PROPOSED RESIDENTIAL DEVELOPMENT **22/88**
BRAESIDE, 18 LOW CUDWORTH GREEN
CUDWORTH, BARNSLEY **14.09.09**

Proposals: Demolish Existing Bungalow and Erect 5 No dwellings with Associated Works

Design & Access Statement

1.0 Assessment

1.1 The site is located at Cudworth approximately 4 miles North East of Barnsley. It has an existing vehicular access from Low Cudworth Green via a narrow private drive which is shared with No 16. The development site is rectangular and there is frontage to White Cross Avenue at the eastern boundary, although there is no current access. A site location plan is attached at Appendix A.

1.2 The land is currently occupied by a detached brick bungalow in large gardens with a total area of 0.2 Ha. There is a detached brick built single garage adjacent to the Western boundary. The land slopes gradually from the Eastern boundary with White Cross Avenue down towards the West. The brick built boundary wall to White Cross Avenue is retaining and there is a difference in levels of approximately 1.2m at this point.

1.3 The site is without significant trees that would be affected by the works although there are a number of semi mature trees adjacent to the Southern boundary and a mature mixed hawthorn hedge. The works involve demolition of the existing bungalow and there is a pond within the garden. A protected species survey has therefore been undertaken. A copy of this report is attached with the application documents.

1.4 The site is located within land allocated as either 'Housing Policy' or 'Housing Proposal' on the current Barnsley Unitary Development Plan. Residential development is therefore appropriate.

2.0 Involvement

2.1 The local residents of No 16 who share the access have been notified of the proposals and shown a copy of the plans. They have raised no objections.

3.0 Evaluation

3.1 The site is located within a Housing Policy/ Housing Proposal Area and is currently used as a dwelling and gardens.

3.2 The site is surrounded by residential use and located within a sustainable location with easy access to local shops and facilities, which are within walking distance. Public transport links are available and a regular bus service runs to Barnsley Town Centre at 10-15 minute intervals. A bus service also runs to Pontefract via Brierley, South Elmsall and Ackworth at 30 minute intervals during the day.

3.3 Land use within the area is predominantly residential of medium density. Existing dwellings adjacent are a mix of single storey (to the West), and two storey dwellings generally detached, built in brick with concrete tiled roofs of traditional pitch.

3.4 The majority of existing residential dwellings do not overlook the site although Nos 31 to 35 White Cross Avenue located to the South, have principal windows facing the site.

3.5 The application site lies outside any area identified by the Environment Agency as at risk of flooding and therefore no flood risk assessment is deemed necessary.



Extract from Environment Agency Flood Risk Map.

3.6 Protected Species. A Protected Fauna Survey was carried out by Derek A Whitcher Ltd Wildlife Consultants and identified the presence of no protected species. It should be noted that during occupation of the bungalow the pond within the rear garden was continually topped by the former resident. Since the bungalow has been vacant the pond has drained.

3.7 Existing trees and hedges are located mainly at the perimeter of the site. It is proposed that these will be retained to maintain the 'green' environment and appearance of the site. They also provide separation and enhance privacy by preventing overlooking between existing houses particularly to the south of the site.

4.0 Design

4.1 It is proposed to demolish the existing bungalow and construct 5 No dwellings. Two of the dwellings, Units 1 and 2, will be link-detached with direct access from White Cross Avenue. They will be constructed as 3 storey dwellings, although appearing to be 2 storeys from White Cross Avenue. The lower ground floor will be partially subterranean and take advantage of the change in ground levels between White Cross Avenue and the existing land. Units 1 and 2 will be constructed to the scale of existing dwellings fronting the public highway and eaves and ridge heights will be similar.

4.2 Units 3 and 4 are two storey detached dwellings served by a private drive from White Cross Avenue.

4.3 Unit 5 is a two storey detached dwelling which utilises the existing access from Low Cudworth Green.

4.4 The proposed dwellings are of domestic proportion and would be used as private houses. Their overall scale and size is similar to other properties in the area. Floor levels have been designed to utilise the change in ground levels at the White Cross Avenue frontage, whilst elsewhere are higher, elevated or excavated.

4.5 Design and Materials are Reserved Matters.

4.6 Dwellings are positioned to avoid any direct overlooking. Recommended distances between new and existing dwellings of 20 metres are maintained and where these are at a minimum, existing boundary fences, a 4.0m high mixed hawthorn hedge and semi mature trees will help to reduce any overlooking.

5.0 Access

5.1 The existing private drive access to serve a single dwelling is retained. Access to Units 1-4 will be provided from White Cross Avenue which is an adopted highway.

