Design and Access Statement for
Proposed Barn Conversion, Lunn Farm, Lunn Road, Cudworth

The application site lies within a predominantly residential area facing onto Lunn Road.

CHIEF EXECUTIVE'S DEPT
- 4 JUN 2008

The Barn has had detailed planning permission in the past to be converted to a dwelling B/90/1205/CU, 1/11/90, but unfortunately this has now run out of time.

Access

The site slopes slightly up from the road and has its own access in place onto Lunn Road. A garage will be provided at the end of the barn, facing the road.

The site will be accessed, both for vehicular and pedestrian, from an existing private drive at the front of the site, laid out in block paving. This hard surfacing laid out in block paving will be wheelchair friendly so as to afford access to the whole site and dwelling.

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.

Public transport links in the area are good. Local bus services are good and frequent. The local bus service provides transport to both Barnsley town centre and the local village.

Local roads are in good repair and vehicular access to the site from main roads is very good. The immediate site area is generally flat with good pedestrian access on hard surfaced pavements. No specific climatic disadvantages are envisaged due to seasonal conditions, as vehicular access is not compromised in any way.

Layout

The actual physical design of the dwelling will be specifically designed to meet not only the needs of the applicant, but also designed in a sensitive manner to prevent any undue loss of amenity and enjoyment by neighbouring residents.

The design and access of the site provides a safe and secure environment for a domestic dwelling. The site will be overlooked for security and likewise will provide added security, by overlooking, to the existing properties in the street scene, yet maintaining overlooking measurement guidance.

Scale

The design of the proposed dwelling is of a traditional barn conversion scale and in keeping with sizes and proportions of properties in this area.

Landscaping

There have been no specific additions to the landscaping of the site considered. The existing site is currently landscaped with trees and bushes to rear. The proposal is for the garden area to remain generally as lawn with low level planting, dictated by personal taste of the occupant to compliment private designated areas such as patios. The existing gradients on site will be retained and no filling or cutting is intended.

Appearance

The finer aspects of the dwelling will be designed to reflect traditional features of a barn conversion.