

# 04 | PROPOSAL

Haddon Road, Athersley, Barnsley



*Architectural sketch of the proposed development as viewed from Cromford Avenue - V1*



## PRINCIPLE OF DEVELOPMENT

As the site is specifically noted as 'Urban Fabric' in the Barnsley local plan and has previous planning approvals for residential developments on the site, the principals for use as a residential development in our opinion have been established. Following discussions with several departments in Barnsley Metropolitan Borough Council as outlined below it has been confirmed that there is a need for supported living in the area over and above the currently available offerings.

- Following initial discussions with Barnsley MBC and their Place Health & Adult Social Care Directorate, Julie Chapman (Service Director – Adult Social Care and Wellbeing) confirmed that, as of 27 January 2023 there were 204 people with learning disabilities / mental health and / or autism being supported under the ACSES Supported Living Framework, housed in 29 supported living units across Barnsley. She also confirmed that there is a need and therefore a shortage of supported accommodation to be delivered under the ACSES framework. At the time she confirmed that the amount of supported living accommodation does need to increase to continue to meet the current needs of a further (estimated) 28 people.

- Clare Burton (Senior Commissioning Manager – Adult Joint Commissioning) at Barnsley MBC from their Place Health & Adult Social Care Directorate also provided Alpha Dora with confirmation that there is a need for supported accommodation and provider support to be delivered under the ACSES framework. Stating the gaps in provision include, mental health accommodation and support, and whilst we have some mental health support providers on the framework this is insufficient to meet the current and future needs. She also provided a set of principles for working with registered providers which the team (highlighted below) are working to comply with.

- Additionally, Barnsley MBC and their Growth and Sustainability Directorate, Kathy McAde (Service Director – Regeneration & Culture) confirmed on 04 December 2023 that there are 2 providers currently working on assisted living services for people with learning difficulties / autism, which will provide approximately 18 units in the future. She also confirmed that the

South Yorkshire Housing Needs Assessment identified that Barnsley had a need for an additional 10 units per year for the next 10 years for people with learning difficulties / autism.

Both of the above departments within Barnsley MBC have indicated a need for assisted living services for people with learning difficulties / autism. The proposed development would provide 14 supported units across two blocks and provide an up-lift to the current service provision. The proposal which would be delivered over the next 18 months and would provide half of the required current needs identified by Julie Chapman and 14 of the 15 units required by the South Yorkshire Housing Needs Assessment for the same 18 month period.

To supplement Alpha Dora Property Group as the project developer, two companies have been contacted to act as Care Provider and the Social Landlord for the development. Lifeways SIL have confirmed that they are happy to come on board to act as the Care Provider for the development (they are currently included on the ACSES framework for Barnsley Council), and Reside With Progress will be coming on board to act as the Registered Social Landlord. Both SIL and Reside already work in conjunction with Barnsley MBC and operate within their framework operating existing services for the council.

### **Lifeways SIL**

As a company Lifeways SIL have been providing specialist support and recovery services since 1995, and have since become the UK's largest supported living care specialist. They have locations across the UK consisting of shared housed, bungalows and purpose built self contained apartment blocks, supporting people with any or a combination of the following :- Learning Disabilities, Autism, Acquired brain injuries, Physical disabilities, mental health issues.

### **Reside With Progress**

Reside with progress is one of the UK's leading providers of high quality supported living housing for people with learning disabilities, Autism and mental health issues, providing over 4,500 supported living properties across the UK.

## DESIGN + ACCESS

This development comprises two residential blocks, offering a total of 14 apartments. Thirteen of these apartments are designated as affordable social housing units, specifically designed to provide assisted living support for residents with special needs. The remaining apartment is allocated for a 24-hour on-site care assistant, ensuring round-the-clock support for the residents.

The proposal maintains the storey height that was put forward in the pre-app and remains at two storeys, however a hiped roof has been included in lieu of the previous flat roof.

The proposed dwellings are fully compliant with Nationally Described Space Standards (NDSS) and also comply with the South Yorkshire Residential Design Guide.

The site sits within the residential area of Athersley South, which is a sustainable and accessible location – ensuring that the development is well connected and efficiently linked to the transport network and a wide range of transport options. Access into the site for vehicles is gained

from an existing widened vehicle entrance off Blackheath Road whilst pedestrians gain access via a footpath from Blackheath Road and also

Cromford Avenue. The main vehicle entrance maintains safe visibility splays in both directions along Blackheath Road as noted in the transport assessment provided by TPS.

The proposed layout reduces the number of vehicular entrances into the site by removing existing entrances on both Blackheath Road and Cromford Avenue both of which will be reinstated as footpaths to maintain continuity of the pedestrian routes around the site.

The parking layout is to local authority standards containing a 6m wide roadway with 2.5m x 5m for parking spaces. Two bin stores have been provided one at either end of the site to ensure residents don't have to walk too far to use the bins, and the vehicle tracking highlights the stop off positions for the refuse wagons.



## MATERIALS + FEATURES

The proposed materials and construction details reflect the variety evident in the surrounding area. They have been chosen to create a sense of place that complements the existing built form and vernacular around Haddon Road area.

The proposal features a strong modern palette of complementary materials. The main facades comprise a red multi brick, offering color variation instead of a traditional smooth red brick. This is combined with precast reconstituted stone heads and sills, bringing a more upmarket feel to the building. The roof is proposed to be plain flat profile grey concrete tiles with black fascias, soffits, and downpipes. The windows are proposed to be anthracite grey UPVC with a woodgrain effect. Finally, the entrance canopies will be

polyester powder coated aluminium in an anthracite grey color to match the windows.

