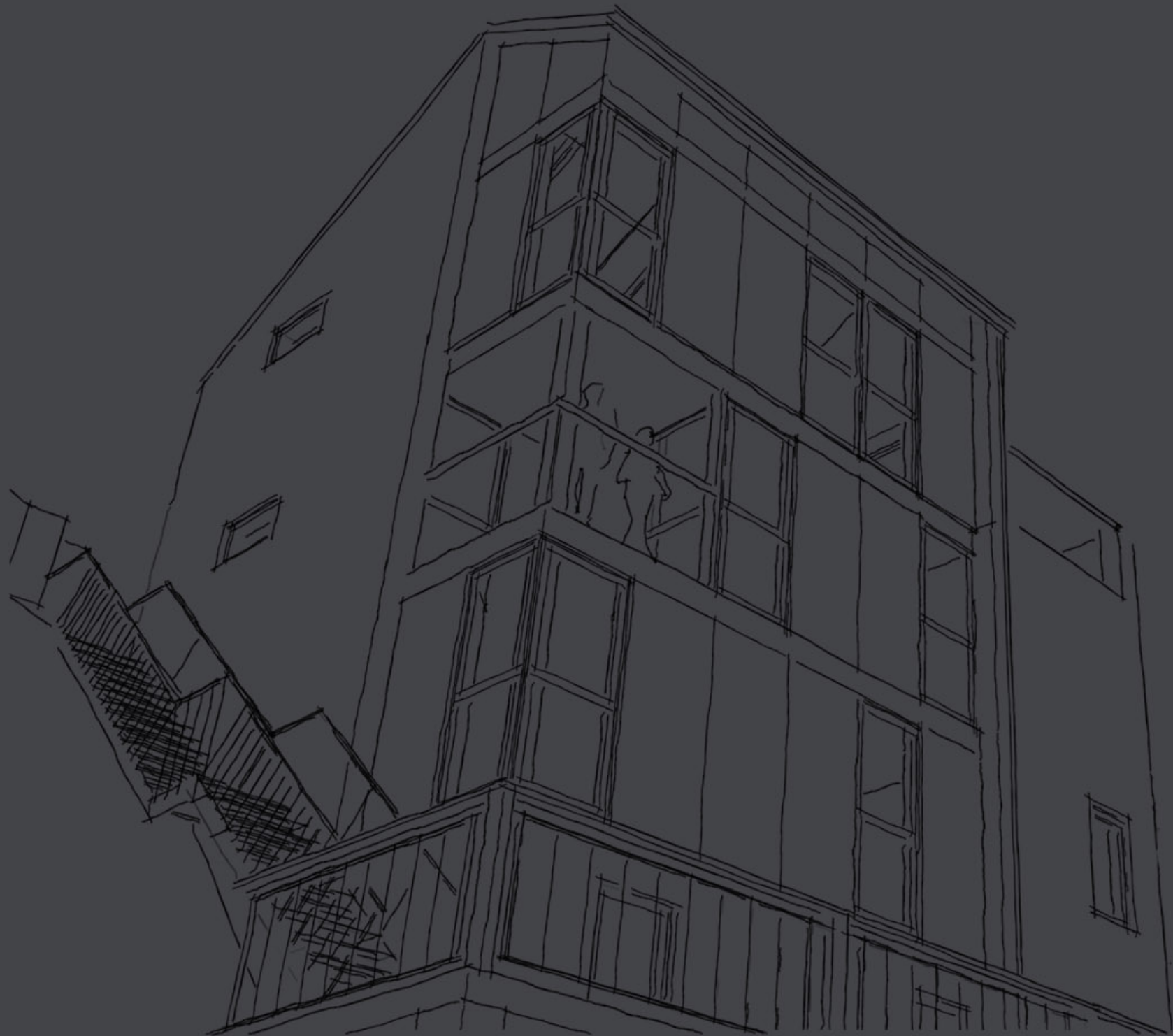


Bridge Side 1&2
Adjacent the viaduct
Sheffield Road
Penistone

Design & Access Statement



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Context: The Location

The site is on Sheffield Road near Penistone train station (g) and adjacent the viaduct (h), this is a relatively busy road connecting Penistone to Springvale, Oxspring and Sheffield beyond. The site has a 34m frontage and a 6m deep level area from the back edge of pavement before the land drops steeply down to the river Don (approx 20m below) (d). A recent development of a stone detached house (f) and a row of stone terraces (e) neighbour the site, these have recently been completed by the applicant. There are no further buildings directly overlooking the site, the opposite side of the road is grassed banking (c) forming the edge of the viaduct and train station. There is access to the new fire station and industrial areas further east along Sheffield Road. The site is within the Penistone curtilage and borders the green belt beyond the river. There are good views across the fields to Hoylandswaine and beyond (a); the rear of the houses (northern aspect) will be clearly visible from the Hoylandswaine roundabout and High Lee Lane.



