Design and Access Statement

Development at:

Land at Hartcliff Road, Penistone

Date: July 2013

Ref: HR/DAS-2013

PERSIMMON

Together, we make a home

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PHWY Document Control

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1. Introduction

1. Scheme Overview

The planning application seeks to provide 159 dwellings and associated on site landscaping and car parking on the site.

The site comprises 4.87 hectares of land, situated to the south west of Schole Hill and west of Clarel Street, Penistone, Barnsley.

The site is situated close to Penistone Town Centre (less than1.km to the east) and on the western edge of the existing urban area, within the Penistone settlement boundary. The site adjoins a well established part of Penistone which is primarily residential in nature. The site is bounded to:-

- The north by Schole Hill Lane, a stone wall and self set trees and shrubs.
- The east by residential properties.
- The south by Hartcliff Road.
- The west by a well established hedgerow.

The site is generally flat with few notable features. It is currently in agricultural use and the field boundaries are marked by well established hedgerows and stone walls. A public footpath runs east to west across the site. There is a small single storey farm store located towards the southern end of the site.

1.2 Designations of site and Surrounding Area

The Barnsley Unitary Development Plan (UDP) was adopted in 2000 with the policies subsequently saved in 2007. The adopted Core Strategy supersedes a number of the UDP Policies and includes strategies, policies and proposals for investment, development and use of land in the district to 2026.

Until all the Local Development Framework (LDF) documents are in place, some parts of the UDP are being "saved" and remain in force and will be used in determining planning applications until replaced

The National Planning Policy Framework (NPPF) was brought into force on the 27th March 2012, and takes precedence over out-of-date or incomplete local development plans. In such cases planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

The site is identified on the saved UDP Proposals Map as “Safeguarded Land” located within the settlement boundary of Penistone.

2. Site Location and Scheme Proposals

2.1 Location (Fig 1)
The site comprises 4.87 hectares of land, bounded by Schole Hill to the north west, Clarel Street to the east and Hartcliff Road to the South.

To the north east and east of the site are the established residential areas of Clarel Street, Chapel Field Lane and St. John's Close. The properties on these streets are relatively modern with a mix of two storey and properties and a number of bungalows. A number of residential properties to the south east of the site are older and set in well established grounds.

As the site is located on the fringes of the urban area agricultural uses and several working farms can be found to the north and west.

2.2 Local Amenities (Fig 2)
The site is located in close proximity to a range of shops, leisure facilities, community facilities and employment uses. These are summarised below:

St Andrews Church – 0.4 Miles
Penistone Library – 0.4 Miles
Penistone Dental Surgery 0.5 Miles
Co operative Pharmacy – 0.6 Miles
Penistone Post Office – 0.6 Miles
Natwest Bank – 0.6 Miles
Yorkshire Building Society – 0.6 Miles
St John the Baptist CE Primary School Junior Department – 0.6 Miles
St John the Baptist CE Primary School Infant Department – 0.7 Miles
Tesco 0.8 Miles
Penistone Train Station – 0.8 Miles

2.3 Public Transport
The site is currently well served by public transport. The nearest bus stops are located on Chapel Field Lane to the east of the site. The northbound bus stop benefits from a shelter and seating. A summary of the bus services on Chapel Field Lane is provided in the Transport Assessment (TA) and Travel Plan.

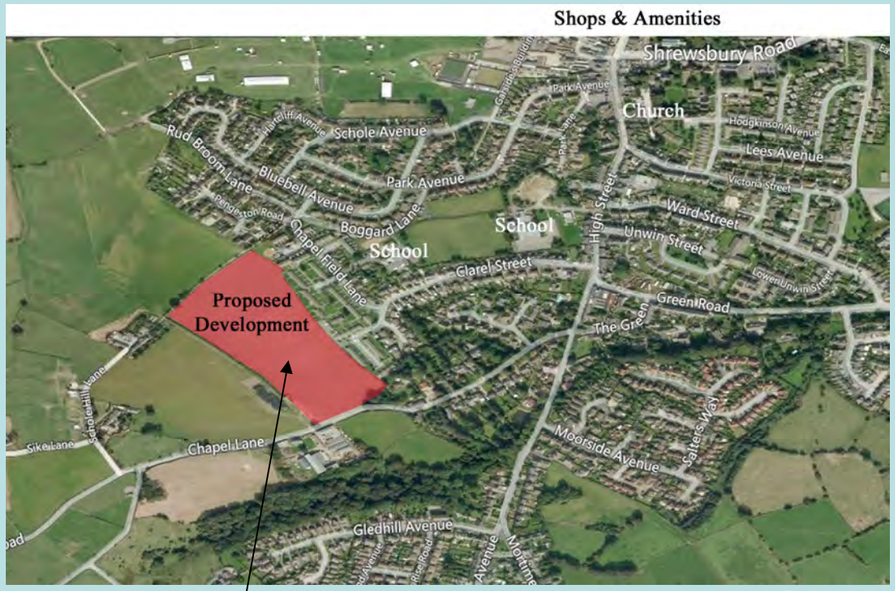
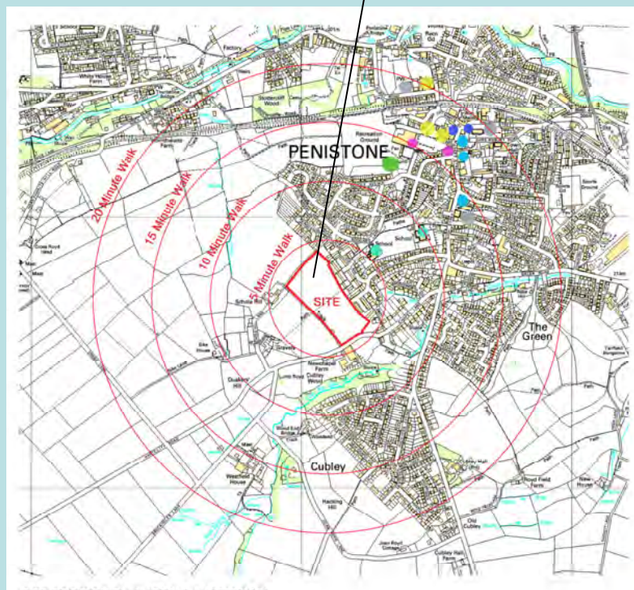


Figure 1: Location of the site



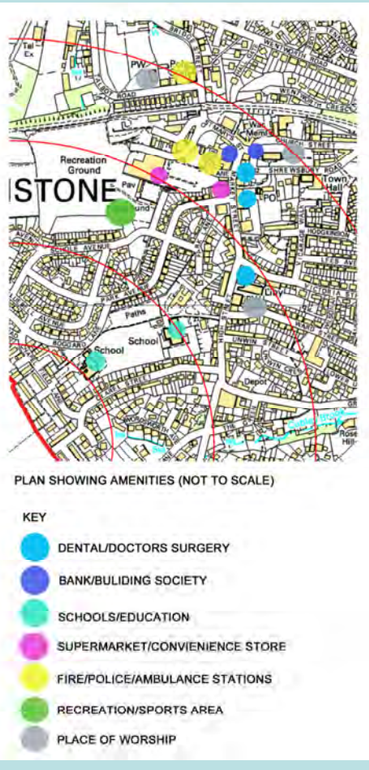


Figure 2: Amenity Proximity

3. Technical Information

3.1 Statutory Designations

The development site is located within Flood Zone 1. This zone comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%);

There are no trees on site with a Tree Preservation Order (TPO);

The site is not within an Air Quality Management Area (AQMA);

The site is not in an area affected by mining activity;

The site is not within a Conservation Area. As such there are no conservation constraints for the scheme design.

