Design and Access Statement

Barnsley Road, Upper Cumberworth

Introduction

Bowman Riley Architects have prepared the following Design and Access Statement to support an outline planning submission to Kirklees Council.

The proposal is for an outline planning application for 123 new dwellings on a green belt site under a land promotion agreement on Barnsley Road, Upper Cumberworth. All details except access will be conditioned for a Reserved Matters Application.

The drawings listed below have been issued to support the application. The following design and access statement is to be read in conjunction with these drawings:

A1073-BOW-A0-ZZ-DR-A-0003_Colour Proposed Site Plan

A1073-BOW-A0-ZZ-DR-A-0001_Site Location Plan

A1073-BOW-A0-ZZ-DR-A-4000_Street Elevation

Vision

This development aims to create a distinctive, inclusive and sustainable neighbourhood that serves as a natural extension of Upper Cumberworth village while establishing its own sense of place.

The scheme draws inspiration from the rich vernacular, offering much needed contemporary homes while honouring local heritage. Respecting the site's interface between village and countryside, the design frames landscape views while creating open spaces for community interactions. Active street networks and pedestrian connections enhance accessibility throughout. We will deliver a development that fits harmoniously with Upper Cumberworth's character, creating homes people value within a biodiverse setting that respects the village's heritage while embracing its future.

Contents

1.0 Site Location

The site is located in Upper Cumberworth village, circa 1.4 miles west of Denby Dale, within the catchment of Kirklees Council in West Yorkshire. It is located adjacent to Barnsley Road (A635), between the villages of Denby Dale and Shepley, south of the village of Lower Cumberworth.

2.0 Background

The proposed development site covers 5.53ha (13.67 acres) of green belt land, which is located on the southeastern edge of Upper Cumberworth village. Houses surround the site on its western, northern, and eastern sides, making the site a natural extension of the village. The site mostly consists of open grassland, with three farm buildings located in the southwest corner. Three mature trees stand in the central area, with more trees growing along the southern and eastern boundaries. To the south, the land gently slopes down toward Dearne Park woodland and the River Dearne.

3.0 Flood Risk

As shown in the diagram that the site sits outside flood risk zones 2&3.

credit source: https://flood-map-for-planning.service.gov.uk/map?seg=fz&cz=420979.8,408550.4,17.864615