The shared parking area is to be black tarmac complete with white thermoplastic markings and PCC kerb edgings, new paths to the infill entrances are to be to adoptable standards and will comprise black tarmac with PCC kerb edgings. The internal site paths are to be paved with grey PCC paving sets complete with PCC pin kerb edgings. Fences will consist of 0.45m high post and rail fencing to the direction of the grassed areas to the north and to the road side elevations, whilst the southern elevation will comprise a 1.8m high close boarded timber fence for screening the back of the convenience store.



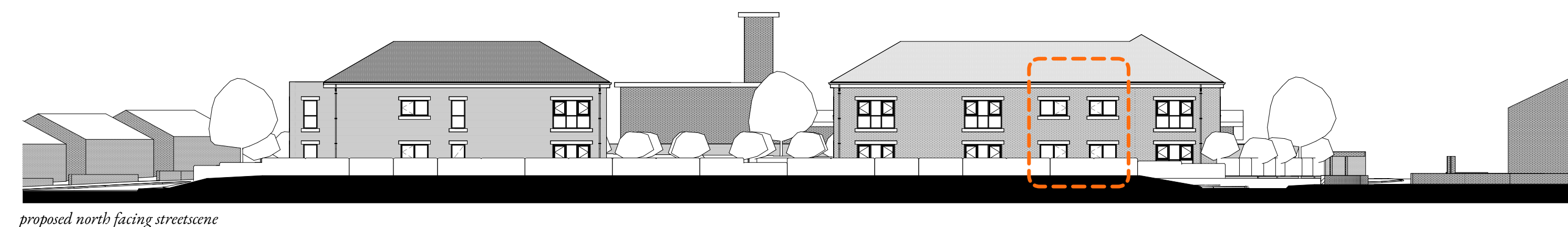
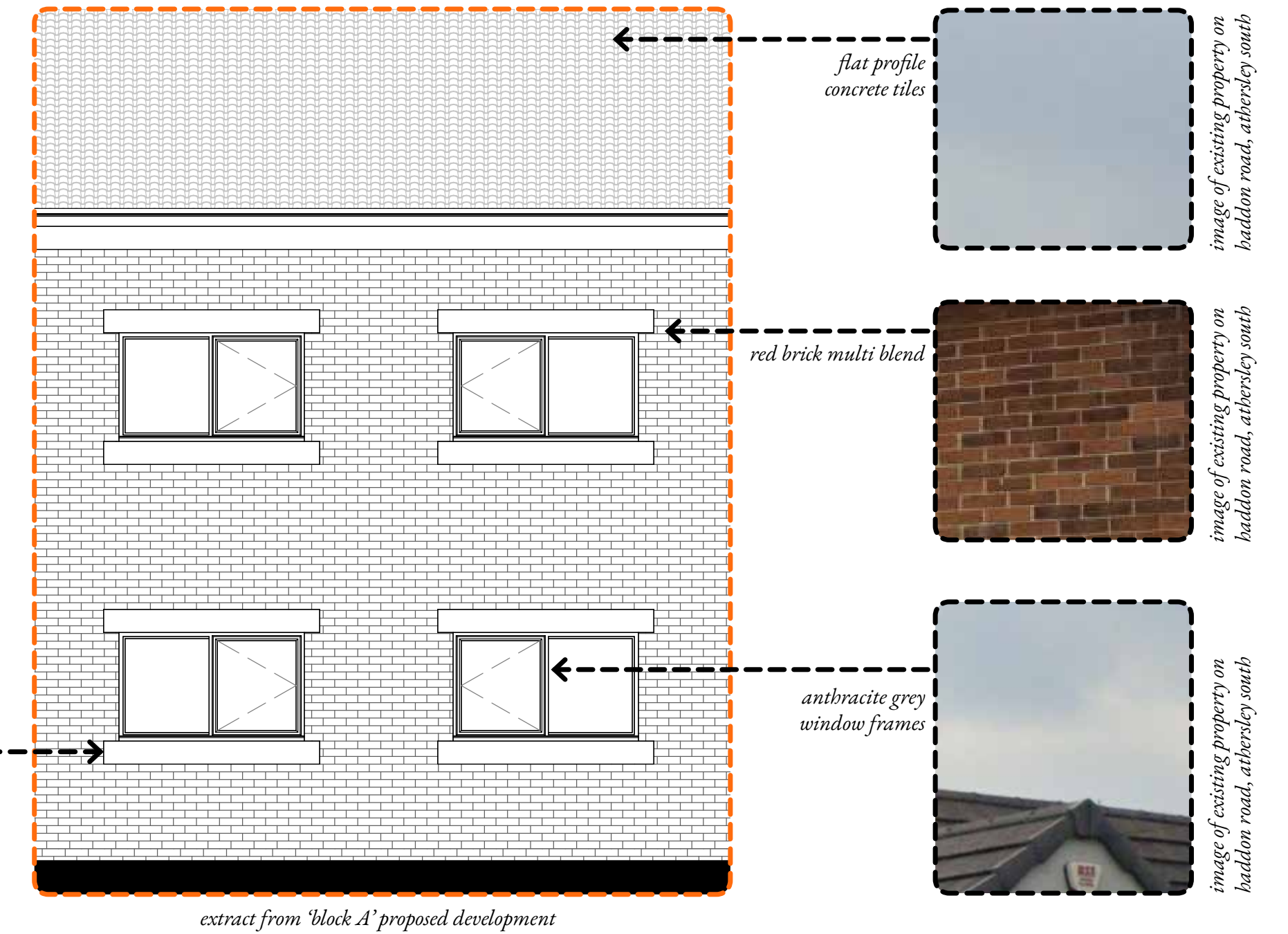
General materials / features		Site materials / features
Soffits + Fascias	black upvc	Shared private drives to comprise of black tarmac complete with PCC kerb edgings
Windows	anthracite grey upvc	new footpaths (to be to adoptable standards) comprise black tarmac with PCC kerb edgings
Entrance Doors	ppc aluminium	Internal site paths paved with grey PCC paving sets complete with PCC pin kerb edgings
Mortar	natural mortar	Plot fencing to comprise of 0.45m high post + rail fencing
Rainwater Goods	black upvc half round gutters with round rwp	Southern site screening achieved with 1.8m high close boarded timber fence

