

Design & Access Statement

**Proposed residential development / refurbishment
at
Saville Lane, Penistone**

On Behalf of
James Durrans and Sons Ltd.



June 2014
HTC Architects



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INTRODUCTION

This document has been prepared in support of a planning application for the construction of seven, three storey town houses (GIA 126sq m) and the refurbishment / change of use of an existing three storey office building into two, one bedroom apartments and one, three bedroom apartment on land under the ownership of James Durrans and Sons Ltd, in Thurlstone, Penistone.

The development site area is 0.121Ha

As well as development of the above, the proposals also include for new external landscaping works to proposed residential garden areas and highways alterations to the existing adopted Saville Lane which runs along the development sites southern boundary.

Landscaping and highways alterations will ensure the proposals deliver a highly aesthetic development whilst maintaining and improving safety for residents, the public, and staff members of James Durrans and Sons Ltd.

The purpose of this document is to explain the design process behind the development proposals and justification of the scheme. The image below highlights the site within which the proposed works will be carried out.



Site location within Thurlstone - Images taken from Google earth

INTRODUCTION



The statement forms an integral part of the application submission and should be read in conjunction with other supporting documentation, including the Architect's drawing package.

This document provides important and detailed information about the scheme and has been written for a wide target audience, including the local planning authority, local residents, statutory and non-statutory consultees and elected members.

The document takes the reader through the various design stages of the scheme and specifically, provides information relating to the following elements:

DESIGN

Assessment
Design
Amount
Layout
Appearance
Scale
Landscaping

ACCESS

Vehicular and pedestrian access

SITE

The image below highlights the location of the site within Thurlstone.

The development site is situated adjacent to Saville Lane, off Manchester Road, within the village of Thurlstone. The site is situated approximately 7 miles away from the M1 motorway. This transport link provides a strong connection to one of the UK's main road networks.

The site is not within a conservation area.

The site is bound to the east, south and west by land owned by James Durrans and Sons Ltd which consists of office and industrial developments. Land to the north of the development site is predominantly made up of residential dwellings.

The site area is 0.121 Ha.

Existing buildings within the development site are currently unused due to the relocation of James Durrans and Sons offices to their new company headquarters located adjacent the development site on Saville Lane.



Site location within Thurlstone - Images taken from Google earth

ASSESSMENT

SITE



Existing Site Plan

The existing development site, highlighted above in red, is split into two sections. The smaller development area to the north east houses an existing unused office building which is to be retained and refurbished into private apartments for James Durrans and Sons use. The site is bound by Manchester road to the north and Saville Lane to the south. The application includes a change of use of this structure from commercial to residential use.

The building is stone fronted with a slate roof and faces directly onto the the new James Durrans and Sons office HQ development.

The larger development area to the south east of the site plan is currently occupied by two unused offices with external landscaping to the rear. The offices are bound to the south by Saville Lane, to the north by residential properties and the east and west by land under the ownership of James Durrans and Sons. They are of brick / render and stone construction with timber windows and front onto an existing James Durrans and Sons industrial unit.

Both development areas are accessed directly off Saville Lane.

Photographs overleaf depict both areas of the development sites and their surrounding environments.

ASSESSMENT

SITE



Image of existing offices to be refurbished into residential apartments.
North facing view from Saville Lane



Image of existing offices to be refurbished into residential apartments.
South facing view from Manchester Road

ASSESSMENT

SITE



Existing unused offices to be demolished – North west view



North west into residential development behind site



West view down Saville Lane across offices



Existing Office building to be demolished – North view



Rear landscaped areas to be redeveloped



Rear landscaped areas to be redeveloped

ASSESSMENT

SURROUNDING & ECONOMIC CONTEXT

Architectural Context

The existing built environment to the east, south and west of the site consists predominantly of industrial and commercial buildings that belong to James Durrans and Sons Ltd. Properties to the North of the site beyond the Durrans ownership are mostly residential, with a few commercial developments located within walking distance of the site.

The development site is unused due to relocation of Durrans office staff into their new office HQ development. Existing offices and welfare amenities are to be demolished.

The development site is situated along a valley side with steep level changes banking providing a montage of different gradients in and around the site. Site access is restricted to all side but the south. The development proposals will provide safer access into the site and will improve safety on Saville Lane.

