

## **DESIGN AND ACCESS STATEMENT**

### **PROPOSED DEMOLITION OF FORMER BUTCHERS SHOP AND CONSTRUCTION OF 1 NO BLOCK OF 3 NO LOW COST/AFFORDABLE ONE BEDROOM FLATS WITHIN THE CURTILAGE OF 322 TO 324 BARNSELY ROAD CUDWORTH**

The site is located approximately 5 miles North East of Barnsley and is centred within the curtilage of 322 to 324 Barnsley Road Cudworth and occupies a central road side position within the village. The site is bounded on the front elevation by the A 628 and on the rear elevation by a Health Centre accessed off Rose Tree Avenue. The site is also bounded on both sides by other residential properties. The proposed development is considered a sustainable development in that it will provide that much needed 1 bedroom flat accommodation encompassing a modern design & layout while incorporating some aesthetically attractive finishes providing high quality but lower cost affordable flat accommodation suitably blending in with and adding to the character of the immediate surroundings.

The whole site will be accessed directly off the A628 by a tarmac vehicular access taken between and below the proposed flats leading to a durable rear turning and parking area usable by residents. The scheme was also designed all in accordance with and in pursuance of safety required under the planning policy T2.

All conditions as laid out in any planning approval notice will be observed and complied with in full.

In terms of social and economic impact on the community from this development there will be some short to medium term employment provided during the construction phase and some degree of social improvement with a well being factor being provided due to the development improving the immediate area.

In the interest of amenity, policy guidance E52 is being complied with.

The development site is a level site off the A628 and consists of the former butchers shop building and side parking area. The former butchers building is to be demolished and cleared in order to provide off road access and parking within the proposed flats development all in accordance with planning/highways policy guidance.

The proposal is for 3 number 1 bedroom flats all finished in brickwork with associated features and grey marley modern concrete flat tiles and UPVC window and door frames.

Cudworth is served by a regular bus services, with links into both West & South Yorkshire. Bus stops are also located at intervals along the length of the A628 with bus stops being sited within 200m of the development making the development sustainable in terms of travel links.

In terms of local services there are several public houses/clubs, convenience store/off licence, post office, village hall, take aways and fish & chip shop, a large doctors practice and Church all within close proximity of the development and serving the community. The village also has its own recreational areas including children's play area.

In terms of the developments impact on the local area it will not have any detrimental effects as having its own access/egress from the A628 and not relying on access through any existing established developments.

Nearby and adjacent properties will neither be overlooked or overshadowed by this development.

The demolition of this former butchers building in order to make way for this proposed development can only serve to improve the immediate area. Having been empty and unused for some time due to its closure. The proposed scheme will also bring about a positive social impact on the immediate vicinity.

There is no economic impact on the immediate vicinity due to the proposed development.

An existing sustainable drainage system is also provided on site and can be used to serve the new flats

From our evaluation of all information provided regarding the development it would suggest that the proposed development can only benefit the local community in terms of a sustainable housing provision which will enhance the character and desirability of the immediate area. #

The overall design and layout of the development does also provide a good balance with the existing surrounding properties in terms of volume provided and their appearance. The overall scale and size of the proposed flats will also be in keeping with other surrounding flat sizes.

The layout of the proposed development has created a small enclosed but private environment with access only from the A628.

As levels indicate on the proposed drawings the development is a level site with access to each flat from the parking area considered level and therefore maximises ease of accessibility while also limiting travel distances to each flat entrance door.

In the event of fire or any other emergency, access into the development by any of the emergency services would be relatively easy given the layout and proximity to the A628. All prospective occupiers of the flats are provided with equal and convenient access up to the individual access doors.

In the event of any prospective occupier not having a motor vehicle pedestrian access is provided and links up to the existing pavement along the A626 providing a sustainable link to near by bus stops.

The application is also based on a good understanding of the local character of the immediate area and aims to bring that same depth of character to the new development. The scheme therefore does comply with planning policy consideration in terms of its physicality & use of the former butchers shop and attached land in order to provide such a new development.

Preliminary discussions with some of the nearby residents would suggest that housing will be the best use of the site.

The immediate area around the site does appear to need a degree of regeneration and this development does go some way in achieving that need while also supplementing any other ongoing schemes currently in progress or being considered or approved by planning.

All properties on the development are easily accessible by visitors as the provision of a convenient and safe access route is prominent.

The scale of the proposed build and no of flats proposed is also considered right for the site as the flats to hard standing area proportions do appear to balance without being disproportionate.

All features of the development have taken into consideration sustainability and ease of maintenance together with an attractive order to it.

Boundary treatment to rear and side elevations will generally be 1.80m high close board timber fencing. The front elevation will be separated from the pavement by a low level wrought iron feature fence.

Due to the tightness of parking and turning, agreed parking arrangements between residents will need to be established in relation to time of and sequence of parking. It is essential that parking begins in parking area 1 then parking area 2 and lastly parking area 3 at all times.