

# Design and Access Statement

Residential Development

Royd Avenue, Penistone

May 2009



**nicol thomas**

heyside house blackshaw lane heyside royton oldham o12 6ns  
t. 01706290088 f. 01706290099 e. info@nicolthomas.com

# Contents



- 1.0 Executive Summary**
- 2.0 Introduction**
- 3.0 Site Analysis**
- 4.0 Planning Policy Context**
- 5.0 Design Process**
  - 5.1 Factors Influencing Design
  - 5.2 Application Proposals
    - Use
    - Amount
    - Layout
    - Scale
    - Landscaping
    - Appearance
    - Access
    - Sustainability
- 6.0 Conclusions**

## Contents

- 1.0 Executive Summary
- 2.0 Introduction
- 3.0 Site Analysis
- 4.0 Planning Policy Context
- 5.0 Design Process
- 6.0 Conclusions

**nicol thomas**  
Equity Housing Group  
**Royd Avenue**  
Penistone

**Design and  
Access Statement**  
May 2009

# 1.0 Executive Summary



Nicol Thomas are pleased to submit this Design and Access Statement in connection with the proposed residential development at Royd Avenue, Penistone.

The purpose of this document is to outline the understanding and significance of the residential units in both design and site usage and the impact that this will have on the immediate environment and wider community.

This document is not exhaustive and is purely an accompanying document to the planning submission drawings; it must be read in conjunction with all other components of the planning submission.

## Contents

- 1.0 Executive Summary**
- 2.0 Introduction
- 3.0 Site Analysis
- 4.0 Planning Policy Context
- 5.0 Design Process
- 6.0 Conclusions

**nicol thomas**  
Equity Housing Group  
**Royd Avenue**  
Penistone

**Design and  
Access Statement**  
May 2009

# 2.0 Introduction



This application submission seeks planning permission for the residential development of land at Royd Avenue, Penistone.

The total site area is approx 0.06ha. The proposals allow for residential accommodation comprising 2 and 3 bed houses.

This document is a response to planning and associated issues relative to the proposals for a new Housing scheme with associated car parking.

The development of this infill piece of land within an existing housing estate will provide the area with additional housing to meet current demands.

The following pages describe the site and its context, its key characteristics and the opportunities that exist. It will also set the scene in terms of the planning policy and masterplan context and begin to outline the aspiration of this development.

## Contents

- 1.0 Executive Summary
- 2.0 Introduction**
- 3.0 Site Analysis
- 4.0 Planning Policy Context
- 5.0 Design Process
- 6.0 Conclusions

**nicol thomas**  
Equity Housing Group  
**Royd Avenue**  
Penistone

**Design and  
Access Statement**  
May 2009

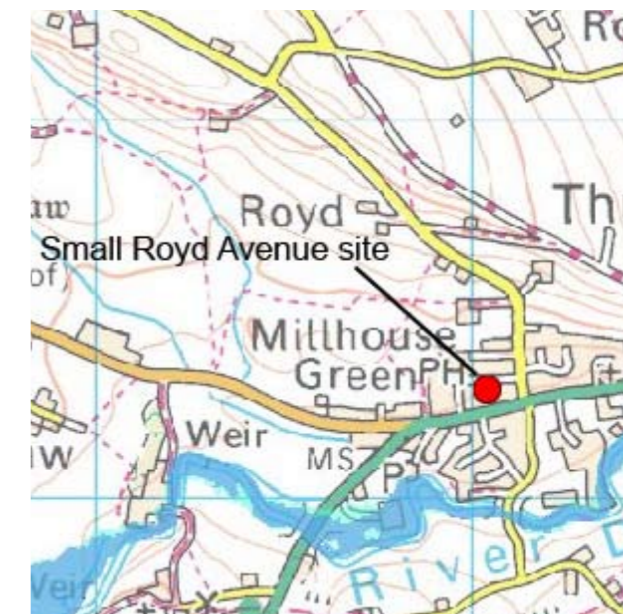
# 3.0 Site Analysis



## Wider Context:

The site is located on a small infill piece of land within an existing housing estate located on the western fringes of Penistone. The site currently houses garages.

The application site lies outside any area of risk on the Environment Agency's flood risk map (below), therefore no flood risk assessment will be required.



