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PROPOSED RESIDENTIAL DEVELOPMENT AND REFURBISHEMENT OF CAFÉ AND GUESTHOUSE

THE OLD VICARAGE, SHREWSBURY ROAD, PENISTONE

DESIGN AND ACCESS STATEMENT

Our Reference; DSA27706

May 2007

1 INTRODUCTION

1.1 This design and access statement has been prepared by ***David Storrie Associates*** on behalf of Dunn and Co (Developments) Ltd and Mr. Nigel Storer Esq. and provides sufficient information to accompany a planning application for the refurbishment of the café and the erection of 12 apartments [redacted] at the Old Vicarage, Shrewsbury Road, Penistone, South Yorkshire.

STEP 1 – ASSESSMENT OF CONTEXT

2 SURROUNDINGS

Uses

2.1 The proposed development site is located within a mixed-use area and within a central position in Penistone's town centre. There are many land-uses nearby, for example Kingswell Doctor's Surgery is located directly adjacent to the Old Vicarage to the east. Directly opposite the site to the north is St John the Baptist Church, a Grade I Listed Building, and the proposed residential apartments will be located approximately 50 metres from Penistone's High Street, which has a wealth of commercial properties, including local convenience stores, banks, estate agents and small retail premises. The Rose and Crown public house is located to the western boundary of the site and residential flats, of brick construction, named 'Pendon house' are located to the far south, adjacent to the boundary of the proposed residential care home. To the east, adjacent to the garden of the Guest House, are residential bungalows. Barnsley is located approximately 7 miles to the north

east of the development site and Huddersfield town centre is situated approximately 12 miles to the north west. Sheffield City Centre is located approximately 20 miles south west of Penistone.

Buildings/Character

2.2 The buildings immediately surrounding the proposed development site contain mainly stone built properties, many of which are of special historical character, for example the Parish Church opposite the site. However, Kingswell Surgery is a recently built property and the residential flats at Pendon House are of brick construction. The properties on Penistone High Street consist mainly of traditional stone built terrace properties.

Spaces

2.3 Although the area surrounding the development site is predominately built up there are areas of open space in the vicinity, including vase areas of Green Belt designated countryside to the west of Penistone. There area also areas of urban open space within Penistone Town Centre.

Access Routes

2.4 The site is within east walking distance of Penistone's centre, which provides a whole range of services and facilities. Directly opposite the site is a bus stop providing services to local areas, including Barnsley town centre. Health care facilities are provided directly adjacent to the site at Kingswell Surgery to the east and Penistone Health Centre to the south west. The nearest train station is at

Penistone, approximately 0.28 miles to the west of the site, providing services to Barnsley, Huddersfield and Sheffield.

Special Designation

2.5 The area is allocated within Penistone's Conservation Area and is within a Principle Shopping/Commercial Area on the Barnsley Unitary Development Plan, which was formally adopted in 2000.

3 THE SITE

Uses

3.1 The development site consists of the Old Vicarage Guest House and café to the north, a Post Office and Sorting Office to the west and garden space to the south. The land is therefore classed as previously developed land as defined in national planning guidance.

Buildings/Character

3.2 The Old Vicarage Guest House and Café and the Post Office are all traditional Victorian stone built properties.

Spaces within the site

3.3 The rear private garden, located to the rear elevation of the Guest House is currently lawned.

Access through the site

3.4 There is no public right of way through the site. An internal drive and access is provided to the post office and land to the rear of the Old Vicarage.

Natural features

3.5 There are some mature trees located on the boundaries of the site as well as some smaller trees and shrubbery adjacent to the car parking area to the front of the site.

Topography/gradients

3.6 The site is mainly flat.

Special designation

3.7 The Old Vicarage falls within an area classed as a Principle Shopping and Commercial Area on the Barnsley Unitary Development Plan (UDP, 2000). The garden to the rear lies within a Housing Policy Area on the UDP.

4 SOCIAL CONTEXT

Affect from the loss of the existing land

4.1 There will be a positive effect from the proposed development. There will be an efficient use of previously developed land on a site served by good public transport links and access to local facilities. The site is in an extremely sustainable location, close to the main shopping district of Penistone and directly adjacent to health care facilities.