Aerial view of site



a



b



c



d



e



f



g

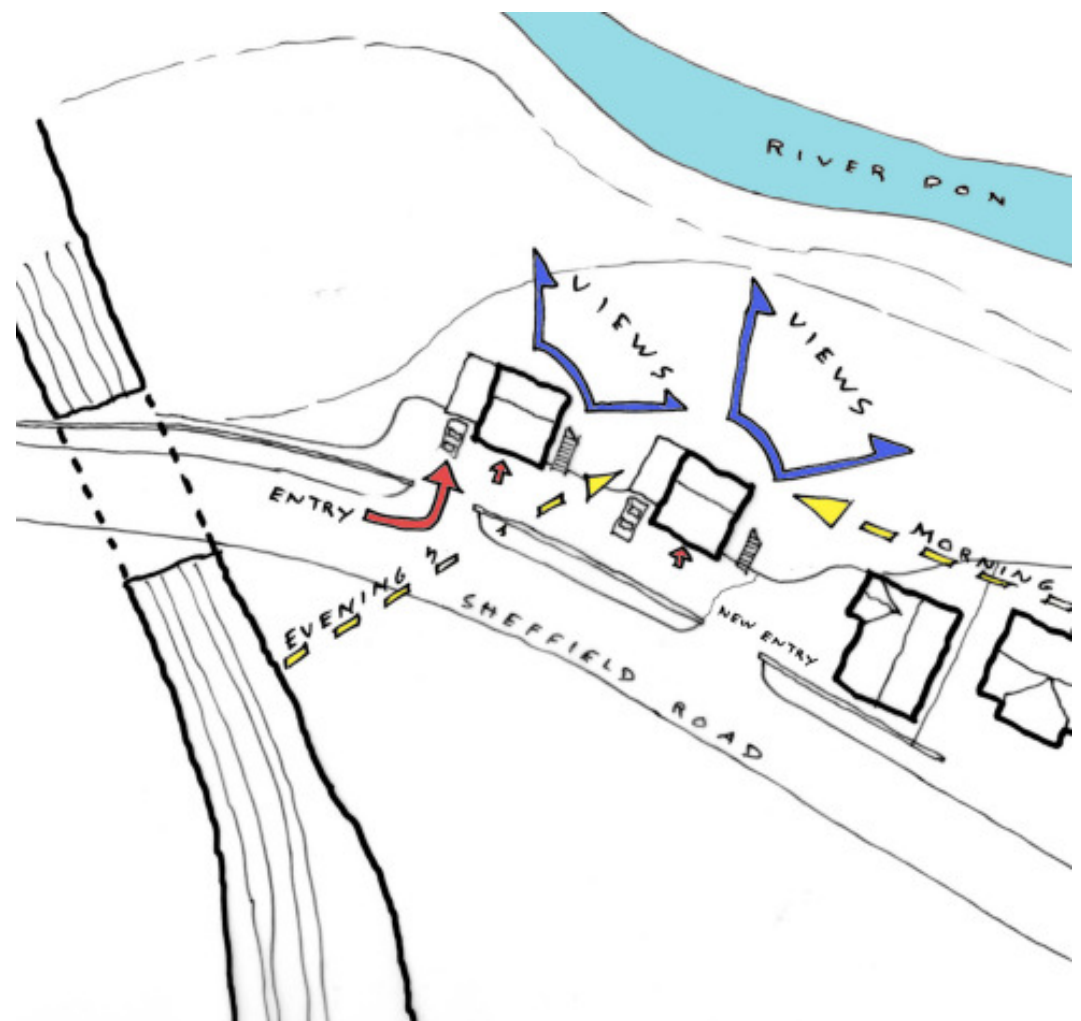


h

Context: The site and Planning History

The site previously contained a small single storey metal roofed dwelling and retail unit, this was demolished upon development of the adjacent site. The site has a current outline planning application approval for four detached houses (2007/1221).

This application is a new full planning application as the quantity of houses has reduced. The use (residential) has been previously established and the reader should refer to the previous application for the justification.