4.0 Site Context

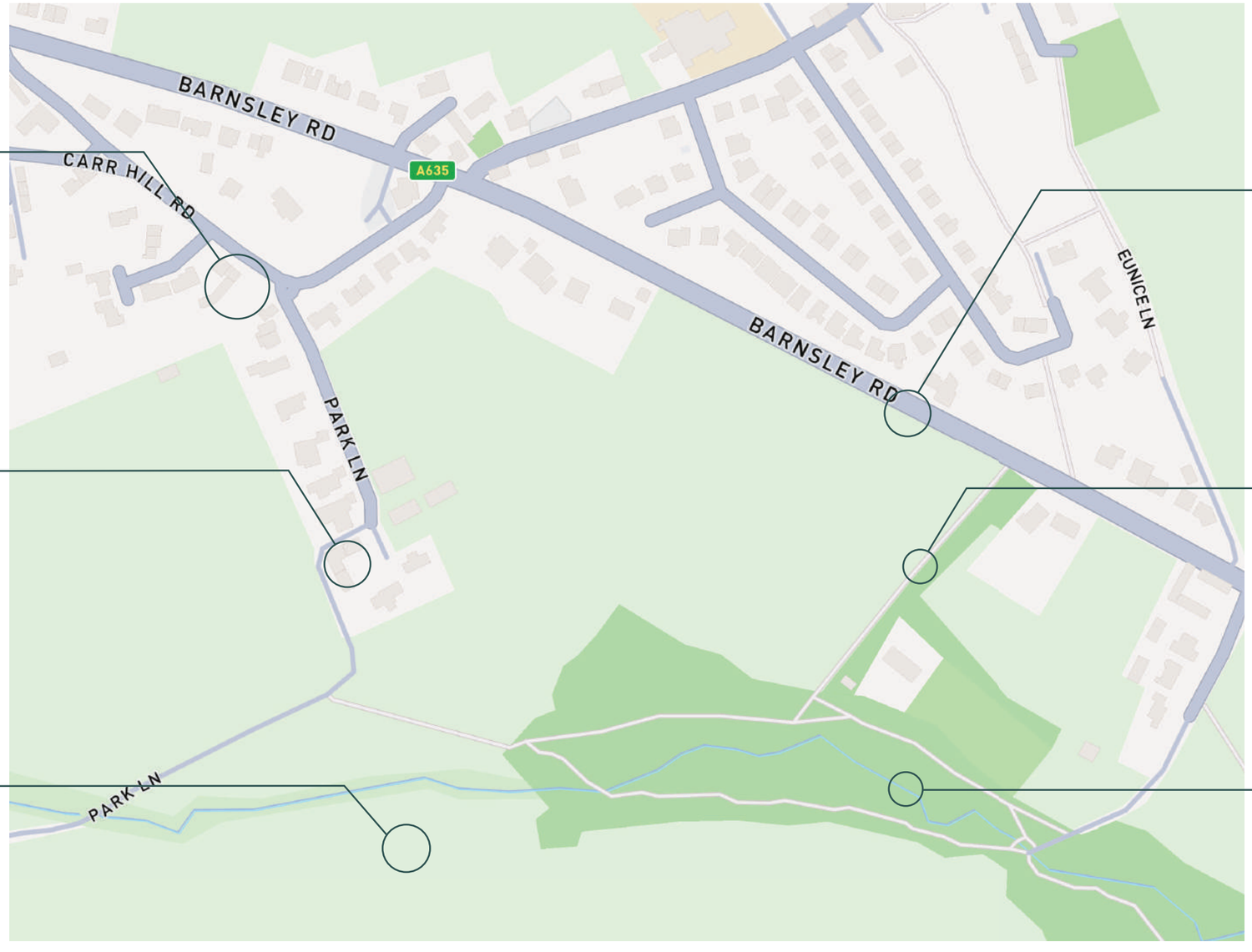
4.1 Direct Context

The site occupies a strategic position at the interface between Upper Cumberworth's built environment and its surrounding countryside. The northern boundary is framed by Barnsley Road, where village houses constructed from stone are situated. The western edge borders Carr Hill Road and Park Lane, home to additional local houses and former farm buildings. The eastern boundary was defined by a narrow path running alongside a stone wall, connecting Dearne Park and Barnsley Road. The southern portion slopes towards Dearne Park's mature woodland, which obscures half of the view towards the open land to the south. Low stone walls and fencing stand alongside all site boundaries, creating a distinct sense of place. This position presents an opportunity for sensitive development that respects both the established settlement pattern and the rural character of the surrounding countryside.

