

Design & Access Statement Single Horse Shed, Crowick House, Belle Green Lane, Cudworth

Physical Context:

The site is located on Belle Green Lane & lies approx 4 miles to the North of Barnsley town centre. The neighbourhood generally consists of residential properties being of a mixed type, terrace houses, bungalows and semi detached houses, with the local countryside forming one of the boundaries.

Schools, recreational facilities and other local services are all within reasonable distance of the property. The property is not located in a conservation area, but part of the garden does for the boundary between residential & green belt land. The property affords good transport links as it lies near a main bus route between Barnsley & Wakefield, with shops on the main high street

Site:

The development is a proposed horse shed. Other residential dwellings and a public highway adjoin the property. The public footpath adjoins the end of the public highway and bounds part of the land is approximately. Part of the site lies within a housing policy area.

The site as a slight gradient towards the green belt area.

Social Context:

There is no potential overlooking or substantial overshadowing issue from the site. There will be no adverse impact on the existing local services.

Economic Context:

There will be no potential income for the occupants.

Planning Policies:

The relevant national and local policies applicable to the scheme were referred to during the design process.

Involvement of Community Members:

The scheme has no implications for the general community; and adjoining owners have not been consulted.

Evaluation:

It is unknown if the adjoining owners within the existing residential dwellings have any concerns as stated above they have not been consulted. Consultation as not taken place between the client & the adjoining land owners who own the green belt space

Design Principles:

Use:

The proposed development is justified particularly as it provides shelter for the owners horses during bad weather and offers protection from theft.

Disabled access is available via the grassed area which leads to the shed.

Layout:

The layout of the shed is situated as far away from the residential properties as permits and lies within the residential area just outside of the green belt space. The site is on a slight gradient.

Scale:

The proposed development is to scale with the surrounding properties.

Landscaping:

No new landscaping is proposed to the development.

Appearance:

The design of the shed will be the use of timber boarding rough sawn tanalised timber which will be stained green in colour.

Access:

There will be no direct access to the shed; vehicles will arrive via the existing residential entrance to the property at Crowick House. Vehicular access is catered for by an existing turning head within the site of Crowick House.