The new townhouse building footprint will be positioned more centrally in the site to provide off street parking for residents and to allow the construction of dedicated pedestrian footpath. Level changes ensure that existing residents properties to the north of the site will remain unaffected. The building will be none obtrusive and will be designed proportionately in relation to existing surrounding buildings and landscaping.

There are several listed building within Thurlstone, although none are situated in or around the subject site. The site does not fall within a conservation area although lies within close proximity of one.

Economic Context

The granting of planning permission for proposals would provide a variety of employment opportunities during construction of the new build.

The proposed residential dwellings will also enhance Saville Lane, and the surrounding area as a whole.

Planning Policy Context

Prior to submission of a full planning application, the scheme was submitted to Barnsley MBC for a Pre Planning Meeting to discuss development of the site and ensure proposals were designed inline with local and national policy.

Barnsley MBC Planning Officer - Andrew Burton
Barnsley MBC Highways Office – Barbara Wilson

ASSESSMENT

DESIGN AND USE

The proposed application consists of change of use of existing offices into three residential apartments and construction of seven residential townhouse dwellings.

The apartment refurbishments utilises existing offices with the majority of changes internally to provide living accommodation. Two no. one bedroom apartments will be installed internally consisting of bedrooms, open plan living / dining areas and kitchen areas, and bathrooms. One no. three bedroom apartment will be installed on the first floor with the same accommodation and two additional bedrooms. A new access staircase will be installed to provide safe means of vertical circulation for the apartments.

Externally, changes to the building will be minimal. The primary elevation will be amended to provide a new entrance for the scheme with a covered canopy area, and new double glazed windows will be installed to match existing to ensure the refurbishments are thermally efficient. External parking will be provided for each apartment.

The proposed new townhouse development will deliver seven dwellings with accommodation spread across three floors. Internal garages and dedicated off street parking will provide two car parking spaces for each residence. Three additional visitor spaces will also be provided. Internal accommodation to each apartment consists of utility room, circulation space, kitchen, living and dining areas, bedrooms and en suite to each dwelling.

Externally the steep graded site will be utilized to provide level access to the house at ground floor level from the south, and level access at the rear at first floor level into private gardens via built up ground levels and hidden retaining walls to the rear of the ground floor. This approach will reduce the massing of the development to the existing residential properties to the north of the development site and portray the building as a two storey development whilst maximising internal, functional space.

Materials have been chosen to both compliment the existing character of the area, and to provide dwellings that are both well balanced and contextually appropriate within their surroundings. Brickwork walling and feature replica roof slates will ensure the scheme fits into the surrounding vernacular, whilst pre finished timber / uPVC double glazed windows and dormer detailing will enhance the residential aspect of the scheme and deliver a development that is balanced and appropriate due to its location.

Externally, alterations to Saville Lane will provide safe access into the development and will improve safety for drivers and pedestrians on Saville Lane. The scheme has been designed to maintain pedestrian safety at all time.

AMOUNT

One x Three bedroom apartment refurbishment	= GIA 82sq m / 885sq ft	
Two x One bedroom apartments refurbishment	= GIA 44.5sq m / 480sq ft	and 34.5 / 370sq ft
Seven x Three bedroom new build townhouses	= GIA 126sq m / 1350sq ft	