Upper Cumberworth Village

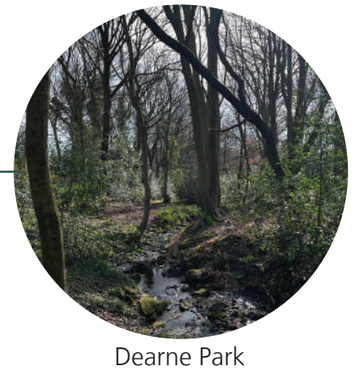
Farm Building

Grass Land and
Mature Woodland



Barnsley Road

Stone Wall

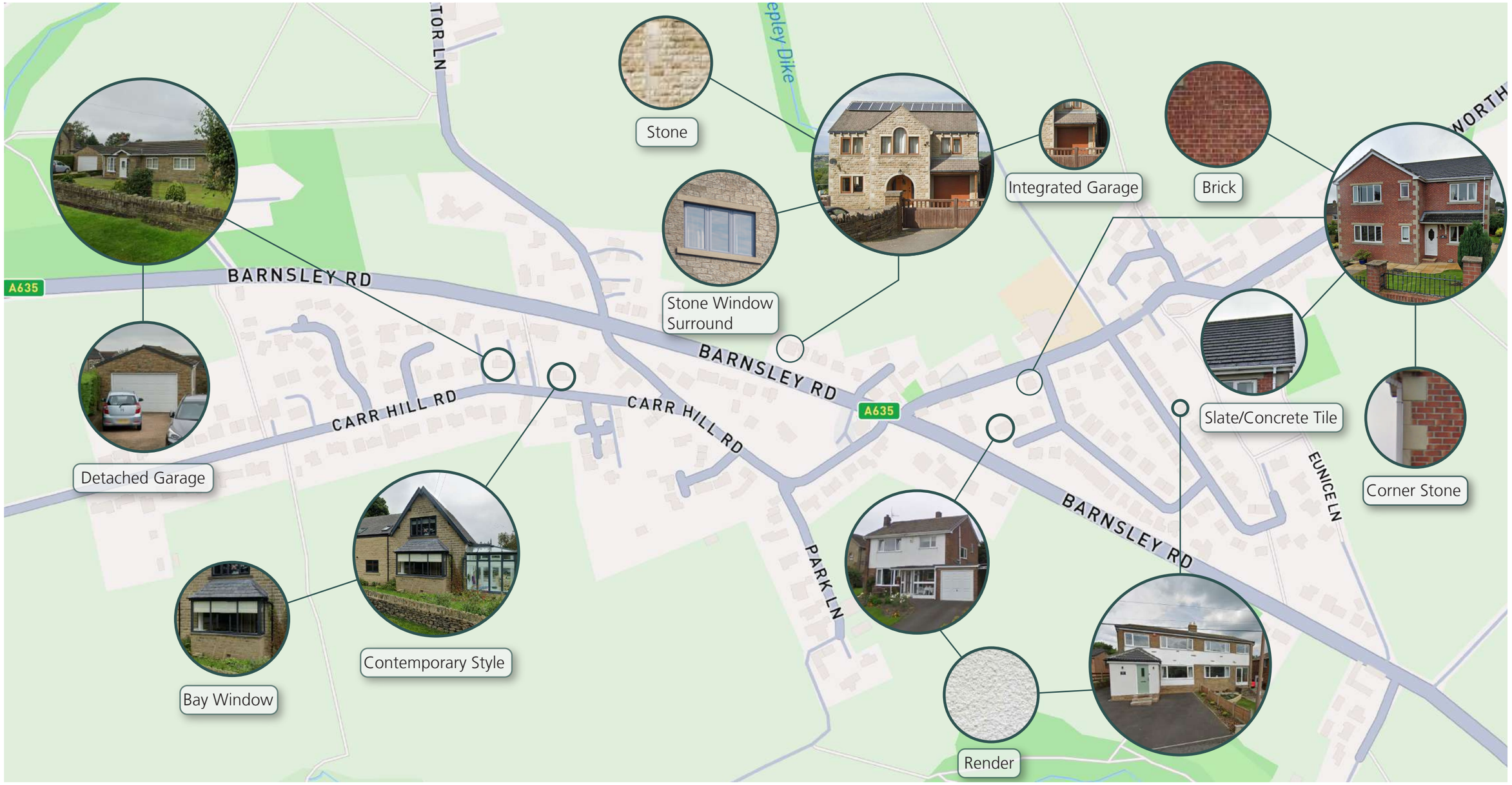


Dearne Park

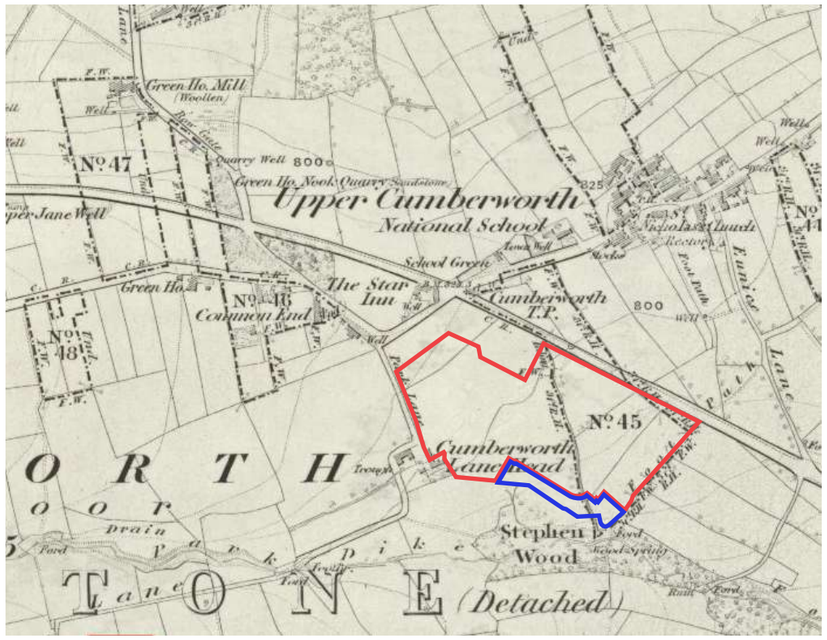
4.0 Site Context

4.2 Upper Cumberworth Village

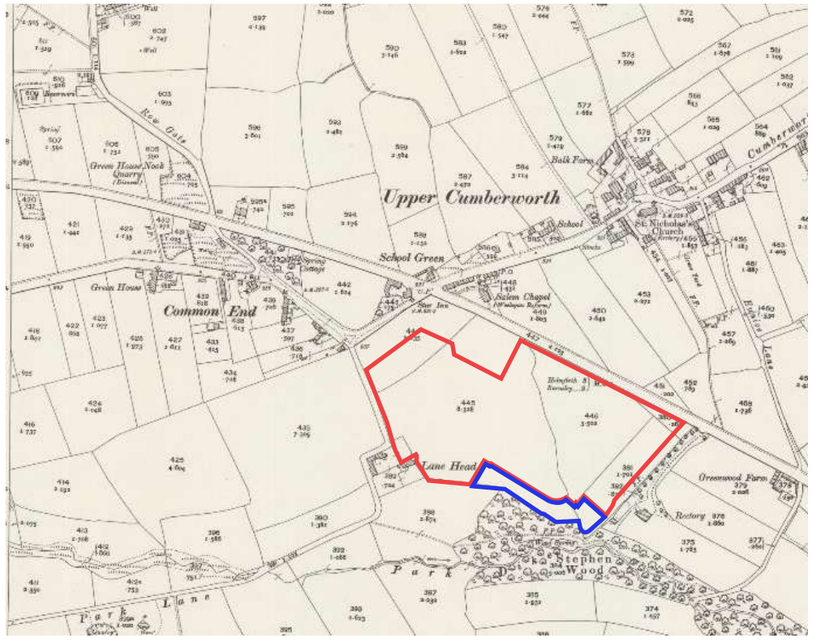
Upper Cumberworth's architecture materiality is dominated by stone, brick and render complemented corner stone detailing. The housing stock primarily consists of detached bungalows and 2-2.5 storey semi-detached houses, with some terraced properties of similar scale. Key architectural elements include stone window surrounds, slate or concrete tiled roofs, and both integrated and detached garages. The village successfully balances traditional materials with contemporary interpretations, as seen in features like bay windows and modern additions. These distinctive local characteristics, particularly the stone materiality, window treatments, and roof detailing, will be incorporated into the proposed development to ensure it harmonises with the existing settlement whilst meeting contemporary residential needs.