Site Analysis

Context: Planning policy

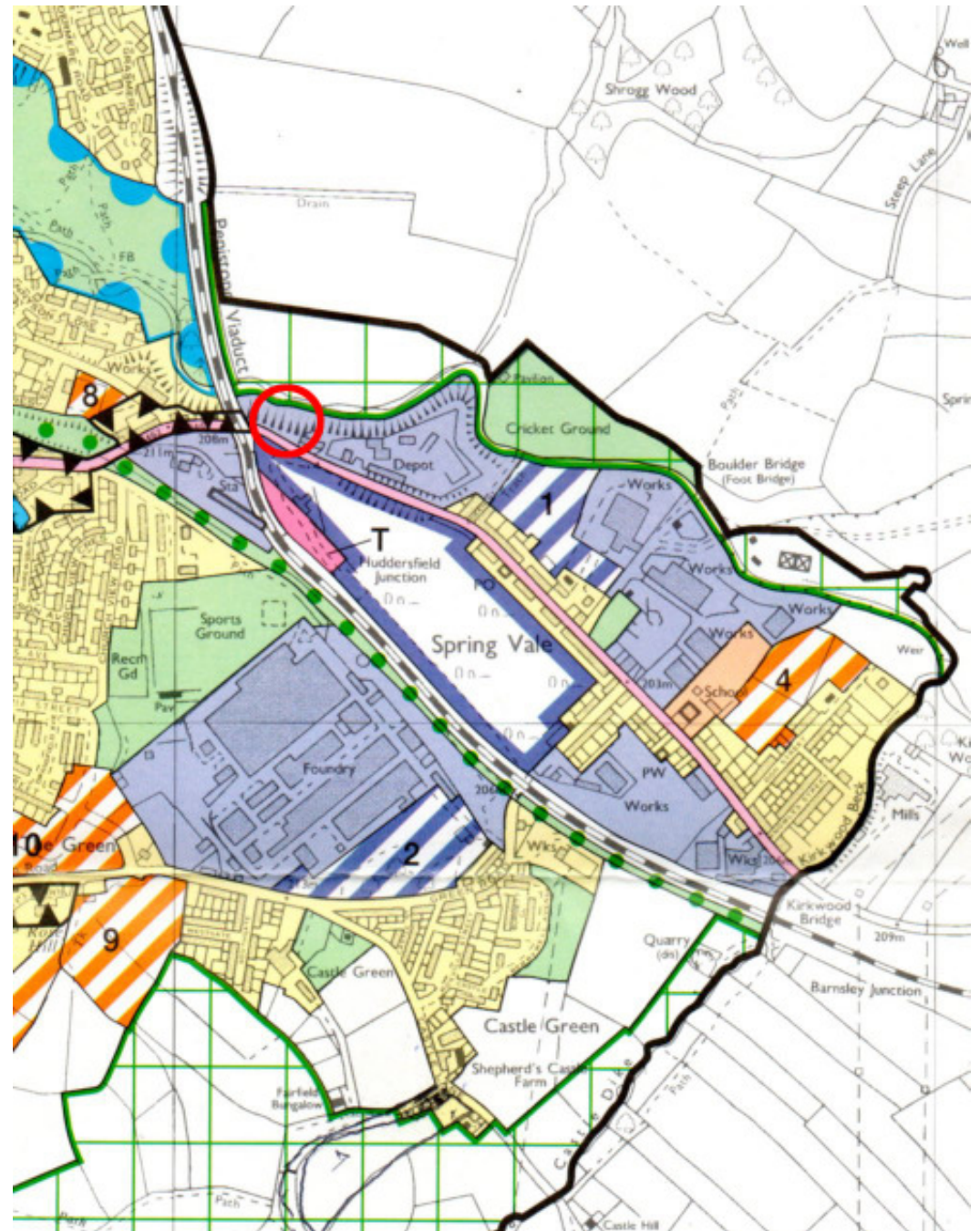
The UDP still identifies this site as employment policy area although this is now outdated as the current outline approval and the new neighbouring houses clearly establish the site & surrounding as residential.

PPG15 -Planning and the historic environment, says:

New buildings do not have to copy their older neighbours in detail. Some of the most interesting streets include a variety of building styles, materials and forms of construction, of many different periods, but together forming a harmonious group.’ (Para 2.14)

PPS7 -Sustainable development in rural areas, says:

‘Planning authorities should take a positive approach to innovative, high-quality contemporary designs that are sensitive to their immediate setting and help to make country towns and villages better places for people to live and work.’ (Para 12)



UDP for Penistone

Context: Consultation

A site meeting took place between the Architect and the Planning Officer for the area Mr Graham Northern to discuss the amount and detail of the scheme.

The planning officer was happy with the proposals and suggested the application should proceed, he noted that overlooking issues should be considered with any side facing balconies/ windows.