DESIGN PROPOSALS

PROPOSED SITE PLAN



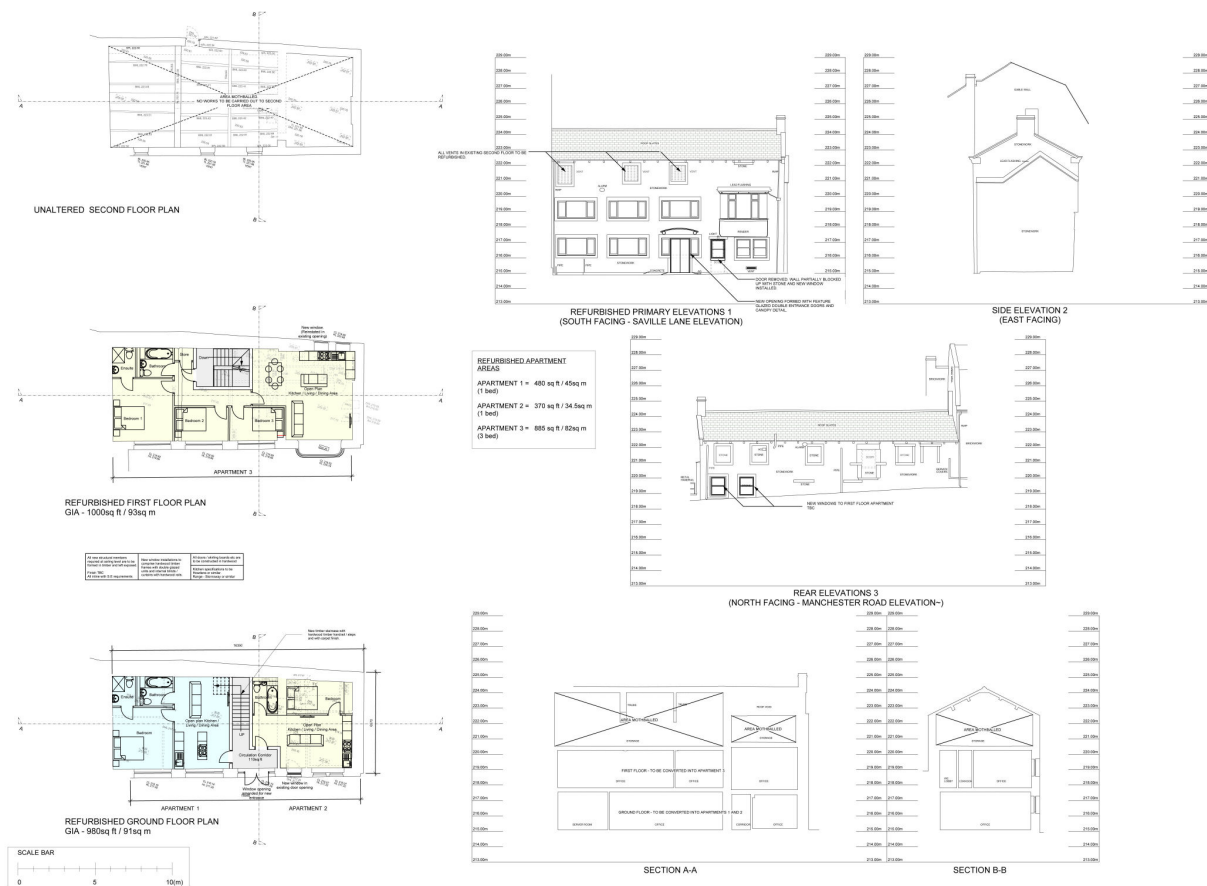
Proposed Site plan

The proposed site plan is exhibited above. Proposed redevelopment works consist of:

- Refurbishment of existing offices into three apartments. Demolition of existing offices and construction of seven three bedroom townhouses.
- Private off road parking for apartments and townhouses.
- Alterations to Saville Lane to front of townhouses to construct a dedicated pedestrian pathway and provide safe access / egress onto and from private residential driveways.
- Redevelopment of rear landscaped areas to provide level access to rear of properties at first floor level and aesthetically pleasing amenity space.
- New refuse vehicle turning space and dedicated bin stores for each property.
- New access turnstile onto alleyway along sites western boundary to provide access.

DESIGN PROPOSALS

PROPOSED APARTMENT REFURBISHMENTS



Proposed Apartment Refurbishment - Floor Plans, Elevations and Section

The proposed apartment refurbishment drawings are exhibited above. Proposals include:

- Two one storey apartments at ground floor level
- One three storey apartment at first floor level.
- New central access with canopy and new circulation staircase.
- Internal accommodation to provide each apartment with bedroom / open plan living, dining and kitchen spaces and bathrooms.
- New double glazed pre finished timber windows to existing window openings
- General repairs to existing building where necessary to ensure good state of repair and good levels of thermal efficiency

