DESIGN AND ACCESS STATEMENT

FOR

PLOT SUBSTITUTION OF ONE BLOCK OF 16NO APARTMENTS FOR
ONE BLOCK OF 18NO APARTMENTS FROM A PREVIOUS CONSENT
- REF 2007/0591
- REF 2011/0921 (RESUBMISSION)

SUNNYMEDE
HUDDERSFIELD ROAD
PENISTONE
SOUTH YORKSHIRE

ON BEHALF OF

JONES HOMES (NORTHERN) LTD

PREPARED BY
NIEMEN ARCHITECTS
JUNE 2012

niemen architects



0.0 Introduction

0.1 This design and access statement is presented in accordance with the requirements of the amended Town and Country Planning Act 1990(by section 42 of the Planning and Compulsory Purchase Act 2004 and the Planning (Listed Buildings and Conservation Area Act 1990.

0.2 This Design and Access Statement has been prepared to support a Full Planning Application, in respect of the alterations to the apartment block approved under consent ref: 2007/0591 and in response to the refused application 2011/0921.

0.3 Pre application enquiries and consultations took place with the case officer and conservation officer to establish an approach to the amended scheme.

0.4 This Design and Access Statement sets out to demonstrate the parameters of the Design and Access proposals of the development and to justify how the proposals meet's its objectives, in context with the requirements of the controlling legislation.

0.5 This application is made following the approval of the previous planning application ref: 2007/0591 where a single bungalow and 2.5 storey apartment block containing 16 flats received full approval.

06 This Design and Access Statement should be read in conjunction with the associated Planning Application drawings and documents

1.0 Site and Context

1.1 The subject site and dwelling lies at the junction of Huddersfield Road and Barnsley Road, on the Northern outer fringe of Penistone known as Bridge End, the location itself is approximately 0.5 miles from the town centre of Penistone.

1.2 The subject site is located in an open position, nearby the main A628 trunk road between Barnsley and Manchester.

1.3 The site previously contained one single dwelling and access drive which has now been demolished and left as open land. Stone wall boundaries exist to both road frontages with the remaining boundaries being comprised of dry stone walls. The boundary between the application site and the applicants retained land is not currently defined on site.

1.4 To the South of the site runs the main road to Penistone town itself while open paddocks and agricultural use exist to the east with open land and agricultural use to the west. To the north lies some isolated individual dwellings and Penistone Grammar School where the recent re-developments are now completed.



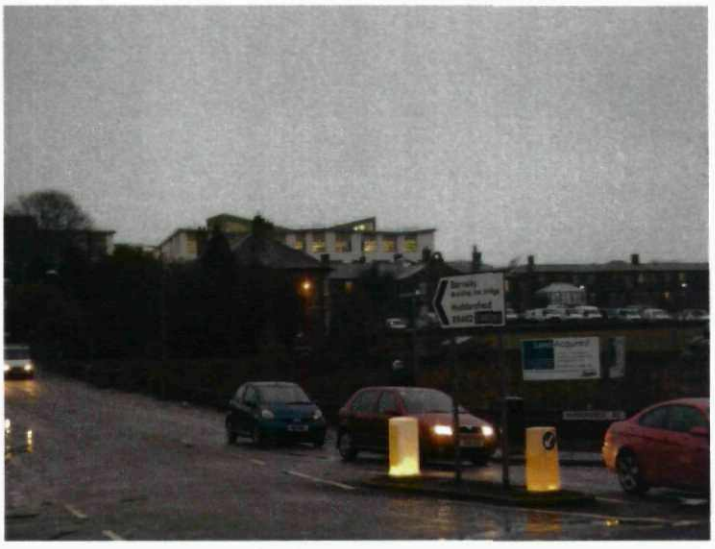
2.0 Use and Scope of Development

2.1 The site is largely unconstrained; however, there is a requirement for an easement along the frontage to Barnsley Road for drainage purposes.

2.2 The overall height of the new building has increased by 1m but by maintaining the eaves height of the south elevation of the proposal, the aesthetic from and impact to Barnsley Rd will remain similar to the scheme previously approved for the site.

2.3 The topography of the site is largely level across the north west / north east axis, but generally rises slightly from Barnsley Road the south east boundary, to the rear of the site on its north west boundary.

2.4 The photograph below shows how the recently constructed Penistone Grammar School can be seen to dominate the landscape and will do so even with the increased height of the new proposed apartment block.



3.0 Access and Highways

3.1 There are no public roads within the site, access is served by one single pedestrian and vehicular access point taken directly off Huddersfield Road which is proposed to be retained and improved as indicated. This also formed part of the original consent ref:2007/0591

3 2 A new 1 8m wide adoptable footpath is to be provided adjacent to the western boundary fronting Huddersfield Road as part of the previous approval

3 3 The apartment block is designed to comply with the Building Regulations Approved Document Part M

4 0 Scale of Development

4 1 The majority of the site is currently overgrown and it is proposed to be landscaped as part of the development works

4 2 Penistone is situated at a Gateway to the Peaks and therefore a myriad of opportunities are available for the enjoyment of open space as well as those immediately adjacent to the site

4 3 The aspects of the proposal to the west face are open grassland and paddocks

4 4 It is considered that the scale of the proposal is in keeping with the surrounding buildings uses and this has been demonstrated in the below sketch vignettes



5.0 Residential Amenity

5.1 The site is well served by local amenities including shops, restaurants, commercial premises, park and playground, these being within ten minutes walking distance to the centre of Penistone.

