

**JRB DESIGNS Ltd.**  
**1 Saville Street,**  
**Cudworth,**  
**Barnsley,**  
**South Yorkshire,**  
**S72 8LT.**

Registration No. 3372719  
TEL. 01226 383542  
MOB. 07970541192  
e-mail john@jrbdesigns.co.uk

Design & access statement for proposed construction of 5 dwellings on the land off Wells Street, Cudworth, Barnsley.

## 1.0 Physical context

### 1.1 Surrounding:

The site is located just off Wells Street Cudworth lies approx. 3.5 – 4 miles to the East of Barnsley town centre. The neighbourhood generally consists of residential properties mainly being terraced houses with a mix of detached and semi-detached houses nearby.

Schools, recreational facilities & other local services are all within reasonable distance of the property. The property is not located in a conservation area. The property affords good transport links as it lies near a bus route between Barnsley & outlying areas.

### 1.2 Site:

The proposal is for the construction of 1 detached dormer bungalow & 4 semi-detached houses. The site at present consists of a flat area which was formerly a quarry site and last used as land for stables & other animals. The site lies in a Housing Policy Area. There will be off road parking for 2 cars within each plot.

There are no natural features such as trees or hedges within the site that require to be removed. The site does not lie in a conservation area & is not a listed building.

## 2.0 Social Context:

The property development is for the building a residential development. There is no potential overlooking or overshadowing issue from the site. The properties to the rear on Sunnybank Rise are at an elevated level therefore mitigating the need for the 21m separation. There will be no adverse impact on the existing local services.

## 3.0 Economic context:

The development will bring in potential income from the occupants with their spending capabilities benefiting the local economy as well as construction work during the development.

#### 4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as PPG12, PPG1 & H8D contained within the Barnsley UDP & government guidance including guidance note 3: housing.

#### 5.0 Involvement of community members:

The adjoining owners Wells Street & Lunn Road have been consulted and there have been no objections.

#### 6.0 Evaluation:

The neighbours have no objections in principle to the site being developed.

#### 7.0 Design principles:

##### 7.1 Use:

The proposed development is justified particularly as it brings an existing former no residential site into residential use therefore maximising the sites potential for occupancy, whilst being sympathetic to the surrounding area. The site is allocated in the UDP, & is not in a conservation area.

The proposed development would consist of a residential development of a detached bungalow & semi-detached houses. The access to the semi-detached houses is through a new front door & via a door to the rear. The access to the bungalow is through a new side door and via a door to the rear. New UPVC effect windows are proposed throughout which are to be sympathetic with the surrounds

##### 7.2 Layout:

The layout of houses will be to orientate the windows to comply with the overlooking issues in SPG3. It will comply "Secure by Design" principles. The mail box will be to the front entrance & utilities located to the front of the properties.

##### 7.3 Scale:

The proposed development is to scale with the surrounding properties.

##### 7.4 Landscaping:

New landscaping will be provided with lawns to front & rear. The area to the front will be block paved to provide hard standing for parking. The garden to the rear is easily accessible for maintenance purposes. Due to the site being a former quarry some of the rear gardens will need to be terraced.

##### 7.5 Appearance:

The new Fenestration will be designed to be sympathetic with the surrounding area. The building is to be constructed using materials that are sympathetic to the surrounding developments. External security lighting is proposed.

#### 7.6 Access:

It is possible to achieve a disabled access to the properties.