

DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT
LAND OFF WILSON AVENUE
PENISTONE

Building Design Services
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INTRODUCTION

Building Design Services have been instructed by Chartwell Builders Ltd to submit a full Planning Application for the erection of a pair of semi-detached dwellings and garages on land off Wilson Avenue Penistone

SITE ASSESSMENT

LOCATION

The development site is located within a well established residential area within the Township of Penistone, off Wilson Avenue and is bounded by the rear gardens of properties on Victoria Street and Ward Street, with allotment gardens to the western boundary.

A site location plan is included within this report.

BACKGROUND

The site was disposed of by Barnsley MBC and acquired at auction without the benefit of Planning Consent. The site was formerly used as garages for Local Authority housing but has since become redundant and surplus to requirement one small block remains and requires demolition. The site is also occupied by a small electric sub-station with substantial underground mains, copy included within this report.

The redevelopment of the site will be dictated largely by rights of access to the sub-station and to the allotments to the west of the site.

The dwellings along Victoria Street and Ward Street are of a mix of traditional Victorian semis and terraced properties and the dwellings along Wilson Avenue are of a more modern red brick built semi and detached housing association properties.

INVOLVEMENT

The scheme has been discussed with Barnsley Metropolitan Borough Council planning officers with particular regard to the massing and layout of the site and the relationship with surrounding properties.

PHOTOGRAPHIC SURVEY

A photographic survey of the site has been carried out and is attached. This illustrates the existing site and its immediate surroundings.

MEASURED SURVEY

A detailed topographical survey of the site has been carried out and is attached with the planning application.

DRAINAGE

The site is served with an adopted combined sewer and the appropriate permission will be required for connection. Further investigation will be required regarding the surface water drainage from the existing garages and hard standings. Any soakaways will be designed in accordance with BRE Digest 365.

The site is not within an area subject to flooding and no special precautions are required.

ARBORICULTURAL SURVEY

There are no mature trees within the site that are affected by the development.

ACCESS

The site is served by an existing private roadway partially surfaced for approximately 23m. It is intended to extend this and maintain the rights of access.

PLANNING POLICY

The site is within a Housing Policy area and the proposals are appropriate to the surrounding use, and will accord with PPG 12, Supplementary Planning Guidance 3, and UDP Policy H8D. Consideration has also been given to the South Yorkshire Residential Design Guide with regard to layout and design.

THE PROPOSALS

DESCRIPTION

It is proposed to demolish the remaining garages and erect a pair of two storey three bedroom semi-detached houses with single storey garages with separate visitor parking.

ACCESS

The existing access from Wilson Avenue is surfaced for the first 23m of its length, it is intended to extend this private access to maintain a right of access to the allotments and provide a turning facility for refuse vehicles and fire appliances. The intended use of the site will result in a reduction of vehicles using the access road. Disabled access will be provided in accordance with Building Regulations Approved Document Part M and BS 8300 Access for Disabled People.

LAYOUT AND SCALE

The surrounding properties are typically two storey, semi and terraced house with traditional small front gardens and more private rear amenity areas. It is intended to mirror that style and provide external space in accordance with the South Yorkshire Residential Design Guide requirements min 60sq m. The layout of the development has been designed to allow surveillance of all areas for security without causing overlooking issues to surrounding properties.

The internal layout of the dwellings have also due consideration to the SYRDG in providing suitable space standards.

The separation distances to existing dwellings are in excess of the SYRDG as indicated on the site layout plan.

APPEARANCE & MATERIALS

The design of the dwellings will be typical of surrounding properties with pitched roof construction and a mixture of facing brickwork and ashlar stone to the front elevations. Front boundary walls will be constructed in matching facing brickwork. Private drives will be surfaced in concrete block paving and footpaths and terraces in buff concrete flags. Drawings attached to the application will confirm remaining materials and finishes.

LANDSCAPING

There are no significant mature trees on the site although there exists several small trees on surrounding boundaries; these will be protected where necessary. It is intended to provide tree planting around the parking area as indicated on the site layout. Soft landscaping to include for lawned gardens and low shrubs around the parking areas. Boundary fencing will be as indicated on the site layout whilst privately owned existing boundaries will remain.

