

April 2023

Design & Access Statement

Garage Plot, Castle Lane, Penistone. S36 6AH



1.1.The Site & Surrounding

The site is located in Penistone a large rural town with good amenities including several junior schools and Penistone Grammar School, shops and restaurants all within walking distance. Penistone has good links to the motorway network and good commuting distance to Barnsley, Sheffield and Leeds; there are also bus & train services to the surrounding towns and villages.



Aerial View



The site



Neighbouring Property No2



Terraces opposite

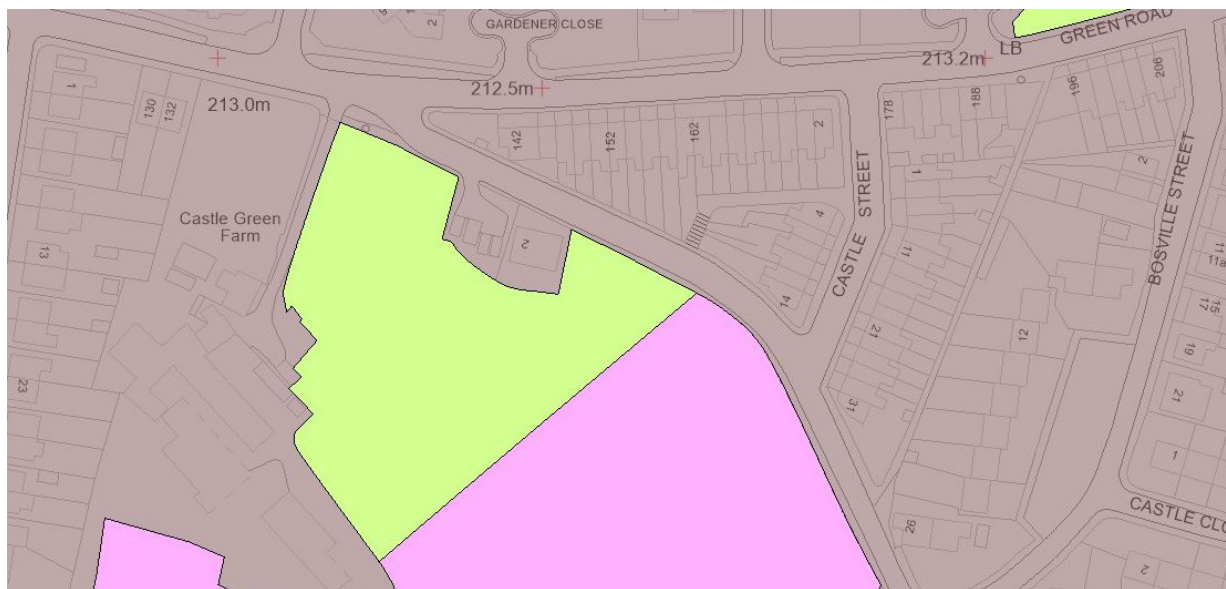


The Park to the Rear

The site measures 285sqm. To the north of the site and giving access is Castle Lane is a surfaced two-lane road leading to Oxspring, there is a footpath to the opposite north side and a grass verge to the south side. Castle Lane has a 30mph speed limit and good visibility. The site slopes from the lowest north west corner up to the highest point to the south east corner with a level change of approximately 2.5m. The site is currently empty, there is a vehicular access from Castle Lane to the lower north west corner of the site, stone walls to the east and west boundaries and the southern boundary is currently open to the park at the rear. The site is generally hardstanding, there are three concrete bases for garages that stood on the site a few years ago, the remainder is gravel with weeds and grasses growing through.

Opposite the site to the north east are a row of terrace properties across Castle Lane at a lower level and orientated obliquely to the site. To the east of the site is a detached stone dwelling constructed around 2010, the property has a raised ground floor with garage at the lower level, a steeply pitched roof with front and rear dormers and accommodation in the roof. To the south of the property is an open field, classified as a park, apart from rusty goal posts there is little sign that it is used as a recreational space, although the grass is tended.

1.2. Planning Policy



The site is within Penistone's urban fabric, predominantly housing. it is not a conservation area, green belt or other area of special interest.