 Flooding from rivers or sea without defences

 Extent of extreme flood

 Flood defences

 Areas benefiting from flood defences



Second site at Royd Avenue by Equity Housing

## Contents

- 1.0 Executive Summary
- 2.0 Introduction
- 3.0 Site Analysis**
- 4.0 Planning Policy Context
- 5.0 Design Process
- 6.0 Conclusions

nicol thomas  
Equity Housing Group  
Royd Avenue  
Penistone

Design and  
Access Statement  
May 2009



**LINKS:**

**BY AIR**

Leeds Bradford International Airport is the most accessible to the site. This is approximately 55 minutes drive accessed via the A629, M62 and M606 motorways, the A6177 and A658. Manchester International Airport is also less than one hours drive away via the A628, M67, M60 and M56.

**BY RAIL**

Railway networks are good in the area with Penistone railway station being just two miles from the site. This provides direct access to neighbouring Barnsley and Huddersfield.

**BY ROAD**

The site is accessed off Royd Avenue which terminates at Royd Lane and West End Avenue, both of which link to the main A628 Manchester Road. This runs onto Bridge Street which leads through the centre of Penistone.

The site is approximately 15 minutes from the M1 motorway providing links to Leeds, Doncaster, the midlands and beyond.

Leeds is approximately 35 minutes drive from the site, Doncaster is around 40 minutes away with Barnsley a mere 15 minutes drive from the site.

**BY BUS**

The nearest bus route runs along Manchester Road with stops on West End Avenue. The buses provide easy access to Penistone town centre and also connect to the railway station. Buses run 3 times an hour between Penistone and Barnsley and up to 6 times a day to Huddersfield, operated by Stagecoach Yorkshire.

**PEDESTRIAN**

Amenities in Penistone town centre are just a short walk away from the site. These include local shops, dentists, doctors and green space. (See following context diagram.)

Nurseries, infant, primary and secondary schools are all within easy reach of the site providing all levels of education. Millhouse Primary School is just round the corner from the estate that the site is on. The University of Huddersfield can be accessed either via road, bus or rail offering further education.

Education facilities are excellent in the area, there are also nearby leisure facilities with Penistone Leisure Centre being within a mile of the site offering multiple sports sessions and a gym.

Recreational activities can also be offered in Penistone with large amounts of open space for walking and cycling including Westwood Country Park and the reservoirs at Midhopestones. There are also 2 golf clubs in the immediate area.

Due to the size of the proposed development, a Transport Assessment will not be required.

**Application Site:**

The application site is a small piece of land in the middle of an existing housing estate. It currently houses garages. Access is off Royd Avenue.

Bounding the site to all four sides are existing residential properties plus Royd Avenue to the north.

The main restrictions to development are maintaining overlooking distances to the existing properties and providing off road parking.

The topographical survey indicates that the site is fairly flat. Photographs are included later in this document showing the site and also existing surrounding properties.

Please see Appendix A to this document for Barnsley MBC's Strategic Housing's initial response to the proposed development of this site.

Contents

- 1.0 Executive Summary
- 2.0 Introduction
- 3.0 Site Analysis**
- 4.0 Planning Policy Context
- 5.0 Design Process
- 6.0 Conclusions

nicol thomas  
Equity Housing Group  
Royd Avenue  
Penistone

Design and  
Access Statement  
May 2009



**Education Facilities**

- Millhouse Primary School, Learoyd, Lea Lane, Millhouse Green, S36 9LN.
- St John the Baptist CofE Infant School, Chapelfield Lane S36 6FS.
- St John the Baptist CofE Junior School, High Street, S36 6BS.
- Thurlstone Primary School, Royd Moor Road, S36 9RD.
- Penistone Grammar School, Huddersfield Road, S36 7BX



**Medical Facilities**

- Penistone Health Centre, Shrewsbury Road, S36 6DY.
- Penistone Group Practice, 19 High Street, S36 6BR.
- S Chaudhuri & T Jones (dentist) High Street, S36 6BR.
- Penistone Physiotherapy and Sports Injury Clinic, Bridge Street, S36 6AJ.



**Places of Worship**

- Kingdom Hall of Jehovah's Witnesses, Windmill Lane, S36 9RP.
- St John the Evangelist CofE Church, Manchester Road, S36 9QR.
- St Saviours at Thurlstone, Manchester Road, S36 9QS.



**Retail/Leisure**

- Co-op supermarket, Market Street, S36 6BZ.
- Bridge End Garage, Barnsley Road, S36 8AF.
- Penistone Leisure Centre, Thurlstone Road, S36 9EF.



**Application Site**

Contents

- 1.0 Executive Summary
- 2.0 Introduction
- 3.0 Site Analysis
- 4.0 Planning Policy Context
- 5.0 Design Process
- 6.0 Conclusions

nicol thomas  
Equity Housing Group  
Royd Avenue  
Penistone

Design and  
Access Statement  
May 2009

# 4.0 Planning Policy Context



Pre-application discussions have been held with Barnsley MBC Planning department. These discussions have led to the final scheme which is presented within this planning application.

