeet itself.

These arrangements will also be combined with a number of conservation roof windows in the north elevation together with a section of patent glazing over the covered inner court on the east elevation. Windows and doors will be in white PVC and the garage door will be a timber effect GRP fitting in contrasting white frame to coordinate with windows.

3.7 Access

The site will be accessed via its own private drive off Water Hall Lane with automatic sliding gate on original boundary line oversized to allow sufficient inter-visibility with vehicles and pedestrians using the lane in accordance with the pre-application discussions with Highways along with the use of a permeable driveway surface to prevent surface water run-off and the use of internal gradients within the site of not greater than 1 in 12 for safe and adequate access.

4.0 Summary

Taking all factors in to consideration it would appear that the proposal is compatible with both national and local planning policy and it is therefore hoped that it can be viewed favourably during the planning process.

J E Architectural Ltd