

# Design and Access Statement

For Two One and a Half Storey Dwellings off Carr Lane,  
Cudworth.

March 2026

## **Contents**

1. Introduction

2. Location and Context

3. Design and materials

4. Uses and contents

5. External Space and Landscaping

6. Accessibility

7. Conclusion

8. Planning policy

## **Introduction**

This design and access statement has been prepared to accompany a planning application for the erection of two new four-bedroom, one and a half storey detached dwellings within the land sited at the intersection of Carr Lane and Newlands Avenue, Cudworth.

This statement should be read alongside the submitted planning application forms, the plans and drawings and all supporting documentation listed below and is submitted on behalf of Mr T Cowling to Barnsley Council.

50.00 Site Location Plan

50.01 Existing site layout

50.02 Proposed site layout showing boundary treatments

50.03 Plot 1 Proposed Plans and Elevations

50.04 Plot 2 Proposed Plans and Elevations

50.05 Proposed drainage layout

Ecology Report supplied by Whitcher Wildlife.

This statement will describe the application site alongside the proposed development and assess, the proposal against relevant local national planning policy and sustainability credentials of the proposal.

This will demonstrate that the proposed dwellings are a suitable addition to the residential area of Cudworth.

## 2 Location and Context

### Physical Context

The application site is located off Carr Lane, Cudworth with the administrative boundary of Barnsley Council.

The site is located in a primary residential area of Cudworth abutting a new build residential site recently constructed by Barratt Homes.



Image taken from google maps. March 2026.

### Flood Risk

The site falls within Flood Zone 1 (low probability of flooding) and is suitable for the proposed development in relation to flooding as shown in figures 4 &5.

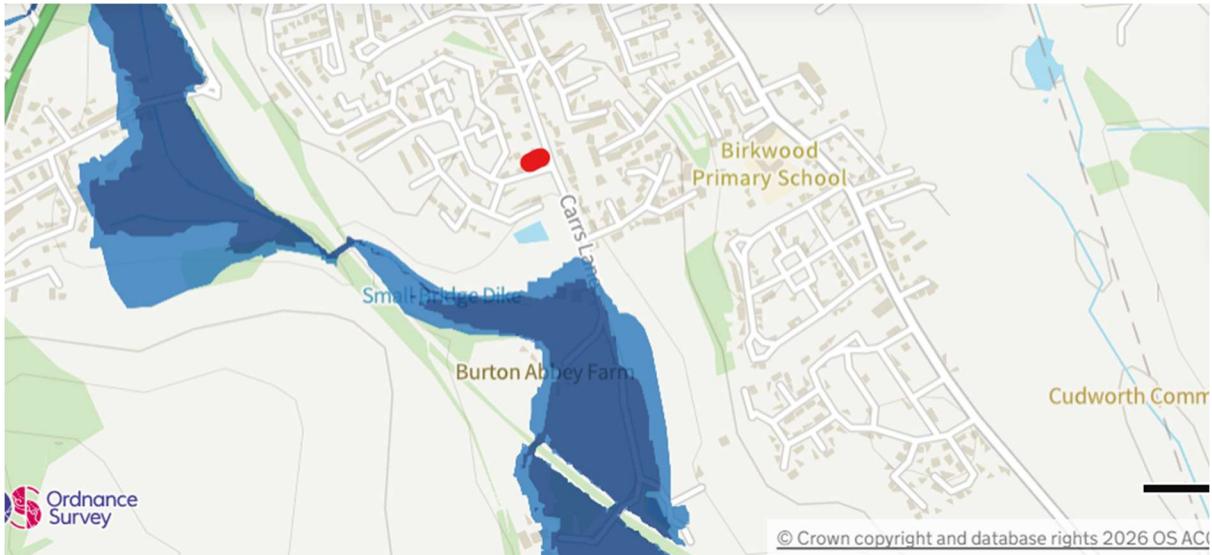


Figure 2: Flood risk zone identification zone. ([www.gov.uk](http://www.gov.uk))

### Social Context

The proposed dwellings add to the mix of housing types to Carr Lane and Newlands Avenue. Providing Self Builds in this location adds to the diverse housing needs of the area.

### Economic Context

Providing additional dwellings within the curtilages of Cudworth will expand expenditure by contractors working upon the site alongside additional people residing in the dwellings upon completion.

The proposed dwellings would be an important addition to Cudworths, long term sustainability and the surrounding areas producing a positive economic benefit to the wider district.

## 3 Design and Materials

### Proposal

This application seeks full planning permission for the erection of two one and a half storey detached dwellings within the site boundary of the land. The plans depicting the proposed layout and design are for two modest bespoke dwelling to meet the needs of my client whom is a self-builder and his son. The proposed dwellings are smaller than the existing footprints onto Carr Lane but larger than

the standard new build two storey dwellings to Newlands Avenue. Each proposed dwelling footprint is 130m<sup>2</sup>.