The property had planning permission for erection of garages in 1995 and 1997, B/95/1090/PU, B/97/0665/PU

The fields Wrapping around the site to the south and west are classified as urban green space and is understood to be a park although it seems greatly underutilised, although the grass is tended, it is understood from the Executor's that the field was compulsory purchased by Barnsley council from the late applicant in the 1990's to provide recreational facilities for the area.

National and local planning policies apply; sustainable development is a requirement of both national and local policy.

The 'Barnsley supplementary planning document 'Designing New Housing Development' has been consulted during the design process.

2.1. Access & Sustainability

The highways access will not be altered; there is no footpath so a dropped kerb is not required, the drive will be surfaced to the edge of the highway with Asphalt, a linear drain leading to a soakaway will be provided to the junction to prevent surface water entering the highway.

The site previously housed three garages (planning approved), the proposal for a single two car dwelling would be a reduction in traffic flow onto the site, so no highways issues are expected

The drive is 6.5m deep with a maximum gradient of 1:12 and provides two off road parking spaces in line with guidelines.

Emergency services can gain access to the property from Castle Lane.

Refuse & recycling area is provided to the front of the property and screened by the proposed dry stone wall, there is space to the front of the drive for weekly roadside collection

The existing mains foul drainage system will be utilised.

Surface water will be dealt with on site with soakaways wherever possible.

There is no requirement for protected species, flora and fauna surveys.

The site is not within an area at risk of flooding according to the Environment Agency flood map.

No trees or hedges will be affected by the development, a tree survey is not required.

The building will have a high level of insulation and look to reduce energy demand wherever possible.

The new property will be heated by an air source heat pump in line with recent government guidance to reduce the reliance on fossil fuels in favour of clean electricity.

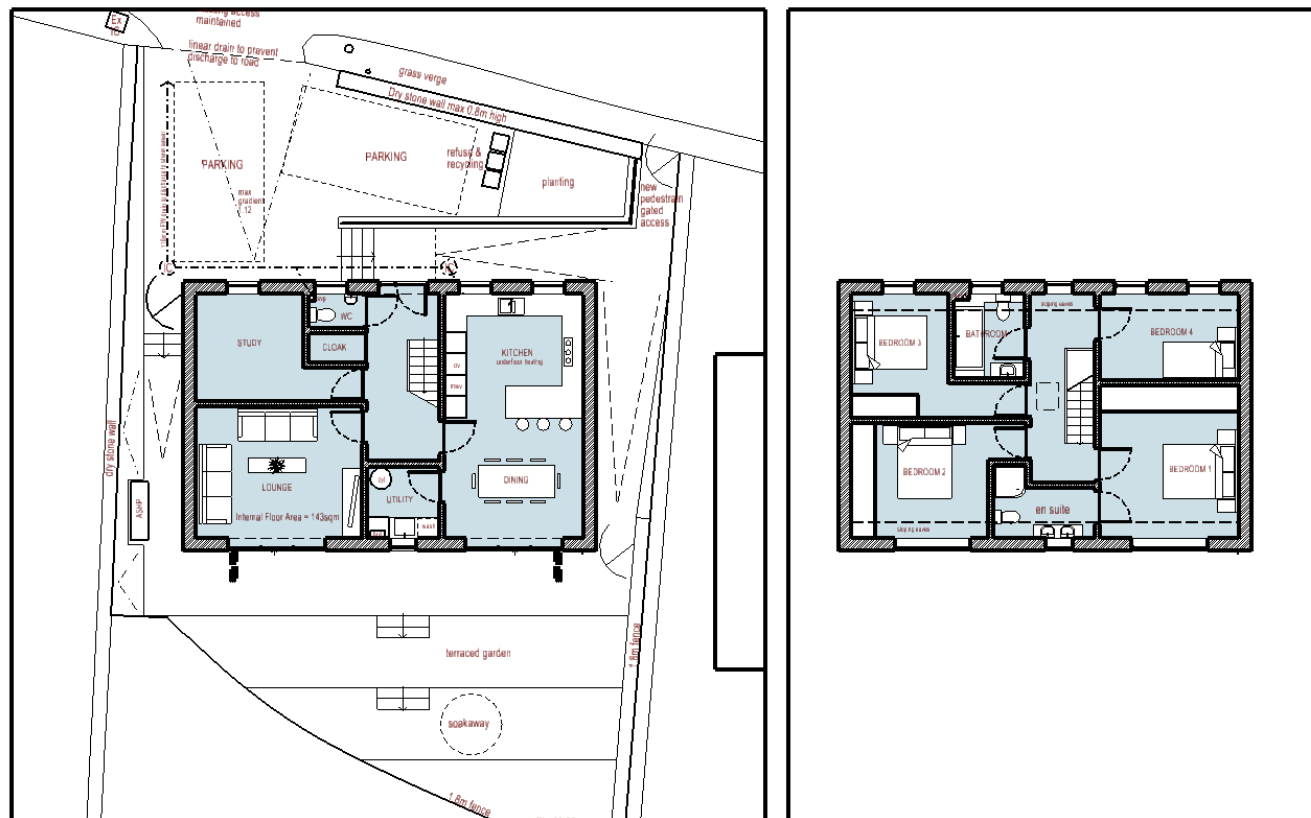
The property will achieve a good airtightness level.