5.2 Level approach can be provided to Units 1, 2 and 5. The nature of the site will preclude level access (at a gradient of less than 1 in 20) to units 3 and 4, as the new private drive will have a gradient of approximately 1 in 10.

5.3 The site is in a highly sustainable location with access to shops and local facilities as described. It also has a regular bus service to Barnsley, Pontefract and the surrounding area.

5.4 Units 1-4 each have one garage space and one further parking space. Unit 5 which is a large detached dwelling is shown with two garages and sufficient room for two further external parking spaces.

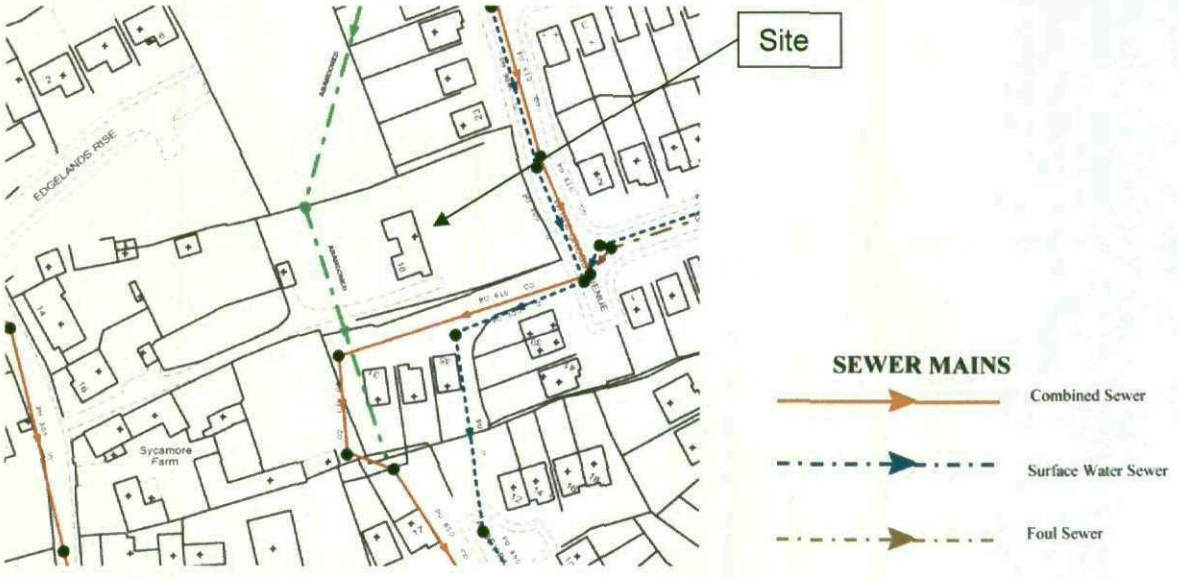
5.5 There is no access for refuse vehicles to enter the site, however provision can be made for waste bins to be positioned on or adjacent to the public highway for collection.

6.0 Drainage

6.1 Foul and surface water drains from the existing site discharge into a combined sewer in Low Cudworth Green. An extract from the Yorkshire Water Sewer Records Map is shown below. There is an abandoned foul sewer which crosses the site.

6.2 It is unlikely that ground conditions will support surface water soakaways, although tests will be carried out and full design proposals provided as part of a detailed planning or reserved matters application. If soakaways are unsuitable, surface water will discharge into the combined sewer in Low Cudworth Green to the South West of the site subject to a flow restriction to be agreed. Existing ground levels will prevent discharge into surface water sewers in White Cross Avenue.

6.3 Foul drainage will connect into the combined foul sewer in Low Cudworth Green to the South West of the site.



Extract of Yorkshire Water Sewer Records Information.