Guidance within national planning policy and the following local planning policy documents has been followed throughout the design process.

- Barnsley MBC Unitary Development Plan
- Barnsley MBC UDP Supplementary Planning Guidance:
  - 02: the design and layout of new housing
  - 03: infill residential development
  - 11: design to avoid crime
  - 20: open space provision on new housing developments
  - 21: the design and layout of open space on new housing developments
  - 25: landscape design guidance for development in barnsley
  - 32: parking, transport assessments and travel plans
- Planning Advice Note 34: Affordable housing in new residential developments

The Barnsley MBC Unitary Development Plan, adopted in 2000, provides the statutory policy framework for this application. This document aims to outline the planning policies relevant to the proposals.

The adjacent extract from the Penistone UDP proposals map has the application site highlighted in red.

The yellow colour which surrounds the site represents areas which are covered by housing policy PE2 and demonstrates the infill nature of this site.

## Contents

- 1.0 Executive Summary
- 2.0 Introduction
- 3.0 Site Analysis
- 4.0 Planning Policy Context**
- 5.0 Design Process
- 6.0 Conclusions

nicol thomas  
Equity Housing Group  
Royd Avenue  
Penistone

Design and  
Access Statement  
May 2009

Particular attention has been made to the aims and objectives of the following key policies in developing the application proposals.

#### **Barnsley MBC Unitary Development Plan:**

**H5** The council will promote diversity of dwelling type, size, density and design throughout the borough to meet the full range of housing need. In particular, the council will encourage, in appropriate locations throughout the borough:

- a) housing for key workers
- b) affordable housing and housing for rent
- c) housing for the elderly and those with disabilities
- d) homes intended for single person households

**H6** All developments which comprise or include the provision of twenty or more new dwelling units shall incorporate, as an integral part of the development, a minimum of 15% of the gross site area as open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing thereon and the adjoining land uses.

**GS2** The council will continue to reclaim and improve derelict, disused, degraded and under used land. Priority will be given to those schemes which:

- a) provide sites for new development, especially for industrial, commercial or housing purposes.

**T22** New development shall be provided with no more car parking, servicing and manoeuvring space than is necessary in order to ensure there is no significant adverse impact upon:

- a) highway safety
- b) the local environment including amenity of local residents and adjoining land uses
- c) the vitality and viability of Barnsley town centre and other shopping and commercial centres

**T27** The council will seek to encourage and support walking as a mode of transport, and the design and layout of all developments will be required to take account of the needs of pedestrians.

#### **Barnsley MBC Supplementary Planning Guidance:**

##### **SPG02 - The Design and Layout of New Housing:**

Schemes should efficiently use land and it is important that development should achieve a density of at least 35 dwellings per hectare.

Development proposals of more than 10 dwellings or 0.4 ha should include a mix of house types. Proposals that are dominated by a majority of single house types or slight variations to a single house type will not be supported.

The council will expect developments to be provided with no more than 1.5 car parking spaces per dwelling.

The layout and design of dwellings on the site must ensure that a high standard of privacy, light and outlook is obtained for existing and future residents.

**SPG03 - Infill Residential Development:** Habitable room windows should be a minimum of 21 metres from original windows in existing dwellings.

Habitable room windows should be a minimum of 10 metres from the boundary with existing private gardens.

Walls without habitable room windows should be at least 12 metres from original habitable room windows in existing dwellings to minimise overbearing or overshadowing effects.

##### **SPG11 - Design to Avoid Crime:**

Parking areas and garage courts should be well lit and in a location visible from the highway, not screened by walls or planting

Public open spaces should be visible from highways and overlooked by neighbouring dwellings.

Development should be separated in public and private areas. Security of private areas must not be reduced by such things as footpaths between rear gardens.

