Proposed Residential Development
on behalf of
Bellway Homes Ltd
at
Huddersfield Road, Penistone

Design and Access Statement

August 2013

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1.00 Introduction and Background

This Design and Access Statement is prepared on behalf of Bellway Homes Ltd in support of a Planning Application for 34 no. residential units on the site of the former Penistone Grammar School, adjoining Huddersfield Road, north of Penistone town centre.

The land and a number of existing buildings have become redundant following relocation and completion of a new school on land immediately to the south of the site.

An independent Design Statement in support of development of the site has been prepared by Chris Carr Associates on the instructions of Barnsley Metropolitan Borough Council as vendors of the site. Where appropriate the Chris Carr Associates statement, site layout drawings and associated specialist surveys have been used to develop the proposed layout and residential designs and to inform this Design and Access Statement.

A copy of the Chris Carr Associates indicative layout agreed in principle with the Council is included in Appendix 1.

The technical surveys instructed on behalf of Barnsley Metropolitan Borough Council have been supplemented with updated surveys where necessary, which include a topographic survey, site investigation, drainage and flood risk analysis, arboricultural survey, ecology survey and archaeological appraisal are listed in Appendix 2. The application is also accompanied by a Planning Statement and a Consultation Report.

Various option appraisals undertaken by Barnsley Council considered a number of alternative uses for the site, including a hotel, extra-care apartments, leisure facilities and new build housing. Market research and financial appraisals were undertaken for all options and it was concluded that new build residential development would be the most financially viable future use for the site.

2.01 Location and Use

The site, which is now redundant following relocation of the school, comprises an area of approximately 1.46 hectares (3.6 acres) with highway frontage to Huddersfield Road on the western boundary and overlooks an adjoining lake to the north east. There are three substantial stone buildings adjoining the southern boundary, referred to as the Fulford Block, The Stables and Weirfield House. There are a number of more recent and prefabricated outbuildings throughout the site, with larger hard surfaced areas which were predominantly used as playgrounds and for car parking. A large section of the eastern part of the site, overlooking the adjoining lake, is covered by unmanaged scrub woodland within which there are several mature trees.

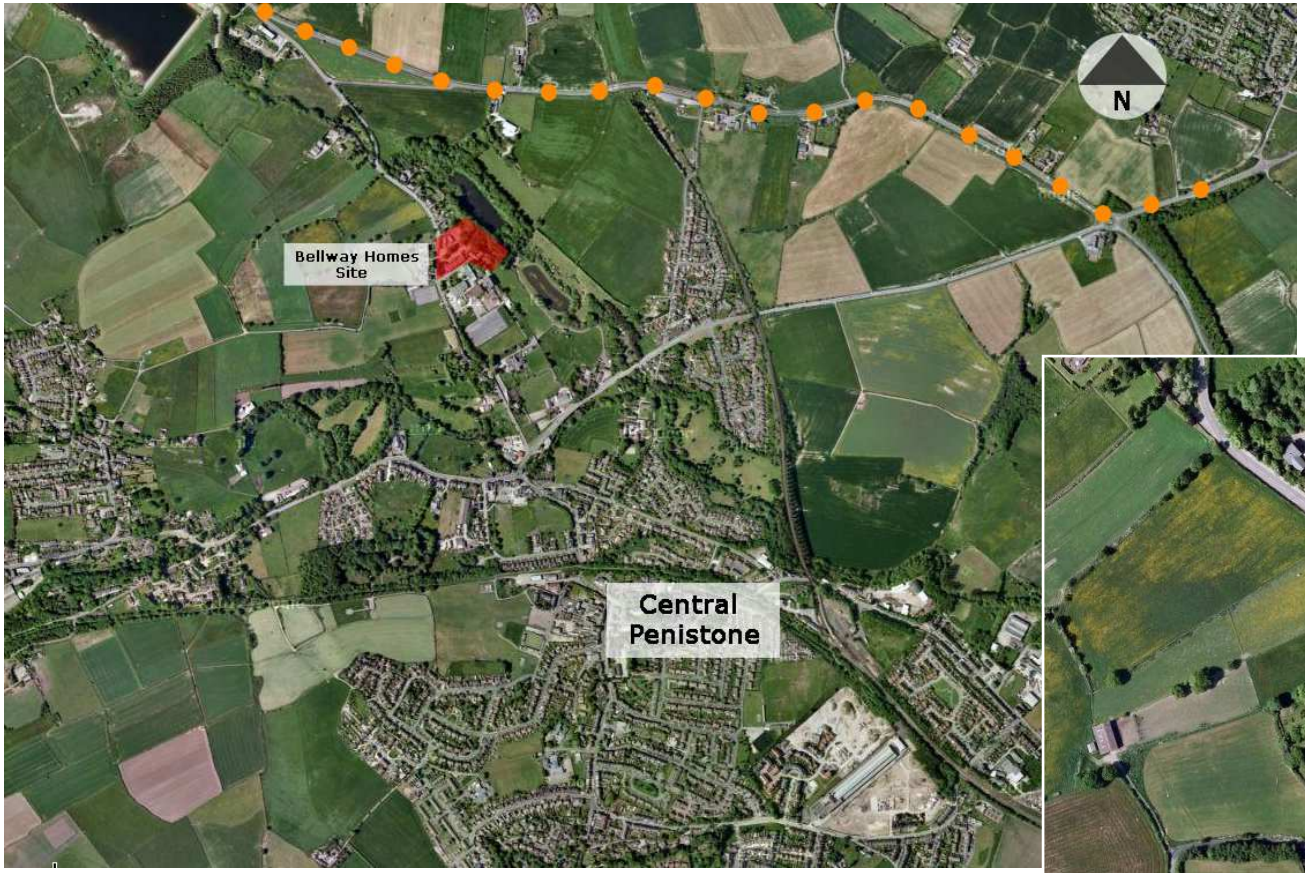
The site adjoins built development to three sides, to the north and west by existing residential properties and to the south by the new school premises.