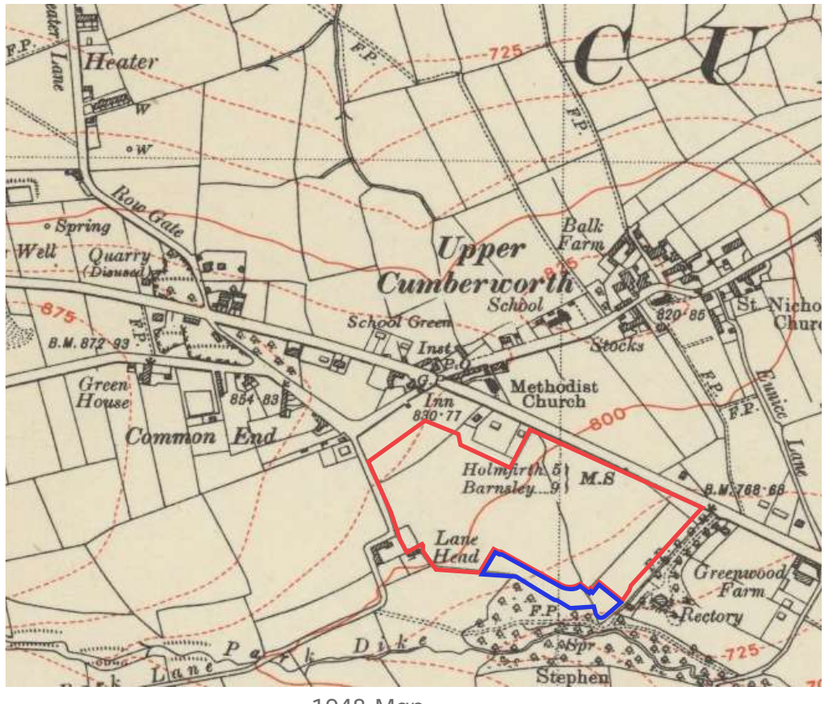
5.0 Site History



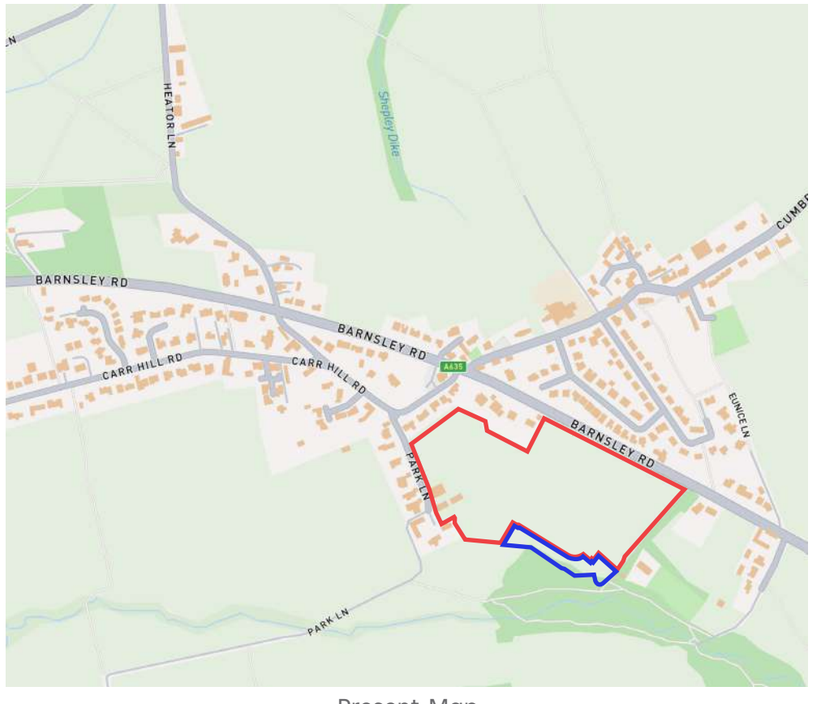
1850 Map



1903 Map



1948 Map



Present Map

Based on historical map analysis from 1850 to the present day, the site represents a natural and logical extension of Upper Cumberworth village. Whilst the site itself has retained its agricultural character, the settlement limits of the village have gradually evolved into a pattern that frames the site within the village's footprint. This makes the site a coherent space for carefully planned growth, as it would naturally fit into the existing settlement area rather than standing out as an incongruous addition.

6.0 Site Photos

7.0 Preliminary Ecology Assessment

Priority Habitat Inventory

Priority Habitat Inventory

Green Belt Area

England Green Belt Area

Existing Tree Groups

High Value

Moderate Value

Low Value

Habitat Types

Rural Tree

Cereal Crop

Vegetated Garden

Arable Field Margins Bird Mix

Developed Land; Sealed Surface

Habitat Strategic Importance

High

Low

The site currently supports low-value agricultural habitats dominated by cereal crops, with small areas of rural tree cover and garden vegetation. Baseline biodiversity value is approximately 11.47 units. An ecologist has been involved from the outset to prepare biodiversity metrics and guide the design towards a minimum 10 % Biodiversity Net Gain. The ancient semi-natural woodland immediately south of the site is an irreplaceable habitat, and the development will include a significant buffer zone of at least 15 metres, planted with native species, to protect its ecological integrity. Collectively, these measures demonstrate a proactive approach to ecological conservation, ensuring that the scheme delivers net biodiversity gains while safeguarding valuable habitats.

8.0 Opportunities and Constraints

Constraints

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Opportunities

Opportunities

- Red Line Boundary
- Open Views
- Potential POS Area (Potential BNG Gain)
- Potential Visual Corridor
- Potential New Planting

Link & Access

- Existing Vehicle Route
- Existing Pedestrian/ Cycle Route
- Potential Pedestrian/ Cycle Route
- Potential Pedestrian/ Cycle Crossing
- Potential Vehicle Access Point
- Potential Pedestrian Access Point

9.0 Design Principles

The following design principles have been carefully crafted using the Kirklees Housebuilders Design Guide SPD as foundation. The principles reflect the Guide's emphasis on context-responsive development, well-defined streets with active frontages, prioritised walking and cycling routes, and integrated green infrastructure. Our approach to housing mix, architectural details, and sustainable design directly aligns with the Council's guidance on creating distinctive, high-quality residential environments. By incorporating these elements, we aim to deliver a development that respects its local context while addressing climate resilience and community wellbeing, supporting the Council's vision for exceptional place-making in Kirklees.

1. Context and Local Character

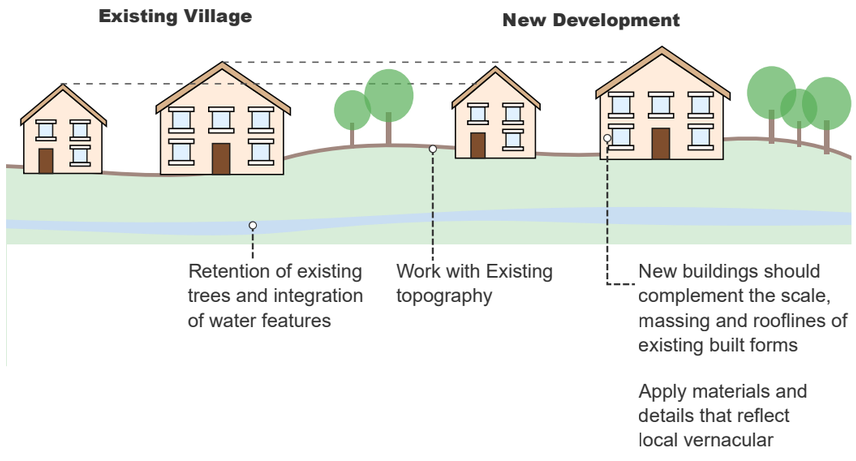
Development should respect and enhance local context and character. Buildings should complement the surrounding built form in terms of height, shape, form, and architectural details. Materials should reflect local vernacular while allowing for contemporary interpretations. The layout should respect existing topography and natural features, working with the land rather than against it.