No cultural heritage features of national or local statutory or non statutory designation, such as Scheduled Monuments, Listed Buildings or Conservation Areas, are located within or immediately surrounding the development site

3.2 Planning Policy Designations

The site is identified on the ‘saved’ UDP Proposals Map as “Safeguarded Land” located within the settlement boundary of Penistone.

Barnsley’s Core Strategy Development Plan Document confirms that new development should aim to meet a minimum density of 40 dwellings per hectare, rising to 45 dwellings per hectare within good public transport corridors, and to 55 dwellings per hectare in Barnsley Town Centre.

Policy CSP9 deals with the number of new homes to be built and confirms the Council will seek to achieve the completion of at least 21,500 net additional homes during the period 2008 to 2026. Policy CSP10 confirms a minimum of 1,100 dwellings will be located within Penistone.

The Penistone area, in particular the surrounding residential development, has a relatively low density, characterised by detached and semi-detached two storey dwellings. Given the need to preserve the character of this area and to take into account the character of surrounding development, a low density, family housing development of 32.6 dwelling per hectare is proposed.

3. Technical Information

3.3 Ecology

A Phase 1 Ecology Survey has been undertaken. This confirms the majority of the site comprises amenity grassland and that it is of low botanical diversity. The floral species identified within the site are indicative of unmanaged and wasteland habitat.

No badger setts or other badger field signs were identified within the surveyed site. No watercourses that would provide a suitable habitat for water voles, otters or crayfish were identified within the surveyed area and it is therefore considered that there will be no impact on these species during the development of the site.

The site provides a low potential for reptiles and no reptiles were identified during this survey of the site.

The site provides a relatively low potential for foraging bats due to the low level of the vegetation around the site, however as there is an existing building on site a bat survey has been undertaken (May 2013). The survey concluded that the building has a low potential for roosting bats with no bats or bat field signs found during the day time inspection and no bats emerging from the buildings during the dusk emergence survey. Therefore, no further surveys are recommended and there is no requirement for a Natural England EPS licence in connection with the proposed demolition of the existing buildings on the site.

Figure 3: site Topography

3.4 Topography

The site rises from Hartcliff Road/Chapel Lane by 2.5m. Figure 3 shows the relatively flat topography once the initial gradient from Hartcliff Road is achieved. Topography will not be a major constraint for the development. It is currently in agricultural use and the field boundaries are marked by well established hedgerows and stone walls.

The site lies on the north east facing flank of the Don valley, on the edge of the Penistone residential fringe. The site slopes at a steady gradient of approximately 1:14 down from the south western boundary to the north east. There is a slight crowning of the land to the north western corner of the site.

Figure 4: Site Topography showing the site sloping slightly from East to West

4. Access

4.1 Vehicular Access

Vehicular access to the site is proposed from Hartcliff Road/Chapel Lane. Access will be designed with a carriageway width of 5.5m with 2m footways to both sides. Hartcliff Road is 6.0m wide.

There are level differences between the site and Hartcliff Road, with a retaining wall currently in place. The site access would require a combination of embankments/retaining walls to provide an access road with a minimum gradient of 1:20 for the first 5m of the site.

4.2 Pedestrian Access

The proposed site will provide good accessibility by public transport to a vast range of local services, facilities and employment opportunities. As such it delivers a highly sustainable location which accords with both local and national planning policy guidance.

The residential design guide “Manual for Streets” (MfS) advises that “walkable neighbourhoods are typically characterised by having a range of facilities within ten minutes (up to about 800m) walking distance of residential areas…” (ref para 4.4.1). The site is within 1km of Penistone centre where there are numerous key facilities.

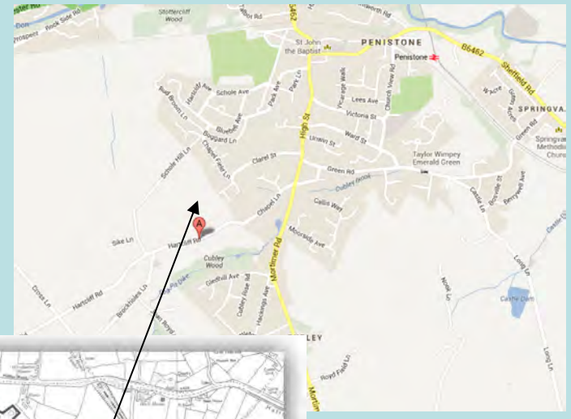
The entire site lies within a 5 minute walk of the existing Chapel Field Lane bus stops. The frequent 21 bus service routes past these stops and provides access to the local secondary school and Barnsley Centre.

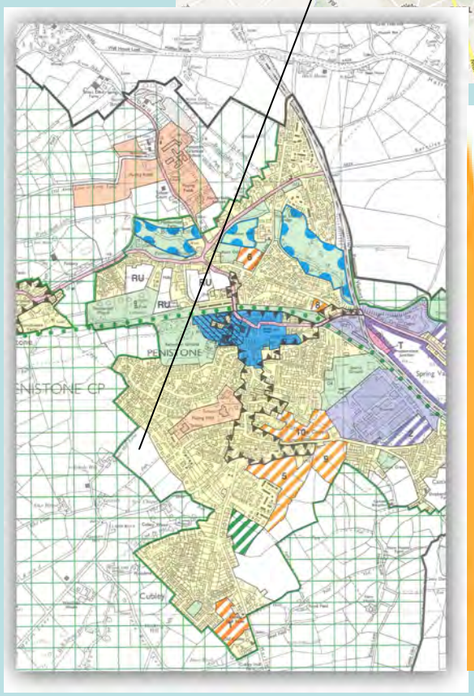
Penistone Rail station is located 1.5km away which has access to employment and education facilities in Barnsley, Sheffield and Huddersfield.

A controlled pedestrian crossing facility is provided across Market Street and provides access to Penistone Train Station and the amenities in Penistone Centre.

An acceptable and comfortable cycle distance for employment and educational trips is generally considered to be up to 5 kilometres for general trips and up to 8km for commuting. Penistone Train Station is just over a 5 minute cycle journey time from the site.

Hartcliff Road/ Chapel Lane (Figure 5)





