

Design and Access Statement

Proposed change of use from  
Disused Turkey Farm  
To residential dwelling site

POPLAR HOUSE FARM

LOW CUDWORTH GREEN

CUDWORTH

BARNSLEY. S72 8EG

For  
MR AND MRS R. BELL

## **DESIGN**

### **PROJECT OVERVIEW**

The existing site has been known as "The Turkey Farm for many years, until the Farmer passed away. Since that time it has had upto 40 caravans stored throughout the years , being collected and taken away for vacations at different times. The buildings are somewhat dilapidated and although very dated in appearance could still be useful in an agricultural capacity. It is not considered a viable commercial unit and would create an undesirable use next to so many pleasant residential dwellings.

Due to lack of interest in the property, alternate uses have been considered, but due to the site being in a predominantly residential area, close to the principal road network, residential use is considered appropriate.

Pre-application discussions have taken place with the Planning department over the last year in order to establish the key issues of this project, and a sketch of the proposal has been discussed with Ms Pashley in the Highways development control section.

There are no environmental issues such as Bats, contamination or Flood dangers

### **LOCATION**

The property is situated on a site with a short frontage to Low Cudworth Green, of approximately 4200 square metres. ( 0.42 HA.)which forms part of the satellite community of Cudworth approximately 5 miles to the North East of Barnsley conurbation. The farm buildings consist mainly of corrugated sheeted framed structures in need of careful removal and disposal to a commercial disposal site.

It is surrounded by predominantly residential properties as a mixture of single and double storey dwellings , built in Facing Bricks, Stone and Cement Render Roofed with mainly concrete roof tiles or blue slate.

### **TRANSPORT**

Due to the nature of the proposal, no transport assessment is required and a brief discussion with the highways department came up with no problems. The Village is served by 4 different buses which connect the area to Barnsley and Wakefield, with the corresponding transport interchanges to the National networks. All services within easy walking distance.

**ACCESS**

There are no special circumstances or requirements with regards to internal site roads. The normal parking requirements of two spaces as a minimum will be provided in accordance with the Highway Authority standard. The access driveways will be wide enough to accommodate disabled parking in all cases.

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. Local roads are in good repair and vehicular access to the site from main roads is very good.

Date...27<sup>th</sup> March 2015.....

Signed.....

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## **SITE DEVELOPMENT POTENTIAL**

The land as already mentioned could be developed by demolition of the existing buildings and the building of new dwellings. One of the local councillors has expressed a need for retirement bungalows for people to downsize into. This does not mean "Old Peoples Bungalows" as built by the Local Authorities more like the 1960's developers. By incorporating some of these and mixing with normal two storey houses we think this would prove the most desirable solution.

There would be sufficient space around the property to provide ample parking, garden, play areas and private garden / barbeque area for such or clothes drying.

The use of the site is already deemed residential according to the current U.D.P. being classed as housing Policy area therefore further uses have not been explored in this instance.

## **EFFECTS ON SURROUNDING PROPERTIES**

As the proposal is for domestic dwellings that are designed within local planning criteria there would be no undue effect on neighbours, the neighbourhood as a whole or the neighbourhood's support services.

## **SCALE**

The design of the proposed building is of a traditional domestic scale very similar in size to the building already existing around the site and in keeping with sizes and proportions of properties in this area.

The material, shape and scale of windows and doors are of a scale that are in keeping with local properties.

## **LANDSCAPING**

The existing site would be cleared and all current landscaping removed. The site is relatively flat and therefore little cutting or filling is required or intended. Upon completion garden areas will be turfed. There are to be dwarf fences to the front gardens and 1600mm high timber fences to the rear private gardens. The front boundary is to have a turfed surface going to the road edge.

## **ROADWAY**

It is proposed to incorporate an adopted accessway in accordance with the South Yorkshire design guide and recommendations with a turning facility for a Fire Appliance incorporated. It will be finished in a Tarmac surface with concrete edgings providing the limits with a 700mm wide service strip around the perimeter of the highway.