## CHARACTER & APPEARANCE

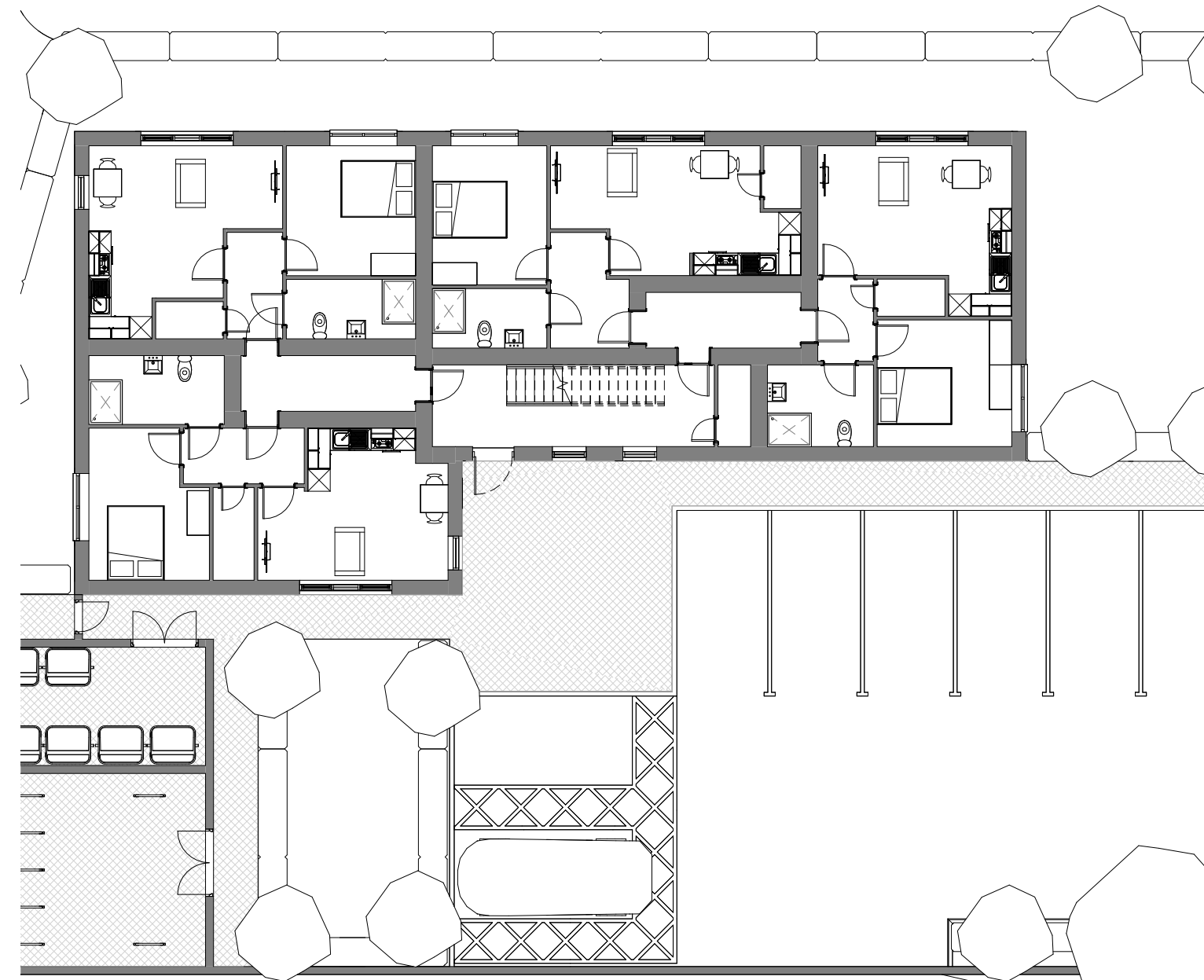
High-quality design that respects and enhances the character and appearance of an area is a key principle of both National and Local Planning Policies. The revised layout and the scale of the development conforms to the local vernacular at the haddon road end of the site, which is two storey houses brick built with sloped tiled roofs. Additionally, a modern pallet of materials provide an enhanced visual as outlined below.

