

July 2018

Design & Access & Planning Statement

No 50 Don Street, Springvale. S36 6HA



1.1.The Site & Surrounding

The site is located at Springvale which is primarily a residential area although has small industry scattered throughout the village it is located 1 mile from the market town of Penistone. There is a primary school in Springvale and further schools at Penistone and surrounding villages; further facilities such as post office restaurants and supermarkets are located a short distance in Penistone. There are good public transport links to Penistone, Barnsley and surrounding village and Penistone train station only 1 mile from the site gives good access to Sheffield and beyond. Road links to the M1 motorway network are also goods.

The site is at the end of Don Street which is a residential street running south west to north east, there is a slight incline dropping down to the application site houses at this lower end of Don Street are detached houses of one and two storeys. The site measures 1,700sqm and contains a single detached two storey dwelling, the site slopes form south down to the north and there is a built under garage to the property. To the south is a barren site between houses which will presumably get developed at some point with one or more dwellings there is a high desne hedge between this p[lot and the application site. To the North of the site is a furterh high hedge and parkland area and trees beyond, to the east the land drops away to a stream with a tree covered banking, beyond this is a light industrial unit for Argo feeds, an animal feed factory, Don street and the site access lies to the west, the access is currently of an area of unadopted highway, which is currently gravelled before turning to asphalt adpoted highway at the southern boundary of the site.



Aerial View

1.2.Planning Statement

Comments from the planning officer are included below, the suggested amendment have been made to the submitted plans, including the footpath and turning circle and the acoustic report. The orientation of the dwelling fronting Don Street has been rotated to address Don Street so resolving the officers.

With regards to the enquiry (ref: 2018/enq/00158) at 50 Don Street, Springvale.

The site is located in the housing policy area in the UDP (current adopted plan) and is proposed as Urban Fabric in the emerging Local Plan. It is also currently a residential property. Therefore the proposed use for residential is acceptable in principle.

The design proposed appears to be similar to the existing dwelling and the wider streetscene does appear mixed in character, therefore, from the information provided I think this could be acceptable. The orientation of the properties is at odds with the wider street however and I would need more information as part of an application in order to fully assess if this is acceptable. I would also refer you to our SPD on Designing New Housing Development (attached) when finalising any plans.

Highways have provided the following comments:

The section of Don Street fronting the enquiry site is not an adopted highway; it is a private street. This section does not have any footways and one would be required fronting the whole site frontage, to tie-in with the existing adopted footway, in the interest of highway safety.

The proposed access is an acceptable width but the turning head appears narrow and it would need to be proved that it was capable of accommodating the turning manoeuvres of a fire appliance, in the form of a drawing showing the swept path of the vehicle, as the properties exceed the carry distance.

An area shall be set aside adjacent to the highway but within the red line site boundary, for the storage of waste bins and waste recycling bins on bin collection day.

Any gates must be hung so as to open inwards into the site and not out onto the access.