7.0 Summary

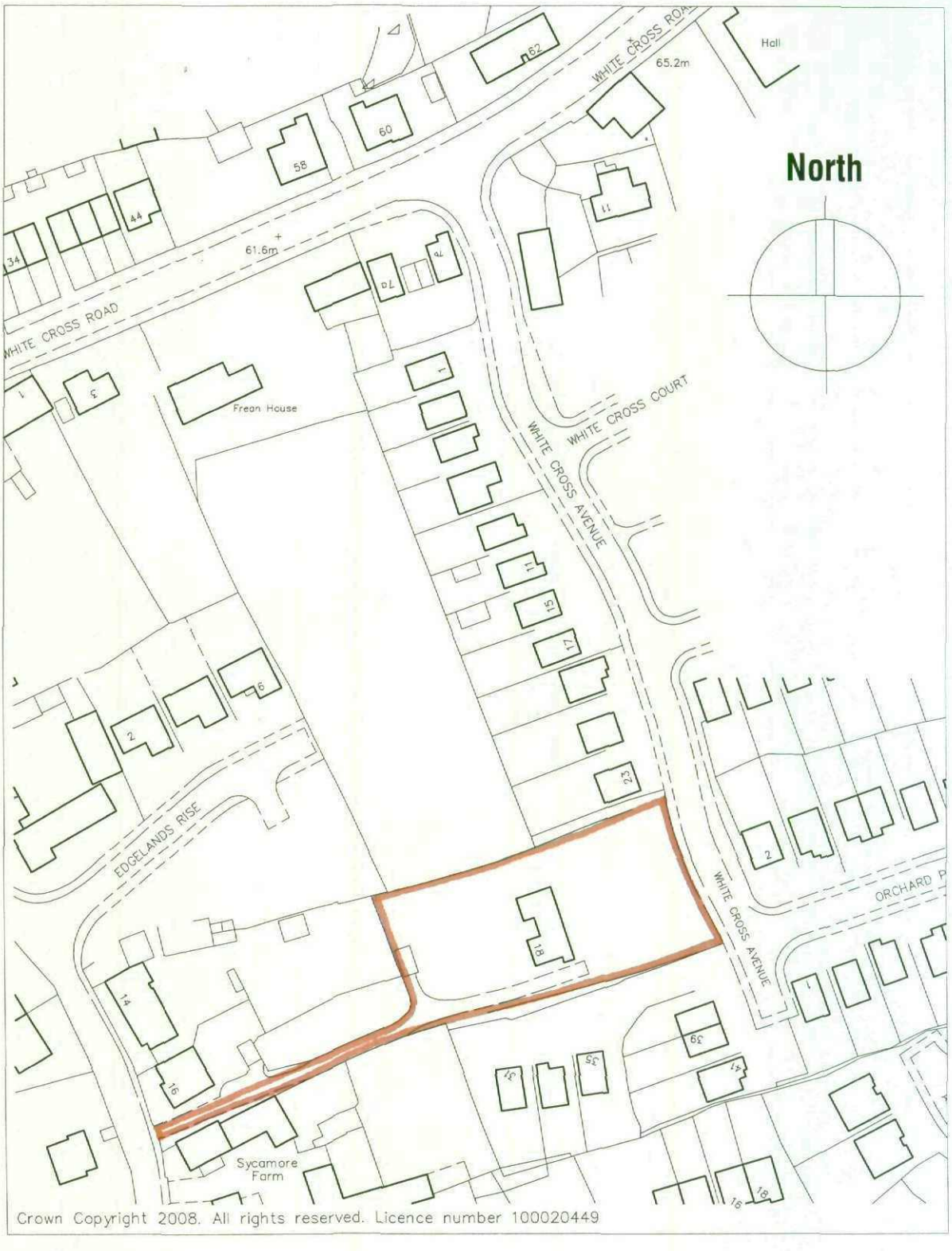
7.1 The proposals are consistent with the Barnsley Unitary Development Plan which identifies the land as both 'Housing Policy' and 'Housing Proposal No14'. The majority of the surrounding Housing Proposal land of which White Cross Avenue forms a part has now been developed. The site is currently residential use and in a highly sustainable location close to existing shops, schools and community facilities which are within walking distance. It is also well served by public transport links to local towns and the surrounding area.

The density of the development (25 units/Ha) is restricted by the site condition and levels. It is however consistent with adjacent residential use and will cause minimum impact on existing dwellings or the highway network. The scale and proportion of the houses is consistent with the area and we look forward to receiving the support of the Local Authority with regard to these proposals.

Signed.....
FOR CHRIS CARR ASSOCIATES

APPENDIX A

SITE LOCATION PLAN



18 LOW CUDWORTH GREEN
CUDWORTH
BARNSLEY
S72 8EF

LOCATION PLAN

Scale 1:1250

Date July 08

Ref 22.88

Drwg No OS1

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APPENDIX B

PHOTOGRAPHIC SURVEY



1. Private access drive looking towards Low Cudworth Green.



2. Existing bungalow from private drive looking East.



3. Rear Garden



4. Rear boundary (East) abutting White Cross Avenue.



5. Existing trees and hedge to Southern boundary.



6. Existing trees and hedge to Southern boundary



7. White Cross Avenue frontage looking South.



8. South-East corner of site at White Cross Avenue frontage.