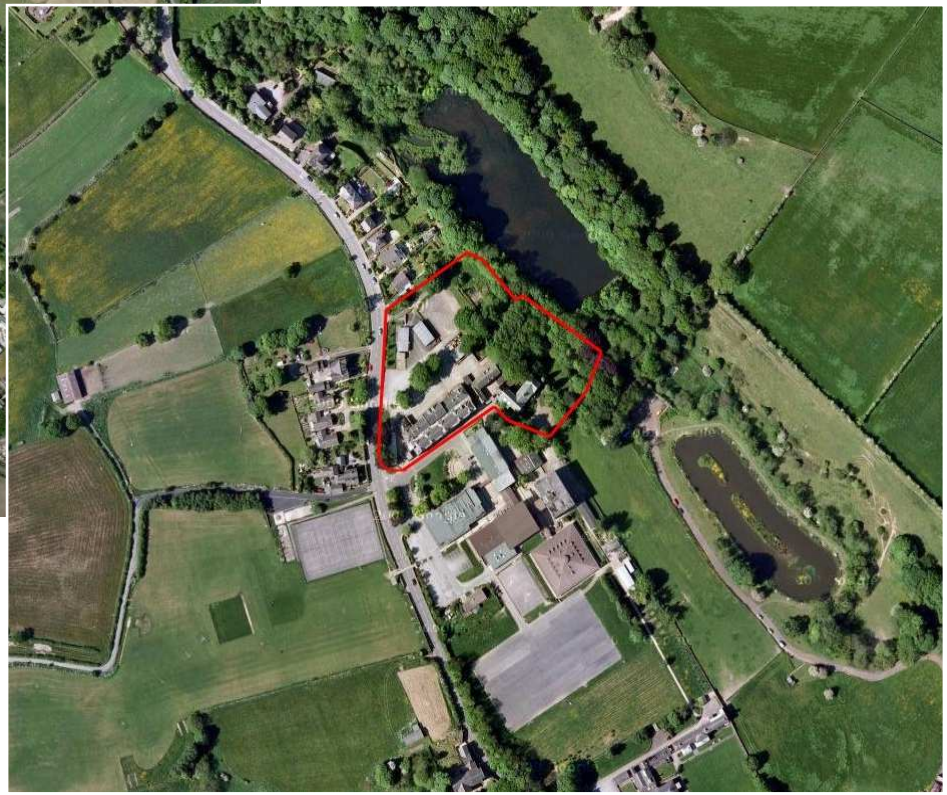
The existing site is allocated as 'Green Belt' within the Barnsley MBC Unitary Development Plan. It is within walking distance of the centre of the market town of Penistone and well located for commuting to the surrounding conurbations of South and West Yorkshire.