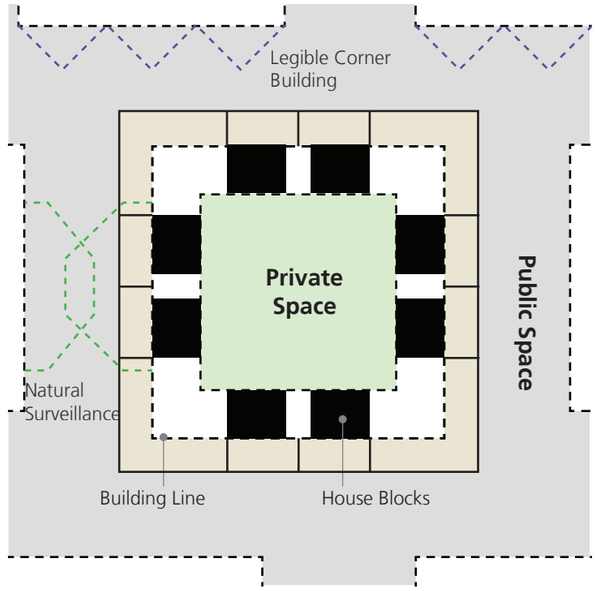
2. Built Form and Building Line

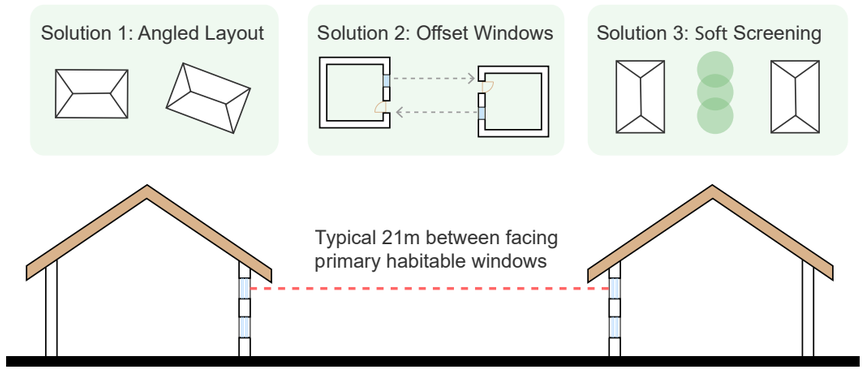
Buildings should establish a coherent line, fronting onto streets with well-placed entrances and windows to create active frontages. Layouts should clearly define public and private spaces using appropriate boundary treatments to create defensible space while maintaining natural surveillance. Corner buildings should address both street frontages to enhance legibility. Elevations should feature coherent window patterns that contribute to the streetscape rhythm while avoiding blank walls, ensuring all designs facilitate natural surveillance for safer environments.

3. High Standards of Residential Amenity

Development must ensure adequate privacy and maintain high standards of residential amenity, avoiding negative impacts on light, outlook, and overlooking. Appropriate separation distances should be maintained between buildings (typically 21m between facing windows of primary habitable rooms), though creative design solutions can allow for reduced distances in suitable contexts. Developments should consider the angle of facing elevations, window design and orientation, building layout, and appropriate screening to maximise privacy while maintaining density. Residents' comfort and well-being should be prioritised throughout the design process.





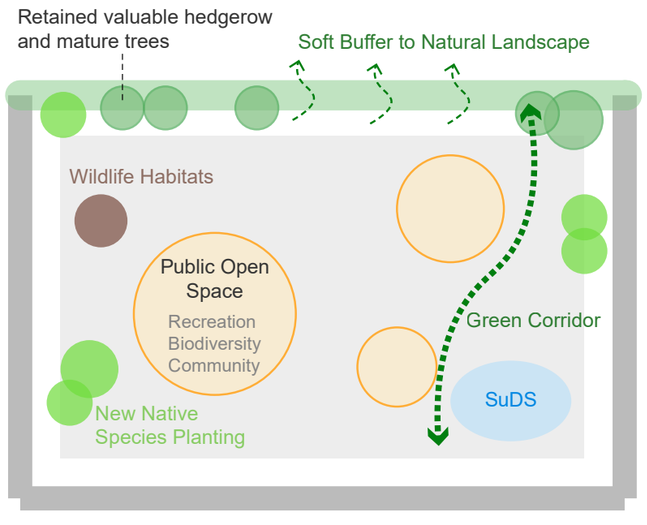


4. Green Infrastructure and Open Space

The design should adopt comprehensive approach to integrate green infrastructure, including green corridors, quality green spaces and retaining valuable existing hedgerows/mature trees. Sustainable drainage features should be integrated as landscape assets, creating wildlife habitats and visual amenity. Open spaces should be provided to serve multiple functions including recreation, biodiversity enhancement, and community food production.