The only neighbour No3 Bridge Side is currently nearing completion and still vacant so no consultation has taken place with neighbours.

Bob Knell of highways was consulted on the proposal and in line with his comments, only two new houses are proposed, the existing site access will serve the new proposal while a second access will be created further to the East to serve the detached house nearing completion (No3).

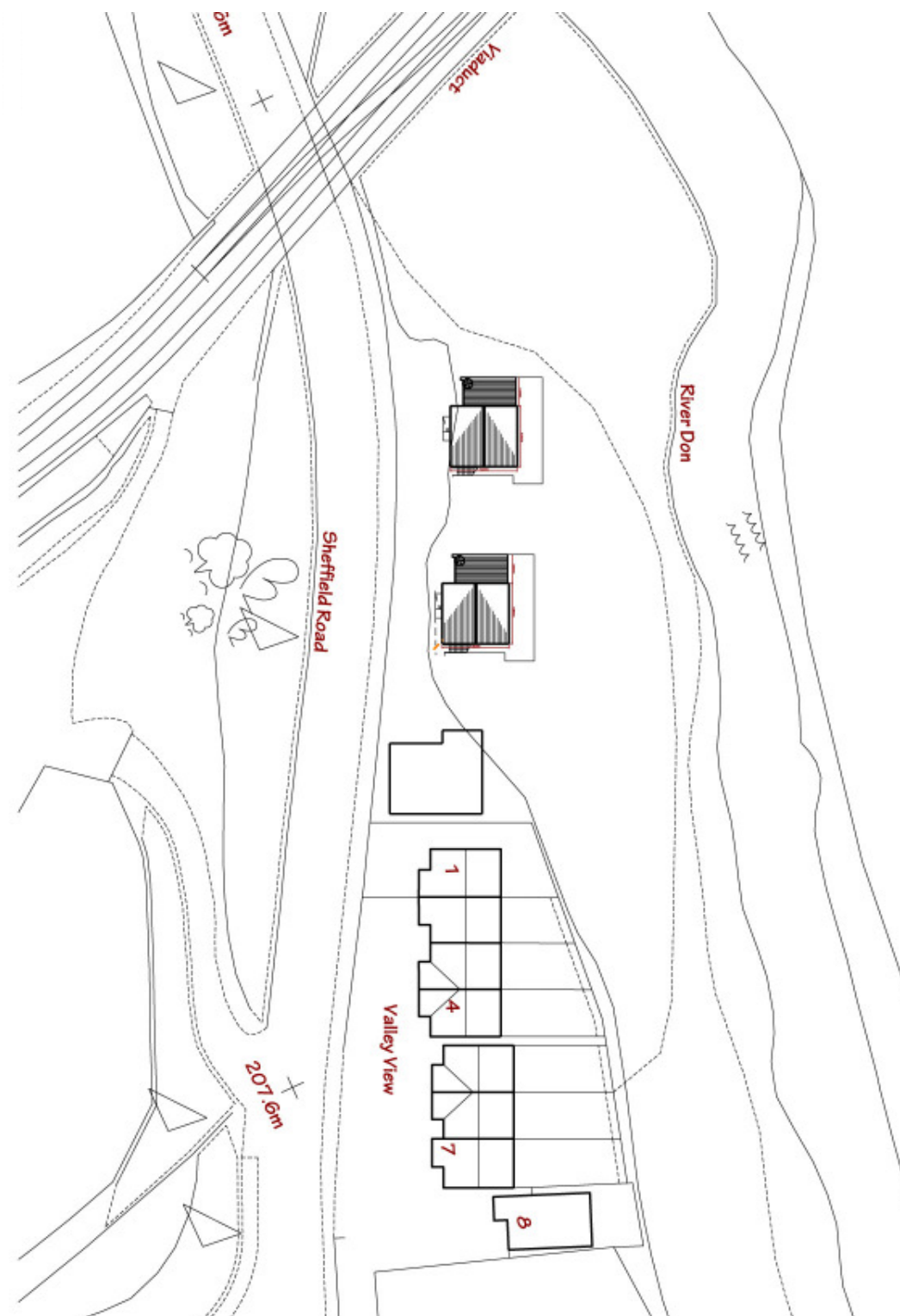
The proposal is not seen as directly affecting any other properties.

Design: Use

Two single occupancy detached dwellings are proposed for the site. As previously discussed the use (residential) for the site has been established by the outline planning approval (2007/1221) and the neighbouring houses. It is a speculative development by a Penistone based reputable builder/ landowner and will be an addition to the much needed Penistone housing stock.