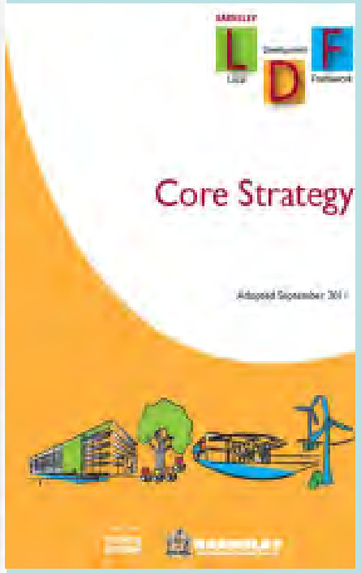
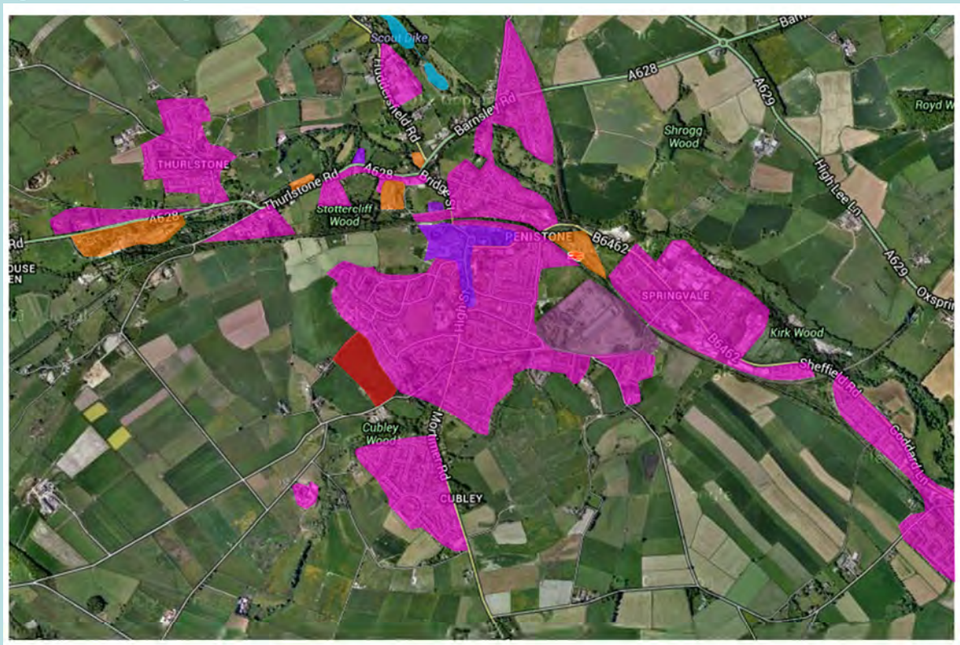


Figure 6: Planning Policy

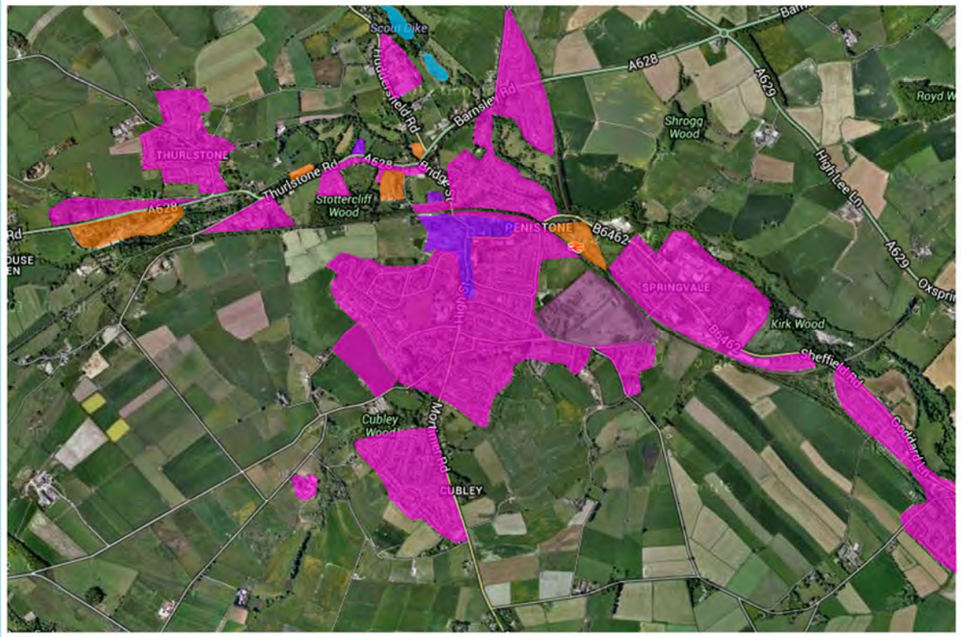
5. Land Uses

Figure 7: Existing Land use Plan



Existing Residential Area
Local Amenities
Local Businesses
New Development
Proposed Development Site
Water Courses

Figure 8: Proposed Land use Plan



Residential Area
Local Amenities
Local Businesses
New Development
Water Courses

This land use plan identifies existing residential areas, green space and local amenities. From the plan it is evident that the central area of Penistone is mainly dominated by residential areas and surrounded by green fields and green belt.

The proposed land use plan clearly identifies the proposed site as an extension to the residential area of Penistone as the site is bound to the east side by existing residential developments and is close to Cubley, which is south of the site. The site is within close proximity of the central high street with plenty of local amenities.

6. Site & Surrounding areas

Existing Bungalows & Garages

Existing Bungalows

Entrance to the site along Hartcliff Road

Pedestrian Walkway

Dry stone wal

Old Farm Building on site

Newly built Bungalows

View towards Hartcliff Road

Retained Hedgerows

7. Consultation

Figure 9: Consultation Boards

7.1. Community Consultation

The photographs below were taken at the consultation event which was held at ST John the Baptist CE Junior school on the 13th June. A large number of local residents attended this consultation event and many of the comments were taken on board to develop our ideas further.

Below and opposite are examples of the information displayed in the community consultation event (Fig 9 & 10).

Figure 10: Consultation Boards with local residents

7.2. LPA Consultation

Persimmon have liaised with BMBC since 2010 throughout the Local Plan process.

Representations were submitted to the Council in September 2012 identifying the suitability of the site for residential development.

It is through this process that the site has been allocated in the draft Development sites and Policies (DPD) This draft identified the application site as a proposed housing allocation (Ref. No. PEN10), comprising 4.87 ha with a potential yield of 185 dwellings.

Persimmon undertook formal pre application discussions with BMBC on various dates 2013 to discuss the proposed planning application.

8. Opportunities & Constraints Plan

Figure 11: Opportunities & Constraints Plan

8.1 Design Opportunities - Overview

Views across open Green Belt towards Thurlstone create executive housing plots.
Clearer defined link to the existing Public right of Way (PROW) through the development.
Providing the PROW will have natural surveillance making this a safer route to walk along. The footpath will be enhanced for more regular use.
Existing trees and hedge rows around the boundaries of the site will define the development and establish the sites character from an early stage.
Enhance the local character.
Improve the housing offer within Penistone.

8.2 Design Constraints - Overview

Proposed properties along the eastern boundary have been positioned to back onto the existing properties.
Retaining the public right of way through the centre of the site has constrained the design of the development, this constraint is also a design opportunity, which allows a feature to be made of the existing footpath.
Access is constrained to come off Hartcliff Road as this is the only available access point. There are some level changes between the road level on Hartcliff Road and the site level, approximately 2 ½ metres. The change of levels means that a buffer will be created at the front of the site to allow for the road to become level with the site level, this will also create an entrance gateway to the site and soften the edge.

Figure 12: Existing features

Retained Trees

Existing PROW

8. Opportunities & Constraints

8.3 Design Constraints - Detailed

Following a review of the baseline data, Persimmon Homes identified a number of constraints to the development of the site. These were as follows:

Constraint	Detail
Trees	The tree survey revealed 19 items of vegetation; comprised of 13 individual trees 4 groups of trees and 2 hedges. Within the site boundary there are only 2 trees. The sites central area is free of any tree cover. The 2 Sycamore trees within the site, T1 and T2, have good form and long term prospects; if practical they should be retained throughout any development. The sites significant vegetation is all located around the boundary of the site or is within adjacent land, which provides a central area that is free of any arboricultural implications. A landscaping scheme incorporating new tree planting would improve the tree cover within the local area.
Highways	Two potential access points were reviewed. Firstly an extension from Clarel Street into the site and secondly from Hartcliff Road/Chapel Lane. It was concluded that the most appropriate access would be via Hartcliff Road. The High Street/Clarel Lane junction can satisfactorily accommodate the proposed development traffic, a scheme has been designed in order to provide visibility improvements for existing drivers at the junction. Improvements will be made to Hartcliff Road/Chapel Lane to improve the visibility.
Drainage	The site is located in Flood Zone 1 and is considered to be at a low risk of flooding. Housing development is therefore suitable for this location. Overland flooding from land outside the site is considered a low risk due to relative site levels. Full details on drainage matters and flood risk issues can be found in the supporting Drainage Assessment.
Ecology	The site is not subject to any national or local nature conservation designations covering the site or the immediate surrounding areas, which could constrain its development. The Survey demonstrates that there are no ecological constraints that would prevent this site from being developed for residential use. The site provides relatively low potential for foraging bats due to the low level of the vegetation around the site, however as there is an existing building on site a bat survey has been undertaken (May 2013). The survey concluded that the existing building has a low potential for roosting bats with no bats or bat field signs found during the day time inspection and no bats emerging from the buildings during the dusk emergence survey.