The proposed dwellings will be sited within the building line with the dwellings to both Newlands Avenue and Carr Lane. Both dwellings will front onto Newlands Avenue as per the new build Barratts Homes.

The access to the proposed dwelling shall be via Newlands Avenue.

Proposed materials include Natural stone in autumn bronze with stone head, cills and corbels. Marley Modern grey concrete interlocking tiles. Traditional style windows which are framed with the stone heads and cills echoing the approved design of the new build housing estate on Newland Avenue.

The roof has a 35-degree pitch with two stone dormers to the front facing Newland Avenue. A 45 degree projection sits centrally to the dwelling with a large glazed feature window. The rear roof sits at a lower level to the rear with a dormer within the roof space to match those found upon Carr lane.

All doors and door thresholds will conform to part M of building regulations providing disabled access.

The application proposes to create two car parking spaces for each dwelling and provide further parking within the garages to the rear.

Vehicle access will be taken from Newland Avenue.

#### **4.0 Uses and Contents**

The proposed dwellings will be the main residential dwellings for Mr T Cowling and his Son. The dwellings are designed to a high specification as bespoke self-builds.

#### **5.0 External Space and Landscaping**

No formal landscaping plan has been submitted.

Rear gardens are to be turfed.

Feature planting is to be provided to the corner of Carrs Lane and Newland Avenue and be kept at a safe height not to obstruct visibility upon the highway.

The buildings position ensures that the build line is retained upon both Carr Lane and Newland Avenue.

## **6.0 Accessibility**

The proposed access to the dwellings is off Newland Avenue, the existing drop kerb, will need repositioning to match the design.

The existing stone wall following the visibility splay from Newlands avenue will be retained.

No vegetation above 1m high will be planted within the vicinity of this visibility display.

All doors and door thresholds will conform to part M of Building regulations.

## **7.0 Conclusion**

The Design and Access Statements states the factors that have influenced the layout and design of the proposed dwellings. The location, design, size and scale of the proposed dwellings have been determined by the existing dwellings and designed to fit in with the surroundings.

The design of the proposed dwelling is typical for the location and replicates designs already found within Cudworth.

The materials and colours have been chosen to match the existing residential area.

Proposals are in accordance with the current planning guidance and will enable the proposed dwellings to enhance the residential area of Cudworth.

## **8.0 Planning Policy**

### **GS12 Access for All**

Planning permission will be granted for new housing developments including conversion schemes or for new development or changes of use or alterations to existing buildings or land that will be open

to the public and/or used for employment, provided that regard is had to the needs of people with disabilities, as customers, visitors and employees. In particular, regard should be paid to:

- (a) giving careful consideration to land levels and to the design, provision and siting of access ramps, dropped kerbs, street furniture, footpaths, lighting and open space;
- (b) improving access to and ease of use of public transport;
- (c) the design, quantity and location of disabled parking provision; and
- (d) Providing and signposting a suitable means of approach to and into buildings from their associated car parking or from adjoining streets.

Where appropriate, the council will seek the developer's agreement over the siting and design of internal features of a building to improve its accessibility and use by disabled people.

### **BE1 General Design Principles**

Proposals for new planning development and extensions to existing buildings will only be granted planning permission where they are of density, scale, massing, height and layout, and use materials that:

- (a) respect the character and appearance of the surrounding area; and
- (b) contribute towards providing a safe and secure local environment.

Proposals will also need, where necessary, to provide landscaping appropriate to the setting, particularly where the development is visually prominent or located on the edge of a settlement.

### **BE2 External Lighting and Floodlighting**

Planning permission for external lighting sources will only be granted where they are sensitively designed, sited and installed to ensure that they do not have an adverse effect on the surrounding area.

### **T2 Highways Access and the Impact of New Development**

Planning permission will only be granted for development which includes access by vehicles provided that:

- (a) the development would be served by a safe access with appropriate gradient, width, alignment and visibility;
- (b) the site is accessible to a road network of adequate standard to accommodate the anticipated traffic generated by the development safely and without detriment to the character of the road network;
- (c) there is satisfactory provision within the site for access, manoeuvring and circulation;
- (d) there is no significant adverse impact on the environment or amenity of local communities;  
and
- (e) the needs of pedestrians, people with disabilities, cyclists and public transport users are also taken into account.

#### **CSU4 Surface and Foul Water Drainage**

Planning permission for developments will only be granted where it can be:

- (a) adequately drained of surface water and where possible incorporates sustainable drainage principles, unless it can be demonstrated that their use would be inappropriate; and
- (b) Adequately drained of foul water or contaminated surface water without giving rise to pollution.

In cases where drainage cannot be achieved via connection to the mains sewerage system, applicants must demonstrate that an acceptable alternative is available, which will not adversely affect the local environment, amenity or public health.

