

DESIGN AND ACCESS STATEMENT

Supported Living Accommodation

Knowles Quarry,
Barnsley Road,
Cudworth S72 8UU

Prepared for Consensus Support Ltd.

April 2023



Consult Construct



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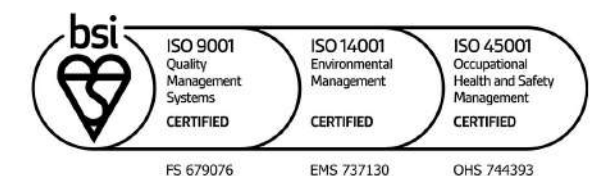
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The following reports and assessments have been undertaken to inform the design proposals:

Arboriculture Assessment

SILVA ARBORICULTURE LTD

Energy Assessment

CONSULT SUSTAINABILITY

Sustainability Assessment

CONSULT SUSTAINABILITY

Ecological Assessment

Biodiversity Net Gain Report

RED KITE NETWORK

Foul water and Surface water Assessment

NIMBUS ENGINEERING CONSULTANTS

Transport Statement

ARDENT CONSULTING ENGINEERS

INTRODUCTION

1.1 PRELIMINARY

This document has been compiled to provide information to support a Planning Application for the future Class Use C3(b) residential development proposed on the former Knowles Quarry, a disused piece of land fronting Barnsley Road, at the southwestern end of Cudworth.

This site has already been the subject of a previous Planning Applications for the erection of 3 pairs of semi-detached houses with associated access and parking; the new proposal would like to replace the approved development with a single two storey residential building comprising 9 supported living units and 11 on site parking spaces.

The reference number for the previous application mentioned above is as follows:

Erection of 6 no. dwellings including associated access and parking.

Planning Application: 2020/0551

Decision date: 25.02.2021 - **Granted**.

This supporting document has to be read in conjunction with the following reports and drawings:

- 22.2668 - 01 - Location and Site Plans
- 22.2668 - 02 - Proposed Ground Floor Plan
- 22.2668 - 03 - Proposed First Floor and Roof Plan
- 22.2668 - 04 - Proposed Elevations and Section AA
- 22.2668 - 05 - 3D Images
- 2301440-R01 Barnsley Road, Cudworth TS April 2023 (Transport Assessment)
- 22.2668 Energy-Sustainability Strategy April23 v2
- C2957-R1-REV-A_28-04-23 (Drainage Strategy)
- Biodiversity Net Gain Feasibility Report (May 23) - Rev A
- Preliminary Ecological Appraisal Report (March 23)
- 23017 BS5837 Report v1.1 ISSUE 06.04.23 (Arboricultural Report)



Aerial view.

Site boundary. —



INTRODUCTION

1.2 APPROVED APPLICATION 2020/0551

Permission was granted on the 25th of February 2021 for a residential development -Class Use C3- of a group of semi-detached 2/3 storey houses; organised in 3 pairs -6 dwellings in total-, including associated access and a communal parking court with all dwellings positioned in a linear arrangement along the site frontage facing Barnsley Road.

The proposal read as a suitable continuation of the street-scene that is created by the existing long time established terraced dwellings to the north.

A new private access road would enter the site from Barnsley Road and serve a communal parking court to the rear, successfully avoiding a situation where the site frontage would be dominated by cars parked on individual drives.

Landscaping the area adjacent to Barnsley Road would give an opportunity to soften the appearance of the dwellings; each dwelling would also have appropriate areas of private amenity space (gardens) to the rear.



Previously approved front elevation.



Previously approved development.



2.0

SITE APPRAISAL

2.1 DESCRIPTION

The proposed site is a disused quarry of approximately 1,530m² at the outskirts of Cudworth. It has boundaries with an open field and the A628 to the north; with a residential property to the east; Birch Tree Farm to the west; and Barnsley Road to the south.

The site has its own vehicular access; it is enclosed by exposed rock walls over 6m high on the north and west boundaries; it is covered by overground vegetation, and benefits from open views towards large recreation grounds.

Levels vary across site. Access is currently from the south east corner of site which site at approximately 49m Above Ordnance Datum (AOD), along with the majority of east of site. The site then slopes down to the central area before levelling out to approximately 45m AOD. The quarry face borders the site to the north and east, rising vertically from the quarry floor up to heights of approximately 55m AOD.

Geological maps indicate that the site lies directly onto the bedrock geology mapped as sandstone of the Pennine Middle Coal Measures Formation dominated by mudstones and sandstones; the north of site is open grassland, possibly previously agricultural fields.



