

ROYSTON ROAD, CUDWORTH

Design and Access Statement

*Retrospective application for 3 No.3 bedroom town
houses and 3No. garages.*

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1.0 Introduction

- 1.1 This is a statement submitted in support of the development of 3 three bedroom town houses and 3 garages on Sidcop Road off Royston Road, Cudworth.
- 1.2 The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

2.0 Assessment of the site's immediate and wider context

- 2.1 In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below.

2.2 Physical

The site is situated off Royston Road and is located approximately 3.5M north east of the town of Barnsley. Cudworth is a semi-rural village on the outskirts of Barnsley in South Yorkshire. It has a busy village centre surrounded by some housing and green belt countryside. The site is located close to the centre of Cudworth. The area directly surrounding it is fairly built up with a mixture of small terrace and detached houses; however, there are large expanses of farmland and open fields nearby surrounding the village.

The aerial picture below shows the site in context.



2.3 Access audit

The existing site has an access point at the front of the site via Royston Road. There is currently a fairly large area at the front of the property with a small amount of basic landscaping. The area at the front of the new properties has been improved to provide 3 garages and a visitor parking space with new vehicular access to be taken from Royston Road. The garages are surrounded by block paving, paths and a basic level of landscaped frontage to include grassed front gardens, however areas of gravel are provided along the fences and paths to allow for the future planting of small plants and creepers. The site is located near bus routes into Barnsley. Traffic movements to and from the site will differ from the existing use. Rush hour traffic should not be significantly affected.

2.4 Social

The new development on this site is an attractive scheme that is fitting and consistent with the residential nature of the area.

2.5 Economic

The scheme provides good quality family housing in a desirable residential area of the village of Cudworth with good transport links to the nearby towns and cities via the A628 which runs through the centre of the village and excellent transport links to the M1.

3.0 Relevant planning policies

- 3.1 The development will comply fully with all requirements of the SPG document and Approved Document 'M'. The measures taken to ensure this will be detailed in subsequent sections of this report.

4.0 Relevant planning history

The site has received planning permission for the houses under application; Former Clinic, 2A Sidcop Road, Cudworth, Barnsley, 2008/0421. This retrospective application seeks to address a few alterations to the houses including canopy details, the relocation of the front door to the western plot, landscaping, the erection of 3 garages and the removal of a tree on the site in order to erect the garages.

5.0 Involvement of community members and professionals, undertaken/planned

- 5.1 A noise report survey was not deemed necessary due to the site already being in an established residential area.

6.0 Evaluation of the context

6.1 Identification of opportunities

There are several potential benefits arising from the development of this site. There is a significant gain in visual amenity by a sympathetic and well designed development which is a positive addition to the immediate neighbourhood. The development also provides family housing in a sustainable and desirable residential location.

6.2 Identification of constraints

The development should be sympathetic to the surrounding area and properties. Massing and density should be keenly considered.

7.0 Design of the scheme

Amount: The proposed development incorporates 3 No.3 bedroom houses and 3 No. garages.

Layout: The building utilizes an efficient rectangular footprint, with a 147sq metre footprint overall. The ground floor of each new property consists of an open plan kitchen and dining area, a lounge and a W/C. The first floor consists of one master bedroom, and two further bedrooms along with a family bathroom. The new dwelling is carefully designed not to infringe on any overlooking distances. Each town house will have its own private garden to the front and rear of the site and a garage.

Scale: The building is 2 floors high and is in keeping with the height and massing of the surrounding properties. The garages are single storey.

Landscaping: Currently, around half the site is covered in soft landscape. The proposed design will largely maintain this ratio. Vehicular and pedestrian access to the dwellings will be via the new private drive at the front of the property.

Appearance: The style of the proposed properties has been designed to match the styles of the surrounding properties. Materials used are predominantly brick with stone details used on the elevations. The property will be kept to a residential scale to compliment the surrounding properties. The development aims to be sympathetic to the existing identity of the immediate neighbourhood whilst providing high quality housing in the street, that will benefit and enhance the neighbourhood.

Access: The development will comply fully with all requirements of Approved Document 'M'. 2 of the units are designed to meet mobility housing standards and comply with the SPG to provide more than the required min 25% threshold for residential units. The landscape around the building will be fully accessible to all and where changes of level occur in the landscaping ramped alternatives will be provided. A mixture of hard and soft landscaping will be provided with changes in materials finishes or planting clearly demarcated. Any transitions between hard and soft features will be less than 15mm in elevation. Guardrails and tactile surfaces will be used at all relevant obstacles. The route to the entrances is level and the entrances themselves have flush thresholds and are wide enough to allow wheelchair access. The doors are to be easily visually distinguishable from their surroundings and are to have a maximum opening force at the leading edge of 20N.

Once inside all doors and corridors are wide enough to allow wheelchair access to all parts of the ground floor of the building. All associated handrails are to the heights given in Approved Document 'M' and are to be of a profile recommended for ease of grip. Where necessary doors have vision panels whose size and configuration meets the requirements of the Approved Documents. All stepped access points to the building are designed to comply with Part 'M' of the Building Regulations Documents. A level entry bathroom has been incorporated with full turning capability for wheelchair users. Other indicative 1500mm turning circles show the accessibility to the main living / working area. The detailed Building Regulations plans will include all visibility accessories, wall mounted 'grab' furniture, switch controls, alarm pull chord, visible fire alarm and tactile surfaces, which for simplicity's sake are not shown on the plans.

8.0 Concluding Statement

- 8.1 This design and access statement has been written in support of a planning application for: The statement clearly demonstrates the four steps required by Section 42 of the Act in that:
- The context of the site has been considered and documented, and includes an accessibility audit, together with references to the relevant planning policy
 - Community and professional involvement has been used to inform the development proposals and is documented in this statement
 - The context and feedback from the engagement exercises undertaken has been used to formulate design and access principles for the site
 - The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.
- 8.2 The scheme has been designed which responds to the constraints and opportunities identified and will provide significant benefits to the community in terms of:
- Provision of family housing in a popular residential area*
Access
Safety and security
Sustainable development
Visual amenity
- 8.3 In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.