



**The Crescent, Barnsley Road, Cudworth  
Demolition & Creation of Urban Park  
Barnsley S72 8SY**

**Design and Access Statement**

# The Crescent, Cudworth

## Project Information

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### Document history and status

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P3	14.11.25	3D CGI added	JG	BG	RG

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# The Crescent, Cudworth

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# The Crescent, Cudworth

## Introduction



Align Property Services has been commissioned by Barnsley Metropolitan Borough Council to deliver public realm improvements at The Crescent in Cudworth, involving the redevelopment of an existing site on Barnsley Road.

This statement has been prepared in accordance with the National Planning Policy Framework (NPPF) and outlines how the proposed scheme has been shaped by a detailed understanding of the site and its surrounding context. The document is structured as follows:

- Part 1: Introduction
- Part 2: Site Location and Context
- Part 3: The Proposal
- Part 4: Conclusion

The purpose of this document is to provide the relevant background and technical information required to support the determination of the planning application. It identifies the key planning considerations and explains how these have been addressed through the design and development of the proposal.

# The Crescent, Cudworth

## Site Location



The Crescent is located on Barnsley Road in Cudworth, positioned opposite the junction with Market Place, forming a prominent node within the local urban fabric. The existing site comprises a terrace of ground floor commercial units with residential accommodation on the upper floors. The buildings are presently in a state of significant disrepair and deterioration, and as part of the proposed redevelopment, these structures are to be demolished to facilitate the delivery of public realm enhancements.

The site is predominantly situated within a residential context, characterized mainly by two-storey built form. The immediate vicinity includes a diverse mix of land uses comprising retail units, a public house, educational institutions, and various community facilities, reflecting the site's role as a local centre of activity. Additionally, an electricity substation accessed through the site is located to the northwest, just outside its boundary.

The site does not fall within a designated conservation area, nor does it contain any statutory or locally listed buildings. There are no Tree Preservation Orders (TPOs) applying to trees within the site confines; however, there are three protected trees subject to TPOs located approximately 25 metres beyond the site's northern boundary. These constraints and opportunities have been carefully considered in informing the design approach for the proposed scheme.

# The Crescent, Cudworth

## Site Photos



1. View of the existing buildings on site, looking South West.



2. View of the existing buildings on site, looking North East.



3. View of the rear of the existing buildings.



4. View of the back of the site, towards the sub-station.



1. View of the existing buildings at the back. Multiple commercial flues, external stairs, blocked up doors and windows.



2. Part of the site being vandalized, used for fly tipping and other anti-social behaviour.

### Strategic Justification

The scheme aligns with:

- Barnsley Local Plan objectives for sustainable development and town centre regeneration.
- National Planning Policy Framework (NPPF) principles of promoting healthy communities and enhancing the built environment.
- Barnsley Inclusive Economic Growth Strategy (2025–2030), which prioritises place-based transformation and community wellbeing.

### Existing Site Conditions

The Crescent comprises seven properties, some of which are:

- Vacant and dilapidated, contributing to visual blight. The scale of work required to repair the retail units at The Crescent is excessively demanding with issues such as structural damage, outdated utilities, and non-compliance with modern safety and accessibility standards.

- The cost of refurbishment would far exceed any potential financial return. Bringing the buildings up to a “reasonable standard” (safe, functional, and visually acceptable), the investment required would not be justified by the likely rental income or property value.

- Linked to anti-social behaviour (ASB), vandalism, and crime, creating safety concerns for residents.

- Environmentally poor, with limited economic or community value.

### Proposed Redevelopment

The proposal includes:

- Demolition of all buildings at The Crescent.
- Creation of a green public open space, designed to:
  - Improve the visual gateway to Cudworth, making the area more attractive
  - Enhance community health and cohesion, providing a space for residents to gather and interact
  - Reduce ASB, fly-tipping, and crime by removing derelict buildings and creating a positive community asset.
  - Increase biodiversity and support for Barnsley Council’s Zero 40/45 environmental ambitions.

This redevelopment will act as a catalyst for wider regeneration, attracting further investment and improving property values in the area.

### Business Relocation

Two private sector tenants have already been permanently rehoused. The Council’s Assets Team is:

Supporting affected businesses with relocation assistance.

Providing compensation packages to cover reasonable costs.

Engaging in ongoing negotiations to ensure fair and supported transitions.

