



ROPERGATE
ARCHITECTURE



HADDON ROAD, ATHERSLEY

BUILDING FOR A HEALTHY LIFE ASSESSMENT



RESIDENTIAL DEVELOPMENT

FEBRUARY 2025 - REVISION -

01 | SUMMARY

Haddon Road, Athersley, Barnsley

BUILDING FOR A HEALTHY LIFE ASSESSMENT

This summary provides the reader with a comprehensive overview of this document and the design proposal being put forward.

This Buildig For A Healthy Life assessment has been prepared on behalf of Alpha Dora (the applicant) and showcases an innovative, fully affordable and social housing scheme. The proposal outlines the development of 2 buildings comprising 14 assisted living dwellings, demonstrating a commitment to providing much-needed specialized accommodation for the community. This project not only addresses the demand for affordable housing but also caters to individuals requiring assisted living support. The development includes associated infrastructure, access, parking, and landscaping, all thoughtfully designed to enhance the quality of life for future residents on the land off Blackheath Road, behind the existing retail unit on Haddon Road.

The following pages outline the opportunities inherent at this location, and through the Building for a Healthy Life 12 assessment capture the areas of design and placemaking that need most attention some of which are applicable to the proposed development, and some which are not due to the small scale of the 14 apartments. However, the guidance has been fully considered in the proposed development and a summary of considerations detailed below.

These proposals have been developed through close dialogue between the project team, the applicant, Lifeways SIL (a specialist care provider) and Reside with Progress (specialist housing provider) to ensure a design proposal which provides a sustainable development sympathetic to the local setting.

The proposed scheme demonstrates a highly accessible urban solution that positively contributes to the town and surrounding area in the following ways:

- Provides much needed specialist housing in a highly sustainable location
- Creates an extended community
- Provides a varied streetscape
- Provides a mix of residential dwellings into the town

Applicant

Alpha Dora Property Group



Agent

Robergate Architecture



Care Provider

Lifeways



Social Landlord

Reside with Progress



02 | INTERGRATED NEIGHBOORHOODS

Haddon Road, Athersley, Barnsley

The site is self contained on an island site on the site of some disused land. The proposal sits within the middle of the island site bounded to the north by a brick wall and some community amenity space, to the south by a convenience store and to the East and West by roads.

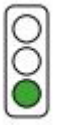
The site can currently be accessed by vehicles from either the East or the West from Blackheath road or Cromford Avenue. The current site being disused and dilapidated allows pedestrian access from three sides although no existing desire lines can be seen running across the site. The proposed development utilises one of the existing road access points as its main pedestrian, cyclist and vehicular entrance off Blackheath Road with a secondary pedestrian, cyclist access via Cromford Avenue.

The development fills the plot providing edge to edge connectivity, but the buildings are however set back from the back of footpath to allow for space separation and to mimic the local vernacular.

Due to the site being an island site surrounded by roads no direct connections can be made with existing habitats, but new hedges and landscaping are to be installed to provide respite for animals / birds as they move between areas.

The main vehicle and cycle parking areas are to be lit from building mounted lighting to provide safe illuminated walkways around the site.

NATURAL CONNECTIONS



Access from Blackheath Road



Access from Cromwell Avenue



Access from Blackheath Road



Amenity Space

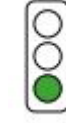


Rear of Convenience Store



Front of Convenience Store

WALKING CYCLING AND PUBLIC TRANSPORT



The site is well connected to the local public transport links, and is surrounded by bus stops which has the number 12 bus route. This route connects into Barnsley town centre and drops off at Barnsley train station, allowing access to the wider national rail network.

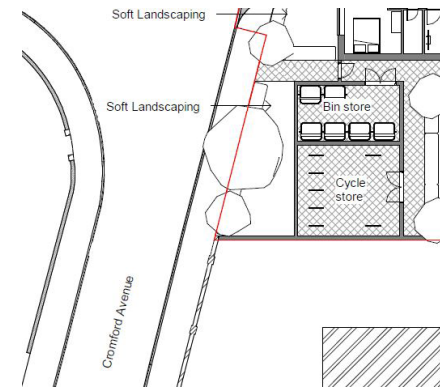
On site cycle parking is provided to encourage cycling and green travel, although there are no local cycle routes to connect into.