An aerial photograph showing the site location is included on the following page:

2.00 Existing Site

Aerial Photograph and Site Location





2.02 History and Character

The site was first developed with Weirfield House and the adjoining stable block in approximately 1875, as a private residence with extensive gardens. The house was later modified and converted into a school in 1900, and joined by the purpose-built Fulford School building in 1911.

As noted in the earlier Archaeological Report, there are no designated heritage assets within the proposed development site, despite some of the buildings being of potential local significance. While some original features remain, the existing buildings are not Listed and are not within the Conservation Area, and as stated previously, are not of sufficient architectural quality to preclude their demolition to facilitate the site's redevelopment.

Notwithstanding the fact that the buildings are not listed, an appraisal of the suitability of the existing buildings for conversion has been undertaken by Barnsley MBC.

Bellway Homes have also considered the suitability for conversion through assessment of the building survey information. The scale, siting and proportions of the Fulford building, which was purpose built as a school, makes it difficult to achieve a suitable and viable conversion to residential use, either horizontally or vertically. The siting of the building on the boundary with the school precludes the provision of private amenity space for any dwellings within the building, such as terraces or townhouses. The options appraisal prepared for Barnsley MBC considered other possible uses and concluded that apartments, a hotel, institutional or leisure re-use would not be financially viable. In contrast Wierfield House was originally constructed as a dwelling and therefore its scale and proportions lend itself to residential re-use. Similarly, the adjoining stable block is of a domestic scale and form which allows the existing structure to be converted into multiple residential properties. The location of a confirmed bat roost in Wierfield House means that its retention and conversion avoids the need to relocate the roost.

2.00 Existing Site











2.03 Existing Site Access

Existing vehicular and pedestrian access to the site is taken from Huddersfield Road. There are two access points, one in the north west corner and the other in a central position adjoining the existing Fulford building.

As part of the previous site assessments and discussions with the Councils Highway Department it was not envisaged that there will be any difficulty in providing future access to a residential development with appropriate visibility standards, radius curves, gradients and public footpath provision via a single access point serving the majority of the development.

2.04 Topography, Landscape and Ecology

A comprehensive Topographical Survey, together with independent Arboricultural and Ecology Reports of the site have been undertaken. These confirm the site to be sloping downwards in a north easterly direction from Huddersfield Road with increasing gradient and falls towards the adjoining reservoir. The site is brownfield, previously developed with a number of existing buildings, outbuildings and hard surfaced areas.

There is substantial tree cover to large parts of the site, which consists of mature trees to the boundary with the reservoir, but also includes significant areas of self-seeded overgrown and unmaintained scrub woodland within the central areas.

Removal of a number of individual trees and areas of scrub woodland which do not contribute to the local amenity allow for better appreciation of the mature landscape and for cohesive development of the site is proposed.

The Arboricultural Report also highlights several trees which have defects that make them hazardous which need to be dealt with as soon as practicable.

The Ecology Report identifies the presence of an existing brown long eared bat roost within Weirfield House, and the likelihood that similar pipistrelle summer roosts could exist within The Stables and Fulford buildings. Mitigation and compensation for the loss of habitat is proposed through the provision of bat tiles and boxes as detailed in the ecological report. Surveys undertaken in 2013 have confirmed that the two man made ponds on site do not support great crested newts.

A copy of the Site Appraisal is included on the following page:

2.00 Existing Site



Site Appraisal

2.05 Existing Buildings

The various option appraisals prepared on behalf of the Council, considered the possible future use of the buildings on the site. These appraisals identified Weirfield House and The Stables are suitable for conversion. The buildings are of domestic scale and capable of being returned to residential use without significant structural alteration.

In comparison, with the Fulford building, the Council concluded there was unlikely to be any demand for hotel, institutional or leisure use and residential conversion would not be financially viable given the scale, siting and internal configuration of this building. Demolition of this building is therefore proposed as part of this application.

The Archaeological Report advises that further recording should be undertaken prior to the demolition of any of the existing buildings.

3.00 Planning Policy

The Planning Statement which accompanies this application provides a comprehensive assessment of relevant national and local planning policies. The following section highlights relevant policies in relation to Design and Access.