SUSTAINABILITY

The site is located in an existing, established residential community and will provide for Lifetime Homes suitable for either small or medium families. The development is within walking distance to public transport both road and rail and is within easy reach of Penistone Town centre, reducing the reliance on personal vehicle usage.

The properties will be to Code level 3, Secured by Design, Lifetime Homes requirements and Mobility Homes and will provide high levels of thermal insulation, energy efficient lighting and low carbon heating. Externally surface water will be retained for external use and the use of impermeable paving to limit the amount of surface water runoff.

CONCLUSION

The proposals to develop the site fall in line with Local Authority Policy guidelines and demonstrate compliance with all design criteria, and provide low cost housing as a general requirement, and as such would form an acceptable development.

Signed.....
Building Design Services





APENDIX 1 MINING REPORT



Issued by:

The Coal Authority, Mining Reports Office, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire NG18 4RG
ON-Line Service: www.groundstability.com - Phone: 0845 762 6848 - DX 716176 MANSFIELD 5

BURY & WALKERS LLP SOLICITORS,
DX 12251 BARNSELY

Person dealing with this matter: Keith Pennington
Our reference: 00049412-11
Your reference: 36/1187-307
Electronic Ref: EME_00016478660008_005
RRUID: 005 00016478660008
Date of your enquiry: 15 August 2011
Date we received your enquiry: 15 August 2011
Date of issue: 16 August 2011

This report is for the property described in the address below and the attached plan.

Non-Residential Coal and Brine Report

Land At, Wilson Avenue, Penistone, Sheffield, South Yorkshire

This report is based on and limited to the records held by, the Coal Authority, and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Coal mining	Yes
Brine Compensation District	No

Information from the Coal Authority

Underground Coal Mining

Past

According to the records in our possession, the property is not within the zone of likely physical influence on the surface from past underground workings.

However the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past.

Present

The property is not in the likely zone of influence of any present underground coal workings.

Future

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

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The property is not in an area for which a licence has been granted to remove coal using underground methods.

The property is not in an area that is likely to be affected at the surface from any planned future workings.

However reserves of coal exist in the local area which could be worked at some time in the future.

No notice of the risk of the land being affected by subsidence has been given under section 48 of the Coal Mining Subsidence Act 1991.

Mine entries

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

Coal-mining geology

The Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.

Opencast Coal Mining

Past

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

Present

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

Future

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

Coal-mining subsidence

The Coal Authority has not received a damage notice or claim for the property since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

Withdrawal of Support

The property is not in an area for which a notice of entitlement to withdraw support has been published.

The property is not in an area for which a notice has been given under section 41 of the Coal Industry Act 1994, revoking the entitlement to withdraw support.

Working Facilities Orders

The property is not in an area for which an Order has been made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

Payments to Owners of Former Copyhold Land

The property is not in an area for which a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Comments on Coal Authority Information

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore if development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/ former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional remarks

This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions 2006. The report is compliant with Home Information Pack requirements.

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Location map



Approximate position of property



Enquiry boundary

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Key

Approximate position of enquiry boundary shown



APENDIX 2 SITE LOCATION & SERVICES

SYK541538 (part only)

Areas shaded brown: pedestrian and vehicular
right of way at all times for Penistone Council
and their tenants, the Vendors and any other "parties"
having like rights
Contributions to maintenance as per user