Location plan.



A. 80 Barnsley Road.



B. Recreation grounds.



C. Approach from Barnsley Road.



D. Quarry walls and overground vegetation.

2.2 FLOOD RISK

The proposed site is in flood zone 1.

Flooding from rivers

No risk. This areas is unlikely to flood from the nearby rivers. It is unprovable that local features will greatly affect the chance and severity of flooding.

Flooding from surface water

High risk. This area has a chance of flooding of greater than 3.3% each year. Flood-ing from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

There is no risk of flooding from rivers or the sea but there is a high risk of flooding from surface water due to the site’s nature, the topography of its location and the proximity to river Dearne’s catchment area. The site sloping west - northwest to-wards the rock walls and the sunken quarry rock bed slows down water infiltration into the ground increasing the risk of flooding.

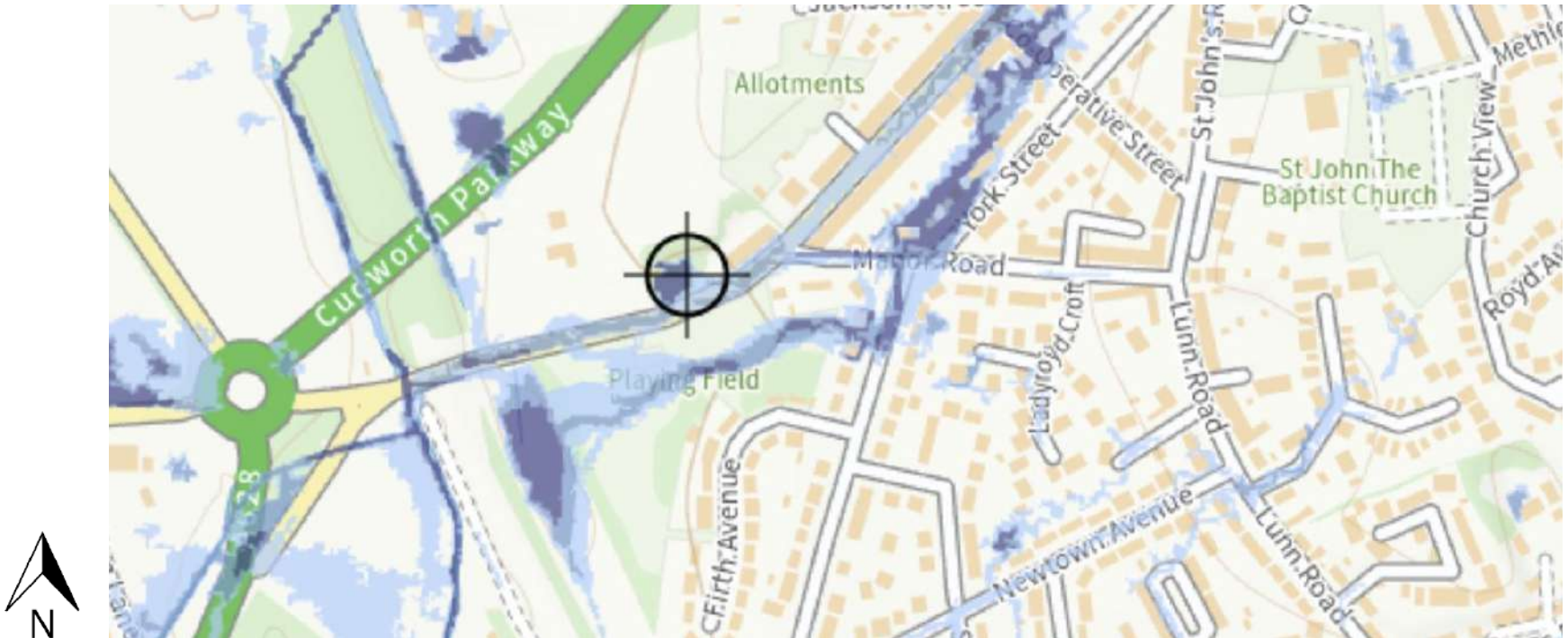
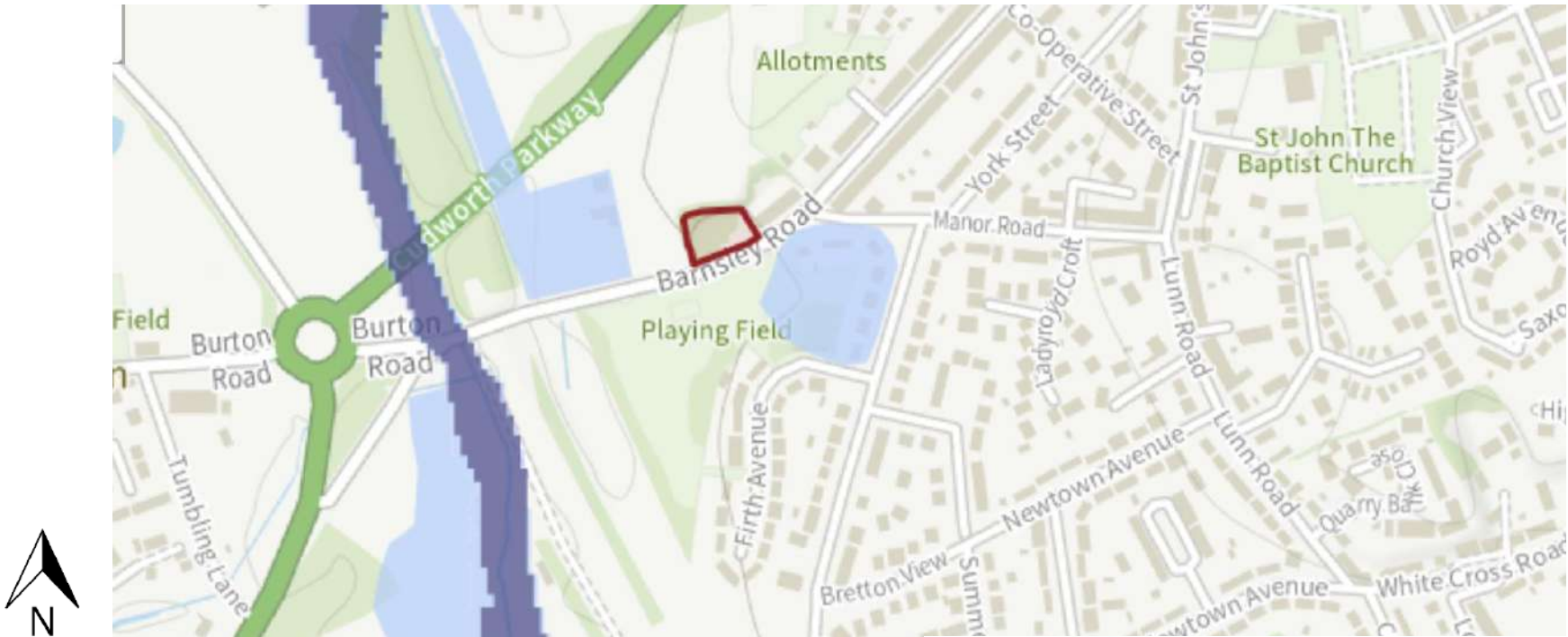
Mitigation measures such a well designed drainage scheme or establishing the fin-ished floor level above the flooding line will be required.