## SECURITY

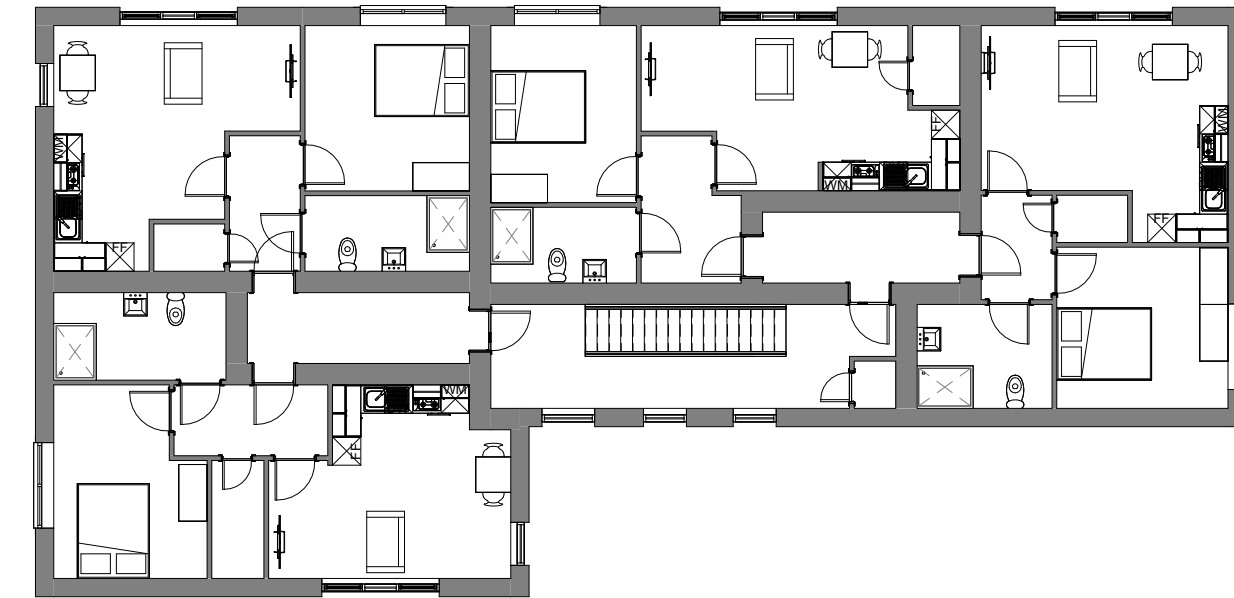
The site safety is a major concern for the end user to protect the residents and as such to assist with care and security staff will be stationed on site 24hrs a day and be allocated a ground floor apartment in block A which overlooks the carpark and cycle store and down towards block B. A gated entrance is located between the bin store and block A which will be locked on an evening to stop circulation across the site on a night time. Lighting will be mounted from the buildings on a dusk til dawn sensor to illuminate the carpark area. Windows and doors on the ground floor level will be PAS 24 rated in compliance with Part Q of the building regulations, and a camera system will be installed overlooking vulnerable areas to be designated by a suitably qualified security specialist.



