

Design and Access Statement

Proposed RESIDENTIAL DEVELOPMENT

NEAR ROYD

COAL PIT LANE

OFF DARFIELD ROAD

CUDWORTH

BARNSLEY. S72 8HP

For
HAZELWOOD DEVELOPMENTS

DESIGN

PROJECT OVERVIEW

The present owner has enjoyed many many years of self sufficiency from this site. He has extensive vegetable plots and poultry sheds from which his egg business flourished. Since his wife passed away the maintenance of the gardens and lawned areas has got to be too onerous and so he decided to sell up and move to somewhere that did not need the time spending on it. A scheme was prepared , badly in my opinion and an application for the erection of three badly spaced bungalows all with double garages submitted to the Local Authority. This included for the demolition of the existing bungalow.

Having visited the site, I am of the opinion that the existing bungalow with a sympathetic treatment could be retained and command a good price, including a very generous garden .

Alternate uses have been considered, but due to the site being in a predominantly residential area, close to the principal road network, residential use is considered the most appropriate.

Pre-application discussions have taken place with the Kieron Dunne in the Planning department , and it would appear that the scheme submitted previously was not actually part of the Outline approval . Sketches have been submitted and discussed and the scheme to be submitted bears recognition to the comments made.

The vegetable garden to the front part of the site is large enough to house a two bedroomed bungalow with private amenity space well exceeding that required by Planning guidelines.

There are no environmental issues such as Bats, Contamination or Flood dangers

LOCATION

The property is situated on a site with a short frontage to Coal Pit Lane, of approximately 2856 square metres.(0.70 Acres.)which forms part of the satellite community of Cudworth approximately 5 miles to the North East of The Barnsley conurbation. The huts / buildings consist mainly of corrugated roofed , Timber framed and clad structures in need of careful removal and disposal to a commercial disposal site.

It is surrounded by predominantly residential properties as a mixture of single and double storey dwellings , built in Facing Bricks, Stone and Cement Render Roofed with mainly concrete roof tiles or blue slate.

TRANSPORT

Due to the nature of the proposal, no transport assessment is required and a brief discussion with the highways department came up with no problems. The Village is served by 4 different buses which connect the area to Bamsley and Wakefield, with the corresponding transport interchanges to the National networks. All services within easy walking distance.

SITE DEVELOPMENT POTENTIAL

The land as already mentioned could be developed by demolition of the existing buildings and the building of new dwellings. One of the local councillors has expressed a need for retirement bungalows for people to downsize into. This does not mean "Old Peoples Bungalows" as built by the Local Authorities more like the 1960's developers.

There would be sufficient space around the property to provide ample parking, garden, play areas and private garden / barbeque area for such or clothes drying.

The use of the site is already deemed residential according to the current U.D.P. being classed as housing Policy area. Therefore further uses have not been explored in this instance.

EFFECTS ON SURROUNDING PROPERTIES.

As the proposal is for domestic dwellings that are designed within local planning criteria, there would be no undue effect on neighbours, the neighbourhood as a whole or the neighbourhoods support services.

SCALE

The design of the proposed building is of a traditional domestic scale very similar in size to the building already existing around the site, and in keeping with sizes and proportions of properties in this area.

The Planning Authority have already commented that only single storey dwellings would be allowed.

The material, shape and scale of windows and doors are of a scale that are in keeping with local properties.

LANDSCAPING

The existing site would be cleared and all current landscaping removed. The site is relatively flat and therefore little cutting or filling is required or intended. Upon completion garden areas will be turfed. There are to be dwarf fences to the front gardens and 1600mm high timber fences to the rear private gardens. The front boundary is to have a turfed surface going to the road.

ROADWAY

It is proposed to incorporate an private drive in accordance with the South Yorkshire design guide and recommendations with a turning facility for a Fire Appliance incorporated. It will be finished in a Tarmacadam surface with concrete edgings providing a sealed surface. Surface water run off will be kept to a minimum with soakaways to dispose of excess water. These to be serviced by draining into the sub strata and will be calculated by percolation tests directed by the Building Control section of the Local Authority.

ACCESS

There are no special circumstances or requirements with regards to internal site roads. The normal parking requirements of two spaces as a minimum will be provided in accordance with the Highway Authority standard. The access driveways will be wide enough to accommodate disabled parking in all cases.

Access into and around the interior of the dwelling will provide movement that complies with standards as set out in current building regulations legislation. There will be no access constraints to ground floor living areas with regards social, ethnic and mobility positions. Access to the site will not prejudice any particular group in this case.

Local roads are in good repair and vehicular access to the site from main roads is very good.

Date...25th August 2015

Signed...

This statement is the sole property of the author (P Dimelow) and will not be used, copied in whole or in part, by any other individual, company or organisation without the consent of the author.