Policy CC3 - Flood Risk (Barnsley’s Local Plan - Jan 2019)

The extent and impact of flooding will be reduced by Expecting proposals over 1000 m2 floor space or 0.4 hectares in Flood Zone 1 to demonstrate how the proposal will make a positive contribution to reducing or managing flood risk; and expecting all development proposals on brownfield sites to reduce surface water run-off by at least 30% and development on greenfield sites to maintain or reduce existing run-off rates requiring development proposals to use Sustainable Drainage Systems (SuDS).

Policy CC4 - Sustainable Drainage Systems (SuDS) (Barnsley’s Local Plan - Jan 2019)

The Council will promote the use of SuDS on minor developments; applications must be supported by a detailed drainage plan and SuDS design statement, con-taining information on how the SuDS will operate, be managed and maintained for the lifetime of the development.



2.0

SITE APPRAISAL

2.3 UTILITY SEARCHES

Recent searches indicate there are sufficient services such as gas, electricity, water, drainage and communications within reasonable distance to the site; the proposed development will benefit from this and should connect all its utilities to the services grid.

The current drainage infrastructure in some areas is still a combined foul and surface water; to improve this arrangement and futureproof the sustainability of the development, a drainage analysis and design for the development has been undertaken and submitted with this application.

Larger scale plans of the utility searches can also be found under Appendix A.



Water Mains (Yorkshire Water Plans).



Foul water sewer (Yorkshire Water Plans).



Electrical supply (Northern Powergrid Plans).



Gas supply (Cadent Gas Plans).

