

DESIGN AND ACCESS STATEMENT

Residential and Community Development

Land South of Castle Lane, Penistone, Barnsley.



Halsall Lloyd Partnership

53 Forest Road East, Nottingham,
NG1 4HW

0115 9897969
(e) nottingham@hlpdesign.com
(w) www.hlpdesign.com

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Revision	P2
Issue Status	Planning
Prepared	AA
Approved	MJ 15/12/2025

INTRODUCTION

This Design and Access Statement has been prepared in support of a full planning application for the proposed residential dwellings and communal facilities at Land South of Castle Lane, Penistone, Barnsley.

PROJECT DESCRIPTION

The project comprises the development of supported living for three single storey one bedroom bungalows and ancillary communal staff facilities with associated landscaping, access, parking and sustainable features, providing high quality accommodation and care facilities for individuals with specific support needs while respecting the character of the surrounding area and providing an enhancement of biodiversity to a minimum of +10.91%.

PLANNING HISTORY

Pre-application advice was received on 17th October 2025 (BNG) & 3rd November 2025 (Highways)

SITE & CONTEXT

The application site is situated on land to the south of Castle Lane, in the town of Penistone within the administrative area of Barnsley Metropolitan Borough Council.

The site lies south-west of Penistone town centre, with an approx area of 3,340.8m² (0.334ha) in a predominantly semi-rural fringe setting, bordered to the north by established residential development, while the land to the south-east, south, and south-west comprises open fields and natural landscape features.

The surrounding area is characterised by a mix of residential and agricultural/undeveloped land some of which is identified in the local plan as safeguarded for future development

Castle Lane provides direct access to the A6133 and A635, offering convenient connections to Penistone town centre and the wider regional highway network. Vehicular access to the site is taken from Castle Lane, which also integrates with the local road infrastructure. In addition, footpaths and informal walking routes in the surrounding area enhance the site's overall accessibility for pedestrians.

The site is not located within a designated Conservation Area, nor is it known to be subject to any specific heritage constraints.



Fig. 01 Aerial view of the site.

 Indicative Site Boundary



Fig. 02 Street and Site View

PROPOSED WORKS

The application seeks planning approval for the development of three single storey one bedroom bungalows and ancillary communal facilities with associated landscaping, access, parking and sustainable features.

The three single storey one bedroom bungalows are designed for three individuals each being approx 73.8m². Each resident will have their own bungalow with a kitchen, bathroom, dining/ living room, bedroom and adequate storage. The communal facilities (77m²) will serve as ancillary facilities to the residential living accommodation, providing essential areas for staff breaks, shift handovers and office work including secure storage. The hub will include a communal lounge/meeting space and wc, staff kitchenette / lounge area together with laundry facilities, staff wc / shower room. The secure staff office is positioned to overlook the covered entrance porch, driveway and parking area, allowing clear visibility to monitor visitor access to and from the site. The site layout has been carefully orientated to respect the relationship with neighbouring properties, with building positions, window placements, and boundary landscaping designed to prevent overlooking, minimise noise and disturbance. Existing and proposed landscaping will further reinforce privacy and soften views of the development within its semi-rural setting.



Fig. 03 Proposed Site Plan

MATERIALS

The design takes cues from the traditional building materials of the surrounding area while introducing contemporary features at principal entrances.

The primary material for the walls will be stone (reconstituted), complemented by cast stone heads and sills with shiplap cladding accents. The bungalows and main block of the staff hub will feature pitched roofs with parapet gables, dark grey roof tiles.

Photovoltaic panels will be installed on the south east and south west roof planes to support sustainability. The front elevation of the bungalows incorporates both stonework and cladding, with a flat roofed porch carefully integrated at eaves level. The communal facilities will primarily consist of stonework, with the adjoining entrance lobby and communal lounge area constructed with a flat roof, finished in cladding. The glazed elements of the scheme will be a combination of uPVC, double glazed windows with composite door units.



Fig. 04 Visualisation Staff Welfare & Communal Facilities



Fig. 05 Visualisation Bungalow Type 2A



Fig. 06 Visualisation Bungalow Type 2B

ACCESS

The proposed access arrangement for the site will be via a private driveway access off Castle Lane approximately 2.5 metres east from the boundary wall of No.2 Castle Lane. The driveway entrance will be clearly denoted as private with contrasting hard surfacing where it meets the adopted highway and clear signage affixed to stone walls/piers framing the entrance gateway. A pedestrian footpath will run alongside the vehicle access and bin collection point, positioned along the northern boundary. The existing substation will not be impacted by the development. A larger portion of the driveway will be hard surfaced up to the entrance of the staff hub with the remainder of the driveway being permeable paving / eco-pave or similar providing additional parking.

PARKING

The site supports active transport methods with the inclusion of 4 cycle stands positioned to the front of the staff hub in clear view of the office. There will be in total 7no. allocated parking spaces for residents/staff and visitors, one space will be positioned at the end of the driveway within the permeable paving area to provide direct access to bungalow no.3 (to suit the specific needs of the resident). The remaining spaces will be hard surfaced alongside the staff hub and bungalow 1. In addition to these allocated spaces there will be 7no. overflow car parking spaces formed using permeable paving / eco- pave or similar.

CONCLUSION

The proposed development delivers a carefully considered supported living scheme comprising three single storey bungalows and ancillary communal staff facilities. The scheme is designed with a clear emphasis on high quality accommodation and a safe supportive environment for individual specific needs, while promoting independence.

While the site will result in the loss of some greenspace, the site is not identified as a formal playing pitch (as confirmed by the Service Manager in the Sport and Physical Activity Team at Barnsley Council). The proposal includes a corridor of planting long the south and western boundaries to enable the scheme to achieve +10.91% Biodiversity Net Gain on the site (see BNG assessment/PEA) whilst also serving as a visual barrier between the new bungalows and adjacent existing properties.

Overall, the proposal represents a well balanced and sustainable development that meets identified care needs, respects its surroundings and delivers meaningful environmental and wider social / community benefits.