Design and Access Statement in relation to a detailed planning application for a development of 3 pairs of semi-detached houses, including associated access. Knowles Quarry, Barnsley Road, Cudworth, Barnsley.

ASSESSMENT OF CONTEXT

Physical

Surroundings

The site is situated in a prominent location at the southwestern 'gateway' into Cudworth.
Knowles Quarry is located on the left hand side of the main Barnsley Road, when entering Cudworth from Barnsley. One side of the quarry has a boundary with Barnsley Road. On the opposite side of the road is a small recreation ground. To the northeast the quarry site adjoins adjacent terraced houses, to the southwest is a field and adjacent farm. To the northwest, the top of the quarry face adjoins an open field located between the quarry and the more recently constructed by-pass.
The immediate area broadly to the northeast and west of the site is residential in character consisting of a mix of terraced and semi-detached houses. The main commercial centre of Cudworth is further to the northeast and in a linear form along Barnsley Road.

Site

The actual site is approximately 2000 sq m in area and broadly rectangular with the quarry face itself extending along the northern and western boundaries. The quarry face extends beyond the site boundary to the northeast and to the rear of the adjacent terraced dwellings.
The quarry face varies in height from a low point adjacent Barnsley Road to a high point on the northern boundary. The 'floor' of the quarry is overgrown and has been for many years and contains some remnants of brick foundations to former outbuildings. Some fly tipping had taken place in the past and the site is generally untidy in character. A number of self seeded trees and bushes are present on the floor of the quarry.
There is a fall across the site from a high point on the eastern corner adjacent the highway, to a low point on the western corner adjacent the quarry face, of approximately 2 m.
In the recently adopted local plan, the quarry has been classified as a RIGS, (Regionally important geological and geomorphological site).
The main interest in this regard relates to the quarry face and it's geological characteristics.
Any development proposed for the site will need to allow for the long term protection of the quarry face and access to the same for any future monitoring purposes.

Social

The scale of the proposed development is relatively modest and should not result in any negative social consequences. It will result in a useful contribution to the local housing stock whilst simultaneously removing an eyesore of a site which currently attracts illegal tipping and other anti-social behaviour.
Importantly, the form of the development will include measures to protect and retain the existing quarry face and the geological assets of the site.

Economic

Due to the moderate scale of the proposed development there will be some positive economic effects.
These will be specific to local businesses in the short term, e.g. builders, builders merchants and suppliers, and in the longer term to the benefit of the local business.

Planning Policies and Evaluation

The interest in the development of this site has been ongoing for several years. During the consultation process prior to the publication of the most recently adopted local plan, expressions of interest in respect of the site's potential for development were continually presented to the authority.
The site subsequently has been identified as a 'Regionally important geological and geomorphological site' (RIGS) that could provide development opportunities subject to protection of any geological assets.
A pre-application advice request including a development option for the site was initially submitted to the authority to obtain the views of all relevant parties. Broadly speaking the responses received did not preclude development subject to certain conditions.
The relevant responses to the pre-app enquiry are included at the end of this document and set out in appendix 'A' to 'G'

The proposal to erect a modest number of family dwellings on the site, in the form of semi-detached houses is in our opinion, considered appropriate

DESIGN

Use

The proposal is to erect a modest residential development of a group of semi-detached 2/3 storey houses in 3 pairs, (6 dwellings in total), including associated access and a communal parking court.

Amount

The proposed layout includes 3 pairs of semi-detached houses each with a minimum of 3/4 bedrooms when utilising the roof void.

Layout

The site layout shows all dwellings positioned in a linear form along the site frontage facing Barnsley Road. These will read as a suitable continuation of the street-scene that is created by the existing long established terraced dwellings to the north.
A new private access road will enter the site from Barnsley Road and will serve a communal parking court to the rear. This will successfully avoid a situation where the site frontage is dominated by cars parked on individual drives. It will give an opportunity to soften the appearance of the dwellings by the introduction of soft landscaping adjacent Barnsley Road.
Each dwelling will have appropriate areas of private amenity space (gardens) to the rear.

Scale

The proposal is for a group of semi-detached 2/3 storey dwellings, the scale and proportion of which is considered suitable, harmonising successfully with the existing adjacent terraced dwellings.

Landscaping

Existing self seeded trees and shrubs on the 'floor' of the quarry will be removed.
There will be new selected tree and shrub planting as part of the development along with seeded front and rear gardens. Any planting and vegetation on the quarry face itself will be retained where possible on the proviso that it will not affect the structural integrity of the quarry face stone.

Appearance

The external built form will be of good quality materials, harmonising with surrounding properties.
Roof tiles will be flat grey concrete, walls will be either re-constituted stone or a good quality harmonising brick facing. Windows and doors will be in a coloured pvcu.

Access

The site plan indicates a communal parking court to the rear of the dwellings, served by a private drive access.
The access road junction with Barnsley Road will be constructed to appropriate highway standards.
The access road and parking court will be surfaced and sealed, with no excessive gradients. Access into the dwellings will be designed to be compliant with the DDA regulations.