DESIGN PROPOSALS

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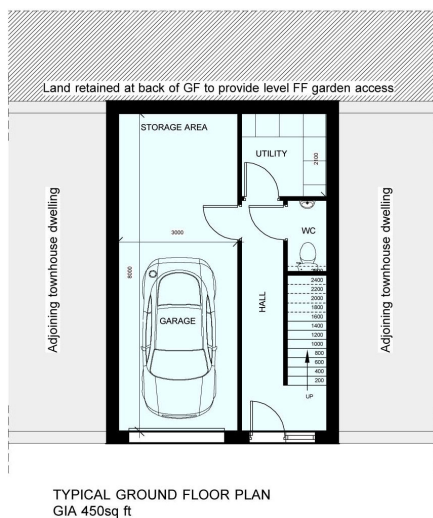
garage,
n plan
storage,

d floor

uses to
amenity

living

d and



- Three storey dwellings including integral garage, utility room, circulation space, open plan kitchen/dining, living room, bedrooms, storage, bathrooms and en suite accommodation.
- Main access to the dwellings at ground floor level via private driveway off Saville Lane
- Retained ground floor to rear of townhouses to provide level access into rear garden amenity spaces via French door
- Function open plan / spacious living accommodation
- All dwellings will be highly insulated and thermally efficient

PROPOSED TOWNHOUSES ELEVATIONS



Proposed Town Houses – Elevations

The proposed townhouse elevations are exhibited above. Proposals include:

- Carefully considered massing and scaling of the proposals to ensure they are contextually appropriate. The level change delivers a two storey development when viewed from the rear and a three storey development from the front. This reduces the overall massing of the scheme and reduced the impact on surrounding properties.
- A pitched roof which design delivers a scheme that is within keeping with the design of surrounding buildings, whilst allowing the dwellings to maintain a presence along Saville Lane. This provides design cohesion and links the proposed unit into the surrounding area.
- Timber framed windows with double glazing and high quality brickwork detailing. Feature dormer windows at second floor level, add to the buildings detailing and help to deliver a project that is both contextually appropriate and residential in its outlook.
- Entrance canopies which enhance the residential design and provide a focal point to the primary elevation and a stepped layout of the buildings which breaks up the massing of the scheme.

DESIGN PROPOSALS

MATERIALITY & APPEARANCE & SCALE

- Proposed materials chosen for the dwellings ensure that the design compliments the surrounding buildings and is contextually appropriate.
- Walls will be constructed using brickwork to match surrounding buildings.
- Contemporary high quality pre finished timber windows and doors with double glazing will ensure that the building exhibits a high quality residential aesthetic. The amounts of glazing have been carefully controlled to ensure that the scheme is well balanced.
- The roof will be constructed using replica roof slates to match the surrounding area. The roof design will help to deliver a contemporary building that is modern whilst balanced within its surroundings.
- Roof pitches have been designed to create feature gable ends and dormer windows to enhance the design of the scheme whilst reducing the overall massing of the proposals.
- Massing has been minimized by utilising the level changes across the site to mask the ground floor from the rear and portray the building as a two storey developments. The schemes massing and scale are appropriate when considered in relation to surrounding buildings.
- Differing hard landscaping finishes have been chosen to differentiate between vehicular and pedestrian area.