Hatched block: Lease for Electricity Sub-Station
SYK 550319

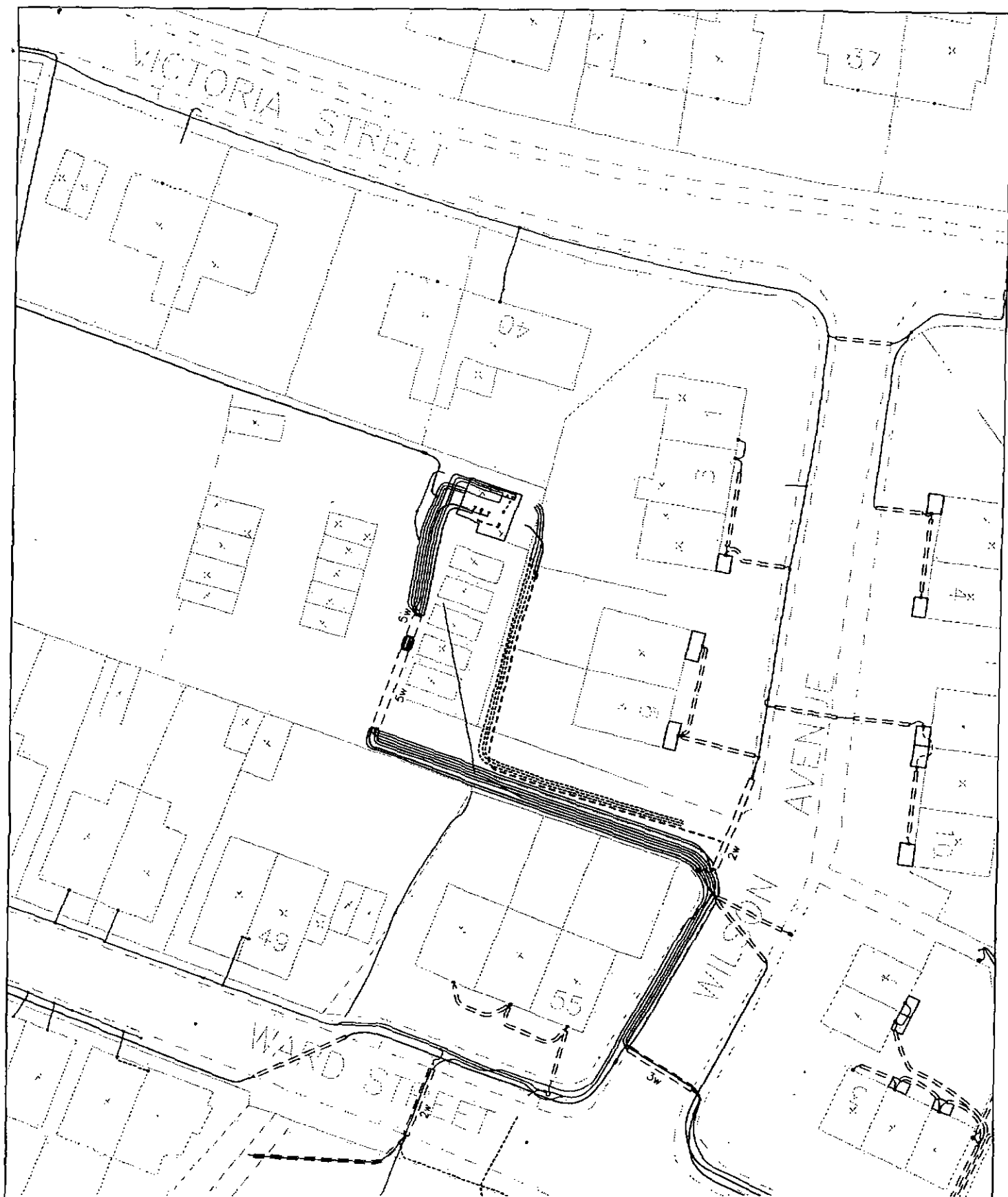
VICTORIA STREET

Area edged red : 728 m2 or thereabouts

LB

WILSON AVENUE

WARD STREET



Yorkshire Electricity Distribution plc.

The position of our equipment is shown on this plan as accurately as possible. However, it may have changed since the plan was produced. Therefore, the position of our equipment and those of service cables which may not be shown should be established on site. Electricity cables not owned by Yorkshire Electricity Distribution plc may be laid in this area and may not be shown on this plan. Where private cables are shown, the information should not be regarded as accurate and should be used for guidance purposes only. In all cases, accurate information should be obtained from the owner of such cables prior to the commencement of work on site.

9 Wilson Avenue Penistone Sheffield

**Yorkshire
Electricity
Distribution
plc.**

Safe Digging Map

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24-10-2011

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PELI