2.2. Use, Amount & Layout

The proposal is to construct a four-bedroom detached dwelling with a footprint of 86sqm and an internal floor area of 143sqm over two floors, the site levels are utilised to provide car access at a maximum gradient of 1:12 and parking for two cars at a level adjacent the highway; a pedestrian gate to the higher north east corner allows a level part M accessible entrance.

The proposal maintains the same orientation as the neighbour and steps forward to follow the highway, the oblique orientation to the properties across Castle Lane ensures that overlooking issues are not created. The proposal does not create excessive over-shadowing or effect the outlook of the neighbouring properties.

The rear garden is terraced to accommodate the level changes and reduce the quantity of muck away. The accommodation is in line with all guidelines in relation to the size of the site, amenity, parking and internal spaces.



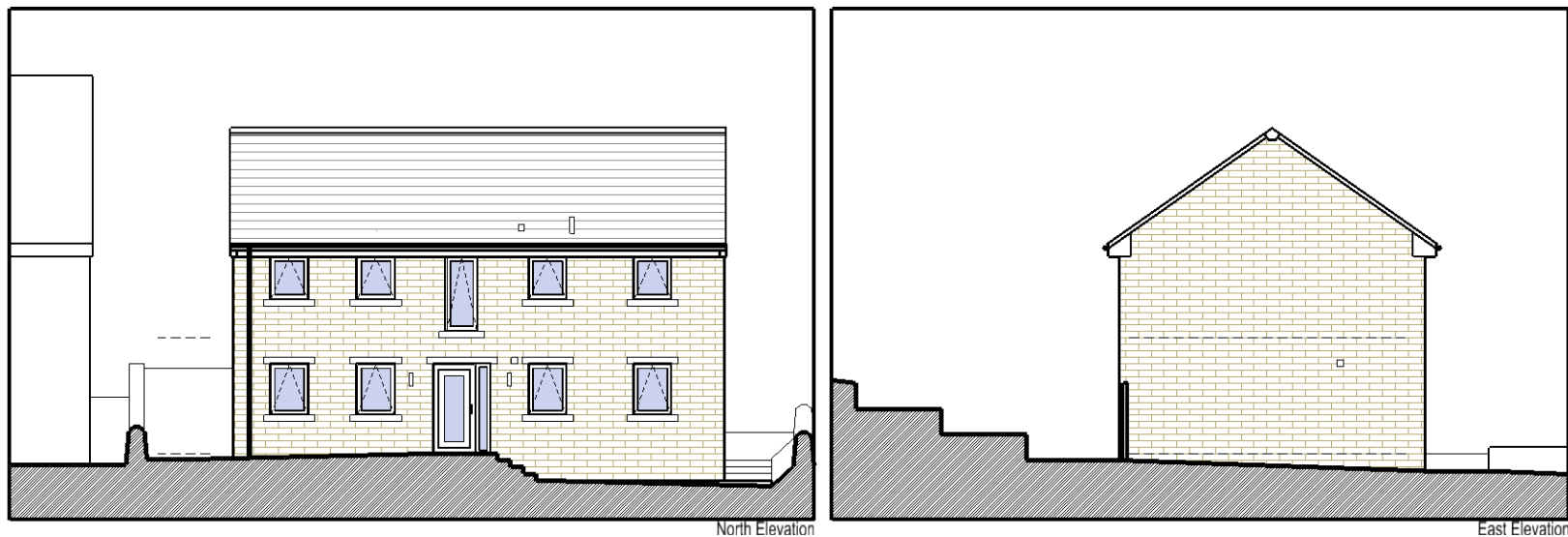
Plans

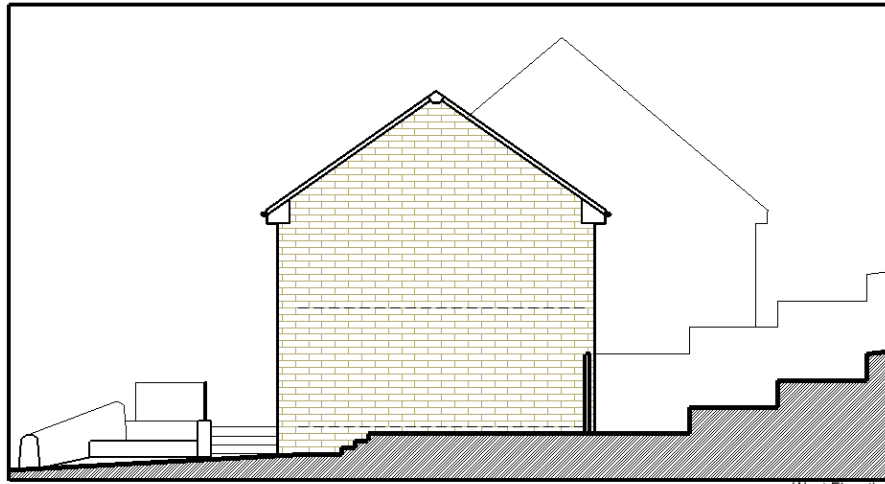
2.3. Scale & Appearance

The proposal is carefully designed to utilise the ground levels so that the eaves and ridge heights are no higher than the neighbouring property, the size and scale of the property is in keeping with the neighbouring property and the size of the site, providing good sized front drive/ garden and rear garden.

The dwelling will be constructed from a natural sandstone or artificial stone that is similar in appearance to the local stone, it will have a grey concrete tile roof such as is common of the local properties, fascia's and gutters will be black PVCu.

The windows and doors to the front elevation are of a traditional portrait proportion in keeping with historical houses of the area. Larger windows to the rear elevation maximise light and views





