

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

Physical Context:

The site is located off Belle Green Lane, Cudworth, Barnsley and adjoins green belt land and is within easy walking distance of Cudworth Shopping centre. The neighbourhood consists of residential properties being of detached properties, on one boundary of the land with a residential road serving both two storey and single storey dwellings and the two remaining boundaries being green belt land.

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:

The properties consist of two different house types both of two storey construction. Part of the site will retain the existing Crowick house. Crowick House will be demolished at a later date following a further planning application to develop the remainder of the site. There are schools within close walking distance of the site. The site is accessed via Belle Green Lane. The site lies within a housing policy area. There will be parking for cars within the curtilage of each of the properties; a private amenity space is available to the rear of the properties and complies with SPG 2 item 9.

The site will continue at the same level as the entrance to the site, with a gentle away from the site entrance.

Social Context:

The property development is for two, three bedroom property and three, four bedroom 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 their spending capabilities benefiting the local economy as well as construction work during the development.

Planning Policies:

The relevant national and local policies applicable to the scheme were referred to during the design process such as H6, H18, T2 and E52 contained within the Barnsley UDPFA and government guidance including guidance note 3: housing.

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 into use an existing unused piece of storage land into residential use therefore maximizing the lands 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 and the site.

Layout:

The layout of the residential properties has been orientated so that the windows comply with the overlooking issues in SPG 3. It will include "Secure by Design" principles.

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 natural stone walls and oak affect upvc windows.

Access:

Vehicular access is catered for by a new turning area within the block paved area that abuts the drive connecting Belle Green Lane to the site.