Design: Amount

The outline planning approval was for four detached houses; upon comments from the Highways agency and given the difficult and steep nature of the site, two houses were deemed more practical. This amount is in line with developments along the street, although slightly less dense than its neighbours the space around the buildings is justified as it is an 'end' site, between the viaduct.



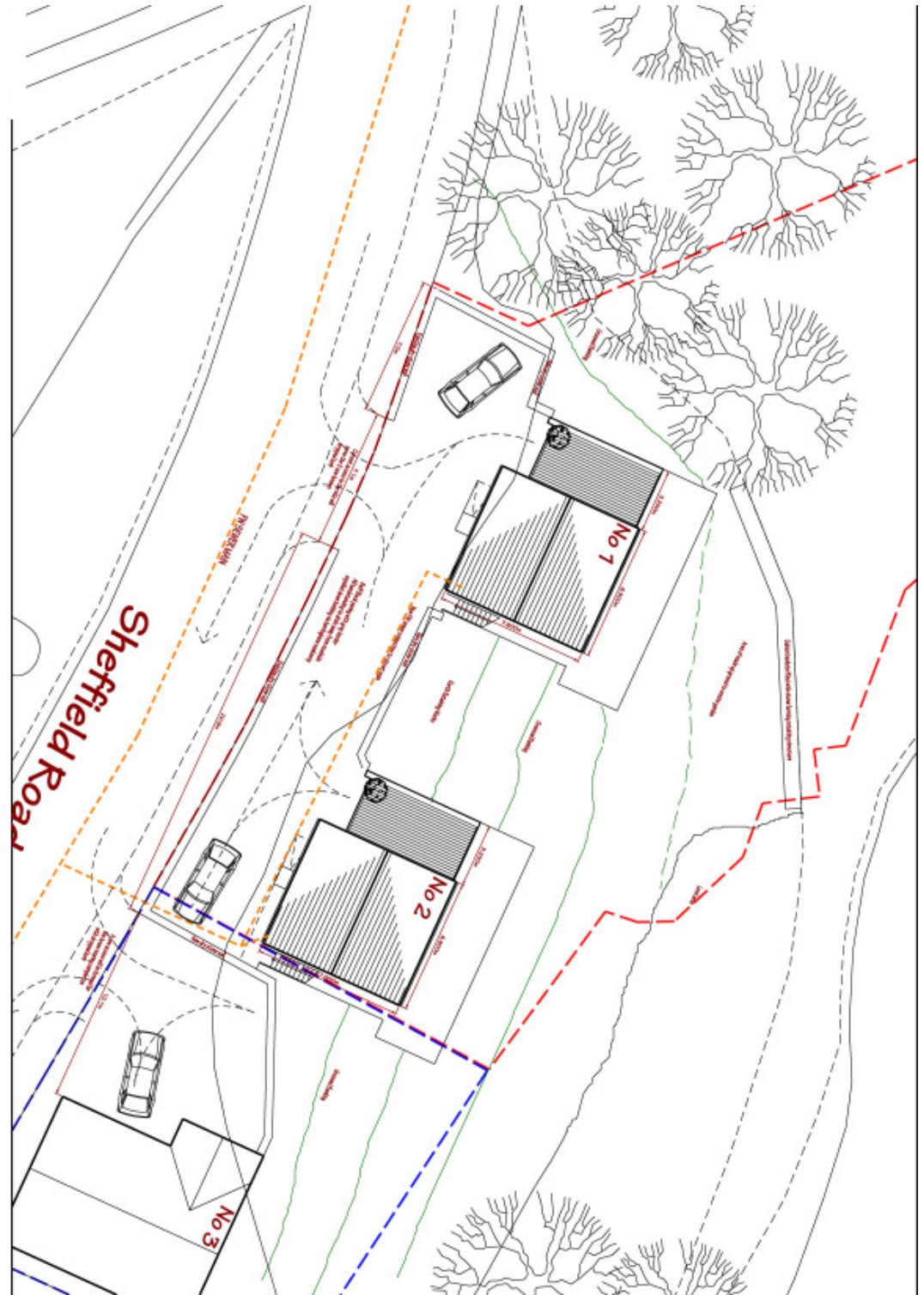
Design: Layout

The proposal is located 6m from the back edge of the footpath, this is sufficient for off road parking and manoeuvring and the same as the row of terraces beyond No3.

The buildings are equally spaced from No3 with at least 10m between buildings. Although No 3 appears to be facing the proposal, the main aspect is actually to the north overlooking the fields with only the smallest of the living room windows facing the gable wall of the proposal.

The buildings follow the line of the road and neighbouring buildings.

