

Design and Access; Flood Risk and Heritage Statements

Site Address:

43 Church Street
Penistone
Sheffield
S36 6AR

Author:

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Design and Access Statement

The proposal:

The proposal is to remove out buildings and extend the rear yard area to the side and to the rear.

Context:

Physical

43 Church Street is the last stone terrace on the North side of Church Street. It has a more modern block of flats abutting it to the right and backs onto the raised Pennine Trail.

The property is within the North West section of the Penistone Conservation area, which was designated in 1974 by West Riding County Council and amended in 1980 by Barnsley MBC. The buildings here are largely natural coursed stone walls with Wood or PVCu windows and doors and natural slate roofs



Social

No undue affect or impact on this area

Economic

The proposal will have no impact.

Involvement:

None

Evaluation:

Policy

- The proposal can only be seen from the street through the passage way. This section of the proposal is natural stone faced and is sympathetic to the local environment.AR

Neighbors' concerns

None to date

Flood Risk

The property is classed as 'At High Risk of surface water flooding. The proposal is for external work, which is raised so will not be impacted by flooding

The design component in more detail:

Use:

The land is domestic and will remain domestic residential

Amount:

The house and domestic garden are unaffected.

Layout:

Scale –

N/A

Landscaping:

No alterations or loss of existing landscaping is to take place.

Appearance:

- The property itself is of natural coursed stone and red brickwork. The neighboring property is rendered. The proposal will be natural stone faced to the front and red brick and block and render above to the sides and rear with stone capping and wooden screen fencing to areas to afford privacy and avoid overlooking.

Designing out Crime and Anti-Social Behaviour:

N/A

Access Component:

Not applicable

Flood Risk Statement

The property is in flood zone 1 and is at low probability of flooding however it is at 'High Risk' of surface water flood, which could reach depths over 900mm. The proposal is for outside raised yard area, which is approximately 1.8m above lowest ground level, so is well above the predicted flood level.

Heritage Statement

Summary

43 Church Street falls within the Penistone Conservation area and is 100m from the nearest listed building (milestone Grade II listed built into churchyard wall)

Introduction

43 Church Street is the last stone terrace on the North side of Church Street. It has a more modern block of flats abutting it to the right and backs onto the raised Pennine Trail. The row of terraces is distinctive and has common features, which make them noteworthy. The buildings here are largely natural coursed stone walls with Wood or PVCu windows and doors and natural slate roofs

Site Location

The property is within the North West section of the Penistone Conservation area, which was designated in 1974 by West Riding County Council and amended in 1980 by Barnsley MBC



Relative Significance**Trees**

No trees close by or in the proximity that are of significance.

Archaeology

None in this are

Buildings of Significance

Although not a listed building it is part of particularly attractive large stone terraces.

Assessment of Impact

The proposals are largely out of sight, apart from the view through the passage access under 43 Church Street. This section is stone built and is sympathetic to the property and its surroundings