#### Contents

1.0 Executive Summary

2.0 Introduction

3.0 Site Analysis

**4.0 Planning Policy Context**

5.0 Design Process

6.0 Conclusions

nicol thomas  
Equity Housing Group  
Royd Avenue  
Penistone

Design and  
Access Statement  
May 2009

# 5.0 Design Process



1

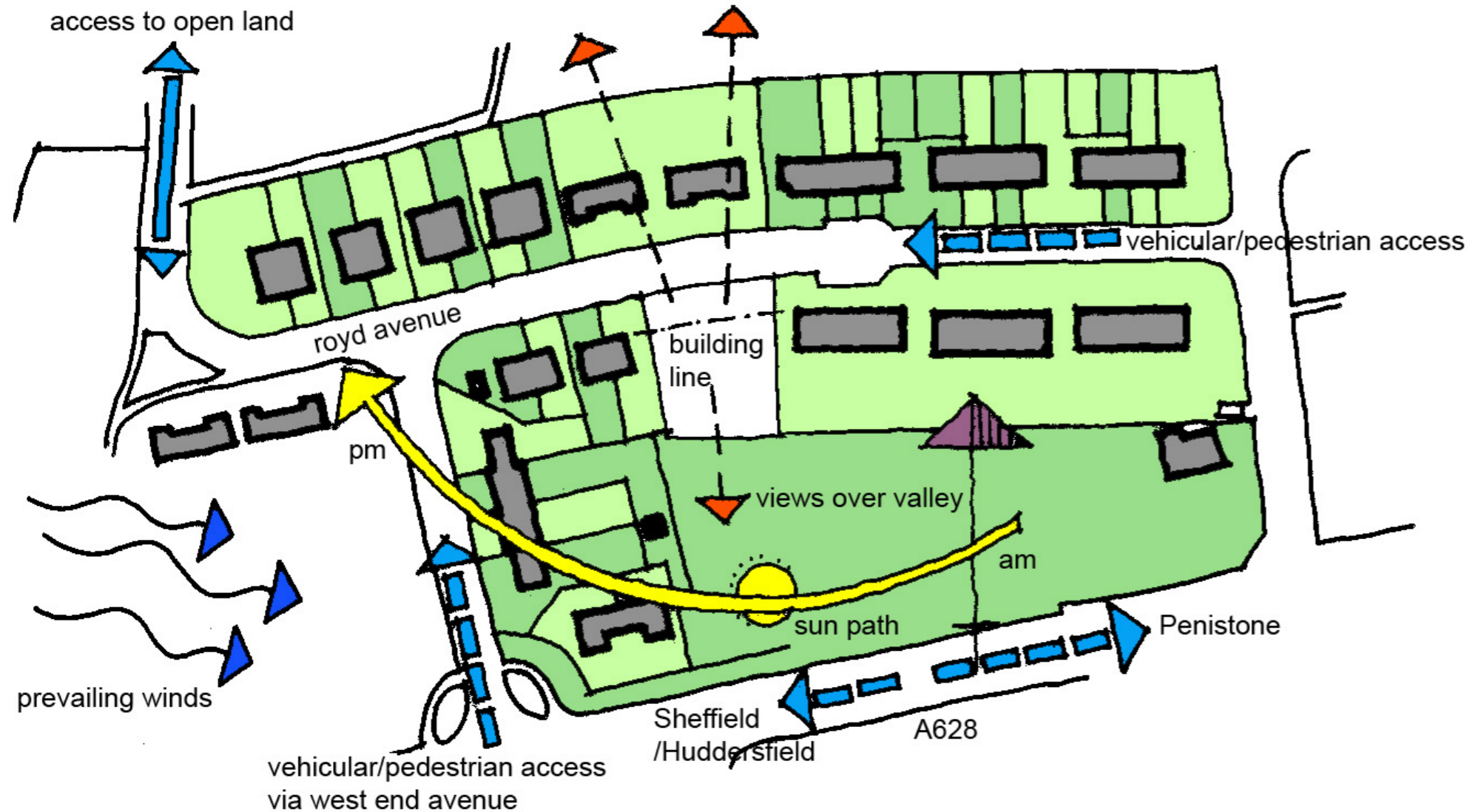


2



3

existing views over bungalows to slant gate



## 5.1 Factors Influencing Design

The rationale behind the design is based upon several key drivers:

- To create an exemplar housing scheme to meet the needs and requirements of contemporary living.
- Built form to respond to the site and topography. The built form must respect and respond to the mass and scale of adjacent buildings.
- To create a genuine sense of place and community and achieve good standards of architectural quality in terms of building positioning, grouping, massing, scale, materials, architectural detailing and elevational design that makes a positive contribution to the public realm.

Existing two storey dwellings gable onto the site to the east and west. To the north of the site lies Royd Avenue followed by some bungalows. Residential properties are also to the south of the site but these lie considerably further away.

Photograph 1 shows the two storey houses to the east of the site.

Photograph 2 is of the bungalows which sit opposite the site to the north.

Photograph 3 shows one of the garages which is on the application site.

The adjacent context diagram demonstrates the major factors influencing the design process.