8. Opportunities & Constraints

8.4 Design Opportunities - Detailed

Following a review of the baseline data, Persimmon Homes identified a number of constraints to the development of the site. These were as follows:

Opportunities	Detail
New housing	The scheme proposals provide the opportunity of providing much needed housing in a sustainable location. The layout, scale, form, density and design will positively contribute to the housing mix within the local area with a 25% provision of affordable housing. A number of bungalows are proposed to meet an identifiable need which has been raised by BMBC.
Executive Housing	Barnsley Housing Needs, Markets and Affordability Assessment Update: A Strategic Housing Market Assessment (SHMA, 2008) Penistone housing stock is very balanced across a number of property types including detached, semi-detached, terraced and bungalow housing. Within Penistone there is a high proportion (73.4%) 3-4 Bed and highest proportion 5+ beds (5.1%) (Housing Market Assessment 2008, page 75). Across most of the Borough there is a noticeable demand for smaller dwellings, most acute in Penistone and Barnsley West. Demand for two and three bedroom stock exceeds supply in most areas. The layout reflects the need of the area whilst also providing a number of executive dwellings in line with BMBC requirements.
Economic Investment	The application proposals will generate significant economic benefits and support sustainable economic growth by: •Creating new temporary and permanent jobs in Barnsley; •Generating investment in the local economy of Penistone; •Providing infrastructure improvements; •Delivering New Homes and increased Council Tax receipts.
Design	Creating new traditional homes that respond to the local scale and massing of surrounding architecture. The proposed planning layout benefits the local area with an increased circulation and movement for pedestrians and vehicles. focal points such as crescents and open green space will be created within the development, which will contribute to the local character within Penistone. The footpath through the site will be improved for more regular use and surrounding by green open space.

9. Relevant Planning Policy

The Barnsley UDP was adopted in 2000 with the policies subsequently saved in 2007. The Core Strategy includes strategies, policies and proposals for investment, development and use of land in the district to 2026. Following March 2013, the National Planning Policy Framework (NPPF) replaced out f date development plan documents. There are a number of Development Plan policies which have been addressed and we refer to these below, and in detail within the submitted Planning Statement.

Policy	Policy Detail	Analysis
NPPF – paragraphs 49, 50, 56, 96	Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 50 states that there is a need to deliver a wide choice of high quality homes in order to create sustainable, inclusive and mixed communities. Paragraph 56 requires developments to function well and add to the quality of an area, as well as optimising the potential of the site to accommodate development. Developments should also be visually attractive and create safe and accessible environments. Paragraph 96 states that new development should take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.	The NPPF was brought into force on the 27th March 2012, and takes precedence over out-of-date or incomplete local development plans. In such cases planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. The matters listed in the relevant paragraph extracts have been addressed in detail within this document, and the planning statement.
Core Strategy ***CSP4*** ***Flood Risk***	Policy CSP4 requires site-specific Flood Risk Assessments (FRAs) for proposals over 1 hectare in Flood Zone 1 and all proposals in Flood Zones 2 and 3.	An initial Flood Risk Assessment and Drainage Strategy has been prepared by iD Civils Design Limited. The site is within Flood Zone 1 with no records of flooding on the site. Further information can be found in the FRA.
Core Strategy ***CSP15*** ***Affordable Housing***	Policy CSP15 deals with affordable housing and states housing developments of 15 or more dwellings will be expected to provide affordable housing. Within the Penistone area 25% of the overall development must be for affordable housing.	In line with policy CSP15 the proposed development includes 25% affordable dwellings across the site. BUNGALOWS

9. Relevant Planning Policy

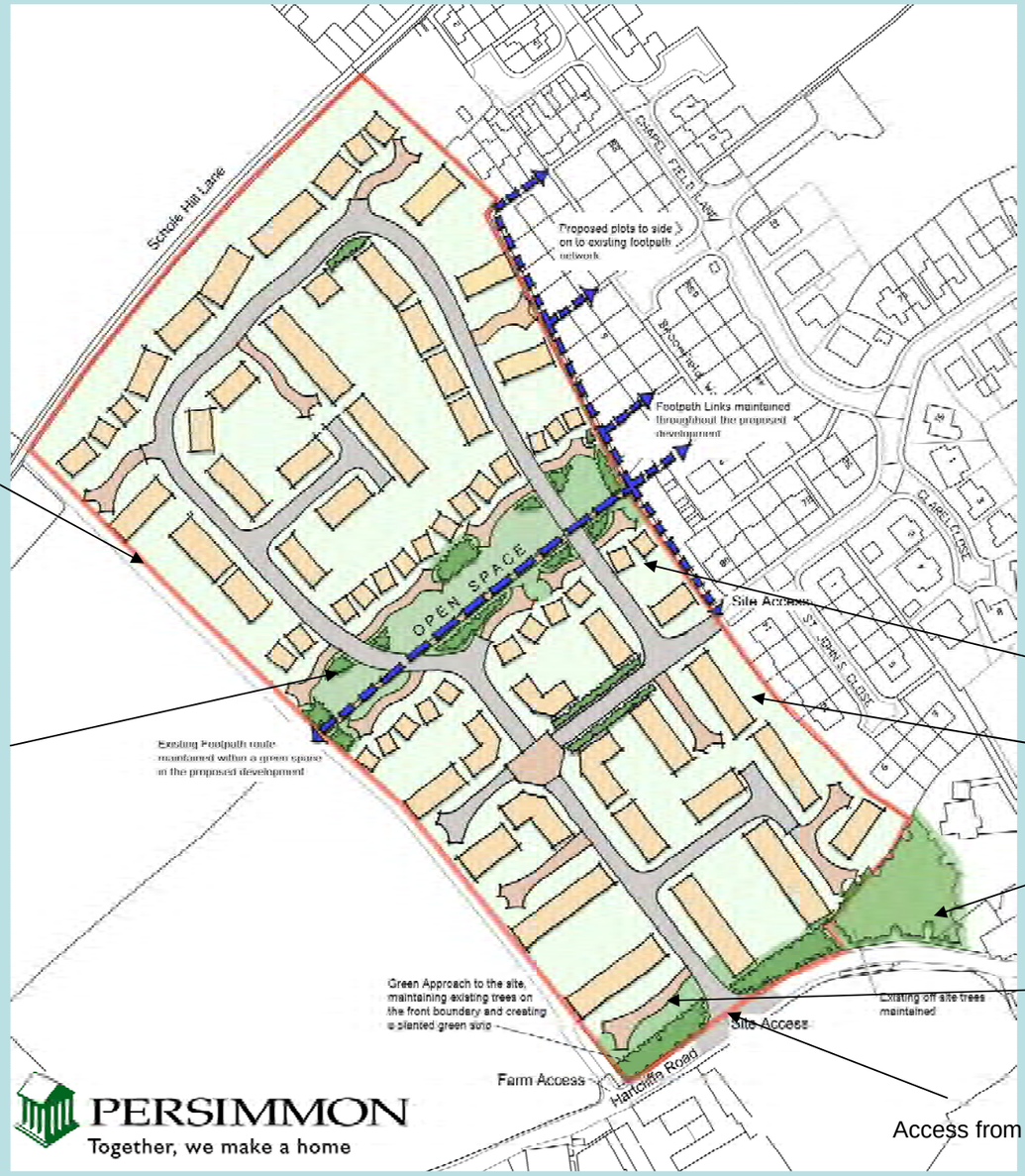
Policy	Policy Detail	Analysis
Core Strategy ***CSP36*** ***Biodiversity and Geodiversity***	Addresses biodiversity and geodiversity and states development will be expected to conserve and enhance the biodiversity and geological features of the borough by protecting, maximising and conserving biodiversity and geodiversity opportunities in and around new developments.	The ecological assessment confirms the majority of the site comprises amenity grassland and that it is of low botanical diversity. The floral species identified within the site are indicative of unmanaged and wasteland habitat, and are also considered to be of low botanical interest. Full details on ecological matters can be found in the supporting Ecology Statement.
CSP14 ***Housing Mix and Efficient Use of Land***	Policy CSP14 states that a mix of housing should be provided. CSP14 also states that a minimum density of 40 dwellings per hectare should be aimed for.	A suitable housing mix of 2, 3 and 4 bedroom properties are proposed with a density of 33dph in line with the Strategic Housing Market Assessment (May 2008).
CSP9 ***The Number of New Houses to be Built***	Policy CSP9 deals with the number of new homes to be built and confirms the Council will seek to achieve the completion of at least 21,500 net additional homes during the period 2008 to 2026.	The site is located within a principle town (Penistone) and is highlighted within the Core Strategy (Policy CSP10) to contribute around 1,100 dwellings during the period.
Supplementary Planning **Document** ***- 'Designing New Residential Development'***	Primarily supplements policy CSP 29 Design of the LDF Core Strategy and sets out the principles that will apply to the consideration of planning applications for new housing Development.	This document has been analysed and the principles taken on board throughout the design process. The scheme has been designed to contribute to place making and will be of a high quality, contributing to a healthy, safe and sustainable environment.