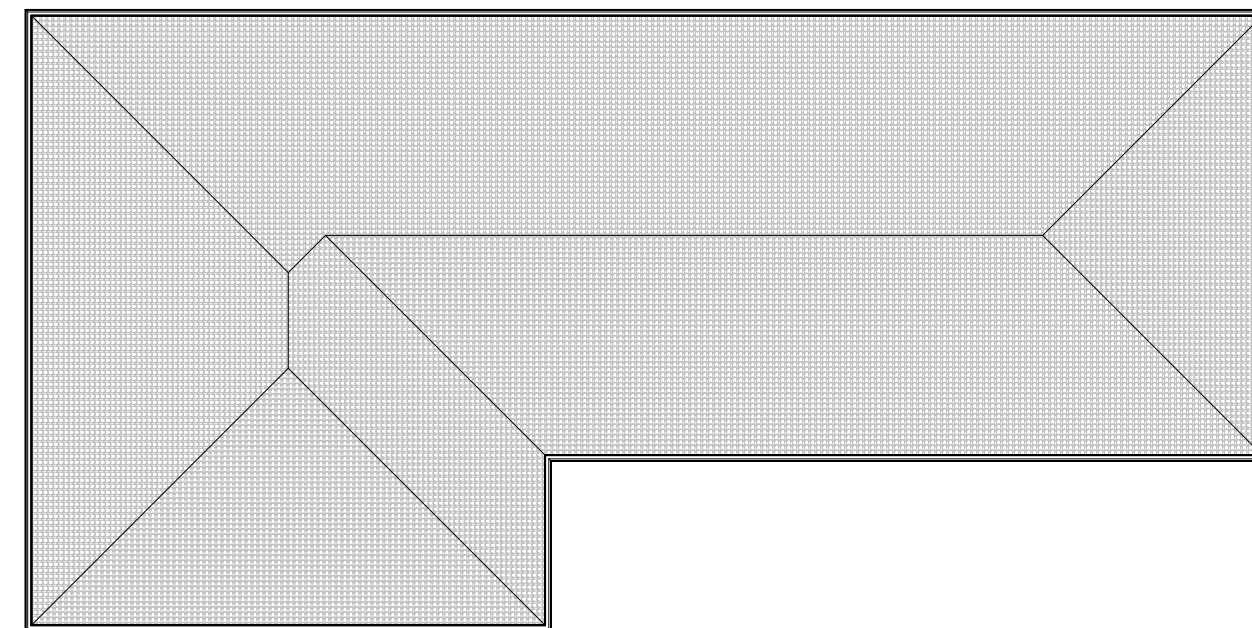
# BLOCK A PLANS + ELEVATIONS



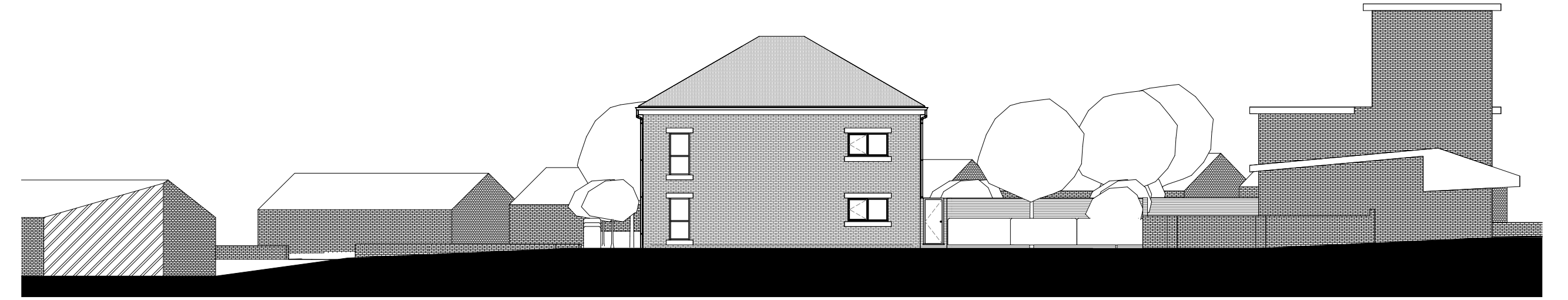
block A - Ground floor



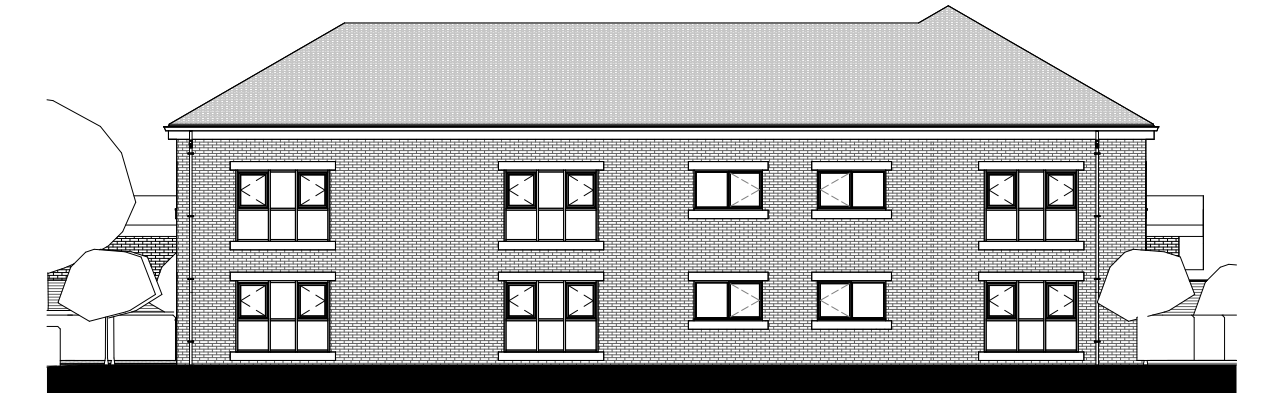
block A - first floor



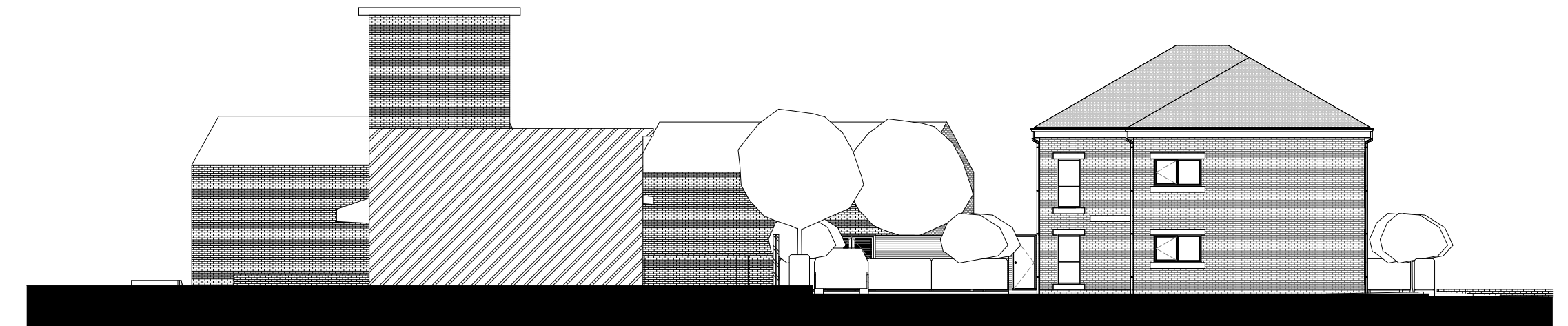
block A - roof plan



block A - proposed west facing elevation



block A - proposed north facing elevation

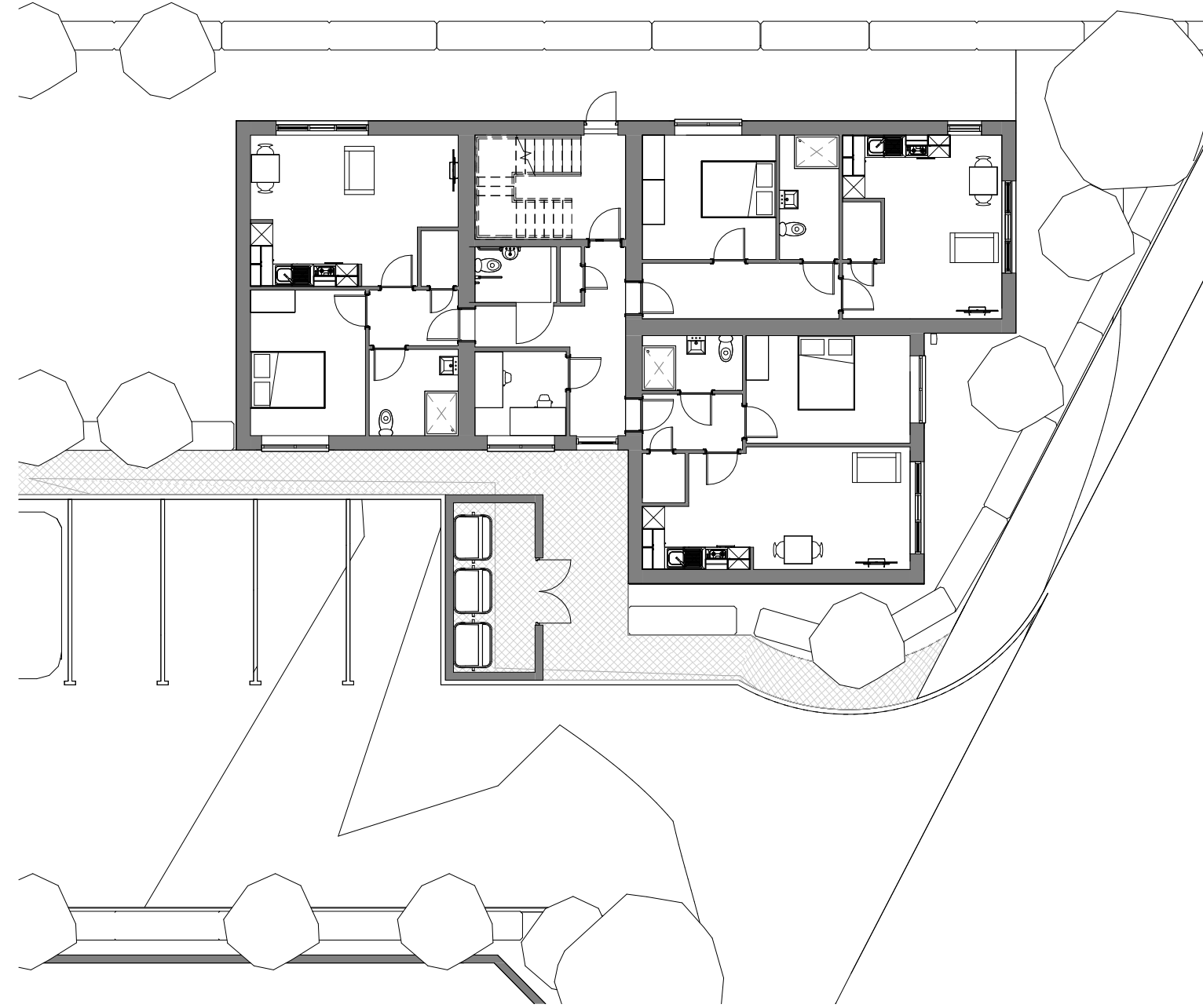


block A - proposed east facing elevation

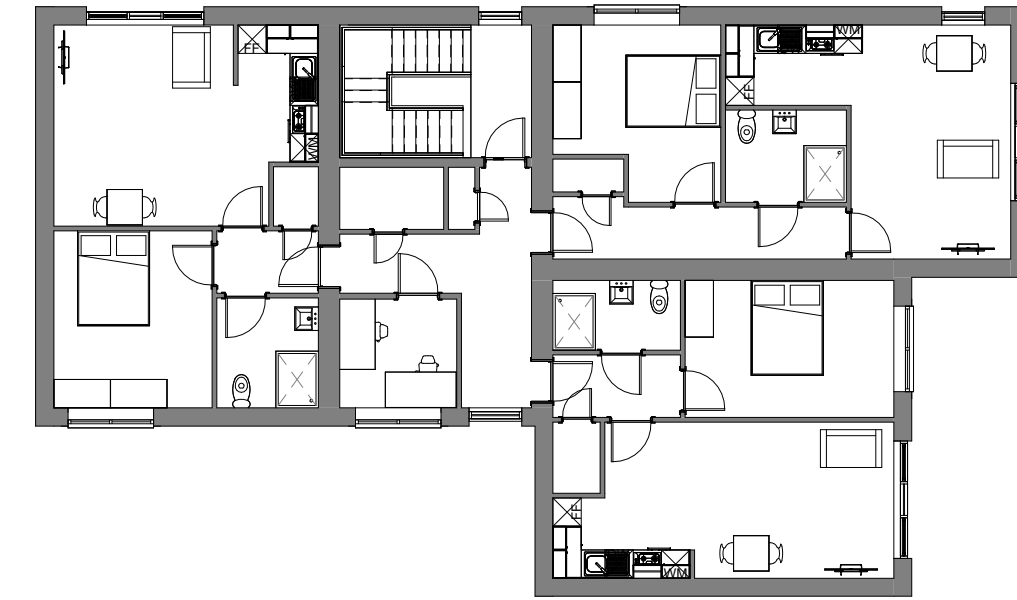


block A - proposed south facing elevation

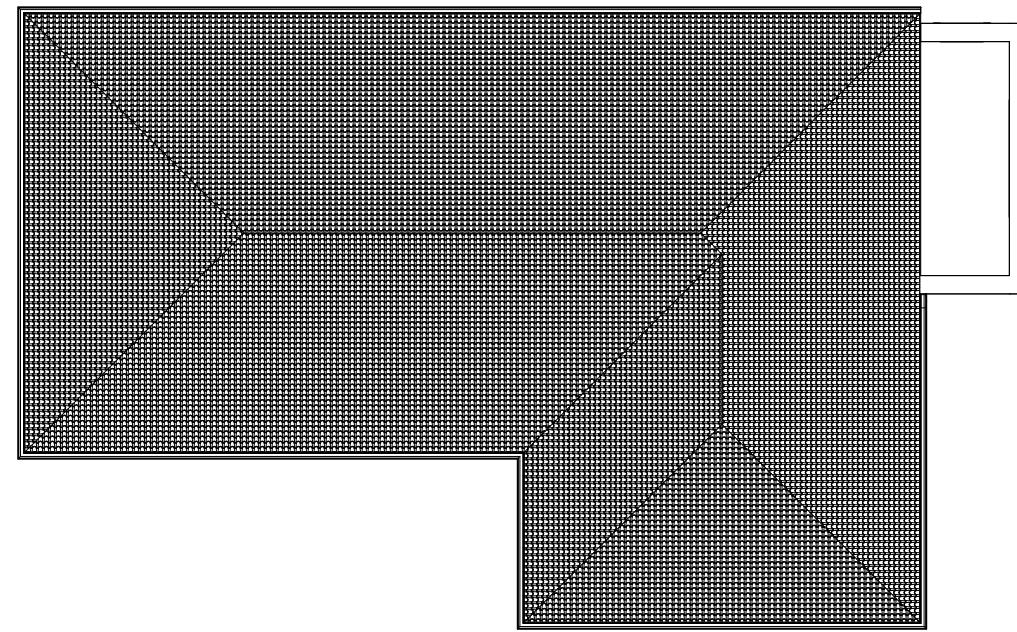
# BLOCK B PLANS + ELEVATIONS



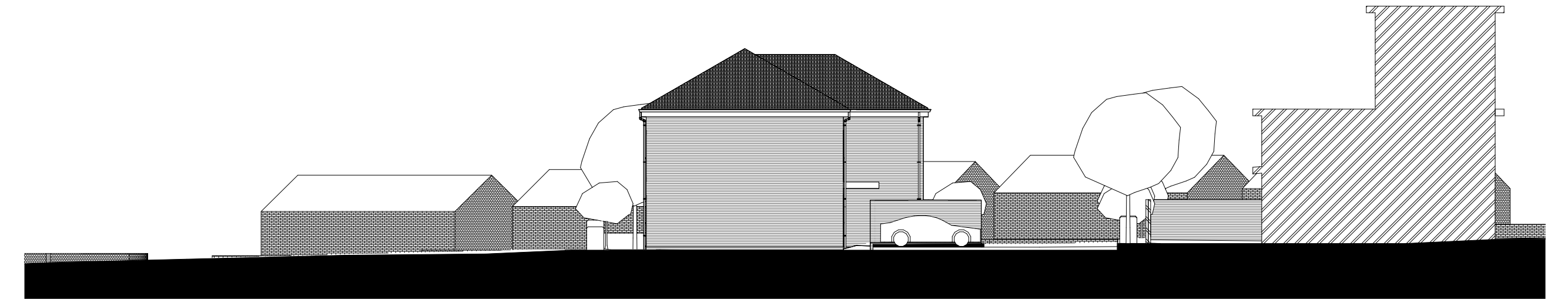
block A - Ground floor



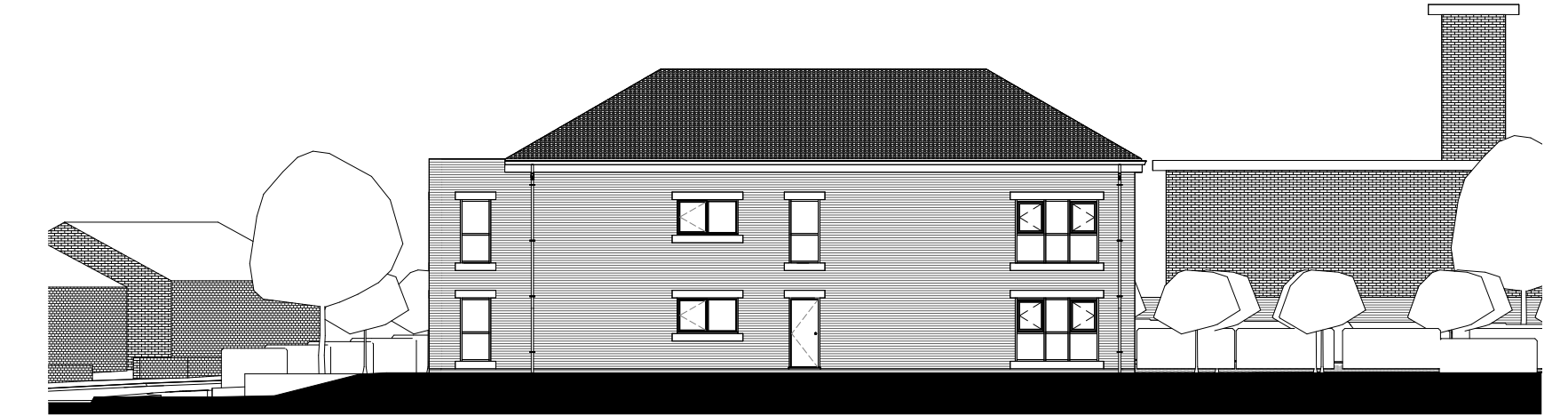
block A - first floor



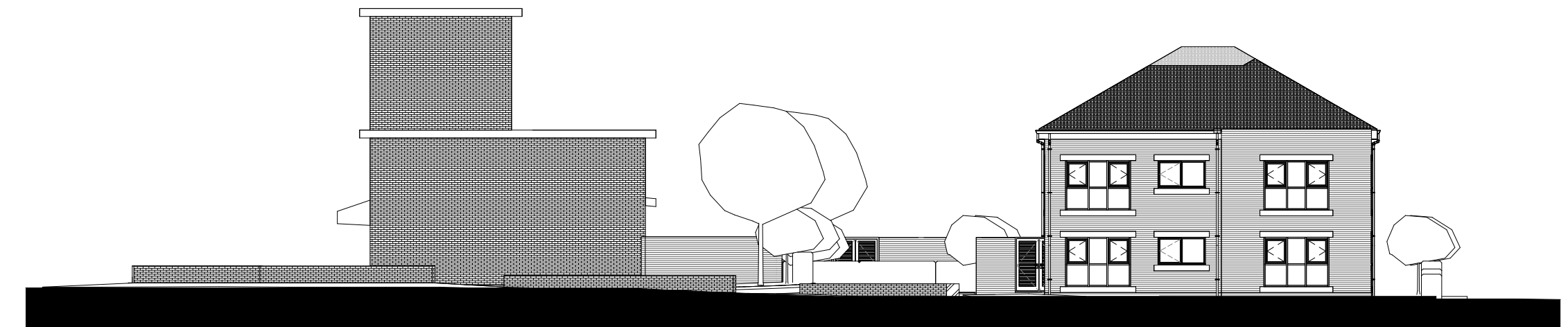
block A - roof plan



block A - proposed west facing elevation



block A - proposed north facing elevation



block A - proposed east facing elevation



block A - proposed south facing elevation

## SCALE + LAYOUT

The proposal is split into two blocks to reduce the visible mass that a single building would have produced, and which wouldn't have been in keeping with the local aesthetic of semi-detached buildings and detached bungalows, multiple buildings conform to the natural grain of the surrounding building stock. The buildings have been designed as two storey buildings to match the heights of the semi-detached houses on the opposite side of Cromford Avenue and also to match the height of the 1.5 to 2 stories of the convenience store building.

