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Design & access statement for proposed construction of a three bedroom detached dormer bungalow on the land adjacent to 2 White Cross Avenue Cudworth Barnsley.

1.0 Physical context

1.1 Surrounding:

The site is located on the land adjacent to 2 White Cross Avenue Cudworth Barnsley with an entrance from White Cross Court & lies approx. 4 miles East of Barnsley town centre. The neighbourhood generally consists of residential properties of semidetached houses and detached houses.

Schools, recreational facilities & other local services are all within reasonable distance of the property. The property is not located in a conservation area. The property affords good transport links as it lies near the main bus route between Cudworth and Barnsley.

1.2 Site:

The host property is detached house with two large side gardens. It is proposed to erect the new building on the South side of 2 White Cross Avenue an outline application for this has already been granted. The site is currently occupied by a large parking area. The site lies in a Housing Policy Area.

There are no natural features such as trees or hedges within the site.

2.0 Social Context:

The property development is for the building of a three bedroom detached dormer bungalow. There is no potential overlooking/overshadowing issue from the site. There will be no adverse impact on the existing local services.

3.0 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.

4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as UDP policy supplementary planning guidance 3 for infill residential development.

5.0 Involvement of community members:

The scheme has no implications for general community; however some of the adjoining owners have been consulted.

6.0 Evaluation:

The adjoining owners have no concerns about the proposed development.

7.0 Design principles:

7.1 Use:
The proposed development is justified particularly as it brings an existing site into residential use therefore maximising the properties potential for occupancy, whilst being sympathetic to the host property & the surrounding area. The site is allocated in the UDP, & is not in a conservation area.

The proposed development would consist of three bedroom detached dormer bungalow. The access to the house is through a new front door & via a door to the rear. New grey upvc windows are proposed throughout which are to be sympathetic with the surrounds
7.2 Layout:
The layout of house has been to orientate the windows to comply with the overlooking issues in SPG3. It will comply “Secure by Design” principles. The mail box will be to the front entrance & utilities located to the drive side of the property.

7.3 Scale:
The proposed development is to scale with the surrounding properties & will adopt similar features to those adjacent.

7.4 Landscaping:
New landscaping will be supplied to the property.

7.5 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.

7.6 Access:
It is possible to achieve a disabled access to the property