Addendum to Design & Access Statement

Proposed residential development at land off Carrs Lane and Newland Avenue, Cudworth

YW-04-06



BARRATT HOMES



Addendum to Design & Access Statement

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1.00 Introduction

This Design and Access Statement (DAS) Addendum provides details of the key differences between the originally approved housing development at the Carrs Lane and Newland Road, Cudworth site and a re-plan of a proportion of the site which is being proposed by Barratt Homes.

It supports the submission of a Section 73 Planning Application, which seeks to amend the original planning approval at the site. This document should be read in conjunction with the following documentation submitted alongside the planning application: -

- A revised site layout with the amended areas outlined in red.
- A typical street scene made up from types in our proposed housetype portfolio.
- A typical section.
- An updated house type portfolio with any elevational changes highlighted.

2.00 Appearance and Layout

The proposed re-plan seeks to ensure that the development will remain market facing and deliverable.

We are constantly assessing feedback from our sales team on the requirements and preferences of our customers. This has therefore resulted in some changes which mainly effects the internal arrangements of the houses.

As the development has commenced, we are not seeking to amend all of the originally approved 278 homes at the site. The re-plan area covers the northern and eastern areas of the site and contained 149 homes in total.

The design and materials of the proposed house types will be in keeping the character of the surrounding area and are largely similar to the originally approved house types with regards to building styles and materials. The design and use of materials will be as consented for the surrounding development scheme currently under development. Planting and landscaping will be provided to create an attractive residential environment.

As the required parking arrangements have changed, from side driveways to integral garages, this has freed up space within the central and eastern areas of the site to deliver a negligible increase of 4 homes within the site. The additional 4 homes will not have a material impact on wider area of the site in respect of drainage or highways matters.

Whilst making these substitutions we took the opportunity to review this area of the layout. We concentrated only on the individual perimeter blocks so as not to change any of the approved design principles. The roads, public open spaces, cycle and path routes remain totally unchanged.

Together with the review of these areas are main aim was to provide stronger frontages to the perimeter blocks which in turn enhanced the character area definitions. The garden boundaries have been adjusted to improve their proportions and the houses have also been adjusted so as to align with key vistas and road junctions.

During this process we were able to increase the viability of the scheme and the total numbers have increased by 4 plots. This is in line with NPPF 2018 under the heading 'Design', paragraph 127 which states 'Planning decisions should aim to ensure that developments optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development".

3.00 Amount

The re-plan area relates to 149 plots. The impact that the proposed development will have in respect of dwelling mix is as follows: -

House Size	Original Scheme	Proposed Scheme
2 Bedroom	22	22
3 Bedroom	127	128
4 Bedroom	129	132
Total	278	282

The proposed scheme therefore retains a housing mix similar to that originally approved by the Council. It is considered that the proposed housing mix will meet the identified needs of Cudworth and the wider Barnsley area.



3.00 Scale

The scale of built form relates to its height, width and depth. The proposed dwellings included in the re-plan area will be constructed to a heights of 2 storeys. The proposed scale of the dwellings has taken account of the potential impact on surrounding properties.

For the avoidance of any doubt the re-plan area does not impact on the 15 bungalows that were approved as part of the original planning application.

Standard separation distances are achieved between all proposed dwellings and the surrounding residential properties. As such the proposed development does not pose any overbearing impact on immediate neighbouring properties nor is it deemed to be harmful to the surrounding locality. In this regard the new design respects as far as possible the original scheme.

For consistency we have also added garages to a number of plots and all the garages within our re-plan areas will be constructed with hipped roofs. By hipping the garage roofs, we are reducing the overall height and the impact and overshadowing especially to the rear gardens.



4.00 Access

The re-planned area of the scheme retains in full the original road layout design which was approved as part of the larger scheme. No changes are proposed to the wider road network.

Pedestrian and cycle connectivity will remain as previously approved.

The proposed parking arrangements include integral and detached garages and parking spaces to front driveways. In accordance with the originally approved planning application. All parking facilities will meet the requirements of Building Regulations including accessible bays as necessary with drop/flush kerbs provided.



5.00 Summary

This Design and Access Statement Addendum has been prepared in support of a Section 73 Planning Application for the residential development of 149 homes with associated access, car parking and public open space on land at Carrs Lane and Newland Avenue, Cudworth.

The proposed development seeks to substitute Barratt Homes' originally approved house types with their new house type designs, in order to ensure that the development remains market facing. As a result of these amendments the overall number of homes to be developed at the site will increase from 278 to 282.

The design of the proposed homes retain the design principles of the previously approved scheme.

Other than the revision to the proposed house types, all other aspects of the development of the land in question remain as the previous planning consent for the site. The road layout for the site area remains as that already approved.

To support the planning application, the following documentation has been submitted: -

- A revised site layout with the amended areas outlined in red.
- A typical street scene made up of the new house type range.
- A typical section.
- An updated house type portfolio with any elevational changes highlighted.



Urban Design

Prepared and presented by Barratt Homes & David Wilson Homes Urban Design Department