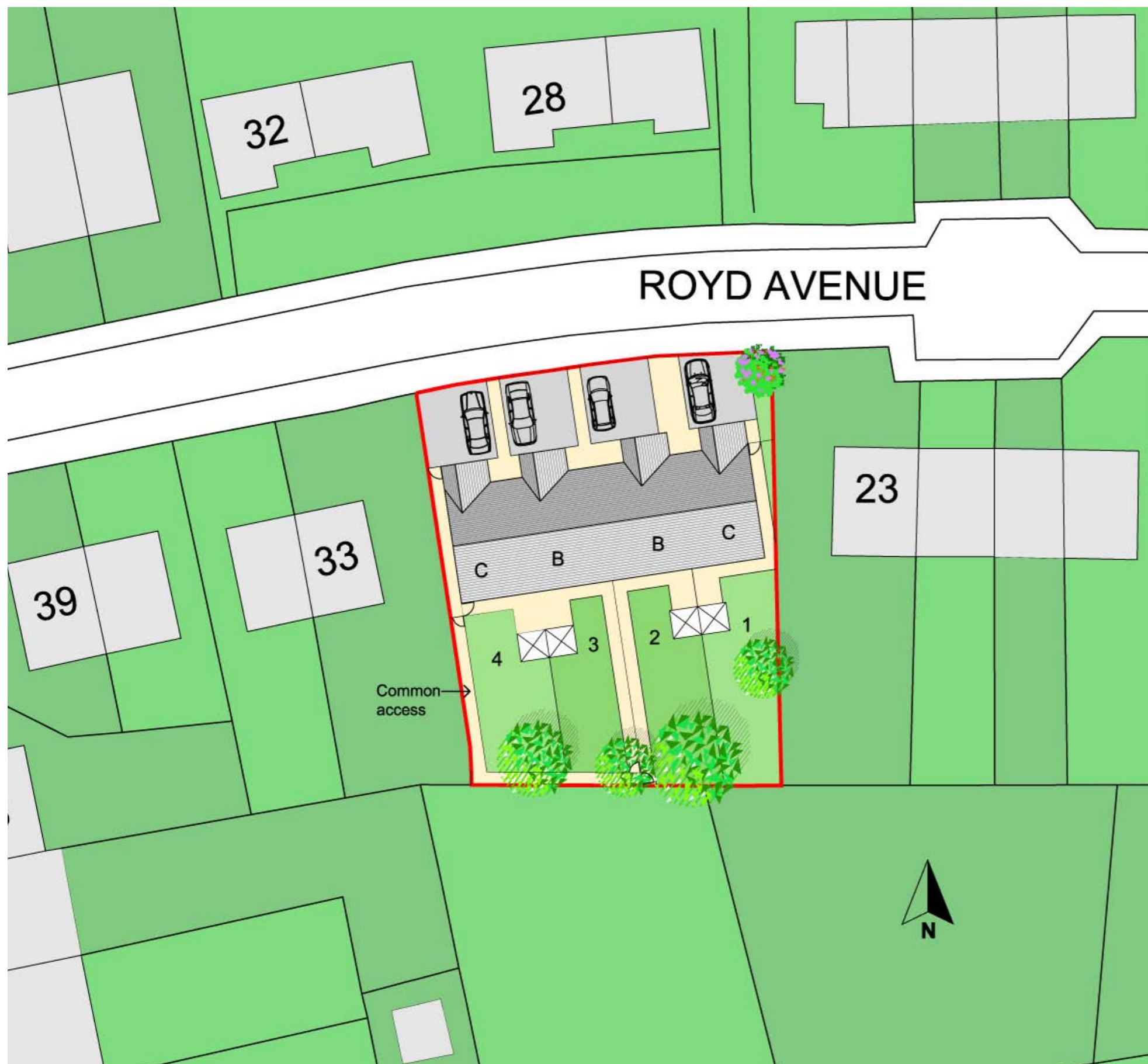
The positioning of the proposed dwellings should make full use of the views to the north and west without reducing the views of the existing properties. The line of the front of the proposed building follows the front of the adjacent existing properties.

### Contents

- 1.0 Executive Summary
- 2.0 Introduction
- 3.0 Site Analysis
- 4.0 Planning Policy Context
- 5.0 Design Process
- 6.0 Conclusions

nicol thomas  
Equity Housing Group  
Royd Avenue  
Penistone

Design and  
Access Statement  
May 2009



## 5.2 Application Proposals

### Use:

The scheme proposals comprise a residential development with a mix of 2 and 3 bedroom houses.

The development follows urban design principles i.e. the relationship between different buildings and the street and buildings.

