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Revision: /

Design & Access Statement

For The Former Saw Mill, The Green, Penistone, Barnsley, S36 6BG

Prepared By Brett Simpson-Lyons

For CC Holdings Ltd

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Approved By: ..... Brett Simpson-Lyons

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1. Scheme Information

Scheme Name: The Former Saw Mill, The Green, Penistone, Barnsley, S36 6BG

Applicant: CC Holdings Ltd

Client: Ciaran Donnelly

Date: 4th October 2012

Local Area: South Yorkshire

Proposed Use: C3 – Residential

Size of Site (approx.): 0.38 acres

Anticipated Scale of building: 715 m^2

Project funding: The project will not be funded by any organisations outside private lending circles.

Designations of Site and Surrounding Area:

None of the buildings on the site are listed but are located within a conservation area.

2. Introduction

2.1 This Planning, Design and Access Statement has been prepared by SLA Design on behalf of CC Holdings Limited in support of the full planning application for the construction of 14 residential units consisting of 9 Town Houses and 5 Apartments at The Former Saw Mill, The Green, Penistone, Barnsley, S36 6BG.

2.2 The site is located in an established residential area. It lies close to the town of Penistone and is served by many local services and facilities.

2.3 The proposal involves the erection of an apartment block of five units and two blocks of nine town houses at the location as seen in Figure 1.

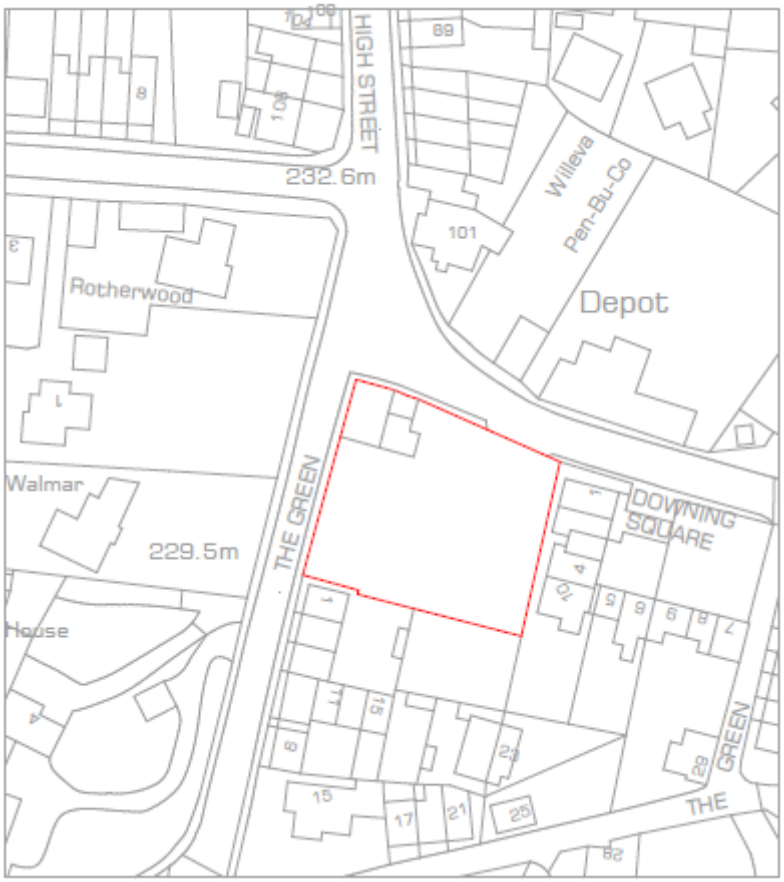


Figure 1 – OS Location Plan

3. Site Context

3.1 The site comprises of a currently cleared parcel of land situated on the corner of The Green and Green Road which is located within a conservation area.

3.2 The existing Mill structure was demolished during July 2012. Justification for this demolition can be found within the report by BJB Consulting included within this application.

3.3 The site slopes from West to East along Green Road however since cleared is relatively flat as the basements of the former Mills have been removed.

3.4 It is understood that the site benefits from a C3 use due to it being subject to an application approved back on the 9th February 2010 for 7 Flats and 12 Houses with amenity space. The reference number for this application was 2009/1304. All of the land surrounding the site is used for C3 use. The dwelling houses are a mixture terrace and semi detached properties with limited garden space.

3.5 Access to the proposed site is currently taken from Green Road.

3.6 In respect of flood risk on the site the site levels provided from the OS map combined with investigations that have been undertaken on the EA website confirms that the site is not located in a flood risk zone. No flood risk assessment is required to demonstrate this as the site is less than a hectare in size.

3.7 A series of photographs illustrates the site and the immediate locality.



Figure 2 – Corner of The Green and Green Road



Figure 3 – View down The Green towards the site



Figure 4 – Building adjacent the site entrance on Green Road



Figure 5 – View of new build property adjacent site



Figure 6 – View down Green Road



Figure 7 – View across cleared site



Figure 8 – View up The Green

4. The Development Proposal

4.1 The applicant's development proposal seeks to provide 14 residential units consisting of 9 Town Houses and 5 Apartments on the site of the former Saw Mill. This will consist of two individual blocks A and B. Block A consists of four town houses and five apartments. These properties are all accessed from the developments courtyard. Block B consists of five town houses. These can be accessed from either the developments own courtyard or from The Green. It is envisaged that all of the properties will be either sold or rented to the private market sector.