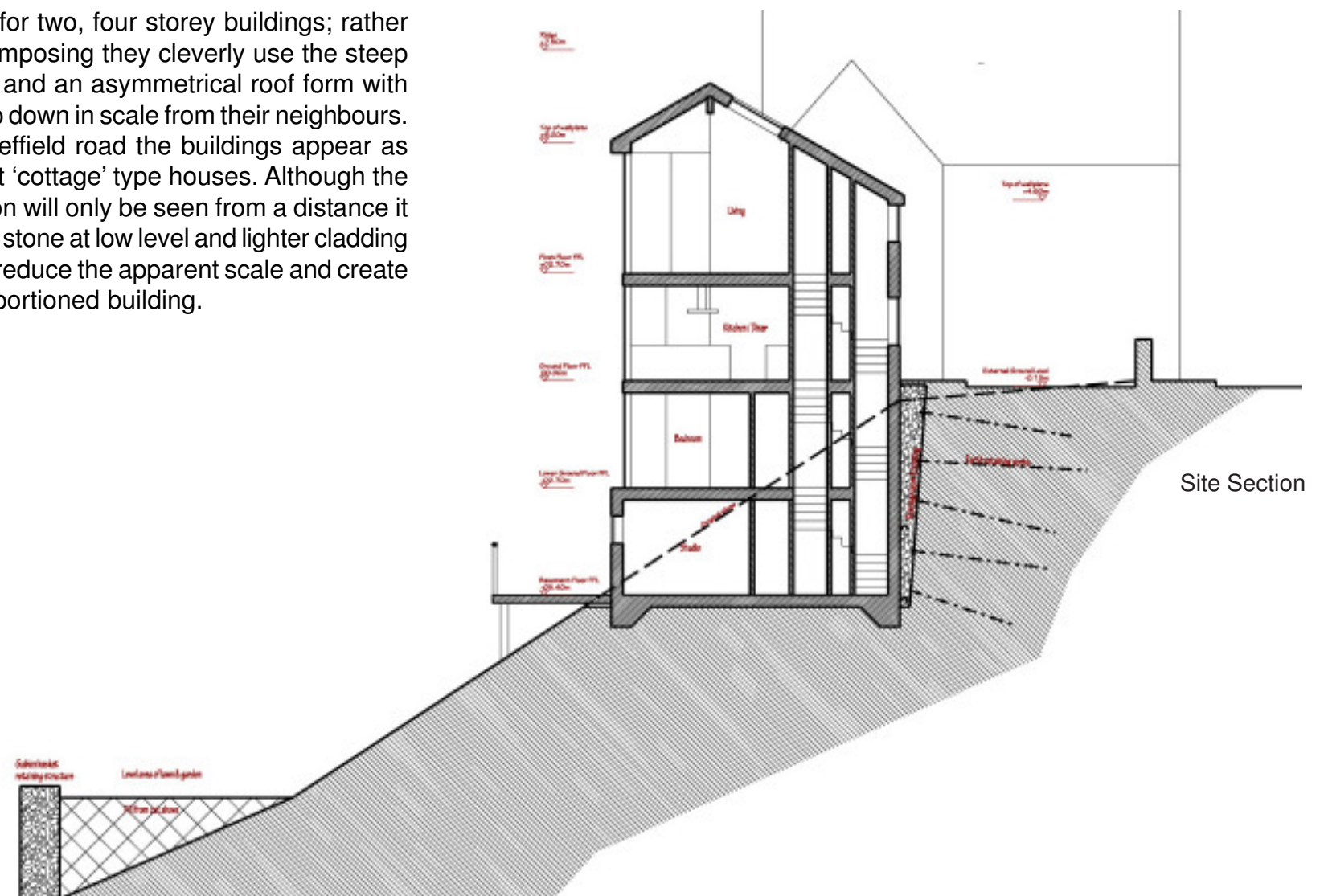
Although both houses have windows that wrap around the North East corner of the building, overlooking issues are overcome as the buildings are staggered and so the natural view from these windows is over the fields as opposed to over the neighbours gardens. The small windows in the East gable walls are at high level to further minimise overlooking, the majority of these will be opaque glazing as they are bathroom windows. The morning terrace is on the entrance level and so at the same level as the neighbouring garden so a simple 1.8m timber fence to No 3 will prevent any overlooking issues.



Site Layout

Design: Scale

The proposal is for two, four storey buildings; rather than appearing imposing they cleverly use the steep slope of the site and an asymmetrical roof form with low eaves to step down in scale from their neighbours. Viewed from Sheffield road the buildings appear as relatively modest 'cottage' type houses. Although the northern elevation will only be seen from a distance it uses a mixture of stone at low level and lighter cladding panels above to reduce the apparent scale and create a pleasingly proportioned building.