### Amount:

The proposed scheme offers 4 No. dwellings in a terraced arrangement. This makes the most efficient use of the land as per Barnsley's SPG02 document.

The mix of units has been developed with the vision of creating a mixed and balanced community and sits well within its surroundings and is in line with Barnsley's UDP policy H5 of promoting diversity of dwelling type.

### Layout:

The layout is planned so that the proposed units line through with the front of the existing adjacent dwellings. This also allows parking to be in curtilage at the front, and for large rear gardens.

The main objectives are as follows:

- To protect and enhance the boundaries to ensure the amenity of adjacent dwellings and future residents of this site.
- To clearly define entrances and edges and establish gateways and focal points.
- To provide features within the development that assist to create a pleasant and enjoyable environment.

## Contents

- 1.0 Executive Summary
- 2.0 Introduction
- 3.0 Site Analysis
- 4.0 Planning Policy Context
- 5.0 Design Process**
- 6.0 Conclusions

nicol thomas  
Equity Housing Group  
Royd Avenue  
Penistone

Design and  
Access Statement  
May 2009

Contents

- 1.0 Executive Summary
- 2.0 Introduction
- 3.0 Site Analysis
- 4.0 Planning Policy Context
- 5.0 Design Process
- 6.0 Conclusions

-To ensure that the development makes the best use of land as per the high density achieved which is appropriate to the local form and character and in accordance with the guidance in PPS3.

A generous amount of private, secure, landscaped amenity space is also included within the proposals to the rear of the properties.

Car parking is to be provided at 200% which should reduce cars parking on the road.

**Scale:**  
The proposed dwellings will be a two storey units which will not dominate the streetscape and will match with the properties at either side.

**Landscaping:**  
Landscaping is considered to be integral to the success of a development and as such has been maximised on the application site.

**Appearance:**  
The architectural language of the new development will respond to the local vernacular utilising the traditional materials of red brick and concrete tile roof.

In addition, the proposals will offer a contemporary feel through the use of render panels, projected window surrounds, modern detailing and large windows. Assymetric roofs to the front of the units add to the contemporary feel of the development, moving away from typical housing association standard units.

**Access:**  
Vehicular access to the site is to be off the existing Royd Avenue. Links to the site are good as discussed earlier in this document and cycle storage will also be included within the scheme.

Access points from vehicle parking spaces to be level and non-slip. Minimum 1200 x 1200mm unobstructed level entrance. Entrances will be well lit.

When determining the level of parking for the proposed development, consideration was given to the accessibility of the site, its relationship to the town centre and public transport links, and site restrictions.

**Sustainability:**  
This site offers great opportunity to create a sustainable development. The large rear gardens ensure the amenity for future residents is good.

The units will also look to achieve Code for the Sustainable Homes Level 3.

The development of an infill piece of brownfield land is a sustainable approach to development and is in line with Barnsley's SPG3 document.

The existing garage site is presently underused and the proposals will offer much needed additional housing to this area.

nicol thomas  
Equity Housing Group  
Royd Avenue  
Penistone

Design and  
Access Statement  
May 2009

# 6.0 Conclusions



This application is for the residential development of an infill piece of land off Royd Avenue, Penistone. The site is approximately 0.06ha and will house 4 No. houses of 2 and 3 bedrooms. Each unit will benefit from car parking and private amenity space to the rear.

Pre-application discussions have been held with Barnsley's Planning department along with a public consultation which received extremely positive feedback. Appendix A also demonstrates Barnsley MBC's Strategic Housing's approval of the scheme.

The proposed plans allow for a development of high quality, creating a well integrated residential development which respects the existing built and natural form of the surrounding area.

Large amounts of landscaping will be included to create an attractive development with strong, modern detailing in the proposed elevations.

This document is to be read in conjunction with Nicol Thomas Architects drawings and supplementary information.

- Contents
- 1.0 Executive Summary
- 2.0 Introduction
- 3.0 Site Analysis
- 4.0 Planning Policy Context
- 5.0 Design Process
- 6.0 Conclusions**

**nicol thomas**  
Equity Housing Group  
**Royd Avenue**  
Penistone

**Design and  
Access Statement**  
May 2009

# Appendix A - response from Strategic Housing

## Contents

- 1.0 Executive Summary
- 2.0 Introduction
- 3.0 Site Analysis
- 4.0 Planning Policy Context
- 5.0 Design Process
- 6.0 Conclusions

**nicol thomas**  
Equity Housing Group  
**Royd Avenue**  
Penistone

**Design and  
Access Statement**  
May 2009

**Support for Royd Avenue Affordable Housing Scheme Millhouse Green Penistone from Strategic Housing**

**INTRODUCTION**

Millhouse is situated two and a half miles west of Penistone on the A628 Manchester Road. The current estimated population of Millhouse Green and Thurlstone is 3352 and it falls into Penistone West ward.