West Elevation



South Elevation

3.0 Conclusion

The proposed use as a single dwelling would be classed as providing housing infill to a brownfield site within the urban fabric of Penistone, all of which is in line with local and national planning policy and will contribute towards Barnsley councils housing targets for the area.

The new dwelling will meet government guidelines in reducing carbon emissions with the use of a highly insulated air tight fabric, the air source heat pump will remove the requirement for fossil fuel heating.

The dwelling follows the general form, scale and proportions of the surrounding properties and will be constructed of similar materials so meeting all planning guidance.

4.1. Contact

Architect:

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*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.

5.1. Design Space Architects - Projects

DSA are award winning architects who specialise in one off, sustainable, contemporary & traditional homes.



New Dwelling, Thurlstone

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.



New Dwelling, Penistone

A ground-breaking building of local stone and cedar, totally unique while blending into its landscape



New Dwelling, South Ferriby

A contemporary house overlooking the Humber in South Ferriby which is inspired by the nearby brick and corrugated metal farm buildings. It addresses the client's current and anticipated restricted mobility. Winner of the LABC best new dwelling award (S Yorkshire & Humber)



New Earth Sheltered Dwellings in the Green Belt, Penistone

Two contemporary new homes now constructed in South Yorkshire, gained planning permission under PPS7 green belt policy for their exceptional design.