Sheffield Road View

Design: Appearance



Design: Appearance

Coursed sandstone walls and slate effect tiles to the roadside elevation combine with the symmetrical window layout, cut stone cills and lintels and the low eaves to create a traditional 'cottage feel' reminiscent of many houses in the Penistone area. The garage is set back and has a 'flat roof' and so allows the main house to be the principle read, the garage is finished with cedar clad doors and balustrade to the terrace above. The asymmetrical roof, grey cladding panels and full height windows that can be seen wrapping around the North east corner of the buildings, hint at something more contemporary on the buildings North face.

The North face reveals itself to the wonderful views over the Penistone countryside; four storeys are broken down with a plinth and side block of coursed sandstone, leaving a pleasingly proportioned three storeys of full height glazing and light grey cladding panels with darker grey fascia panels defining the floors.

The building has two faces, it needs to address the street and sun to the south but also the views to the North; it uses traditional and modern materials and construction techniques to create two carefully considered buildings from wherever they are viewed.

The asymmetrical roof allows three roof lights to get sunlight deep into the plan and overcome light issues associated with North facing buildings

An east facing internal balcony on the entrance level, means it is sheltered from the weather but acts as a sun trap for the morning sun, the West facing terrace over the garage is accessed from the top floor living room and gives the occupants much needed outdoor space that can be used in the evening while still enjoying the views.



Sheffield Road viewing West



North Elevation

Design: Landscaping

A 5m deep forecourt accommodates parking & manoeuvring for two cars for each house with a further car in the garage; block paving forms the hard standing.

1m high dry stone walls run between buildings to provide protection from the steep banking and connect in with the existing dry stone wall forming the roadside.

No gates are proposed to the development

All hard surfaces are designed to free drain down the banking and back into the river.

The first floor terrace over the garage will have a buff concrete paviour floor, cantilevered glass balustrade with stainless steel handrail to the north and solid cedar balustrade to the south with a grey aluminium capping, the West wall is in the coursed stone with a cut stone capping.

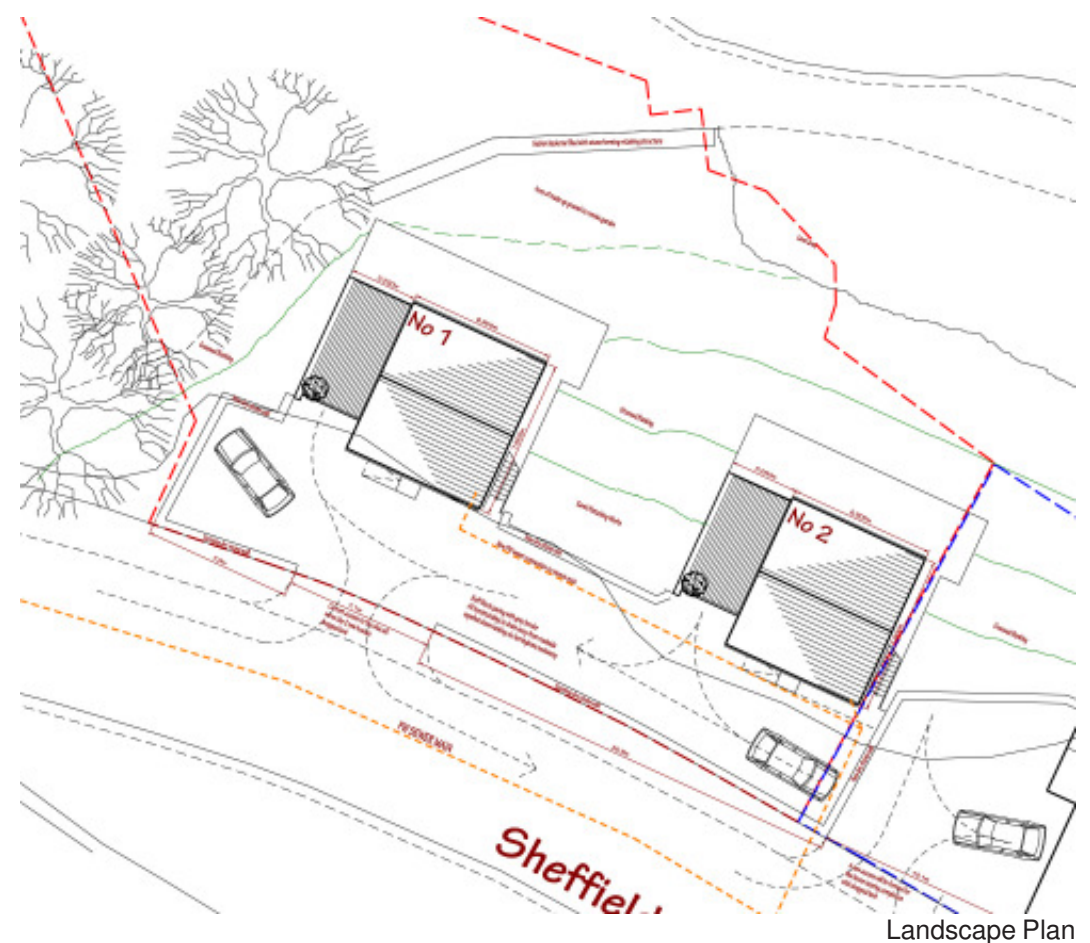
The internal morning balcony to the East will have a cantilevered glass balustrade with stainless steel handrail and reformed decking.