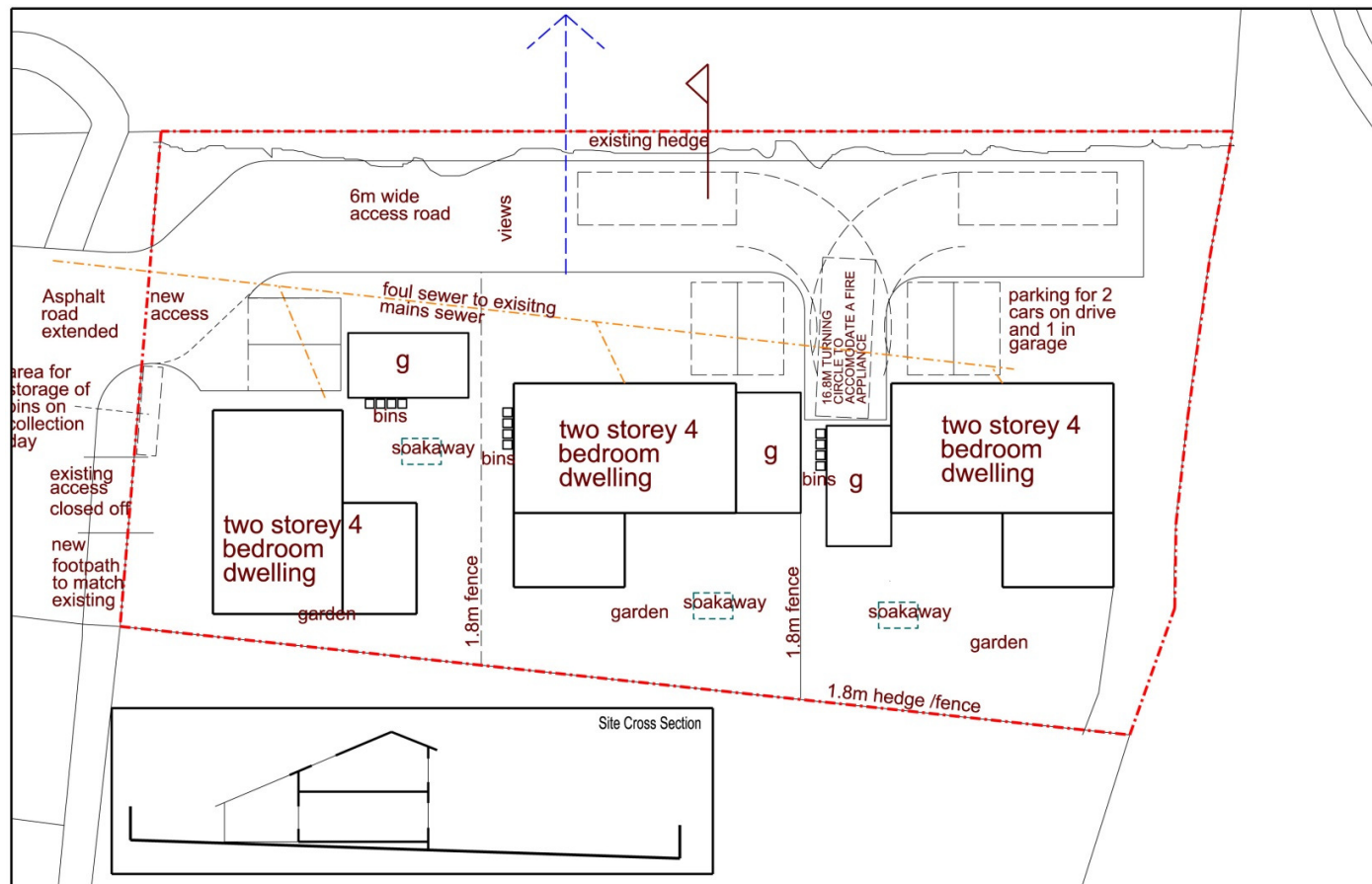
There are no highway objections "in principle" at this stage. However, all the above issues must be addressed when a formal planning application is submitted.

In addition the Environmental Health Officer has requested a noise impact assessment to be carried out as part of any application received. This is because the site is close to ARGO Feeds Ltd and we have received a number of recent complaints about noise arising from this site and would want to ensure any future occupants are not exposed to detrimental noise levels.

Finally, I have attached comments from our Drainage Officer.

2.1. Design

The proposal is to demolish the existing property and construct 3 two storey detached dwellings each with a single garage to the side, Dwelling 1 will face Don Street so continuing the street scene allowing a similar frontage and building line to properties further up Don Street, an access road will be formed to the north providing access to two further dwellings which will face north across the park and woodland. All properties will have parking to the front and or side for 2 vehicles and a further space within the garage and good sized south facing rear gardens. The dwellings may have a cross section as shown emphasising the views to the north and reducing the impact to potential neighbours to the south. External materials will likely be a natural or artificial stone and concrete roof tiles so remaining in keeping with the surrounding area but it is intended that this is agreed as part of the reserved matters. 1.8m fencing or walls will be provided to all rear boundaries for privacy, an existing high hedge borders the north and south boundaries.



3.1. Access & Sustainability

A new access onto an un-adopted highway is required, this will be asphalted and a footway provided all to match into the adopted highway to the south, the access road will provide a turning area suitable for a fire appliance in line with regulations.

3 parking spaces are proposed per dwelling which is in excess of BMBC guidance

The properties can be connected to the existing sewer network on Don Street

Refuse & recycling area is provided to the side of each property and an area set aside off Don street for storage during weekly collection

Surface water will be dealt with on site with soakaways

An acoustic report is provided that monitors the noise levels to the animal feed factory to the east, the conclusion being that the noise levels are not excessive for residential amenity and good quality double glazing will keep the noise levels with acceptable standards.

4.1. Contact

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*All illustrations in this document are indicative only and should not be used for detailed consideration of massing or heights in relation to other buildings, please consult the technical drawings in this regard.

5.1. Design Space Architects - Projects

DSA are award winning architects who specialise in one off, sustainable, contemporary homes.



New Dwelling, Thurlstone

The first sedum roof and environmentally aware building in the area, with a striking form on a hilltop location overlooking the market town and conservation area.



New Dwelling, Penistone

A ground-breaking building of local stone and cedar, totally unique while blending into its landscape



New Dwelling, South Ferriby

A contemporary house overlooking the Humber in South Ferriby which is inspired by the nearby brick and corrugated metal farm buildings. It addresses the client's current and anticipated restricted mobility. Winner of the LABC best new dwelling award (S Yorkshire & Humber)



New Earth Sheltered Dwellings in the Green Belt, Penistone

Two contemporary new homes now constructed in South Yorkshire, gained planning permission under PPS7 green belt policy for their exceptional design.