Core Strategy

- CSP2 'Sustainable Construction' all new dwellings shall be expected to achieve at least a level 3 rating under the Code for Sustainable Homes.
- CSP3 'Sustainable Drainage Systems' – Expects all developments to use SUDS.
- CSP5 'Including renewable Energy in Developments' all development above 10 or more dwellings will be expected to incorporate decentralised, renewable or low carbon energy sources and other appropriate design measures sufficient to reduce developments carbon emissions by at least 15%.
- CSP14 'Housing Mix and Efficient Use of Land' states that proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and sustainable communities. It also states that a minimum development density of 40 dwellings per hectare will be expected. In addition priority shall be given to the development of previously developed land with a target of 55% and 60% of the overall amount of new housing.
- CSP26 'New Development and Highway Improvement' state that new development shall be expected to be designed and built to provide safe, secure and convenient access for all road users.
- CSP29 'Design' sets out that high quality design shall be expected. New housing developments of 10 or more dwellings should achieve a rating of 'good' as a minimum under an assessment against the CABE Building for Life scheme.

- CSP40 'Pollution Control and Protection' is that the Council shall not allow development of new housing where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that they can be mitigated against.

Supplementary Planning Document: Designing New Housing Development

- Sets out the principles that will apply to the consideration of planning applications for new housing development. The guidelines set out in the SPD seek to ensure that development which would have an unacceptable impact will be avoided. Design matters addressed in the document include: external spacing standards; relationships with adjacent dwellings; parking and landscaping.

South Yorkshire Residential Design Guide

- The South Yorkshire Residential Design Guide has been adopted as a best practice guide by the Council and covers issues relating to sustainability, local distinctiveness and quality in design and is underpinned by the principles in the CABE 'Building for Life' scheme.

4.00 Public Consultation 27th June 2013

A Consultation Report is included with the planning application submission which sets out the approach taken to engaging with key stakeholders, including the local community, and feedback received.

5.01 Use and Amount

Based on the principles of the outline layout identified on Chris Carr Associates drawing 2526-P1, the site is to be developed for residential purpose with a mix of conversion and new build construction, across a range of sizes and accommodation typical of the local area. Notwithstanding the outline proposals referred to above, Bellway Homes have further developed the plans to take into account their awareness of the local market and specific house types suitable for this site.

The proposed site layout therefore includes 34 new residential units, comprising:

15 x 4 bedroom detached houses

8 x 3 bedroom town houses

3 x 2/3 bedroom houses within the former Stables block

8 x 1/2 bed apartments within the former Weirfield House

A copy of the Proposed Site Layout is included on the following page:

5.00 Design Proposals



Proposed Site Layout

5.02 Layout, Massing and Scale

Bellway Homes have carefully considered the existing site, its location, topography, trees and existing buildings and with the exception of minor alterations to suit market demand, intend to largely follow the guidance of the previous design statement and layout proposals prepared by Chris Carr Associates on behalf of the Council.

This includes retention of Weirfield House and The Stables which can be successfully retained and converted to residential use and, in acknowledgement of the previous reports, the demolition of the Fulford Building, as this is not suitable or viable for conversion to residential use.

This layout introduces town house properties in the location of the Fulford building, set away from the existing boundary, achieving greater separation from the school and allowing provision of private gardens. The removal of the Fulford building and introduction of town houses away from the boundary reduces the mass and scale of the overall development.

This site layout takes full advantage of the sites natural topography, in respect of levels, orientation and retention of existing trees and also successfully relates to the existing residential properties to the north and west of the site.

With the exception of the town houses, new houses are to be predominantly of two storey pitched roof construction across the site, with split level 2/3 storey houses introduced alongside the reservoir to address, and take full advantage of, the levels and gradients to this part of the site.

A copy of the Proposed Site Sections/Streetscape Elevations and 3D site model are included on the following pages:

5.00 Design Proposals





Proposed Site Sections/Streetscape Elevations

5.00 Design Proposals



3D Site Model

5.03 Appearance and Materials

Given the sites location, new materials including natural stone walling and black thin profile interlocking roof tiles are proposed, to reflect the adjacent residential properties, the local vernacular style and surrounding Green Belt.

Where practicable stone from the existing Fulford building will be carefully taken down and re-used where appropriate in the boundary wall treatments to the perimeter of the site.

The site boundary to Huddersfield Road will include dry stone walling, front wall no higher than 900 mm, consistent with that incorporated to the adjacent boundary of the school.

5.04 Sustainability

The new residential properties are to be constructed to Code for Sustainable Homes Level 3 standard and will have a 15% improvement in fabric efficiency compared to Building Regulations standards.

