Design & Access Statement Crowick House, Belle Green Lane, Cudworth Barnsley

Physical Context:

The site is located at the end of belle green lane and adjoins the green belt land. The neighbourhood consists of residential properties being of detached and semi detached houses, on two boundaries of the site.

There are a number of small shops all within reasonable distance of the property. The property is not located in a conservation area. The property affords good foot traffic links to local amenities and the centre of Cudworth.

Site:

There are schools within close walking distance of the site. Two are of a junior and infant nature and the other one is at senior level. The site is accessed via Belle Green Lane. The site lies within a housing policy area. There will be parking for 2 cars within the curtilage of the site; a private amenity space is available to the rear of the property and complies with SPG 2 item 9.

The site will continue at the same level as the entrance to the site.

Social Context:

The development is for a number of residential properties. There is no potential overlooking or substantial overshadowing issue from the site. There will be no adverse impact on the existing local services.

Economic Context:

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

Planning Policies:

The relevant SPGs applicable to the scheme have be examined.

Involvement of Community Members:

The scheme has no implications for the general community; however the adjoining owners have been not consulted.

Evaluation:

It is not know what opinions the adjoining owners have because they have not been consulted.

Design Principles:

Use:

The proposed development is justified particularly as it brings an existing unused plot into residential use therefore maximizing the properties potential for occupancy, whilst being sympathetic to the adjoining property and the surrounding area.

Disabled access is available via a level entrance/exit the property.

Layout:

The layout is to be agreed at full planning stage.

Scale:

The proposed development is to scale with the surrounding properties.

Landscaping:

New landscaping will be supplied to the property which lies on a substantial plot. The area adjoining the access drive will be block paved. Gardens front and rear will be grassed.

Appearance:

The new fenestration has been designed to be sympathetic with the surrounding area. The building is to be constructed using materials that are sympathetic to the surrounding developments.

Materials

The roof finish will be of concrete tiles, with brickwork walls and oak or white upvc windows.

Access:

Vehicular access will be catered for via a new access to the site.