

CLC-PA-RPT 001

# Carrs Lane, Cudworth Design & Access Statement

09.07.2019 - Rev 001



## Introduction

### SITE LOCATION

The site is located immediately adjacent Carrs Lane, Cudworth, to the north east of Barnsley, South Yorkshire.

### EXISTING SITE

The existing site was previously used for agricultural purposes and is bordered on 3 sides by residential properties. A new residential development to the West is currently under construction. Existing 1960's dwellings to the north and East face the site and a strip of trees and low level bushes flank the South boundary. The site has a moderate slope from North to South following the contours of the existing highway.

### PROPOSALS

The application is seeking to establish outline planning permission for the erection of 10 new dwellings.



Figure 1- Photograph taken from existing site looking towards Carrs Lane

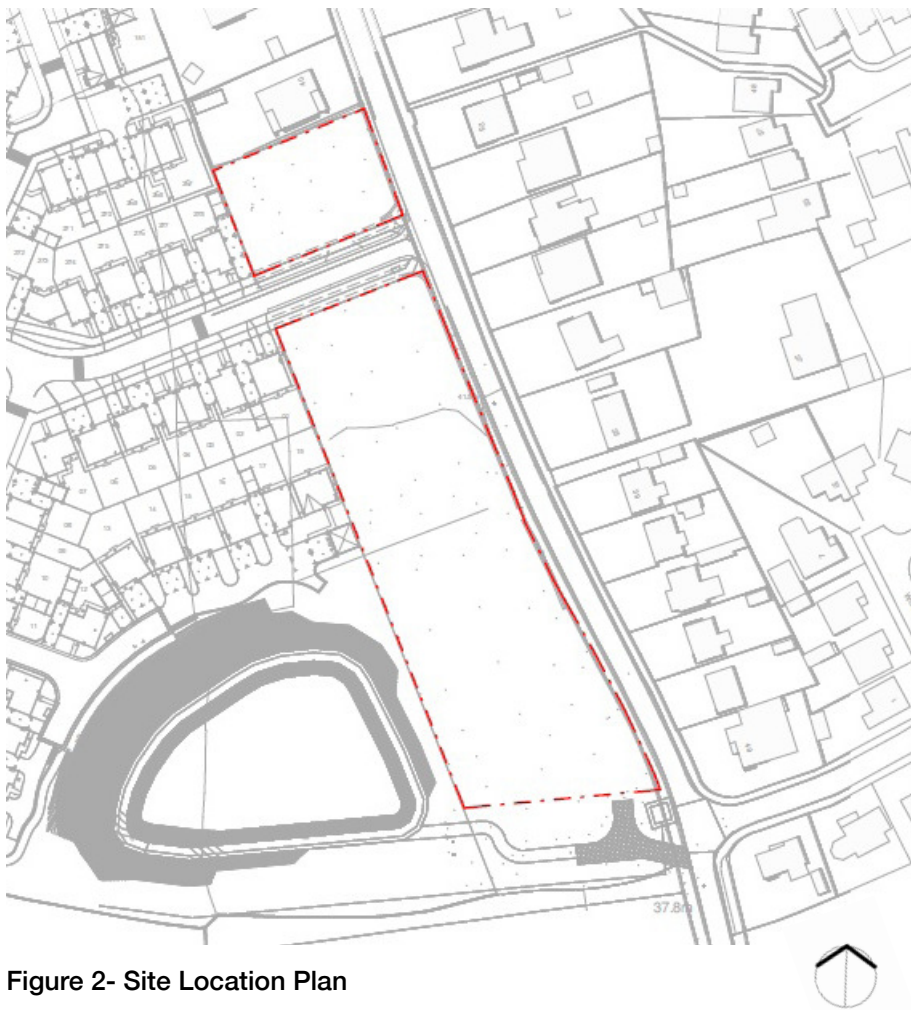


Figure 2- Site Location Plan



Figure 3- Aerial View of existing site

## Design Proposals

### USE

The site is currently vacant. The last known use of the site was for agricultural purposes.

### LAYOUT

The proposals seek to establish 10 new dwellings with associated off road car parking and garage facilities. The proposals indicate 2 dwellings to the north of an existing access road and 8 to the south.

The buildings have been positioned in respect to the residential houses to the East setting them back from the highway and providing front gardens, driveways and parking facilities. The street frontage follows the contours of the existing highway. Generous gardens have been provided to the rear.

### SCALE

The building footprints indicated are approximately 8.6m deep and 9.7m wide based on a dormer bungalow design. A rear single storey element is indicated to the rear at approx 3.3m long and 4m wide.

### LANDSCAPING

The amenity spaces to each plot will be a combination of grass and planting with hard-standing to the driveways. Access paths and a patio shall be provided to the rear.

The boundary treatment to the site shall comprise of brickwork and stonework to reflect the treatment elsewhere on the street. Low level and high level timber fencing shall be provided to define the boundary's between the plots.

### APPEARANCE

The appearance and materiality of each dwelling is to be sought using a reserved matters application.

