

DESIGN AND ACCESS STATEMENT

Proposed dwellings

on

Land off Pleasant View, Cudworth S72 8RZ

Site description

The site is a 1300 sq. metre area of grassland at the southern end of Cudworth, lying to the rear of adjacent properties on Pleasant View (to the South and East) and Birkwood Avenue (to the North). The site was previously owned by Barnsley MBC and in the past was used as garaging for these adjacent properties. However this use ceased some years ago and since then the site has been disused.

The site lies within the urban area of Cudworth but is bounded to the West by open countryside within the Green Belt, over which the site has good views due to the topography of the surrounding area. The bulk of the site consists of an irregularly shaped but broadly rectangular area reached by an access strip from one of the cul-de-sacs which form Pleasant View. A public footpath runs along this access strip before exiting the site at its Western boundary and crossing the adjacent field to Carrs Lane.



1 Aerial photograph of site

Proposed development

The general accessibility of the site due to the public right of way which crosses it, as well as the location of the bulk of its area away from the public highway, has led to it becoming used for fly-tipping and anti-social behaviour, as indicated by evidence onsite and anecdotal conversations with the owners of neighbouring properties.

The shape of the site, the proximity and orientation of the properties to the East and South and the existence of a sewer line across the Northern section of the site limit the level of development which is felt to be appropriate to below the density which might otherwise be expected from a site of this size.

The site lies within the settlement boundary of Cudworth and is designated as a Housing Policy Area by the UDP and as Urban Fabric by the LDF Development Sites and Places DPD.

It is in a predominantly residential area and therefore it is felt that a development of two detached, four bedroomed properties is appropriate.

Design

The positioning and orientation of the proposed dwellings within the site is designed with a number of factors in mind.

The proposal complies with the separation requirements of the *Designing new housing development* SPD whilst providing each dwelling with substantial outdoor amenity space and an orientation which maximizes the benefit of the views to open countryside.

At the same time, the positioning of the properties away from the Western boundary of the site with their rear gardens to the East provides for the softest possible transition from countryside to urban area, and it is felt that the attractiveness of the urban area as viewed from the public footpath and the adjacent countryside will be significantly enhanced by the proposed development.

The scale of the proposed dwellings is in keeping with the neighbouring properties. Their design with gabled roofs matches that of the nearest properties on Pleasant View, whilst the use of brick again complements the adjacent dwellings.

Access

The proposal is for the site to be accessed by way of a private driveway along the existing access strip from Pleasant View. This will allow vehicular access to the two parking spaces provided alongside each property, as well as pedestrian access. The existing public footpath will retain its current routing along what will become the private driveway.

The gently sloping nature of the site means there are no access issues to either property.

There is a bus stop located on Crown Avenue approximately 200m walking distance from the proposed dwellings which provides a frequent daily service into the centres of both Cudworth and Barnsley.

The good condition of and access to local roads along with the low density of proposed development means there would be no adverse impact on the transport infrastructure.

Landscaping

The few existing trees on site will be removed. None of these are protected and following an ecological survey are not considered to be of high value.

Rear gardens to each property will be predominantly laid to lawn with patio areas to the immediate rear accessed via patio doors and will be enclosed by 1.8m close-boarded fencing.

Parking areas for two cars will be provided for each property, surfaced using brick paviors. The access driveway will be similarly surfaced. The remainder of the curtilage of each property to the front will be laid to lawn.