4.2 The proposal will require the site to be cut and filled and re-graded to facilitate the following accommodation:

- Four mobility units (29%), one standard apartment and nine town houses.
- Bin Sore
- Plant Room
- Communal Open Space Area including Playground
- Dedicated off street parking facilities

4.3 The proposed building on site offers provision for designated communal amenity area to the side of the Block A.

4.4 The proposal provides the opportunity to efficiently re-use this brown field site and building which is located within a sustainable urban environment.

4.5 The proposal has been designed to maximise developable area on the site and therefore efficiently uses this site which is located within a sustainable urban environment.

5. Planning Policy Considerations

5.1 It is understood that this site is classed as a brown field site located within a residential area. The site is classified under the areas Master Plan as a housing area and it is understood that a C3 use within a residential area is generally acceptable. Therefore it is presumed the policy would be in support of this application.

6. Case for the Applicant

6.1 The case for the applicant's development proposals will be outlined under the following headings.

Land Use

6.2 It is clearly evident that the application site is located within designated residential area as defined in the local Master Plan. Therefore the principle of residential use (C3) is acceptable.

6.3 The site also is located on a parcel of previously developed land which is to be re-used. National and Regional planning policy also supports the efficient re-use of such parcel of land and the application proposal therefore adheres to these policy objectives.

Design

6.4 This statement will identify the approach that has been used in relation to design. In particular, the following aspects of the development will be considered:

- Amount of the development
- Layout of the development
- Scale of the development
- Provision of the landscaping
- Appearance of the development

Amount

6.5 The proposal is for 14 residential units consisting of 9 Town Houses and 5 Apartments. It is understood that the site benefits from a C3 use due to it being subject to an application approved back on the 9th February 2010 for 7 Flats and 12 Houses with amenity space. The reference number for this application was 2009/1304. This new application therefore represents a reduction of five units on site from the previous application.

Layout

6.6 Due to the gradient of the site Block B can be accessed from both The Green at Street level and the developments own dedicated courtyard. The site layout and building footprint is very similar to that of the previously approved application with relevant improvements.

Scale

6.7 The scale of the proposal is very similar to that of the previously approved residential application Ref.2009/1304. This has been demonstrated on the elevation drawings submitted with this application.

Density

6.8 The proposal has been designed to maximise developable area on the site and therefore efficiently uses this site which is located within a sustainable urban environment whilst still allowing sufficient space for circulation and landscaping.

Landscaping

6.9 The application proposal will provide an opportunity to introduce a further degree of landscaping to all boundaries of the proposed site which will both soften the overall appearance of this site and make a modest contribution to the immediate environment through the provision of landscaped areas.

Appearance of the Development

6.10 The proposal will use a mixture of cream render and stone on its external envelope which are two materials which are common to properties in the immediate surrounding area. Stone has been used on the traditional elements of the building and render has been used to differentiate the modern projecting elements. Power coated anthracite grey doors and frames have been used to compliment projecting elements with smoked toughened glass on the balconies. Large window openings have been used to maximise light into the building. Amenity areas have been provided to each houses roof space which are all West facing.

Accessibility of the Site

6.11 The application proposal will comply with a range of building regulation requirements relating to the internal design of the building. This together with the overall design and layout of the site will ensure that the development can be accessed by all users as far as possible.

6.12 The existing points of access into the site will be utilised.

6.13 The surrounding highway network contains footpaths and roads which are relatively level and well lit, thereby encouraging use by pedestrians rather than using the car for shorter journeys.

6.14 The footpaths within the area run along side the highway and provide access to a wide range of services and community facilities. The footpath network

surrounding the site provides a range of links to local shops and frequent public transport services.

Impact upon the Neighbours' Amenities

6.15 It is highly unlikely that the proposed residential accommodation will have any adverse impact upon the amenities of the existing residents in the locality.

6.16 The nature of the residential proposal is something which is entirely compatible with the residential area in terms of activity generated.

6.17 The proposal will introduce some new windows however they are located in the same elevations as the previously approved application on the site.

7. Conclusion

7.1 This statement has demonstrated that the application proposal is entirely in accordance with the requirement of National and local planning policy objectives in terms of land use and compliance within the development plan policy.

7.2 The proposal will provide an opportunity to facilitate residential accommodation within a sustainable urban environment and therefore represents an efficient use of resources.

7.3 The proposed accommodation will be located within an area of Penistone which will provide adequate living conditions for the future occupants.

7.4 The nature of the use will not prejudice the other resident's.

7.5 The future occupants will benefit from the provision of the proposed gardens and amenity area.

7.6 The site includes adequate off street car parking provision.

7.7 The proposal will provide an opportunity to re-develop a prime corner site with a development which will enhance the immediate locality and provide an economically viable re-use of the site.