5. Landscaping and Edges

The development edge adjoining open farmland should create a soft, graduated transition rather than an abrupt boundary. Existing field boundaries, hedgerows, and drystone walls should be incorporated into the landscape framework. Native planting appropriate to the local landscape character should reinforce boundaries and create visual integration with the surrounding rural context. Views into and out of the site should be carefully managed through strategic landscape interventions.

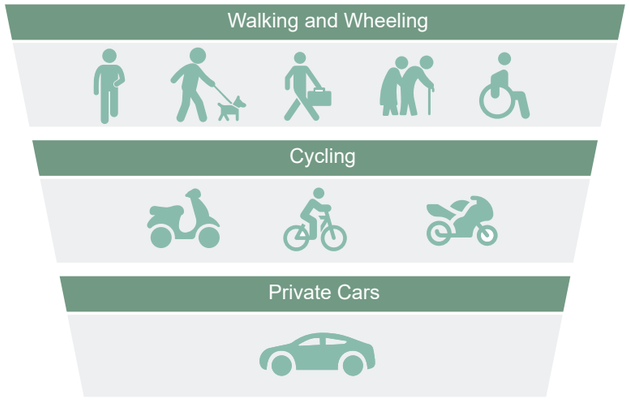


6. Biodiversity

Proposals must deliver measurable net gains in biodiversity (minimum 10%) with ecological enhancement integral to the design. At the outset, the wildlife habitat network and Habitats of Principal Importance should be identified and protected, applying the mitigation hierarchy to avoid impacts first. Enhancement measures should include strengthening wildlife habitat connections, providing habitat transitions, incorporating features like swift bricks and bat boxes, planting native species, and using natural drainage solutions. Lighting should be designed to minimise impacts on wildlife, particularly bats, and maintenance arrangements for wildlife spaces should be clearly established.

7. Movement and Connectivity

The movement network should create seamless connections between the new development and Upper Cumberworth village, prioritising walking and cycling routes. The transport hierarchy must ensure that pedestrians and cyclists come first followed by private cars. A clear street network should provide legible navigation through the site, with potential for future connections if adjacent land is later developed. The primary access should respect the existing village street pattern and character, while secondary pedestrian and cycle links should increase permeability.

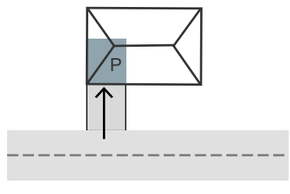


Transport Hierarchy

8. Parking

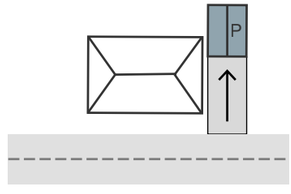
Parking should be accommodated through a balanced approach that responds to the rural context while minimising visual impact. The primary solution will combine integrated garages within dwellings and detached garage structures, both designed to complement the architectural character of the development. Integrated garages should be set back or positioned to prevent them dominating frontages, while detached garages should reflect the materials and detailing of the main buildings. A limited amount of off-street parking spaces will be provided for small house types, positioned to avoid interrupting active frontages and integrated with landscape features. All parking solutions should incorporate appropriate surface treatments, with permeable materials preferred, and include provision for electric vehicle charging infrastructure to support future needs.

Integrated Garage



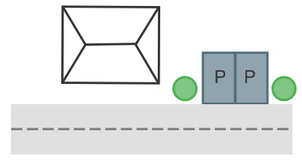
- Set back to prevent frontage domination
- Complementary to main building
- Permeable driveway surfaces preferred
- Integrated EV charging

Detached Garage



- Match main building materials
- Positions to frame views/spaces
- Permeable driveway surfaces preferred
- Integrated EV charging

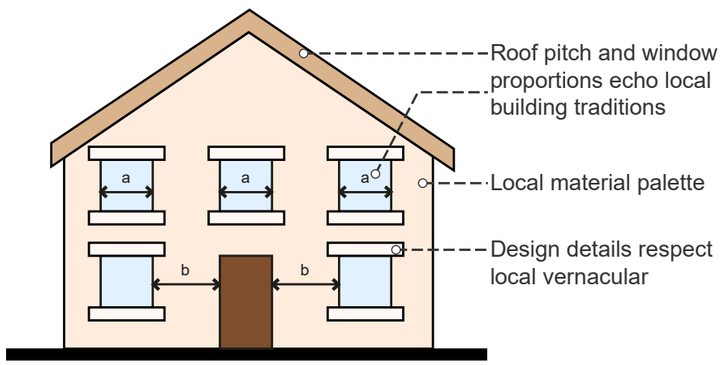
Off-Street Parking



- Limited amount strategically placed
- Integrated with landscape features
- Permeable driveway surfaces preferred
- Integrated EV charging