9. Relevant Planning Policy

Policy	Policy Detail	Analysis
South Yorkshire Residential Design Guide (January 2011)	The guide provides a clear and consistent approach to design in the development management process that will result in higher quality neighbourhoods and efficiency savings for developers.	We have used the document throughout the design process and adhered to the overarching principles where achievable. Where possible the development has been designed to achieve the internal spacing standards set out in the Guide Technical Requirements section 4A.2, (p130-131). The design and layout of streets reflect the principles of Manual for Streets. The proposed development meets the standards for parking design set out in particular sections S2.5 On-street parking (p102) and B1.6 Off-street parking (p116-117).
Supplementary Planning Document - Open Space Provision	The SPD suggests a minimum of 15% of the gross site area of new housing development must be open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses.	The POS will be overlooked by some of the proposed dwellings providing natural surveillance of this area. In accordance with CSP35, CSP42 and Open Space Provision on New Housing Development SPD (Adopted March 2012), POS will be provided, which equates to approximately 15% of the total site area. The make-up of this provision will be a matter dealt with during discussions with the LPA following the submission of the application.
Supplementary Planning Document - Parking	It supplements Core Strategy Policy CSP 25 New Development and Sustainable Travel by setting out the parking standards that the Council will apply to all new development.	A total of 299 spaces are proposed across the site. 1 space for dwellings with 1 or 2 bedrooms and 2 spaces for dwellings with 3 or more bedrooms. Parking spaces are a minimum of 5m long and 2.5m wide.

10.Design Evolution

10.1 Initial Masterplan



Green buffer of existing hedges along the western boundary to soften the edge from the green belt.

Retained green buffer and exiting landscaping

Plots backing onto existing properties gardens

Plots fronting existing footpath link through the site

Retained trees

Crescent feature on the entrance to the site

Access from Hartcliff Road

Figure 13: Initial Masterplan to aid design development

10.1 . Development Objectives

The proposed scheme comprises a mix of Persimmon house types constructed to a maximum of 2 ½ storeys. The proposed dwellings will offer a mix of accommodation.

It is proposed that 25% of the units on the will be affordable housing. The affordable units are in the form of 2 bed dwellings between 1, 2 and 2½ storey dwellings providing a mixed and balanced community.

The housing stock in Penistone is very balanced across a number of property types including detached, semi-detached, terraced and bungalow housing. The SHMA (2008) indicates that Penistone has the highest proportion (73.4%) 3-4 Bed and highest proportion 5+ beds (5.1%) across the borough (pg 75, table 4.23). Following a detailed review of the SHMA a suitable housing mix has been proposed.