Potential overlooking/overshadowing from the site

4.2 The potential for overlooking/overshadowing at the site is reduced by the amount of space available around the proposed residential units. At pre-application stage some concern was raised about the

potential for overlooking between the new building and the residential bungalows to the eastern boundary. However, the proposal has been designed to ensure that the habitable room windows are more than 23 metres apart and there is a 2.8 metre high fence that acts as a screen.

Impact upon local services

4.3 The impact on local services will be positive. There will be an increased spending power and demand for local services.

5 ECONOMIC CONTEXT

Any business supported

5.1 The development would support the building trade, local shops and services.

6 PLANNING POLICIES

6.1 The garden of the Old Vicarage falls within a Housing Policy area on the Barnsley Unitary Development Plan, which was formally adopted in 2000. Therefore the following policies are considered relevant in the assessment of the application:

- Policy H4 – Relates to development on Housing Proposal Sites
- Policy H5 – Housing for Special Needs, such as Affordable Housing or housing for the elderly
- Policy H8A – Refers to the consideration of the scale, layout, height and design in respect of surrounding residential property.

- Policy BE1 – Preservation and enhancement of Conservation Areas
- Policy BE6 – Design Standards
- Policy T2 – Highway Considerations

6.2 Additional to these Council Polices Government guidance is also of relevance, in particular:

- ***Planning Policy Statement 1; Delivering Sustainable Development***
- ***Planning Policy Guidance 3; Housing***
- ***Planning Policy Guidance 15; Planning and the Historical Environment***

7 STEP 2: INVOLVEMENT OF THE COMMUNITY

7.1 The Local Planning Authority are aware of the proposed development as many pre-application discussion have taken place with the Area Planning Officer, Mr. M Merryweather and the Leader of Barnsley Council, Councillor Houghton.

8 STEP 3: EVALUATION

8.1 The proposals are considered to be in accordance with the Council's Unitary Development Plan Policies, which have been stated in Section 6. The residential apartments have been located on the grassed are to the rear elevation of the Old Vicarage. The development will not affect any of the mature trees on site, this can also be demonstrated with reference to the Aboricultural Survey

prepared by JCA Ltd, Aboricultural Consultants. Access and parking have also been positioned so as to avoid the mature trees and where it is considered necessary special protection methods will be used.

8.2 The Old Vicarage is not a Listed Building but is an important contribution to the Penistone Conservation Area within the street scene of Shrewsbury Road. The removal of the flat roof single storey extension at the property and the restoration proposed will greatly enhance its appearance on Shrewsbury Road.

8.3 A number of car parking spaces have been provided to the front and rear of the Old Vicarage although the site is within a sustainable location the provision of additional parking should not be essential. The site is within walking distance of the town centre and less than 100 metres from a public car park to the east of the site on Shrewsbury Road.

8.4 The proposed new properties will not detract from the Conservation Area. The proposed units will be barely visible from outside the site and not from Shrewsbury Road. The scale of the properties are in keeping with other larger buildings in the vicinity and they will be much smaller than the Pendon House flats that are located to the southern boundary, outside the Conservation Area.

9 STEP 4: DESIGN OF THE SCHEME

Proposed Use

9.1 The proposal will provide 12 residential units,12 apartments [redacted]. It is envisaged that one of the units will be occupied

by a Managers suite. The residential properties will be marketed at the retirement market.

9.2 **Site and surroundings**

9.3 The apartments will be constructed of local stone and appropriate detailing will ensure that the building is in keeping with its surroundings. The elevations and roof-scape is broken up which further corresponds to the character of the area. The new apartments will occupy only part of the existing grassed area and a garden will be planted in from of the existing east elevation to provide a further attractive facility for the residents.

Land use policies

9.4 This is covered in 6 above.

Amount

9.5 The amount is a total of 12 retirement residential apartments.

Layout

9.6 The layout will respect the neighbouring development in the area. The site will be fully accessable for all. Crime prevention measures will include normal equipment such as burglar alarms and security lights.

Scale

9.7 The scale is in keeping with surrounding development, which includes large detached properties as well as a block of residential flats to the southern boundary. The proposed building is set at a

lower level on the grassed area, approximately 2-3 metres below the existing building.

10 CONCLUSION

10.1 We trust that this is sufficient detail for a Design and Access Statement. However, should you require any further details please do not hesitate to contact ***David Storrie Associates***.