DESIGN PROPOSALS

COMMUNITY SAFETY

Crime & Safety

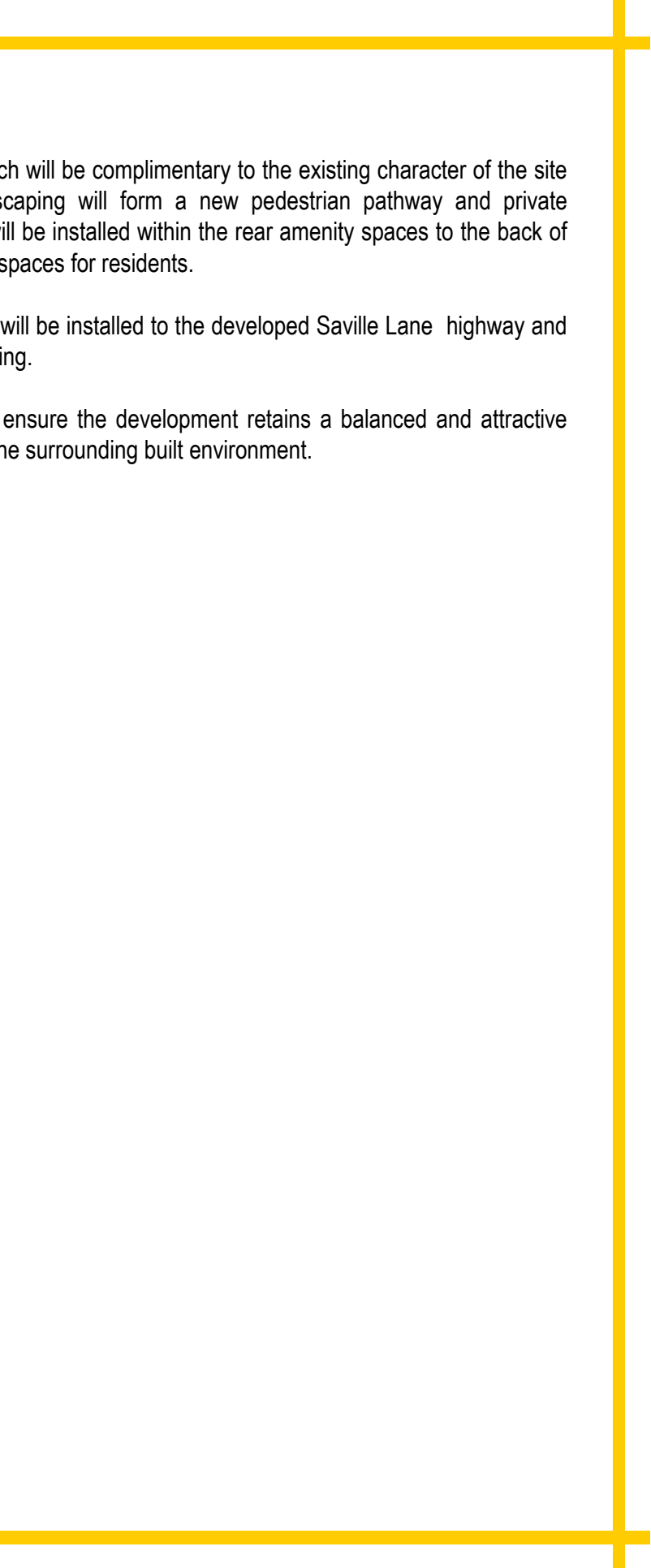
The proposed development has been designed to maximise site safety and minimise crime. The design proposals provide a clear sense of site ownership and provide clearly established boundary plots. Each dwelling is securely screened and privatised.

The primary tool for providing a safe environment is through careful built design. Providing for natural surveillance is recognised as being a basic requirement and therefore the proposed development provides natural surveillance over the whole site frontage and across all rear garden areas. Natural surveillance prevents anti-social behaviour and increases people's perception of safety.

Internal and external lighting will be installed which will ensure the site is well lit. This will promote a feeling of safety for residents. Proposed new pedestrian footpaths and improvements to Saville Lane will help to create a safe environment for all.

DESIGN PROPOSALS

LANDSCAPING



New hard landscaping will be provided which will be complimentary to the existing character of the site and the surrounding context. Hard landscaping will form a new pedestrian pathway and private driveways. Decorative paved patio areas will be installed within the rear amenity spaces to the back of the dwellings to provide external break out spaces for residents.

New tarmac surfacing and kerbs / edgings will be installed to the developed Saville Lane highway and a new rumble strip will enhance traffic calming.

Soft landscaped areas will be installed to ensure the development retains a balanced and attractive outlook. This will have a positive affect on the surrounding built environment.

DESIGN PROPOSALS



ACCESS

The proposals include for works to be carried out to alter Saville Lane in front of the townhouse development and provide dedicated access to driveways for each dwelling and private off street parking.

A new dedicated pedestrian footpath will be installed to provide a safe means of circulation past the dwellings to pedestrians.

