Design and Access Statement

Green Road, Penistone

1. 0 Introduction

This design and access statement has been prepared by Barratt Homes Yorkshire West in relation to the proposed residential development at Green Road, Penistone for a full planning application to part amend the approved layout with the substitution of house types.

The approved planning layout, drawing reference SPL48/01 Revision C, forms part of a previous Reserved Matters planning approval dated 7 May 2008 (LPA reference 2008/0287).

This full planning application specifically relates to the reconfiguration of five areas of the site. Currently the approval in these areas amounts to 51 dwellings and this proposal amounts to 38 dwellings. Therefore, in overall terms, there is a net reduction in the number of units provided on the site. Those areas outside of the application site shall remain as previously approved on Drawing Ref SPL48/01 Revision C.

This statement should be considered and read in conjunction with the accompanying documents, particularly the following drawings:

Drawing Number	Title
SPL48/01	Planning Layout
2205/BUK/01B	Buckingham Plans and Elevations
2006/MAI/02	Maidstone Plans and Elevations
2205/KES/O1E	Keswick Plans and Elevations
2006/NOR/01	Norbury Plans and Elevations
2007/KET/01	Kentmere Plans and Elevations
2006/PAL/04	Palmerston Plans and Elevations
2006/WOO/01	Woodcote Plans and Elevations (Semi-detached)
2006/ARG/01	Argyll Plans and Elevations Plot 338
2006/AST/01	Aston Plans and Elevations

The purpose of this statement is to examine the character and structure of the development in accordance with the requirements of a Design and Access Statement, defined within DCLG Circular 01/2006 – Guidance and Change to the Development Control System.

2.0 The Site and Surroundings

The wider site comprises the former William Cook Hi-Tec plant and is located off Green Road, Penistone. The entire proposed residential developable area extends to approximately 5.9ha, though this application on relates to the areas defined within the submitted Planning Layout Drawing No. SPL48/01, which covers various portions of the eastern section of the site.

The northern section of the site is shared with the Penistone Church Football Club, which stands at a higher level. The eastern boundary of the site is defined by a belt of trees, the Trans Pennine Trail and the Barnsley – Huddersfield railway line. Large workshop buildings form an imposing southern site boundary.

The site is currently being developed for residential purposes the subject of previous approvals.

The principle point of vehicular access to the site is via Green Road, to the southern corner of the site.

3.0 The Proposal

In light of recent economic changes, various units have been substituted for alternative house types which are considered to be more suitable and deliverable in the current market. The aim is to give us a greater variety of units and sizes which will meet the needs of a greater number of customers and price ranges.

For ease of reference, the changes in housetypes are set out below. Ennerdale, Richmond and Feskdales have been introduced into these areas that were not included in the scheme previously.

Approved Layout (Ref: SPL48/01 Rev C)

House Type	Number	ft.sq
Palmerston	20	767
Maidstone	4	832
Aldeney	13	1209
Ascot	3	1477
Radleigh	8	1372
Buckingham	2	1059
Windermere	8	1159
Kentmere (S)	2	1225
Kentmere	11	1068
Keswick	12	1155
Woodcote	29	1190
Sutton	14	1018
Sutton Crescent	10	1018
Suffolk	1	1155
Grasmere	2	1289
Kensington	3	1297
Apartments		
Argyll	1	653
Ashton	1	764
Ambleside	24	652
Buttermere	24	655
Total	*192*	

Proposed Layout (Ref: SPL 48/01 Rev F)

House Type	Number	ft.sq
Palmeston	32	767

Maidstone	10	832
Alderney	10	1209
Radleigh	4	1372
Buckingham	4	1059
Windermere	6	1159
Kentmere (S)	2	1225
Kentmere	13	1068
Keswick	13	1155
Norbury	6	1134
Woodcote	32	1190
Sutton	14	1018
Sutton Crescent	10	1018
Suffolk	1	1155
Grasmere	2	1289
Kensington	3	1297
Apartments		
Argyll	2	653
Ashton	1	764
Ambleside	8	652
Buttermere	8	655
Total	*181*	

Details of Proposed Modifications to Layout

- Plots 122, 123 and 125 comprising 2no Alderney and 1no Buckingham have been replaced with 1no Alderney and 2no Palmerston (plots 300,301 and 302 on the submitted layout);
- Plots 158 – 174 previously consisted of an apartment block. This has been replaced with 1no Ashton and 6no Woodcotes (Plots 312 - 318);
- Plots 176 – 179 previously comprised of 3no Alderneys and 1no Windermere. The revised scheme exchanges these for a block of 4no Norbury's.
- Plots 83 – 88 were previously detached dwellings and these have been replaced by smaller semi-detached properties;
- Plots 246 – 261 was a block of Ambleside and Buttermere apartments and these have been replaced with semi-detached properties in the form of Palmerstons and Maidstones.

4.0 Conclusions

In conclusion, it is maintained that the design approach provides an acceptable design solution to the development of the site. The substitution of house types is a reflection of the current market conditions but does not have an adverse impact on the overall coherence of the development and retains suitable variety and interest in design terms.

It is maintained that the Design and Access Statement accords with the requirements identified within Circular 1/2006 and, on the basis of the assessment, a grant of full planning permission is justified, with an appropriate design approach having been taken in the formulation of the development scheme.