# The Crescent, Cudworth

## Opportunities and Constraints

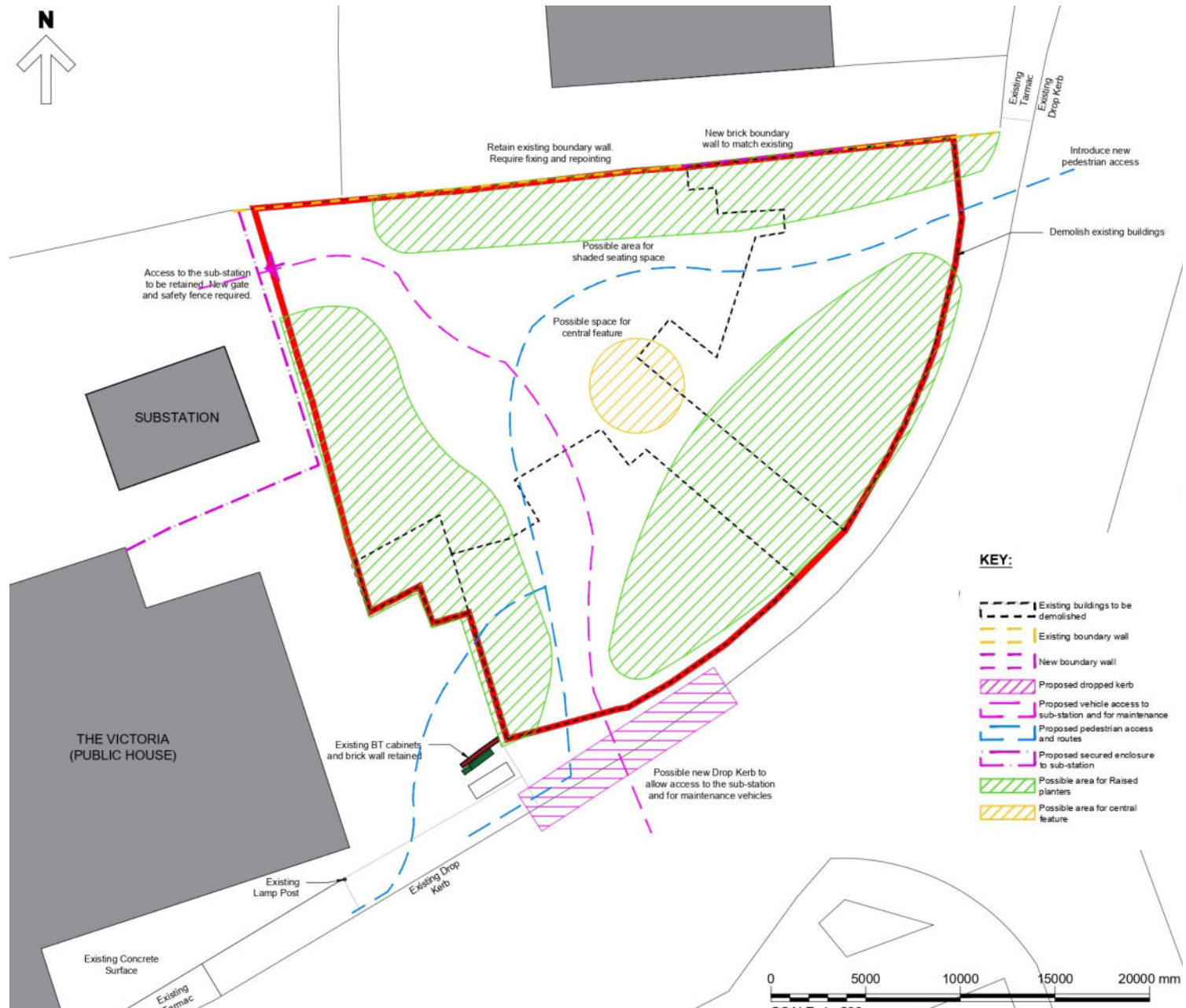
The site has been selected for public realm improvements aimed at creating a welcoming, biodiverse space with increased greenery and accessible amenities for the local community. The existing buildings, currently in poor condition, will be demolished to enable this redevelopment.

Located on a bend along Barnsley Road, the proposal features raised planters to guide pedestrian movement and provide attractive green spaces that soften the streetscape and support local wildlife. The scheme includes a shaded seating area with a central feature to encourage social interaction and relaxation.

An electrical substation is situated to the northwest of the site and requires secure access for maintenance. The design provides a new fence with a double gate and a dropped kerb for vehicular entry. Site level changes from south to north will be managed through the addition of steps and appropriate landscape treatments.

A telecoms cabinet is located to the south of the site and is to be retained. A 2.7m high brick and stone wall forms the northern boundary separating the site from the adjacent dwelling. The wall is in need of repair, but its south facing aspect offers the opportunity for climbing plants to be grown against it.