10. Design Evolution

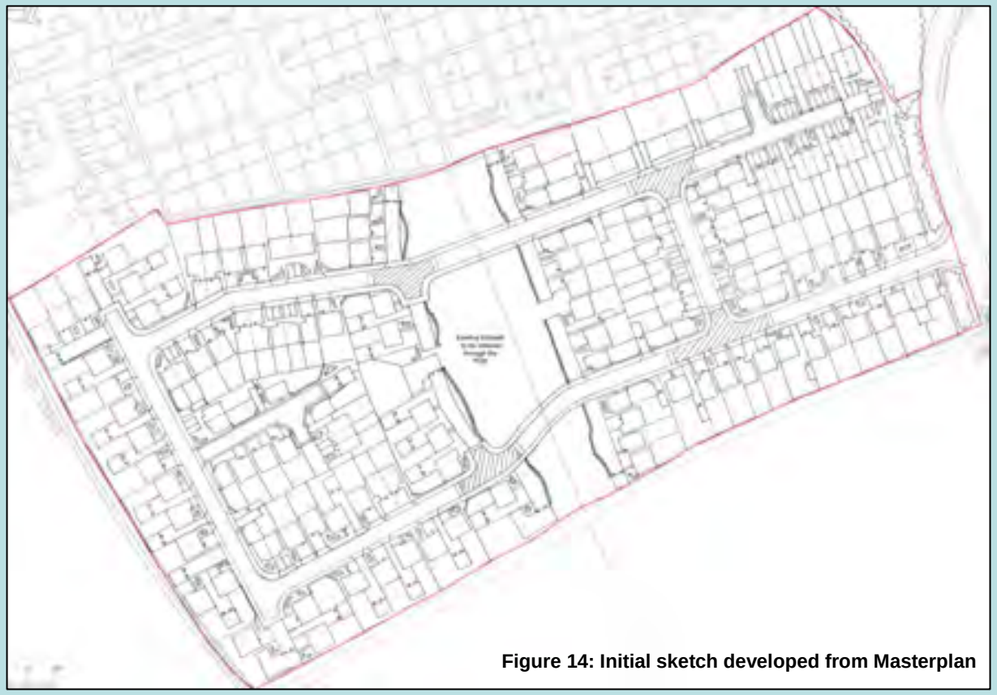


Figure 14: Initial sketch developed from Masterplan

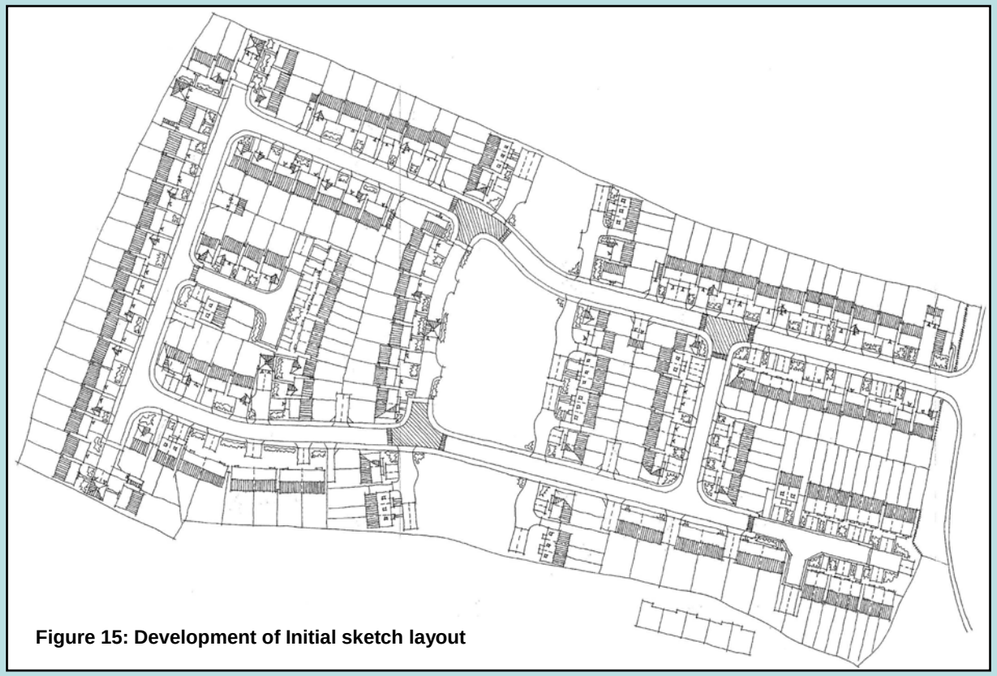


Figure 15: Development of Initial sketch layout

10.3 Pre application Design

Design Principles:

- Active Frontages onto green space and main roads through the development.
- Housing to front the pedestrian footpath to provide natural surveillance.
- Smaller housing has been positioned in the central parcel of the site and near the entrance with more premier plots around the existing residential boundaries and out towards the Green Belt and Thurlstone.
- The green open space at the front of the development provides a soft gateway feature to the development.
- POS located in two positions within the site; at the entrance and central to the site.
- Provision of off street parking.

10.4 Development of Layout

Design Principles:

- The road layout has remained the same as the above scheme since this is the best form for traffic to flow around the site and to provide sufficient plot depths.
- The road layout has also been amended to break up the street scene with the inclusion of more double drives with garages.
- Larger detached properties have been repositioned to the north of the site and overlook the green space since these areas would benefit from larger premier family plots while enjoying pleasant views over the Green Belt and towards Thurlstone.
- Retention of a number of existing trees.

11. Final Layout

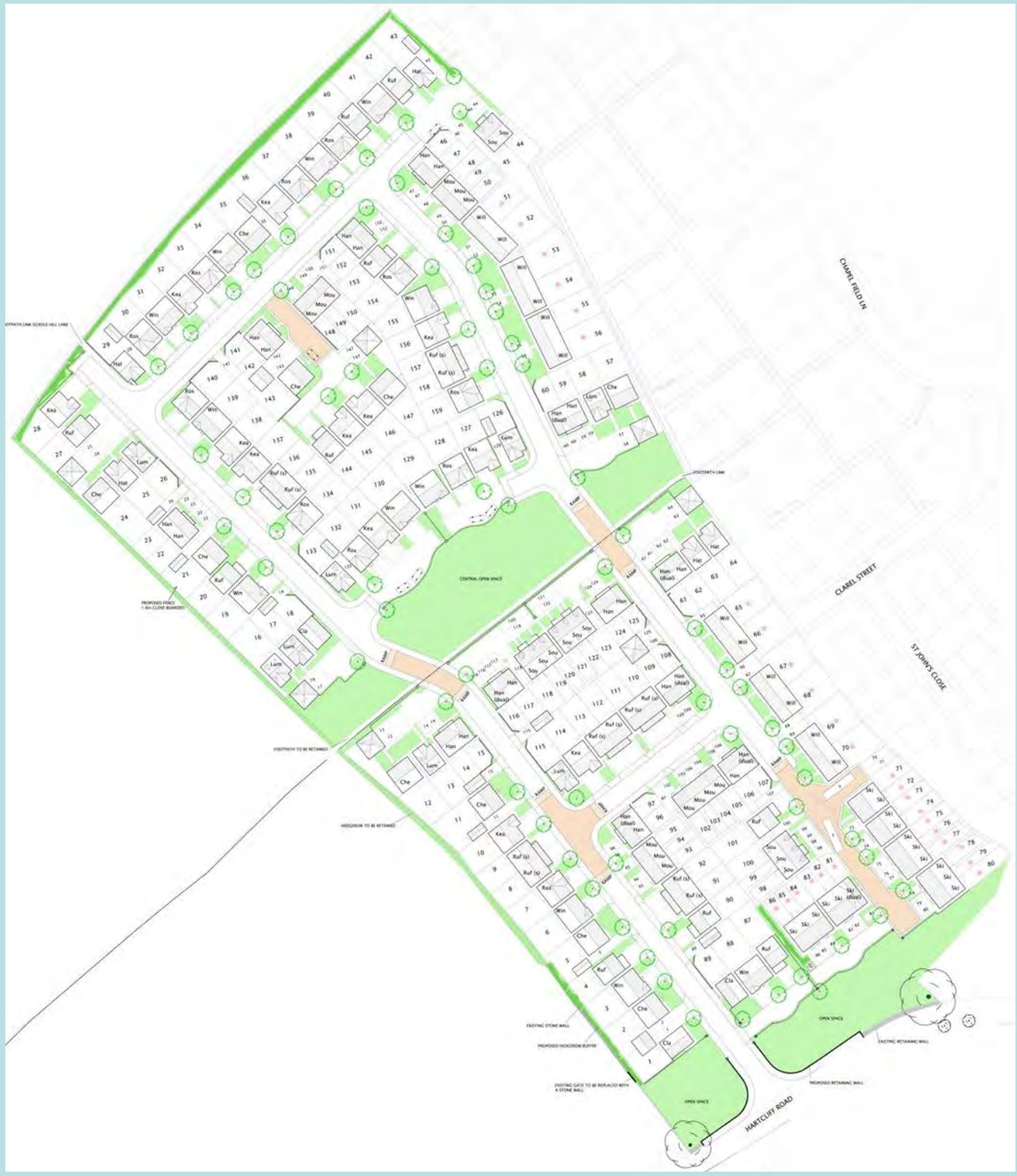


Figure 16: Initial Sketch developed from Masterplan

11. Final Layout

11.1 Design Principles

- Active frontages onto open space, main roads and public footpaths.
- Housing to front the pedestrian footpath to provide natural surveillance.
- Smaller housing has been positioned more central to the site.
- Larger family homes have prominent positions over looking green space and green belt land.
- The green space at the front of the site provides a softened gateway feature to the development.
- A feature crescent of large family homes on the entrance to the site.
- Premier dwellings overlooking the green belt towards Thurlstone.

