

Response to Adult Care Homes comments:

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 (email clareburton@barnsley.gov.uk), we have also contacted Growth and Sustainability Directorate, Kathy McAule (Service

Director – Regeneration & Culture), Place Health & Adult Social Care Directorate, Julie Chapman (Service Director – Adult Social Care and Wellbeing)

The land lord and care providers have also been stated in the design and access statement as Reside with Progress (landlord) and Lifeways SIL (care provider).

External amenity space has been indicated on the site plan and consists of two separate areas one of approximately 165m² and one of 45m², Please see attached landscaping proposals for these areas. There are also local parks close by

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) and the Alhambra shopping centre approximately 26mins away by bus.

A transport assessment has been provided with the application which outlines the local transport infrastructure, as an overview, Barnsley bus and rail provide various bus stops which are within walking distance giving access to Barnsley and the train / rail station giving direct access to the whole of Yorkshire

Response to the Forestry Officer

Landscaping proposal attached

Response to Drainage Officer

We are happy for the drainage design to be conditioned.

Response to Highways

We are happy for the construction traffic details/method statement and condition survey of the road to be pre-commencement conditions

Response to Pollution Control

We are happy for the construction environmental management plan and construction hours to be pre-commencement conditions

Response to Sy Police

We are happy to provide information on the security for a pre-occupation condition, some items have been included in the D&A

Response to Strategic Housing

The landlord and care provider will agree a 25 year lease agreement for the project. The development is currently affordable rental due to its intended use and client group.

Response to Urban Design Officer

The northern boundary was intended to be low level planting and boundary treatment to allow better views and natural light into the apartments along that boundary, we are happy to install more secure fencing along that boundary but feel that Palladin fencing rather than Palisade fencing would be preferable.

The drawings are taken from a 3d model so the items shown on the section drawings are correct.

We have highlighted areas for landscaping and amenity space on the site plans but no specifics regarding planting species or finishes have been included. As highlighted above we are happy to have the landscaping proposal as a pre-occupation condition.

All the apartments were sized to suit NDSS standards which is the national required standards. We have updated the apartment layouts to provide the required 46m² and provided an area schedule to confirm this.

All apartment room areas have been adjusted and areas shown on the updated plans.

We are happy to provide 4x apartments which will comply with the requirements for M4(2) standards but feel that having an apartment be M4(3) compliant puts undue pressure on the scheme proposal.

We are happy for the materials to be a pre-commencement condition

Please find attached an example of one of the windows.

We have also updated the BNG assessment to match the landscaping proposal

-

Please see attached the building for a healthy life assessment.

Regards

Andy Bissett (Senior Architect) Grad Dip ARB RIBA