3.1 BIODIVERSITY

A Preliminary Ecological Appraisal report has been produced in order to identify the likely ecological constraints and opportunities associated with the proposed development of land at Knowles Quarry.

The site is relatively isolated from residential housing and development and is bordered by fields in the north, south and west, with only the east connected to residential housing.

The extent of ecological value associated with the Site in relation to protected/notable species and habitat types has established that isolation from the wider landscape means amphibian and reptile presence is unlikely, however the habitats recorded on site are suitable for common species reptiles (if present) and an ecologist should be present when dismantling any large wood, rock, and debris piles.

There is the potential for roosting bats to occur within the cliff-faces on site. If the cliff-faces are to be altered in any way, including vegetation removal and/or installation of debris netting, then a further assessment in the form of a Preliminary Roost Assessment (PRA) should be conducted prior to the proposed work. Lighting schemes will need to be carefully considered in order to protect commuting and foraging habitats for bats.

All breeding birds (active nests) are legally protected, and disturbance should be avoided to reduce the likelihood of causing an offence. As part of the proposals, the Site should be enhanced for nature conservation through the implementation of bird boxes and bat boxes on existing trees or built into the design of new structures.

Other enhancements could include invertebrate structures (AKA bug hotels) or creation of brash/log piles for hibernation/refuge uses. Where possible, plants or tree species used in any landscaping scheme should be native and of local provenance and reflect local landscape character.

3.2 ARBORICULTURE

An Arboricultural Survey conducted on site has recorded a total of 20 individual trees within the Study Area. All recorded trees are located with the Knowles Quarry Site, however, 6 trees are located on the redundant rock face of the quarry.

No trees were recorded within the Study Area as Category A; no trees were recorded within the Study Area as Category B; seventeen individual trees were recorded within the Study Area as Category C. Three individual trees were recorded within the Study Area as Category U.

To facilitate the design proposal 11 Category C trees will require removal. These trees are all of low quality and hold little public amenity. Three Category U trees will also require removal, however, their removal should be seen as good arboricultural management and not reflect on any planning application.

Six Category C trees can be maintained as part of the scheme. It should be noted that these trees are all located on the existing quarry rock face as such it will not be practical or necessary to protect these trees with protective fencing.

None of recorded trees are currently protected by Tree Preservation Orders and the Site does not fall within a Conservation Area.



Integrated bird boxes.



Integrated bat boxes.



Dark skies lighting.



Native species landscape.

3.0

SUSTAINABILITY

3.3 ENERGY

A Sustainable Design, Construction and Energy Statement has been submitted with this application, the following is an overview of the requirements implemented in the scheme:

Heating and Hot water will be provided though a combined system of communal ASHP’s and PV, this is considered the most suitable option for the building and will provide a substantial reduction in energy demand and CO2 emissions .The heat pumps will be located on the flat roof with the plant room at ground level, to the west flank of the building.

It is estimated that 4.00kWp of PV panels will be located on the flat roof as indicated on the drawings.

Policy SD1 - Presumption in favour of Sustainable Development (Barnsley’s Local Plan - Jan 2019)

When considering development proposals, we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social, and environmental conditions in the area.

Policy CC1 - Climate Change (Barnsley’s Local Plan - Jan 2019)

We will seek to reduce the causes of and adapt to the future impacts of climate change by giving preference to development of previously developed land in sustainable locations promoting the reduction of greenhouse gas emissions through sustainable design and construction techniques; also locating and designing development to reduce the risk of flooding by promoting the use of Sustainable Drainage Systems (SuDS).

We will promote and support the delivery of renewable and low carbon energy; and promote investment in Green Infrastructure to encourage biodiversity gain.

Policy CC2 - Sustainable Design and Construction (Barnsley’s Local Plan - Jan 2019)

Development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable.

3.3 WASTE MANAGEMENT

Based on the Guidance for charging developers for the provision of wheeled bins to new properties, If the development includes apartment blocks the Council will supply communal bins rather than a set of bins for each apartment. As a rule of thumb, the supply will comprise a large 1100 litre container and 2 x 240 litre recycling bins for every 5 apartments.

Under this parameters, it has been determined that the refusal area will include two 1100 litre bins for general refuse; one 1100 litre bin for paper and card; and 1 litre bin for glass, plastic and cans.

Waste collection will happen from Black Bull Lane—and staff will taken to the back of the footway on collection day.