The apartment blocks have been orientated and positioned to ensure that they are away from the southern aspect of the site to provide appropriate space separation (10M) between the buildings and the boundary to the convenience store. The buildings have also been moved away from the northern boundary which looks out over the public grassed amenity space to provide a better separation distance to allow more natural light into the ground floor apartments. The buildings are orientated at an angle to Cromford Avenue and Blackheath Road due to the long thin nature of the site and the need to maximise the available space, this provides a stepped feel to the space around the buildings as the landscaped areas increase and decrease in width along the footpath edge.

The main entrance to the site is off Blackheath Road and the new parking area is positioned along the southern boundary to provide a natural gap between the new buildings and the convenience store.

Along with the parking landscaping buffers have been proposed to this boundary edge to provide additional screening and a better outlook from any apartment windows facing in this direction. Further private amenity space over and above that required by the design guide is proposed in two areas on the site providing different spaces for the residents to utilise. The main open landscaped area is situated between the two blocks providing a natural break between the buildings the other is sited next to the cycle store to provide a more confined area for privacy. These private amenity spaces along with soft landscaping areas to the East, West and North provide a green surround to the development which should promote wildlife in the local area.

The proposed blocks have been designed to improve sustainability standards, meeting the recently updated Part L requirements under the Building Regulations. The recent updates required a considerable carbon reduction and conservation of heat & power when compared to previously constructed dwellings – all to the benefit of the environment and occupiers. The improved sustainability standards have been achieved through a fabric first approach to construction by lowering U-values and increased air tightness, all to provide an apartment EPC rating of minimum grade C.

## HIGHWAYS CONSIDERATIONS

The proposal enhances local highway safety by reducing the number of site entrances onto the public road. This increases pedestrian safety by minimizing vehicle crossings and reduces the potential for traffic incidents near major road junctions, particularly Lee Road. The retained and enlarged entrance is strategically located mid-way along the Blackheath Road footpath, providing ample visibility in both directions for oncoming vehicles. Safe pedestrian access to the site is available from both Cromford Avenue and Blackheath Road. Refer to transport assessment provided by TPS for further details.

## RESIDENTIAL AMENITY

As previously outlined, the layout provides two on-site private amenity areas, which exceed the minimum required 190m<sup>2</sup> of space. In addition to these on-site areas, there are several local off-site amenities nearby. The primary one is a large grassed area directly off the northern boundary. Other public spaces in the vicinity include Smithies Recreation Play Park, approximately 1 mile to the west; Wharncliffe Woodmoor Memorial Playing Fields, ½ mile to the north; and a large area of open land off Highfield Avenue, about ½ mile to the south.

## TREES + LANDSCAPING

The existing site has a limited coverage of self-seeded bush and shrubs which have grown through and over the existing concrete and tarmac service yard over the years of its disuse. It is proposed that these are to be removed from site and replaced with pockets of hedges shrubs and trees around the site to provide a green surround to the development which will provide natural cover for small animals and nesting birds. Refer to Ecological Impact Assessment provided by Whitcher Wildlife Ltd for further details.

## ECOLOGY, GROUND INVESTIGATION, DRAINAGE + FLOOD RISK

Supporting Reports were submitted as part of the previously approved application relating to ecology, ground investigation, drainage and flood risk. The proposed Site Layout changes do not have a material impact on any of these aspects, maintaining the principles that were set out with the previous scheme.