The site falls slightly towards the west with a 0.5m change in level between the rear parking area and the adjacent pub.



# The Crescent, Cudworth

## The Proposal



**KEY:**

	Proposed Tarmac Surfacing
	Existing Stone Wall
	Existing Brick Wall
	Proposed Paving
	Proposed Brick Wall
	Proposed Central Feature
	Proposed Raised Planter
	Proposed Low-level Planting
	Proposed Seating

# The Crescent, Cudworth

## The Proposal

### Rationale for Development

The site is presently occupied by a row of retail units with residential flats above, all of which are in a poor state of repair and currently underutilized. To address these issues and unlock the site's potential for community use, it is proposed that these structures be demolished and the area redeveloped to create a high-quality public realm scheme. Demolition of the existing buildings will also open up visibility along this section of Barnsley Road, which is situated on a bend, thereby improving safety and sightlines for vehicular traffic.

### Proposed Site Layout

The proposed design incorporates planters, carefully positioned street furniture, and distinctive paving patterns to attract pedestrians and encourage them to engage with the space. Central to the scheme is a traditionally designed stone-built clock tower, acting as a focal point and community landmark. Surrounding this, modern planters, contemporary seating, and a curved pergola create varied spaces for relaxation and informal gatherings. The juxtaposition of traditional and modern elements ensures the development is both respectful of local heritage and forward-looking in aesthetic.

### Materials

The scheme utilizes robust, visually striking concrete planters with integrated seating, allowing for formal planting and

clear definition of pedestrian routes. These modern features will contrast effectively with the organic shapes of new greenery, supporting enhanced local biodiversity. The introduction of a curved pergola with seating provides a defined space for community interaction.

To address level changes resulting from demolition, additional steps with terraced planting are proposed at the western boundary. The boundary treatment to the north will comprise repairs to the existing 2.7m wall together with construction of a new section to replace the demolished gable. Repairs and repointing to the existing wall will ensure its integrity

Durable, sustainable, locally sourced paving materials and FSC-certified timber seating will be provided, contributing to both longevity and reduced carbon footprint.

### Access

Pedestrian access is provided from both the east and west, with planters positioned to guide movement through the site. Vehicular access to the substation is maintained, with a new dropped kerb introduced to provide service and maintenance access.

Slip resistant paving and visually contrasting materials will be used for pedestrian safety.

### Drainage

The site is located within Flood Zone 1, denoting a low risk of flooding as classified by the Environment Agency. All proposed drainage features will conform to the approved drainage design, ensuring surface water is managed effectively and safely.

### Sustainability

A strong commitment to sustainability underpins the design and delivery of this public realm scheme. Efforts are focused on creating a landscape that is not only visually appealing and accessible, but which also delivers long-term environmental and social benefits for the local community.

All construction materials are to be responsibly sourced, prioritising products with proven low environmental impact. Timber elements, such as pergolas and seating, will be specified as FSC-certified, ensuring their origin from responsibly managed forests.

The development has been planned to enhance local ecology and increase biodiversity on site. The introduction of planting, including native shrubs, wildflowers, and pollinator-friendly species, will provide valuable habitats for birds, insects, and other wildlife. Raised planters and green spaces soften the urban environment, support ecological networks, and create seasonal visual interest.

The scheme maximises green infrastructure to improve air quality, provide cooling during periods of high temperature, and deliver spaces that support community wellbeing. Shaded areas, open green spaces, and increased planting will contribute to the site's microclimate and increase resilience in the face of changing environmental conditions.

# The Crescent, Cudworth

## Proposed Finishes



1. Baddeley Clock Tower — example of traditional clock tower.



2. Concrete planters example.



3. Curved pergola example



4. Concrete pavers in contrasting colours, arranged in various patterns.

# The Crescent, Cudworth

## Conclusion

The proposed scheme offers substantial benefits to the local community and the wider environment, and it fully aligns with relevant planning policies and site constraints. The redevelopment will transform an underutilised and dilapidated area into an inclusive, accessible public space featuring improved biodiversity, enhanced pedestrian safety, and modern amenities. The careful selection of sustainable materials, combined with provisions for responsible sourcing and ecological enhancement, ensures that the scheme will have a lasting positive impact and meet the highest standards of environmental stewardship.

By improving visibility along Barnsley Road, upgrading local infrastructure, and fostering community wellbeing through thoughtfully designed spaces, the development addresses both practical needs and aspirational goals for the area. The integration of sustainable drainage, robust boundary treatments, and adaptable design features demonstrates a comprehensive approach to site management and climate resilience.

In summary, the proposal represents a significant improvement to local quality of life and the urban environment, delivering social, environmental, and economic value .