5.2 Adequate bus and rail services exist via Penistone to larger towns and cities, for example, Barnsley, Huddersfield, Bradford, Sheffield and Leeds; these in turn provide access to links to areas elsewhere.

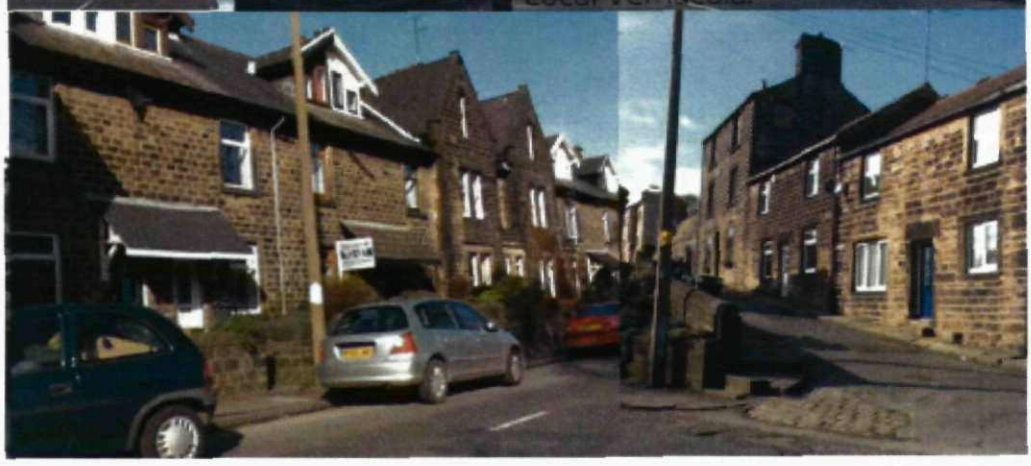
6.0 Design Philosophy

6.1 The basic design concept for the new built form is of a rural village nature, which should be capable of blending in to surrounding properties. The properties in the local area being predominately of render & stone.

6.2 The local vernacular is a mix of 2 and 3 storey residential properties, with strong features such as 3 storey gables, dormer windows and stone heads and cills. The images below have informed the design which has drawn elements from the local vernacular to compliment and blend into the landscape.



Local Vernacular

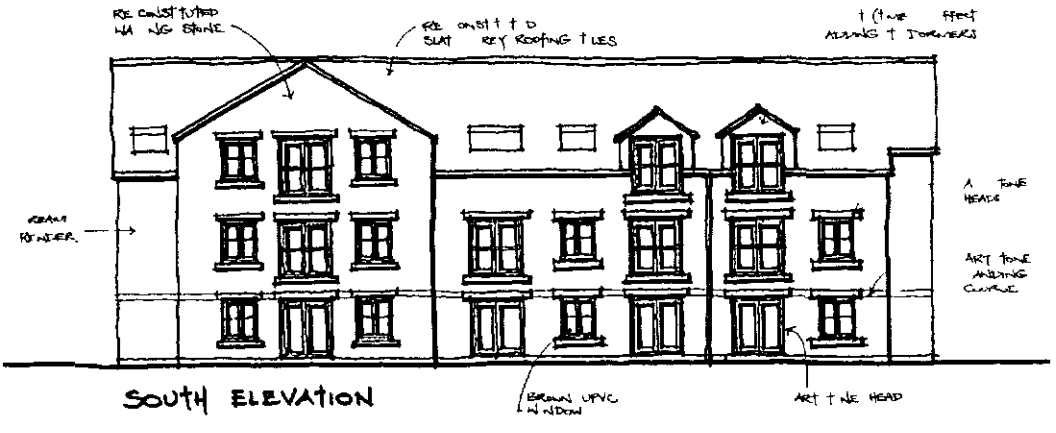


6 3 The massing of the new build form has been kept to a minimum in order to blend in with the existing built form and not to dominate as seen in the sketch vignette in 4 4

6 4 Wall and Roof proportions have been carefully detailed with the solid to void ratio also given careful consideration due to the rural surroundings

6 5 Render has been utilised on elements of the development reducing the mass of the built form Rural detailing will also be utilised reflecting the local vernacular window heads and sills string courses and stone door surrounds all proposed in Artstone As shown below

6 6 *Window detailing is simple and rural again to match the local* vernacular high level fanlights and French doors to match





7.0 Conclusion

7.1 With approval already granted for a bungalow and block of 16 apartments on the site we would fully support the application to develop the proposed replacement block of 18 apartments.

7.2 Providing sustainable dwellings on sites like this continues to protect the rural community of towns like Penistone, safeguarding and protecting the rural landscape whilst providing it with modern homes for the future generations.

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