1100 Container	Width	1250 mm
	Depth	980 mm
	Height	1370 mm

PROPOSAL

4.1 APPROACH

Taking into consideration Policy H8 of Barnsley Adopted Local Plan (January 2019), the new proposal aims to contribute to the housing regeneration of Cudworth by encouraging sustainable housing growth on a disused brown site and providing, at the same time, new infrastructure to support the sustainability of the town by giving people with a certain level of disability the chance to live in their own accommodation within their community.

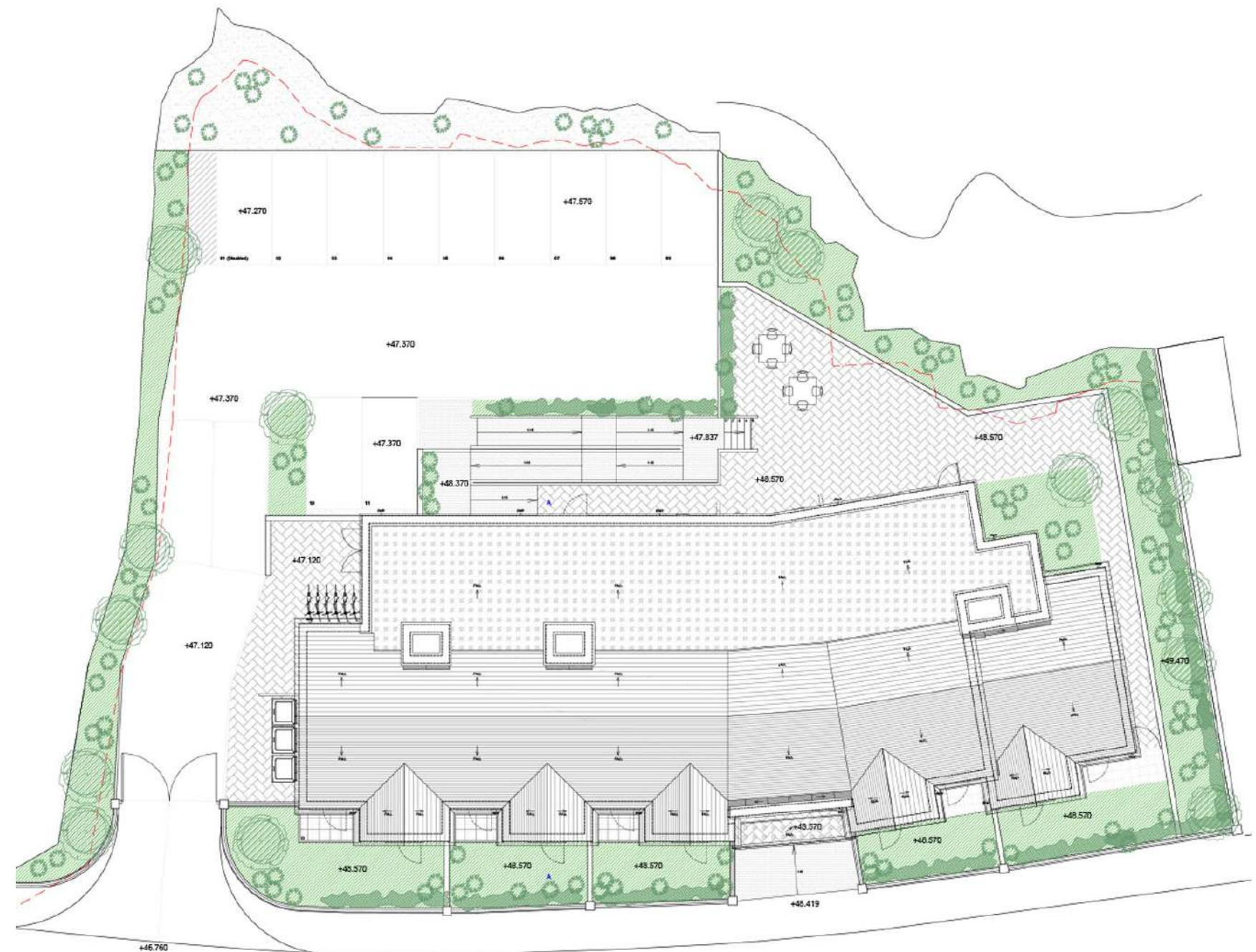
The model is a residential service for adults with autism and learning difficulties, where each individual will live in an apartment with kitchen facilities and 1:1 support to help them with everyday activities and developing independent living skills as far as possible on an individual need basis.