11.2 Amount

- A number of options have been considered during the evolution of the Masterplan. The design team have established the sites constraints, opportunities and reviewed the proposals to ensure all aspects are considered.
- The submitted Masterplan structure represents what is considered to be an appropriate development of the site in response to the limitations and opportunities, including the topography, orientation and the views available from the site. The illustrative layout seeks to demonstrate the differing densities and massing of the built form proposed within the site. The scheme will include a mixture of surfacing materials, landscaping and open spaces to soften its appearance.
- The proposal is to provide up to 159 dwellings across a mixture of executive and traditional family houses.
- It is proposed that the layout will encompass the recommendations of ‘Secured by Design’ to create a safe environment for all.
- The layout of the Masterplan seeks to provide a simple movement network creating a hierarchy of spaces forming an attractive and safe environment for all.
- The building form and massing to the spaces will be for the most part two and two and a half storeys in height to a scale which benefits and harmonises with the space that it bounds and defines. It is of a similar character to the existing urban area, allowing the scheme to blend in with its environment.
- Scheme character will be reinforced by the careful selection of materials and details for both the dwellings and the ground surfaces. Selection of appropriate fencing and soft planting will enhance the space to create character/focal points to the development.

11. Final Layout

11.3 Form, Scale and Detailed Design

- The form, scale and detail within the site will be similar to that of the new developments on Green Road, Penistone, which is the best example of modern development within the immediate local area. Notwithstanding this, the character of the area is dominated by detached and semi detached properties. The scheme proposals will follow this character. With a mixture of brick types, and active frontages the proposed site will respond well to the local character.

- Modern residential properties with a sympathetic material palette will be used to form a strong character to the development and dual aspect properties will be used were appropriate, such as corners or areas where plots do not front each other directly to provide natural surveillance on all roads.

- The house types that have been proposed make good use of the internal living space with habitable rooms fronting streets, green spaces, and walkways so that there is always natural surveillance around the development.

12. Urban Grain & Massing

Figure 17: Urban Massing Plan

Figure 18: Urban Grain

12.1 Final Layout – Urban Grain Analysis

The existing surrounding urban grain and character is replicated throughout the proposed layout.
The density of the development is in keeping with the surrounding areas as shown in the urban grain plan and urban massing plan above. The existing properties are shaded black and the proposed dwellings are shaded grey/white.
The massing of the proposed development fits in with the context of the surrounding area.
The massing and grain of the surrounding area reflects the different times that the area has been built over. There is no standard character or form as the existing plots are a mix of detached, semi detached and terraced dwellings.

The block structure shown in figure 18 is consistent with the advice set out in By Design (CABE) and the Urban Design Compendium (English Partnerships). The block structure proposed (Fig 17) has an inherent flexibility and can incorporate a variety of urban forms, car parking and servicing arrangements.
Trees not only need to be retained wherever possible but need to be incorporated into spaces which make the most of this environmental resource. This will be achieved where possible.

13. Scheme Concept

13.1 Use

The proposed end use of residential development is in line with the draft site allocation as a residential development site. The site is situated within an established residential area and this form of development is befitting of its character.

13.2 Amount

The site area is approximately 4ha and the proposals seek to provide 159 dwellings including 25% affordable housing (28 affordable units), which represents a housing density consistent with the local residential environment.
As part of the approach to create a development which is fully integrated with the existing community a mix of 2, 3, and 4 bedroom residential properties are proposed.

The development is at a density appropriate for an urban area with good transport links. A density of circa 33 dph will be achieved across the site, making efficient use of the land. The density reflects the relationship to the existing properties on Clarel Street and Wordsworth Avenue and the surrounding area.
The scheme layout makes allowance for a Green space to serve residents while also allowing the setting of the site to remain ‘green’. The site is located within a sustainable area and the scheme provides an efficient use of land.

Proposed House types:	Number of Dwellings:
2 bed – 2 storey - Semi detached /terraced housing	29
3 bed – 2 storey - Semi detached/ terraced housing	48
3 bed – 2 storey – detached housing	16
4 bed – 2 storey detached housing	54
2 bed – 1 storey bungalow	12
Total:	**159**

13. Scheme Concept

13.3 Layout

A traditional residential layout is proposed which will provide housing for cross market needs, such as those of first time buyers, young families, and executives. A range of 2, 3, and 4 bedroom properties are provided across a mix of detached, semi-detached and terraced properties.

To create a diverse built frontage to the street scene throughout the development, the proposal will position various house types alongside one another, and use a varied set of materials.

The proposed layout avoids long interrupted avenues of houses to encourage low traffic speeds creating a safe residential environment for pedestrians and cyclists.

The scheme helps to maintain and extend the positive character and identity of Penistone. A balance between the individual identity of the scheme and the identity of the wider area has been sought throughout the design.

A green corridor and improvements of the existing footpath is proposed along the centre of the site, which will provide a secure area of open space. In this locality the proposed dwellings will front onto the green space and footpath providing natural surveillance.

The urban form within the residential area reflects the existing arrangement creating a varied and distinctive townscape which has common elements with Clarel Street, Wordsworth Avenue and Moorside Avenue. Changes in alignment not only create interest but also help to achieve traffic calming. The pattern has a strong functional rationale following the urban grain, desire lines and responds to other site factors.

Larger detached housing is proposed along the northern boundary. Housing at the end of vistas will create focal points that stand out through measures such as a change of scale, materials and or architectural treatment opportunities. Minimum separation distances of 21 metres have been met rear to rear from existing and proposed properties and at least 12m distance side to rear.

The grain of the existing landscape in the form of hedgerows and trees helps to structure the proposed built form. The relationship between landscape, open space and buildings in particular are important to provide containment, surveillance while avoiding unnecessary sub-division or fragmentation. Our proposals look to take advantage of the positive relationship between green space and buildings by incorporating existing green spaces and tree lines into the scheme proposals. This positive relationship between the existing green spaces, landscape and the built form will enable the proposal to create a green corridor through the centre of the site as highlighted in our Masterplan.

