

Design and Access Statement

18 July 2013

For Proposed Redevelopment of 87 – 89 Sheffield Road, Penistone, S36 6HJ to Form 4 New Town Houses with Off Street Parking

Context

The site is located in a mainly residential area consisting of rows of stone faced terrace houses which are located South West of the Site on the opposite side of Sheffield Road. There is a working men's club and sports field located to the South East of the Site and to the North West of the Site is derelict land which consists of green open space surrounded by a 600 to 800mm high dry stone wall. To the North East of the site is a builder merchants.

Under the Unitary Development plan the site is designated as an employment area, however, the site has had long standing residential occupancy as there is an existing four bedroom terraced property on the North East side of the existing development and evidence exists to suggest that another terraced property abutted this development at some point due to the existing toothed stonework which exists to the terraced properties front elevation.

Located within the commercial aspect of the premise was an old butcher's shop which occupied the front proportion of the South East Buildings ground floor. However a survey of the building suggests that over 70% of the existing space of this building was actually used as residential accommodation.

Use

The proposed use is residential accommodation.

Amount

Four number four bedroom properties of approximately 110 meter square internal floor space each.

Layout

The proposed layout of the new four bedroom terrace houses would be built a similar style to the existing terrace properties located opposite the front elevation of the site. This will involve stone faced front elevations with window and door heights and cills and lintels to match the existing buildings character and also that of the surrounding buildings in order to positively impact upon the existing street scene. The new properties will be fronted by a 600mm high dry

stone wall with black cast iron low level gates to again add to the existing street scene and tie in with the character of the surrounds.

Scale

The proposed three storey houses (The third floor being located in the loft) will be 9.215 meters deep by 4.85 to 4.70 meters wide and will have an eaves height to match the existing buildings of between 5.4 meters and 6 meters as the existing buildings all have varying eaves and ridge heights to the front and rear elevations.

Landscaping

Each house will have a frontage 2.4 meters deep surrounded by a 600mm high x 300mm wide dry stone wall and will have clear unobstructed access to the front door of the property provided by a 1200mm wide path to the front door consisting of paving slabs. The rear gardens of the properties will be surrounded by a 1.8 meter close boarded fence with a gate on to a 1000mm wide path running around the rear of the properties providing access to the main car parking area located to the North West of the site.

The main car parking area is to be block paved in a style that maintains the existing character of the building. An additional street light is to be provided to the car parking area and the main access point is to utilize the main access point that already exists to the sites North East elevation.

Appearance

The houses will have stone frontages, stone lintels and cills and tiles to match the existing property. There will be a hip end constructed on the South East elevation as per the existing building in order to maintain existing character and fake chimneys provided to the buildings ridge line to match the existing. The side and rear elevations are to be of a rendered finish to match the existing buildings.

Vehicle Access and Parking Provision

8 no off street car parking spaces are to be provided to the sites North East elevation, including one disabled car parking space with access to a 900mm wide path which leads to both the front and rear elevations of the properties. Vehicles can drive and park into each space in a forward gear and reverse out of each space to leave the site in a forward gear as a clear width of 7.3 meters is provided behind each space for maneuvering. An electronic gate is to be installed in order to maintain security and reduce the impact upon the existing street scene.

Pedestrian and Cycle Access

Pedestrian and cycle access would be separate to the vehicle access routes with a path provided around the rear and side of the properties for pedestrian access into and around plots. There is

adequate gardens space around the proposed dwellings for cycle storage and also for bin storage.

Disabled Access

In accordance with Part M of the Approved Technical Documents and the Building Regulations all access into the properties will have a gradient of less than 1 in 20 and thus can be classed as level access. Paths will be a minimum of 900mm wide to accommodate wheel chair users and the kerb will be dropped around the disabled car parking space for ease of access.

Existing Pedestrian Crossing

The development will have no impact on the existing pedestrian crossing located at the South East of the site as the access point for car parking would be located approximately twenty meters away to the North East of the site.