These individuals will benefit from a safer and friendlier environment within the area, close to family networks in opposition to hospital environments usually far from home, and not therapeutic to the individual's support needs

Policy H8 - Housing Regeneration Areas (Barnsley's Local Plan - Jan 2019)

In lower value housing sub markets a range of housing market regeneration programmes will be supported aimed at the renewal of poor housing and the revitalisation of the neighbourhoods and communities.

Lower value housing sub markets like the Rural East (including Cudworth Principal Town) will benefit from actions such as encouraging sustainable housing growth to support creation of an overall balanced housing market; addressing the density and mix of housing types and tenure; giving full weight to agreed masterplans produced under housing regeneration area programmes; and providing new infrastructure to support the sustainability of communities.



Proposed Site Plan.



4.2 USE - MODEL OF CARE

The proposed level of care is a residential supported living service for adults with autism and learning difficulties. Each person will live in an apartment with kitchen facilities and a 1:1 round the clock, 'waking nights' care team, who will support them with everyday activities and the developing of independent living skills as far as achievable.

Support is developed on an individual need basis but the property will also have communal space for joint activities should the residents so wish; the premises will also offer a staff base on site.

These units are considered class use C3(b) because they will be individual dwelling flats with their own utility meters with up to 6 people (i.e. 1no) living and receiving care in each unit; and equipped with all the facilities required for day to day existence.

Accommodation will not be reliant on a large amount of communal facilities or services as there is not kitchen to cater for all the residents of the building; the onsite staff base will be used sporadically to suit the requirements of each individual living in the building.

Each unit will have its own address; Council Tax and a Tenancy Agreement will be arranged individually for each dwelling.

The individuals referred to the service will currently be either living at home with family members or within a hospital setting and ready for discharge into the community.

Many of the individuals especially with autism struggle to share their environment as they are unable to tolerate the noise and sensory impact other individuals bring to their environment; and with a lack of service provision for this client group within the South Yorkshire area providing experienced and skilled support, these individuals remain 'locked' in a hospital setting.

Some of these individuals may be placed in hospitals miles away from their family network. These hospital environments are often not therapeutic to the individuals support needs. The applicant is working closely with South Yorkshire NHS and Social care teams to ensure the individuals identified for this service originate from

the area and have family networks within the local towns.

Care and Quality Gap (Barnsley Plan - Nov 2016)

The ageing population, increasing complexity of need and increasing patient expectations are combining to put the health and social care system under unprecedented pressure. Technical advances in treatment have also added to the demand. Care needs to be more integrated. There are currently too many barriers in how care is provided – between primary care, community health services and hospitals, between physical and mental health and between health and social care, between professional, patient and carer.

4.3 USE - SOCIAL APPRAISAL

Following the Winterbourne View inquiry in 2011 the Government's Transforming Care program was introduced to ensure all individuals with learning disabilities and autism had access to the right support.

Back in October 2015, NHS England, the Local Government Association and the Directors of Adult Social Services (ADASS) put together *Building the Right Support*, a national plan to develop community services and close inpatient facilities for people with a learning disability and/or autism who display behavior that challenges, including those with a mental health condition.

This document started with a simple vision that people with learning disability and/or autism have the right to the same opportunities as anyone else to live satisfying valued lives and to be treated with dignity and respect. They should have a home, be able to develop and maintain relationships, and get the support they need to live healthy, safe and fulfilling lives in the community.

More recently, in July 2022, the Government, with its *Building the Right Support for People with a Learning Disability and Autistic People Action Plan* is reiterating this commitment and recognizes that there may be certain times when admission to a mental health hospital would be appropriate and offer a therapeutic benefit. There is of course a plan to retain some inpatient capacity to meet the needs of people with co-occurring, treatable, mental health conditions, but at the same time, adults, children, and young people with a learning disability and autistic

4.0

PROPOSAL

adults, children, and young people should be equal citizens in their communities.

People with a learning disability or autism should live in their own home and have the right support in place to live an ordinary life. This includes access to education, employment, and other opportunities which help people to fulfil their aspirations. Building the Right Support seeks to make this a reality through strengthening community support and thereby reducing the overall reliance on specialist inpatient care in mental health hospitals.

4.4 SCALE

The scheme consists of a new build development that comprises of a single building providing a supported living facility. The building will hold 9 units with communal space and staff office/base and associated on site car parking and amenity space to the rear.

The building will be 2 storey high with 5 units to the ground floor with communal and reception space, and 4 units to the first floor along with a staff base.

The scale of the building has been carefully considered with regards to the existing street scene and built environment, in particular with the ridge heights of the adjacent properties. It is considered that the new proposal will blend with the residential character of the area.