5.05 Landscaping

Following the principles set out in the landscape masterplan and associated design statement, the mature trees to the perimeter of the site are to be retained, whilst the self-seeded trees and scrub woodland largely within the central areas of the site are to be removed. This will allow the mature trees which contribute to the site, as well as the local amenity, to be fully appreciated.

The three number existing mature trees adjacent to Weirfield House and the Stables are to be retained to add significantly to the amenity of the site and setting of the existing buildings. The line of mature trees close to the existing access off Huddersfield Road will also be retained and utilised to define the edge of the new site access road.

Grassed bankings and stone/brick retaining walls will be used to accommodate changes in levels and gradients between the access road and residential properties, particularly adjacent to Weirfield House and The Stables.

Where appropriate new planting will be undertaken with a mix of indigenous trees and shrubs.

A copy of the Site Appraisal showing trees to be retained is included under Section 2.04.

6.01 Pedestrian and Vehicle Access

A new highway entrance, in a similar location to the original school entrance, will be formed directly off Huddersfield Road. This will be framed by dry stone walls and grassed verges and will then follow the line of the existing trees into the site. Shared surface access, without the need for dedicated pedestrian footpaths, has been previously agreed to be appropriate.

Appropriate radii and visibility standards will be incorporated in the highway design. Where appropriate road widths and surfaces will be adjusted to reduce speed and calm vehicle movements. The new highway will include an adopted turning head large enough for refuse and emergency vehicles, continuing into a private drive to the north of the site, and courtyard car park serving the existing buildings to the south.

Four houses will front onto, and have direct vehicle access off, Huddersfield Road which is consistent with the existing residential properties adjacent to, and opposite, the development.

6.02 Car Parking

All new detached and townhouse properties will be provided with single or double garages as appropriate, with a minimum of one number additional off road parking space per dwelling.

The Stables building will be provided with a standalone garage with a dedicated garage space serving each of the dwellings, with additional off road parking and visitor spaces adjacent to the garages. Weirfield House will include dedicated car parking spaces for each of the apartments with supplementary visitor car parking spaces.

6.03 Servicing and Refuse

Access for service, refuse and emergency vehicles will include appropriate highway design standards and specifications, including a highway authority adopted turning head.

6.04 Inclusive Design and Mobility Provisions

All residential properties will be compliant with Building Regulations Part M.

7.00 Submitted Drawings

Red line boundary plan Pe-01
Site Layout P/site Layout Rev D
Existing elevations Stables E-EX-1
Existing elevations Wierfield E-EX-2
Existing plan Stables 1 P-EX-1
Existing plan Stables 2 P-EX-2
Existing plan Wierfield 1 P-EX-3
Existing plan Wierfield 2 P-EX-4
Existing plan Wierfield 3 P-EX-5
Grassington Plans & Elevations P-Gr
Grassington Special Elevations P-Gr-Sp
Grassington Special Plans P-Gr-Sp (p)
H1 Plans & Elevations P-H1
H1 Special Plans & Elevations P-H1-Sp
Hardwick Elevations P-Har
Hardwick Plans P-Ha (p)
Harrogate Plans & Elevations P-Ha
Proposed Elevations Stables E-PR-1
Proposed Elevations Wierfield E-PR-2
Proposed Plan Stables 1 P-Apt-1
Proposed Plan Stables 2 P-Apt-2
Proposed Plan Wierfield 1 P-Apt-3
Proposed Plan Wierfield 2 P-Apt-4
Proposed Plan Wierfield 3 P-Apt-5
Settle Plans & Elevations P-Se
Streetscene 1 3889D1 103
Streetscene 2 3889D1 104
Streetscene 3 3889D1 105
Wi Elevations P-Wi (E)
Wi Plans P-Wi

Appendix 1



Chris Carr Associates Drawing 2526-P1 — Indicative Site layout

Appendix 2

List of Surveys and Reports undertaken on behalf of Barnsley Metropolitan District Council and used by Bellway Homes to inform the design and layout to which this Design and Access Statement relates:

Site Topography Survey - Survey and Site Services

Geoenvironmental Appraisal - Sirius 2013

Ecology—Whitcher Wildlife - 2013

Archaeology - CS Archaeology 2010

Tree Survey - James Royston 2013

FRA - Eastwood and Partners 2010