Pedestrians can access the site from both Blackheath Road and Cromford Avenue, and there are a range of local facilities within walking distance,

- Roundhouse Library 10mins walk away,
- RSD store with integral post office on site next door,
- JL Athersley Premier one stop 5mins walk away,
- Farm foods 10min walk away,
- Barnsley bowl 5min walk away.
- Blessed sacrament catholic church 5 mins walk away.
- Modern martial arts 10mins walk,
- Athersley community angling club 25min walk,
- Athersley Recreation FC 17min walk.

Additional facilities are available via a short bus ride

- Aldi, Tesco and Asda (19 minutes)
- Alhambra shopping centre approximately 26mins away by bus.



On site cycle parking



Bus stop on Carlton Road

FACILITIES AND SERVICES



No new facilities for recreational or leisure facilities are to be created on site.

Local amenities can be found around the site which are within either walking distance or short bus trip.

- Roundhouse Library 10mins walk away,
- RSD store with integral post office on site next door,
- JL Athersley Premier one stop 5mins walk away,
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HOMES FOR EVERYONE



During our initial discussions we have contacted several local authority departments who cater for specialist accommodation for persons requiring supported living.

The intended client group for the development is people recovering from mental ill health and needing support to manage the transition from an institutional setting to living with greater independence in the community.

Several parties have been contacted regarding the unmet need all of whom have been mentioned in the Design & Access Statement, but primarily

- Clare Burton, Senior Commissioning Manager at the Adult Joint Commissioning Place, Health and Adult Social Care
- Kathy McAde (Service Director – Regeneration & Culture), Place Health & Adult Social Care Directorate, confirmed that an additional 10 units a year is supported living for the next 10 years would be required for learning disabilities / Autism Spectrum Disorder.
- Julie Chapman (Service Director – Adult Social Care and Wellbeing) confirmed that there is an unmet need for supported living accommodation for an estimated 28 people, over and above the currently supported 204 people.

Over and above the requirements for supported living, 4 of the apartments have been redesigned to comply with the requirements of M4(2) standards as laid out in the building regulations.

External amenity space has been included within the proposal comprising two separate areas one of 165m² and one of 45m²



03

Distinctive Places

Haddon Road, Athersley, Barnsley

MAKING THE MOST OF WHATS THERE



The site has been developed through the pre-app process taking account of the previous use of the site and surrounding properties and fits in with the current street scape.

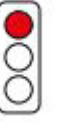
The local vernacular of properties around the site is a combination of single storey bungalows and two storey houses of traditional construction (brick with tile roofs). This has lead to the proposal utilising the same existing palette of materials and the same building scale, meaning it is appropriate for the local area and fits in with the local design aesthetic.

The existing site was originally a delivery yard and consists of hard surfaces and derelict boundary walls so unfortunately there are no existing landscaping or anchor features on site which can be utilised to provide a focal point. The size and shape of the site is also of a proportion that it is untenable to implement a seperate focal point for the site other than the buildings.

To offset this the landscaping can be enhanced considerably with the introduction of hedges and small scale tree planting which will create new habitats for small animals and birds.

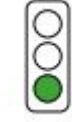


A MEMORABLE CHARACTER



The design builds on the local vernacular utilising built proportions which closely match the surrounding two storey properties. It utilizes the same material palette of bricks, roof tiles and UPVC windows and doors.

WELL DEFINED STREETS AND SPACES

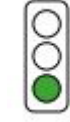


The proposal has outlooks on all four sides of each of the buildings providing active frontages to all sides.

Due in part to the long thin shape of the plot there is limited availability for the inclusion of external door access which accesses directly onto the street. Due to the various special needs of the residents that this kind of development caters for the main entrances have been centralised for the security and safety of the residents. It also allows the on site carers to see when residents are coming and going.

The size of the site means that there is no opportunity for internal vistas, but views are catered for from the central amenity out to the grassed public amenity space.

EASY TO FIND YOUR WAY AROUND



The development is easy to find your way around, there are to be two main site entrances one to the west and one to the east of the site. The east facing access is for vehicular, cycle and pedestrian access into the middle of the site where both blocks can be accessed. The west facing entrance is for cyclist and pedestrian access again into the middle of the site where both blocks can be accessed.

The buildings can be individually marked with a name to differentiate them and access can be gained by level paved access paths.