Proposed Front Elevation.



Proposed Rear Elevation.

4.5 AMOUNT

The proposed building footprint compared to the overall site is 31%. This figure, when assessed against the neighbouring properties establishes that the development will sit comfortably within the site; it will respect the massing of the existing street scene and therefore will not constitute an overdevelopment.

80 Barnsley Road	24%
82 Barnsley Road	53%
84 Barnsley Road	47%
86 Barnsley Road	48%

4.6 LAYOUT

The building will comprise 9 flats with their own bedroom, living and dining area, kitchenette and large accessible bathroom to suit the individuals' requirements.

All the units will benefit from private external space either in the shape of a balcony for the flats on the first floor, or a garden for the flats on the ground floor; all units will share communal spaces for daytime activities and also all the residents will have access to a large garden between the proposed building and the car-park.

All the elevations will have a domestic appearance and scale to blend the building with the neighbouring residential properties.

Each unit will have an average of 46m² GIA; the overall footprint of the building will roughly be 480m².

-  Circulation spaces.
-  Staff and management areas.
-  Communal areas.
-  Residential units.
-  Plant rooms.



Proposed Ground Floor plan.



Proposed First Floor Plan.



4.0

PROPOSAL

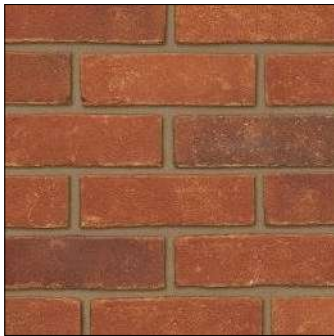
4.7 APPEARANCE

A combination of flat and low pitch roofs (30°) with natural slate tiles covering a long detached building slightly turning over itself to follow the road frontage, with fair faced red bricks walls and soldier course banding to deliver a residential feel through a contemporary approach with simplicity of lines and materials.

Large, full height, light grey aluminium windows will guarantee adequate ventilation and natural light; the windows will be finished with precast stone heads, jambs and sills. On the first floor, light grey metal railings will protect balcony users from falling. The main entrance is accentuated by a large canopy and natural stone walls; black fascias, soffits and downpipes complete the look.

Supplementary Planning Document - Walls and Fences (Adopted May 2019)

In urban and suburban areas the use of stone, artificial stone and brick walls, good quality timber fencing, iron railings or hedges will usually be appropriate depending on the type and colour of the materials used and the character of the area and the individual property.



Brick.



Precast stone.



Sandstone.



Natural slate.



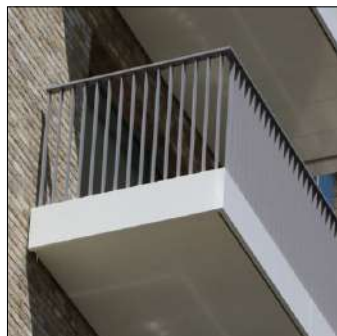
Light grey windows.



Black fascias.



Black gutters and downpipes.



Light grey metal railings.



Schematic front elevation.

4.0

PROPOSAL

4.8 LANDSCAPE

The borders of the area are marked by the quarry face to the north and west, a pavement to the south and the residential property of 80 Barnsley Road to the east of site.

The majority of the site is vegetated and overgrown with grasses, nettles, bushes and young or low height trees. The new development will required a large clearing of this vegetation; this will be assessed under the arboricultural report.

General litter and rubbish -likely fly-tipped- is also present throughout the area, including suitcases, bottles and domestic waste, this will be cleared previous to starting any works.

A combination of hard and well maintained soft landscape with autochthonous vegetation and permeable paving will not only respect the character of the area and reduce the risk of localised flooding but will also retain and enhance the biodiversity of the site.

Policy GD1 - General Development (Barnsley’s Local Plan - Jan 2019)

Proposals for development will be approved if they include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape.

Policy D1 - High Quality Design and Place Making (Barnsley’s Local Plan - Jan 2019)

Policy LC1 - Landscape Character (Barnsley’s Local Plan - Jan 2019)

Policy GI1 - Green Infrastructure (Barnsley’s Local Plan - Jan 2019)

Development is expected to be of high quality design and will be expected to respect the landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features; and the heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Developments should protect, maintain, enhance and create an integrated network of connected and multi functional Green Infrastructure assets that provide attractive environments where people want to live, work, learn, play, visit and invest; and enhances biodiversity and landscape character.



Permeable resin bond gravel.



Permeable flag paving.



Permeable pavers.