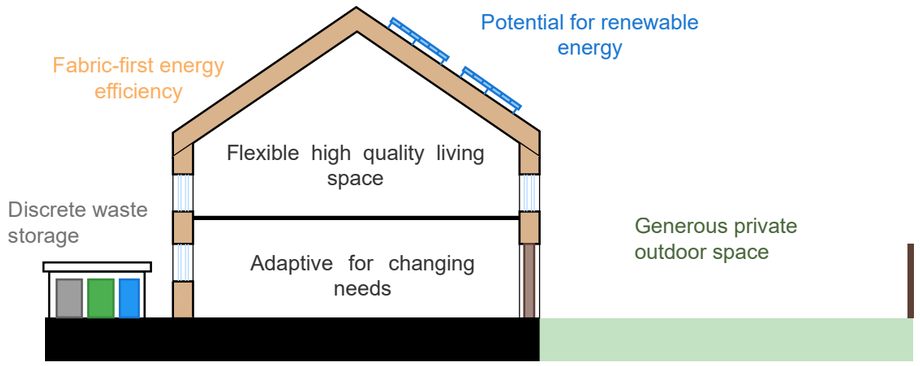
9. Architectural Details

Building designs should reflect the vernacular traditions of Upper Cumberworth and surrounding rural settlements while allowing for contemporary interpretation. Material selections should prioritise using stone and render, with complementary materials creating visual interest. Window proportions, roof pitches, and architectural details should echo local building traditions. Rooflines should respond to topography, creating a varied but cohesive skyline when viewed from the village and surrounding countryside. Building heights should match the established local pattern of 2 storeys, maintaining consistency with the existing village character while creating appropriate variation at key locations such as corners and focal points.



10. Home Design

Homes should be designed to high space standards with layouts that support modern rural living, including flexible spaces for home working. Each dwelling should have generous private outdoor space oriented to maximise sunlight and views, with opportunities for food growing and outdoor dining. Buildings should adopt a fabric-first approach to energy efficiency, with renewable technologies integrated sensitively into the design. Waste and recycling storage should be convenient but discreetly located, recognising the rural collection arrangements. Homes should be adaptable to changing needs over time, supporting multi-generational living and lifetime homes principles.



10.0 Illustrative Proposal

10.1 Illustrative Plan

10.0 Illustrative Proposal

10.2 Indicative View 1 - From West POS

10.0 Illustrative Proposal

10.3 Indicative View 2 - Towards Ancient Woodland

10.0 Illustrative Proposal

10.4 Indicative View 3 - From Barnsley Road

11.0 Access, Parking and Local Amenity

11.1 Access and Parking

As shown in the Illustrative Plan, the scheme proposes a new vehicle access point off Barnsley Road (A635) serving the whole site. New pedestrian connections are proposed off Barnsley Road and to the existing footpath alongside the eastern site boundary. The proposed residential development has been designed to comply with the relevant access provisions in the Building Regulations.

The development proposes 2 parking spaces per house unit for houses under 140 square metres and 3 parking spaces per house unit for houses over 140 square metres. This arrangement complies with the Kirklees Local Plan and avoids the need for cars to encroach on pedestrian footpaths.

11.2 Local Amenity

Within the local neighbourhood (0.5miles), there is a primary school and a variety of local independent businesses. Within the local area (2 miles), there are a lot of schools, GPs and pharmacies, especially within bigger villages around the site, including Denby Dale, Shepley, Skelmanthorpe, Scissett.

The Denby Dale station is 1.1 miles from the site while the Shepley Station is 2.1 miles from the site, and a bus stop outside the site with access to Holmfirth, Huddersfield, and Wakefield, which provides the site with public transportation accessibility.

11.3 Scale / Massing

The site covers an area of 13.67 acres (5.53 hectares) dedicated to residential development. The two-storey dwellings in the indicative proposal comprise a mix of detached, semi-detached, terraced and apartment properties, and are in keeping with the scale of neighbouring residential development; thus ensuring minimal visual impact from and toward the site.

11.4 Design

This residential development will adopt a design approach based on Chapter 9.0 Design Principles. The layout will establish a strong sense of place through a connected network of streets with clearly defined building lines and active frontages. A complementary palette of materials including stone, contemporary brick, and slate or concrete tile roofing will respect local character while incorporating modern elements. Green infrastructure will be integral, with retained trees and new planting creating a landscape framework. Homes will be designed for energy efficiency with optimized orientation and high-performance building fabric. This thoughtful approach will deliver a distinctive, sustainable neighbourhood that enhances its setting while providing high-quality homes for residents.

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