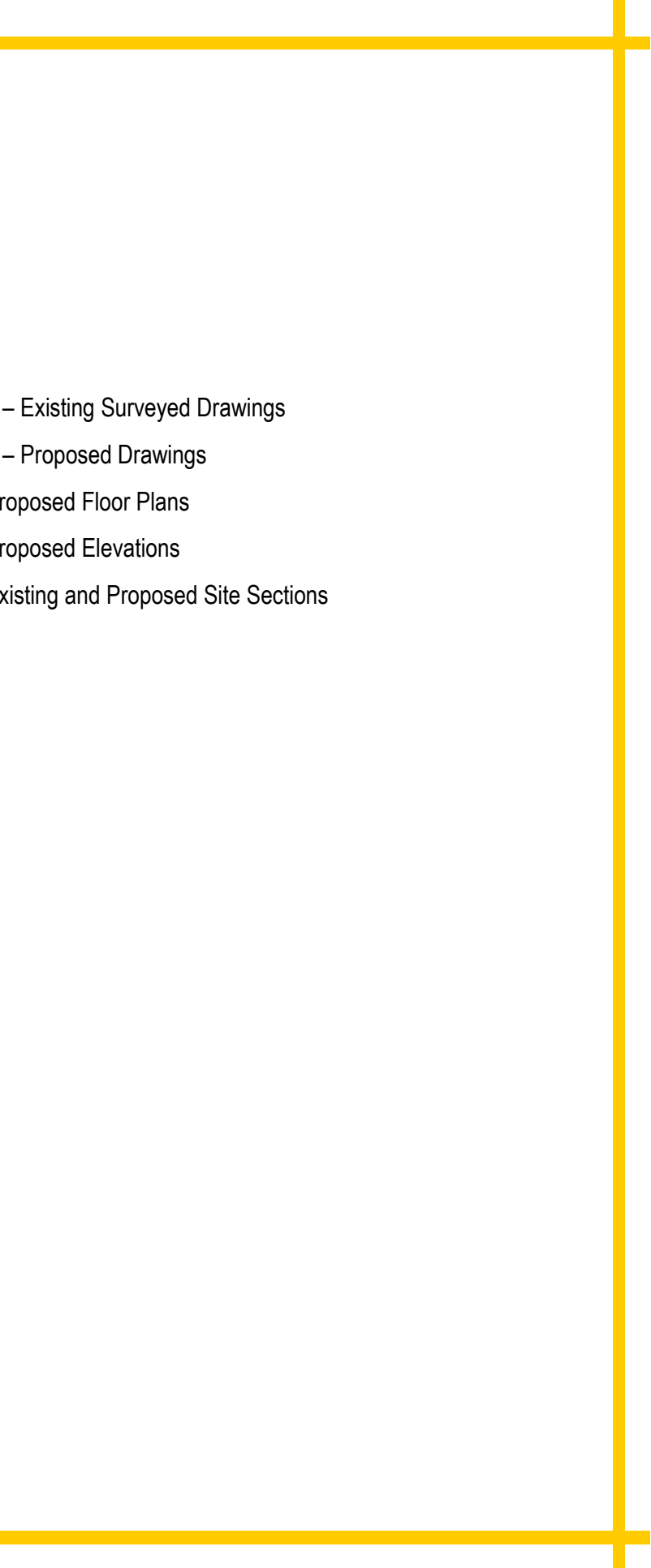
The main purpose for the proposed highways changes are to make access into and egress from the site both easier and safer.

Not only will the highways alterations improve access and egress from the dwellings. they will also improve safety for pedestrians and vehicles travelling up and down Saville Lane.

A new raised rumble strip will act to slow traffic down on Saville Lane and will further improve safety along Saville Lane.

A new turning head at the west point of development will provide a safe place for vehicle manoeuvring.

APPENDICIES



DRAWING NUMBERS

1. 1442 P00 Site Location Plan
2. 1442 P01 Existing Site Plan
3. 1442 P02 Proposed Site Plan
4. 1142 P03 Apartment Refurbishment – Existing Surveyed Drawings
5. 1442 P04 Apartment Refurbishment – Proposed Drawings
6. 1442 P05 Townhouse Dwellings – Proposed Floor Plans
7. 1442 P06 Townhouse Dwellings – Proposed Elevations
8. 1442 P07 Townhouse Dwellings – Existing and Proposed Site Sections

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