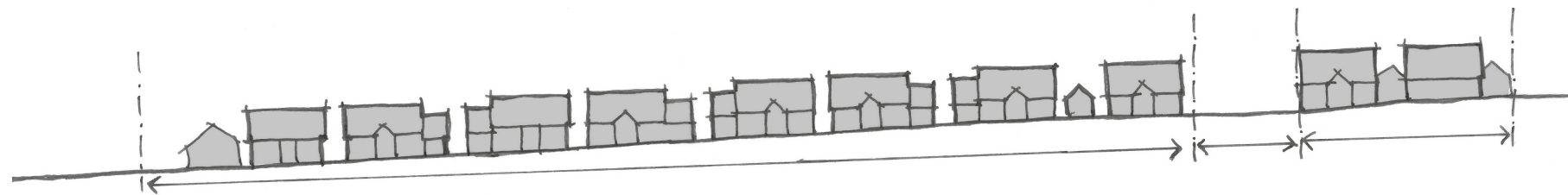


Figure 4 - Sketch proposal showing street scene elevation

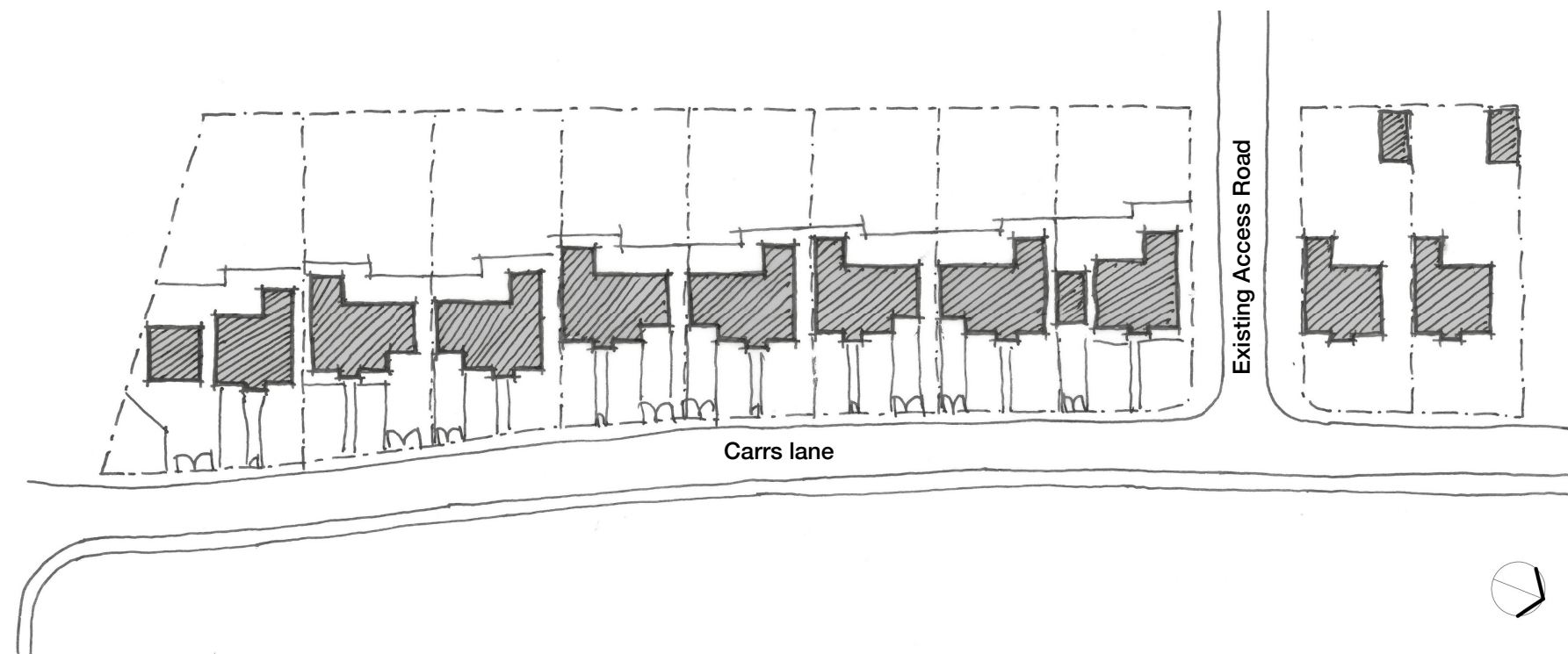


Figure 5 - Sketch proposal showing proposed site plan

## Access, Ecology and Flooding

### MEANS OF ACCESS

All dwellings have been provided with a vehicle access and a separate pedestrian access from the existing footway. Gates have been indicated to provide security and interest to the street elevation. Each plot has external pedestrian access to the rear in the form of external paving and access gates.

Level access to the front and rear of the properties can be achieved.

### ECOLOGY

A Preliminary Ecological Appraisal has been produced by Whitcher Wildlife Ltd. in support of the planning submission.

Enhancements to the site will include integrated Bat boxes to 10% of the new buildings and planting of native flora species or species that are a benefit to wildlife.

### SITE INVESTIGATION

A phase 1 preliminary risk assessment report has been prepared by Silkstone Environmental Ltd. Including a coal mining report and recommendations for phase 2 investigations

### FLOODING

According to the EA website (flood map for planning) records the study area as being within a Flood Zone 1 flood plain, which is an area with low risk of flooding.



Figure 6 - Extract from Proposed Site Plan



**peak**architects<sup>^</sup>