Penistone is a market renaissance town with huge new development and regeneration planned for the market area, the station and also new Tesco supermarket is planned which will provide approximately 300 new jobs to the area. There are also plans for a new Advanced Learning Centre, Worked based units and a new private older persons care home and accommodation. Penistone has a population of approximately 7,000 people and falls under the Penistone West ward.

The provision of new rural housing is a key ambition in the sub regional housing strategy.

**COUNCIL HOUSING STOCK**

In the west of the borough throughout the 13 settlements, 729 council properties have been lost through Right to Buy which represents 67% of the council housing stock and is much higher than the rest of the borough.

**DEMAND**

There are currently 9,000 applications registered on Berneslai Homes housing waiting list, 1668 of these applicants have indicated the West of Barnsley as their first choice and currently live in that area. 1260 people require houses and 250 require bungalows.

In Millhouse Green only 58 social houses remain from an initial stock of 93 which equates to 38% of council stock lost through right to buy. In the last twelve months there have only been four properties vacant and available for re-letting in the last 12 months

- 1 family house – 40 applicants
- 2 bungalows – 65 applicants (both older persons accommodation)
- 1 flat – 30 applicants (older persons accommodation)

House prices within the rural West of Barnsley have always been more expensive than the rest of the borough highlighting the need for the development of affordable housing in this area. (See graph below)

Development	Completion	Amount Properties	Net Deficit
Smithy Hill	May 2009	6 Properties	59
Lyttleton Cres	Sept 2009	12 properties	47

The 2007 affordable housing study also demonstrated that there is a net annual requirement of 65 dwellings required from 2007 / 8. The table below shows developments of affordable housing in the west since 2007

Forward projections on supply through section 106 agreements show a potential net gain of zero thus the net requirement over 5 years of 325 new homes cannot be met.

Ensuring communities are wholly sustainable and there is fair access to housing across the borough is a key Council objective. Within the rural west without additional social housing this objective will not be able to be achieved.

Similarly many older residents are coming to rely more and more on support from relatives, as the boroughs population ages and the focus of care is based on keeping people in their own homes with support. By not providing access to local people to adequate housing direct family support will be harder and Social Care budgets would come under further pressure.