Garden meadow.



Rock garden.



T & G vertical timber fencing.



Crabapple tree.



Elder tree.



Native hedge - Hawthorn.



Native hedge - Blackthorn.



Native hedge - Hazel.



Native hedge - Bird cherry.

The plants mentioned above is just a selection of the native species that will populate the gardens and hedges of the development in order to retain the character of the area and enhance wildlife on site.

The proposed landscape will mimic the fields and farming surrounds in the outskirts of Cudworth; it will also embrace the new habitat created by the disused quarry.

ACCESS STATEMENT

5.1 PRIVATE VEHICLES AND TRANSPORT

A full transport statement has been produced as part of this application to illustrate compliance with Barnsley Local Plan (adopted January 2019) and the supplementary planning document – ‘Parking’ adopted November 2019.

Existing pedestrian/cycle infrastructure in the area enables walking/cycling as a mode of travel for staff, visitors and residents.

Given its location within good proximity of bus stops and rail services, the site is well located to take advantage of sustainable travel opportunities. Staff will be encouraged to use non-car modes of travel, particularly through car-sharing, walking and cycling; but all users cars and bicycles will be securely housed within the gated carpark.

A total of 11 car parking spaces are proposed on the site, along with 10 bicycle parking bays in accordance with standards. This level of parking is considered appropriate for this proposed use of the site; the ‘borough wide’ car parking and the requirements for C3 use -for elderly housing as this is a reasonable comparison with the proposed use - is 1 space per unit and communal parking facilities, and 1 bicycle parking space per dwelling.

There will be very few vehicle trips during the typical weekday AM and PM peak hours, therefore the proposals would have an immaterial impact on the capacity of the highway network and could not be considered to be “severe”.

Visibility assessments, swept path analysis, refuse and access for emergency vehicles have also been considered within the report.

Supplementary Planning Document - Parking (Adopted Nov 2019)

C3 Dwellinghouses			
Housing and Flats	1 space for dwellings with 1 or 2 bedrooms	1 space for dwellings with 1 or 2 bedrooms	All development
	2 spaces for dwellings with 3 or more bedrooms	2 spaces for dwellings with 3 or more bedrooms	
Elderly Housing	1 space per unit and Communal parking facilities	1 space per unit and Communal parking facilities	All development
For C3 dwellinghouses 1 visitor space per 4 dwellings subject to layout. Flexibility for visitor parking will be considered on a site by site basis			

5.2 ACCESSIBILITY

Approach routes

These are required to be the same level of accessibility as the provisions of the highest level unit. In this case M4(2) and so are step free with shallow ramp to main entrance. One car space is incorporated within the rear carpark that is 3.6m wide parking bay with 900mm access zone.

Communal and Private entrances

The proposals incorporate clear and level landings of 1500mm x 1500mm at lift and stair landings and clear openings of 850mm to all doors. A 300mm nib will enable easy opening .

Communal lift and stairs

Lift will be a at least 1100 x 1400mm Type 2 to BS EN81-70-2003; stairs will comply with Approved Document K of the Building regulations.

Circulation and internal door ways.

Internal apartments will have 900mm minimum hall width and doors a minimum clear opening width of 775mm through out.

Habitable rooms

These will be step free. The kitchens have 1200mm between kitchen units. Glazing will start at 850mm minimum; bedrooms will have clear zones of 750mm around furniture.

Sanitary facilities

Walls will be designed so they are strong enough to support grab rails and bathrooms will be a minimum 2150 x 1900 min to allow accessible fitout if required.

Service and Controls

Consumer unit switches will sit between 150 and 1450mm above floor level; switches and sockets will sit between 450 and 1200mm; handles to windows will be between 450 and 1200mm.

6.0

CONCLUSION

The proposed development will support the renewal of poor housing and the revitalisation of the neighbourhoods and communities while encouraging sustainable housing growth to support creation of an overall balanced housing market; addressing the density and mix of housing types and tenure; and providing new infrastructure to support the sustainability of communities and the requirements of their residents.

The scale of the building has been carefully thought through with regards to the existing street scene and built environment; it is considered that the new proposal will blend with the residential character of the area as the use of stone, artificial stone and brick walls, good quality timber fencing, iron railings or hedges has been carefully selected to match the townscape and the individual neighbouring properties.

The proposal will minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable; the former brown site will be transformed into an attractive environment where people will want to live, work, learn, play, visit and invest while respecting the biodiversity and landscape characteristic of the surrounding areas and former quarry.



Aerial view of the proposed development.