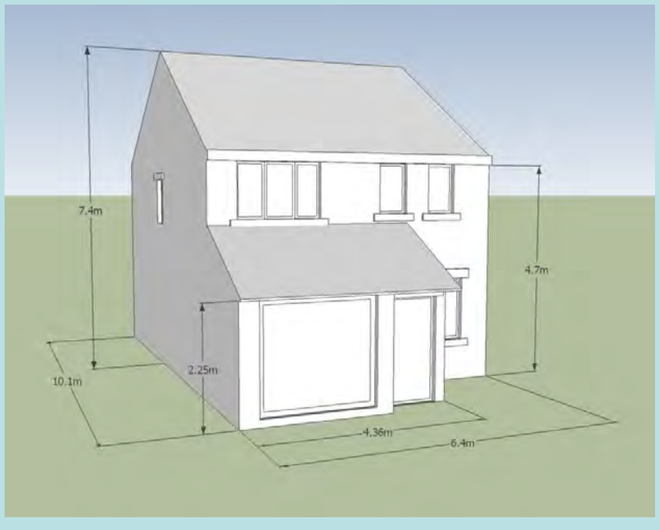
13. Scheme Concept

13.4 Scale

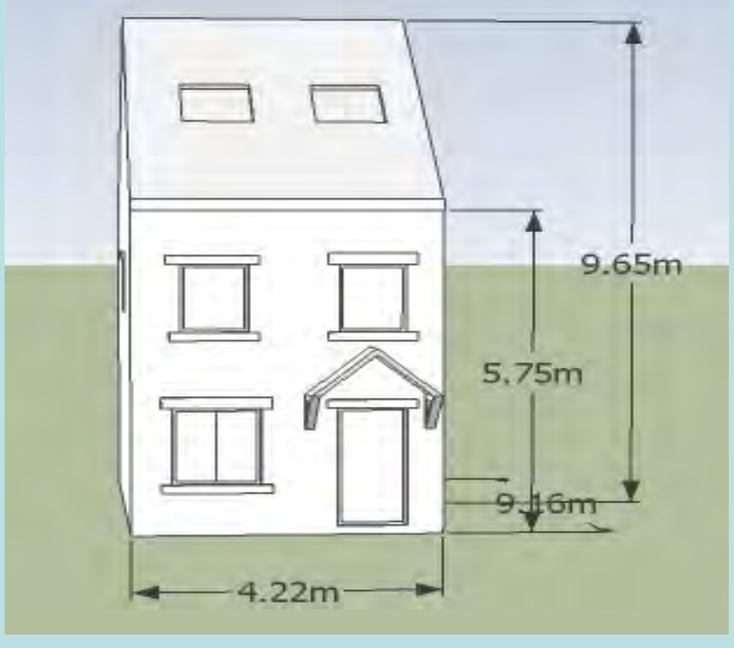
The heights of the buildings have been designed to respond to the character of the space and streets to which they relate. The scheme proposes a residential estate comprising typical family properties in line with the housing market need for the area, at a scale that is appropriate. Bungalow's are proposed along the eastern edge of the site in line with the existing bungalow's off Clarel Street and Chapel Field Lane.
The development would comprise of a variety of 1, 2, 2 ½ storey properties.

The affordable units will range from 2 to 3 bedroom dwellings, across a mix of 1, 2 and 2 ½ storey dwellings. The affordable units have been positioned in clusters within the site to achieve a cohesive physical relationship within the development site. Bungalows have been provided and are positioned along the eastern boundary, which reduces on looking onto the existing bungalows along the eastern boundary. This allows for a larger offset distance from the existing properties before the 2 storey properties begin.

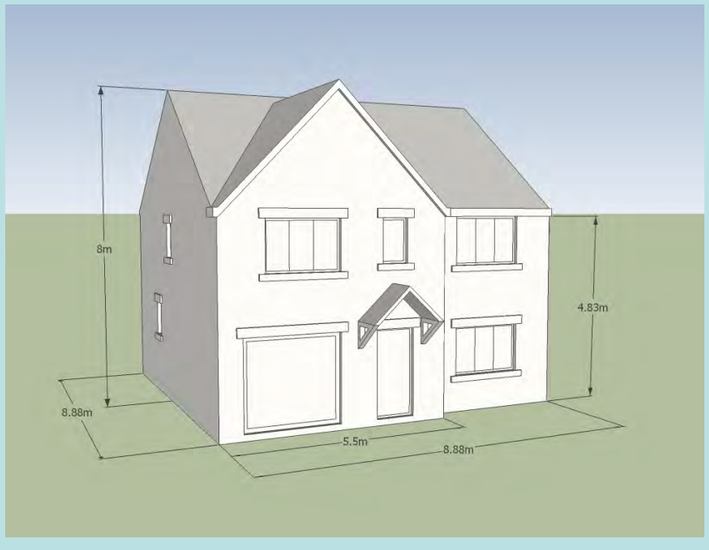
Figure 19: House types



3 Bed Rufford House type- 2 storey



3 Bed Souter House Type – 2 ½ storey



4 Bed Winster House type – 2 storey

13. Scheme Concept

Figure 20: Example housetypes showing varied material palette

13.5 Appearance

Penistone is characterised by a number of, medium density residential estates comprising a mix of one, two and two ½ storey brick/stone and render dwellings. Developments such as Wordsworth Avenue and Moorside Avenue have helped to establish the main character around the site over recent years. These buildings offer ideas for establishing a suitable identity to the new development

The proposal in adhering to this established character offers the following principles:

Standard roof pitches.

Small fascias with no soffit.

Varying material palette. (See images above Fig 20)

Formal arrangement of buildings is envisaged with references to the existing structure in Penistone. This formal appearance is achieved by accentuating vertical lines and repeating elements.

Cohesive approach to building heights. Proposed properties along the entrance to the site will be consistent with that of the surrounding area. Single storey properties proposed are in a similar location to those bungalows along the edge of the site.

Examples of Existing Properties adjacent to the site, Figures 21, 22 & 23

Figure 21: Properties on Chapel field Lane

Figure 23: Newly built bungalows adjacent to the site.

13. Scheme Concept

13.6 Residential Block Principles

The block structure shown in the Masterplan (Fig 17) is consistent with the advice set out in By Design (CABE) and the Urban Design Compendium (English Partnerships). (Figure 22) has an inherent flexibility and can incorporate a variety of urban forms, car parking and servicing arrangements and reflects the design of the surrounding area.
Trees not only need to be retained wherever possible but need to be incorporated into spaces which make the most of this environmental resource. This will be achieved where possible.

Figure 21: Masterplan

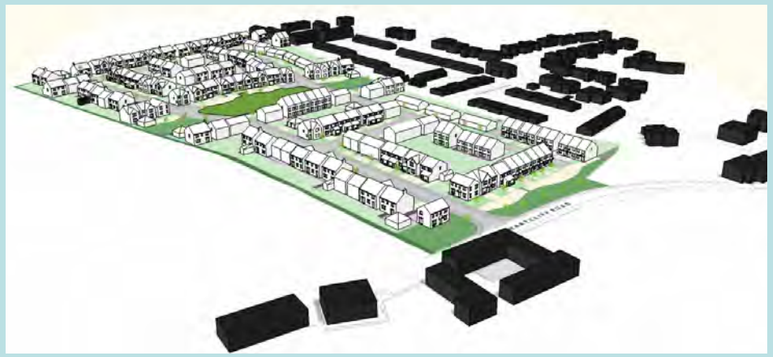


Figure 22(a): Massing

Figure 22(a): Massing

13.7 Landscaping

The existing PROW has been incorporated into the design in line with ‘Designing New Residential Developments’ (SPD, adopted 2012)The layout has looked to create an over-looked green corridor and walkway (Fig 23), allowing connectivity throughout the scheme while retaining the majority of existing landscaped features.
Within the green space it is proposed that the soft landscape will be the dominant element. Whilst the architectural style will vary across the site, materials within the public realm will be used to provide a common theme, such as decorative railing, fencing and fence and wall boundaries.
Trees provide a number of important roles and help with integration and cohesiveness. Street trees reinforce the space hierarchy and soften the impact of parked cars. Within the proposal we have looked to retain the majority of existing trees to reinforce the existing landscape structure.

Figure 23: Landscaping along street scenes

Figure 24: Green Walkway and open space

Figure 25: Dual Properties on corner plots were natural surveillance and frontage is key

14. Conclusion

This Design and Access Statement describes how the proposals to support the Full Planning application for a residential led development for Hartcliff Road, Penistone have been developed.

The statement explains the background to the application and the development vision. Through an understanding of the physical constraints both onsite and the surrounding context, the statement illustrates the progression of design and its inclusion within the established planning framework.

Reference is made to the existing technical and physical constraints and opportunities which will shape the development. This statement should be read in conjunction with all other supporting documents submitted as part of the outline application.

It is our belief that the proposals set out and explained through this Design and Access Statement provide a clear and robust proposal for supporting a residential development on the site. Subject to approval, we consider the development will provide a range of dwellings, environmental improvements and community benefits for the local area.