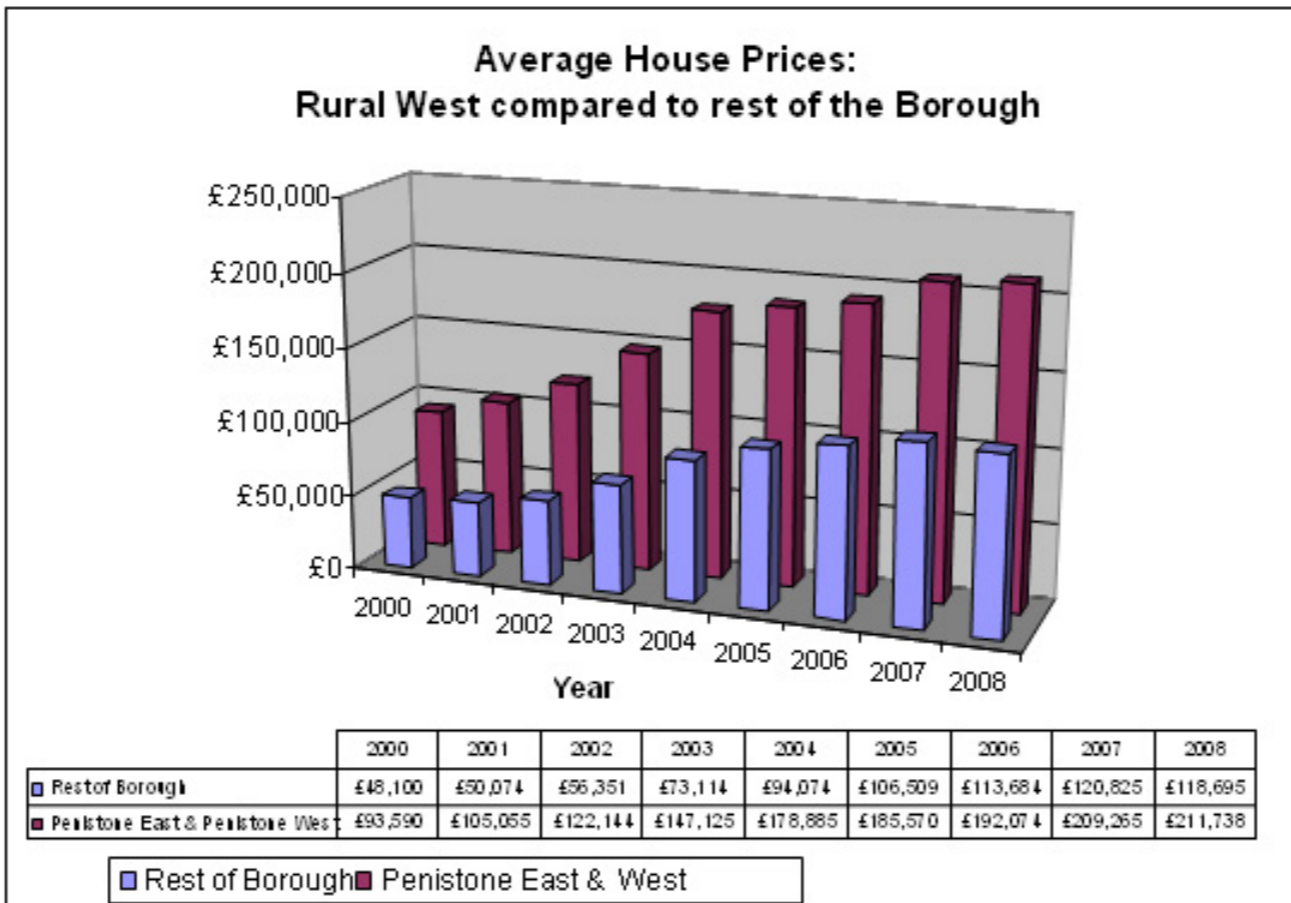
**BMBC LAND SUPPLY**

Barnsley Council has very little land available for housing development left in the West of Barnsley. Barnsley Council needs to provide more affordable or social rent homes, and can only develop on the land that is Council owned.

This proposed development will use the only remaining council owned developable land outside the green belt land in Millhouse Green. The proposed development would be on Housing Proposal land on the UDP.

The sale of this site to Equity Housing Association will contribute to the Councils commitment to produce capital receipts to reinvest in social housing or other regeneration based activity.

The principle of supporting rural housing delivery has been supported by members as part of the sub regional strategy development (State of the Housing market Report 2007). This was supplemented by support for these two particular schemes on the 24.6.09, when cabinet endorsed ongoing delivery of the rural programme through submission of bids to the Homes and Communities agency.



Contents

- 1.0 Executive Summary
- 2.0 Introduction
- 3.0 Site Analysis
- 4.0 Planning Policy Context
- 5.0 Design Process
- 6.0 Conclusions

nicol thomas  
Equity Housing Group  
Royd Avenue  
Penistone

Design and  
Access Statement  
May 2009

**THE SCHEME**

The whole scheme is all for social rent.

It proposed to build a mixed development of bungalows, 4 and 3 bedroomed family homes providing homes for a range of needs on the larger site of Royd Avenue. The second smaller site, again on Royd Avenue is an under utilised garage site where it is proposed to build 2 and 3 bed houses. This was the site of former council properties, now demolished.

Once built these properties would be exempt from Right to Buy legislation and therefore in perpetuity will provide housing for social rent.

**SUMMARY**

- The need to increase rural housing provision is a key aim within the sub regional housing strategy.

- The Council have endorsed the provision of new affordable homes within the west of the Borough
- The 2007 (updated version) Housing Needs and Affordability study demonstrates a clear need, and that need cannot be met through any other Council policy.
- Not meeting needs within the locality could mean future forward pressures on other Council Departments.
- The Councils and the LSP ambition of creating sustainable communities will not be met.
- The schemes outlined have strong local endorsement, demonstrated by Ward Member and Community support.

- Local lettings criteria will apply
- We have a positive partnership with Equity Housing association who are prepared to commit their own resources to the scheme to help BMBC meet our policy objectives.
- Given the above the scheme has strong support from the Councils Strategic Housing Service, as the only current policy option on partly meeting housing needs.

We would therefore unreservedly recommend this scheme be approved

For and on behalf of the  
Assistant Director, Strategic Housing

**nicol thomas**  
Equity Housing Group  
**Royd Avenue**  
Penistone

**Design and  
Access Statement**  
May 2009



**BARNLSLEY**  
Metropolitan Borough Council