
PROPOSED DWELLING

ADJACENT TO

**14 PROSPECT STREET
CUDWORTH
BARNSELY**

For

MR D. BIRKIN

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 DESCRIPTION

The application is a re-submission of a scheme that was granted Town & Country Planning approval by Barnsley M.B.C. on 26th May 2011 (Ref 2011/0378)

The proposed development comprises the construction of a single dwelling on land immediately adjacent to 14 Prospect Street

Approval is sought for the proposals shown on the submitted plans including:

- Boundary details
- Foul and surface water details
- Landscaping proposals.

2 THE SITE

The site lies within the residential areas of Cudworth, Barnsley,

- The site comprises land currently within the curtilage of 14 Prospect Street, an end terraced house.
 - The existing house is a traditionally constructed terraced property, very typical of the area. The front of the property and main entrance door is immediately adjacent the footway. The property is constructed in facing brickwork under a slate roof. There is a single storey, 'off-shot' extension to the rear within a relatively large rear garden. There is an access road to the rear serving the properties along Prospect Street.
 - To the north of the site is a supermarket with servicing areas to the east.
 - To the south of the site at the junction of Prospect Street and St Mary's Close is a residential care home.
 - The site lies within an established residential area that is zoned as Housing Policy on the UDP.
 - The retail and commercial centre of Cudworth is within close walking distance.
 - The site has access to public transport links within close walking distance.
 - The site is not identified by the Environment Agency as an area where flooding is a risk.
 - The adjacent buildings are not listed and the site is not within a conservation area.
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3 THE PROPOSALS & DESIGN CONSIDERATIONS

The site proposed for the new dwellings is 'brown field' and suitable for the development proposed. The site is situated in an established residential area and the proposal is appropriate and will not cause significant harm to the general amenity of neighbouring properties.

The proposed traditionally constructed dwelling is in keeping with the general style and scale of properties in the area. The proposals are intended to be complimentary to the dwellings in the general area and respect the local vernacular.

The proposals for residential development of the site as shown on the submitted proposals complies with Policy H8D in that it causes no significant harm to the local environment and does not create any Planning difficulties.

The proposals have regard to the policies and proposals contained in the UDP particularly with regard to the following:

Policy H4 – Residential Development,
Policy H8D – Back land & Infill Development
PPS3

Policy H8A-The proposal complies with Policy H8A in that the scale, layout, height and design of the dwellings does not cause any significant detriment to residential amenity of new or existing residents.

The size of properties and accommodation proposed for the dwellings is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation and requirements for means of escape and ventilation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the development was governed by the location of the existing access point, restriction due to site topography, proximity of adjacent dwellings and separation distances to surrounding dwellings.

The design of the scheme is appropriate in relation to the site, its surroundings and land use policies.

The layout has been considered in relation to relative locations of access routes and external circulation with accessibility and travel distances minimised where possible.

Gradients have been determined in relation to existing site topography and with regard to providing suitable access and movement around the site for disabled persons

The architectural style is compatible with that of the existing buildings in the locality.

Materials have been chosen that are appropriate for the location while at the same time being sympathetic to the existing buildings in the vicinity of the site and the immediate surroundings

The scheme has been designed with reference to Policy H8A with regard to the standard of design and amenity levels. The scale, layout, height and design aims to limit any adverse impact upon the residential amenity for both new and future residents.

In accordance with Policy HD8 the proposals will not create additional, unacceptable loss of privacy or nuisance due to noise, light or traffic.

4 SOCIAL & ECONOMIC CONTEXT

The site is within an established residential area. This will not cause conflict or created unacceptable amenity levels for the existing residents. Further, the traffic generated along Prospect Street will not cause disturbance or nuisance.

Any potential for excessive overlooking from the development or overshadowing will not occur as a result of any of the proposed development due to the siting of the buildings orientation of windows to habitable rooms and separation distances between the proposed dwelling and adjacent garden areas.

Due to the modest scale of the development there will be no significant impact upon local services.

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works.

5 ACCESS

It is not proposed to provide any onsite parking. Under the Local Authority parking permit system one permit will be allocated to the proposed property.

Due to the location of the site in this sustainable location, with easy access to shopping, schools and public transport system further parking provision is not considered necessary.

Both the external and internal layouts will meet or exceed the requirements of all relevant provisions of the Building Regulations, particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K.

To the newly constructed dwelling the entrance door, and the internal layout will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K in respect to guarding of stairways and prevention of falling (particularly with regard to children).

6 CONCLUSIONS

The proposal is within an established residential area and therefore complies with Local and National policies relating to residential development.

The site is a brownfield in character and the proposal is in accordance with local and national policies in relation the building on previously developed land.

A dwelling of the type proposed is fully compatible with the general character of the locality.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing settlement, close to existing amenities and public transport links.

Approval has been previously granted for the proposals and there has been no changes to Planning Policy that would prejudice approval.