04

Streets For All

Haddon Road, Athersley, Barnsley

HEALTHY STREETS



The site contains only one access road for parking access which is accessed off a road with a 20mph speed limit which means traffic speed will automatically be reduced from the main highway speed.

Radii for the main vehicular entrance will be designed to comply with local highways standards and if applicable will be 3m or less to help reduce vehicle speed.

Areas for landscaping have been designated around the site which will add to the sensory richness of the development. The amenity spaces will allow for places to sit and chat off the main parking access road.

CYCLE AND CAR PARKING



Cycle and car parking is provided in a secure manner meeting local standards.

Main on site parking is centred around a courtyard type arrangement with apartments at multiple levels overlooking both the vehicle and cycle parking.

Secured parking for cycles is located in an overlooked location directly adjacent to Block A and the apartment allocated for use by the on site care team. This location is also directly adjacent to the parking providing convenient access to choose cycles instead of cars for short trips

Existing on street formal parking does not exist in the local area other than outside the adjacent retail store. Parking on street is however permitted as there are no local double yellow lines to preclude parking.

As mentioned previously landscaping has been included in the design which flanks the parking areas.

GREEN AND BLUE INFRASTRUCTURE



A full bio diversity net gain assessment has been undertaken and a full landscaping proposal has been undertaken to provide as much landscaping in and around the site when viewed both externally and internally.

New hedges and small trees are proposed to be planted to encourage nesting birds and small animals (hedgehogs etc) to take up residence or use the plot as a connection point between habitats.

2 number bat boxes and 2 number swift boxes are included within the design proposal to comply with the requirements of the Ecological impact assessment provided by Whitcher Wildlife.

Due to the size of the site it is not possible to allocate part of the site as public open space or to include sustainable drainage. Local amenity space is available directly adjacent to the site and in other locations locally.

BACK OF PAVEMENT FRONT OF HOME



The general design of the landscaping scheme provides boundary hedges to the perimeter of the property along with a mixture of palladin, close board fencing and knee high post and rail fences dependent on location.

To the main boundary between the development and the retail unit it is proposed to implement a close boarded fence supplemented by hedges to provide a better outlook across the parking.

The boundary which flanks the existing public grassed amenity space is proposed to be fenced off with a pallading type fence and again supplemented by low hedges and small trees all of which will allow views out of the site and natural light into the ground floor apartments.

The remaining elevations to the east and west are proposed to be bounded off with low knee high post and rail fences and hedges to provide defensible space to the ground floor apartments which flank these elevations.

The remaining space is allocated as amenity spaces to allow for recreation by the tenants.

As the proposed tenants for this development are individuals which are suffering with special needs and mental health issues the proposal needs to provide security and oversight to the movements of the residents and as such terraces and balconies cannot be considered due to risks to the tenants.



V17 view towards site from cromford ave. looking south-west



V12 view from blackheath road looking east towards application site



V13 view from blackheath road looking towards site entrance



V14 view from haddon road looking north-west towards application site



V15 looking towards application site from junc. cromford ave. + haddon road



V16 looking towards application site from lea road

06 | CONCLUSION

Haddon Road, Athersley, Barnsley

This proposed development addresses a critical need in this community by providing much-needed affordable social housing with assisted living facilities. The project will have a significant positive impact on vulnerable individuals, offering them a safe, supportive environment tailored to their specific needs. By integrating affordable-social housing with assisted living services, we're creating an inclusive community that promotes independence, dignity, and quality of life for residents who might otherwise struggle to find suitable accommodation.

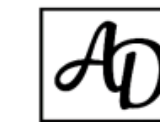
The development is thoughtfully designed to foster a sense of community while ensuring accessibility and comfort for all residents. Its central location provides easy access to local amenities and services, further enhancing the residents' quality of life. This project not only addresses the housing shortage but also demonstrates our commitment to creating a more inclusive and supportive society for all members of our community.

Parking numbers are considered appropriate by the end user of the development, as residents generally cannot drive. However, we have retained sufficient parking on site to allow this project to transition into an apartment block, including one parking space per apartment. The proposed

materials and scale of the development are in keeping with the local vernacular.

Local highways will be improved by replacing existing entrances with new footpaths, enhancing pedestrian safety around the site. The newly enlarged entrance will provide safer ingress and egress for vehicles.

The setting of the new development and landscaping will provide a substantial improvement on the existing disused site.



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