The low level decked area with steel railings provides further amenity space and affords access to the sloping garden down to the rivers edge, accessed by a painted steel stair and balustrade.

A further levelled area will be created lower down the banking by using the earth from the 'cut' created by the development with stone filled gabion baskets as a retaining structure, this means no 'muck' should have to be taken away from site in line with sustainable building principles.

The banking will be landscaped with indigenous plants, shrubs and grasses.

No trees of any merit will be affected by the proposal.



Design: Sustainability

The house will look to achieve code for sustainable homes level 3 to 4. This will be achieved with the use of:

Orientation and sensible positioning of glazed openings

Highly insulated fabric.

Loadbearing block construction gives the building a high thermal mass and a more constant temperature throughout the day..

A sealed building with heat recovery ventilation system eliminates drafts and heat loss through trickle vents.

Under floor heating throughout, the lower constant temperature requirement means under floor heating is far more efficient than radiators.

The building will use locally sourced and recycled materials wherever possible.

A rated mains gas condensing boiler

A+ rated and water saving appliances

All hard surfaces will free drain back down the banking into the river so as not to surcharge existing drains.

Access:

The existing access will serve the two new houses, this has sufficient width and visibility splays. A second access (also part of this application) will be formed further to the East to serve the existing detached house (No3) in line with Highway Authorities comments.

A single car garage and parking for an additional two cars on the driveway along with manoeuvring to provide forward access and egress to the site is possible

Emergency services can gain access to the property from Sheffield Road.

Refuse & recycling area is provided at the side of each house, for roadside collection.

Pedestrian access to the entrance from the parking area will be level with level thresholds into the building; A reception space and an accessible WC is provided at ground floor level, corridors and doorways will meet part M of the building regulations.

The building is intended to be fully adaptable to meet the changing needs of the occupants; the stair is wide enough to accommodate a stair lift.

Connection to the existing sewer on Sheffield Road for foul drainage is proposed.

All surface water will be allowed to free drain down the banking back into the river via a herringbone soak away.

The building will follow 'secured by design' principles as far as is reasonably possible.

Conclusions:

Outline planning approval exists for four houses on the site; due to the difficult nature of the site and Highway Agency comments two houses are deemed practicable.

The houses step down in scale and massing slightly from their neighbours as is befitting the end site.

The houses use materials that match those of their neighbours and which are common to the Penistone area on the roadside while a lighter contemporary interpretation to the North opens the building up to the views.

The building meets all current planning policies.

Consultation advice has been taken on board in the design of the houses.

Appendix: designSpace portfolio

designSpace are specialists in one off sustainable, contemporary homes, established for two years, our first completed building won the Home Building & Renovating competition for best do it yourself project.

Highfield, Sheffield

The first sedum roof and environmentally aware building in the area, with a striking form on a hilltop location overlooking the market town and conservation area.



Two storey extension to an existing bungalow, Sheffield

On the edge of the river Don Valley, in the Thurlstone conservation area, particularly noted for its weavers cottages. A wooded riverside setting is reflected in the tree house balconies and leaf coloured render, a contemporary solution that was praised by the local planning authority.



Broad Close Farm, Sheffield

A second agricultural dwelling in the green belt, received high praise from the planners for the contextual solution and high quality of the design.



Contact:

Client:

Willstock Construction
Cornerstones
51 Don Street
Penistone
Sheffield
S36 6HA

Architect:

Andrew Brown
designSpace
15 Hall Farm Grove
Hoylandswaine
Sheffield
S36 7LJ
t: 01226 762697

Notes.

All illustrations in this document are indicative only and should not be used for detailed consideration of massing or heights in relation to other buildings, please consult the technical drawings in this regard.

