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**PROPOSED DWELLINGS**

**on**

**LAND AT  
'THE DARDS'  
PONTEFRACT ROAD  
CUDWORTH  
BARNSELY  
S72 8AG'**

**For  
ATTA DEVELOPMENTS LTD**

**DESIGN AND ACCESS STATEMENT**

**Prepared by**

**WHITE AGUS PARTNERSHIP**



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## 1 **BACKGROUND**

The application is for development comprising the construction of a total of ten dwellings comprising two pairs of semi detached dwellings and two blocks of three town houses on land formerly occupied by 'The Dards' Public House

## 2 **THE SITE**

The site is located at the junction of Pontefract Road and Sunningdale Drive at Cudworth.



The site area is 2256sq m and the contours and physical features are shown on the submitted drawings. The site gently slopes down from Pontefract Road to the rear gardens of properties along Lindrick Close.

The site fronts onto Pontefract Road with Sunningdale drive to the south.

An un-made track leading runs along the northern site boundary.

The site is located in a long established residential area with properties of varying age, forms and type but generally of traditional construction.

There are no protected trees on the site.

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The site is on a main transport route with local facilities within walking distance.

The site is 'brown field' and is situated within a sustainable urban location.



**VIEW OF EXISTING SITE ACCESS FROM PONTEFRACT ROAD**



**VIEW OF EXISTING SITE ACCESS FROM SUNNINGDALE DRIVE**

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**EXISTING DWELLING TO THE NORTH OF THE SITE**



**EXISTING DWELLING ADJACENT THE SITE ON SUNNINGDALE DRIVE**

The rear gardens of properties on Lindrick Close are adjacent the eastern site boundary with a screen of conifer hedge.

The site does not have any public access or rights of way.

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**DWELLINGS ADJACENT TO THE SITE ON PONTEFRACT ROAD WITH REAR DORMERS**

### **3 THE PROPOSALS & DESIGN CONSIDERATIONS**

As part of the assessment of the site, due to its location, close to local amenities, within a well established residential area with good transport links, it was clearly demonstrated that the land is 'brownfield' and suitable for sustainable residential development. No further justification of this is considered necessary.

The proposals meet local Planning Guidance with regard to separation distances. There are no residential properties that will be significantly adversely affected by the proposals.

The design of the properties on Plots 1-6 reflects some of the architectural features of the former public house building. This includes the hipped roof, fenestration and brick quoins to elevations facing Pontefract Road.

The style of the properties proposed for plots 6-10 is deliberately different and they are to be built using a palette of materials to complement the adjacent property to the north (shown above)

The proposals for residential development of the site as shown on the submitted proposals will causes no significant harm to the local environment and does not create any Planning difficulties.

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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 proposed access points, restriction due to site topography and the proximity of adjacent building.

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

#### **4 SOCIAL & ECONOMIC CONTEXT.**

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**

There are two existing access points from Pontefract Road and Sunningdale Drive. The access from Pontefract Road is to be retained and reduced in width to suit the new private drive.

The existing access from Sunningdale drive is to be relocated as shown on the submitted drawings

The development has been sub-divided so that each access will serve a maximum of 5 dwellings with no link between the two.

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To Plots 1-6 there is a mixture of communal and 'within curtilage' all to Local Authority standards. Plots 6-10 have individual parking provision within each plot parking.

Access for the Fire and Emergency services is in accordance with the South Yorkshire Residential Design Guide.

Refuse bin storage areas are to be provided in each plot with a communal collection point adjacent the main highways.

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.

Entrance doors, and the internal layout of the dwellings 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 TREES**

Existing hedgerows within the applicants control will be trimmed. Where it is necessary for existing hedges or trees to be removed this is shown on the submitted drawings.

## **7 CONCLUSIONS**

The site is in a sustainable location and the presumption is in favour of residential development.

Dwellings of the type proposed are fully compatible with the general character of the locality.

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

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The density of the proposed development is acceptable in relation to the surroundings.

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