



ROPERGATE  
**ARCHITECTURE**



**HADDON ROAD, ATHERSLEY**  
*DESIGN + ACCESS STATEMENT*



**RESIDENTIAL DEVELOPMENT**  
*SEPTEMBER 2024 - REVISION A*



# 01 | SUMMARY

Haddon Road, Athersley, Barnsley

## PLANNING, DESIGN + ACCESS STATEMENT

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

This Design and Access Statement 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, demonstrate the potential of the site becoming a key housing development within the area.

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

Ropergate Architecture



### Care Provider

Lifeways



### Social Landlord

Reside with Progress



# 02 | CONTEXT

Haddon Road, Athersley, Barnsley



*Photograph looking towards application site (North-West)  
from Blackheath Road, Athersley South*

## SITE DESCRIPTION

The site is a brownfield site designated as 'Urban Fabric' in the Barnsley local plan and it sits within the borough of Athersley South on the outskirts of Barnsley which is approximately 2.5 miles northeast of Barnsley town centre. The site consists of land, behind the convenience store (known as RSD stores) on Haddon Road, which has been left derelict and unused for over 20 years. The site has three entrances one from Cromford Avenue and the two from Blackheath Road. The site itself is fully covered with a hardstanding surface consisting of both concrete and tarmac.

The site has two boundaries to other properties, to the south the site is bounded by the convenience store and its service area, and to the north by the grassed local amenity space.

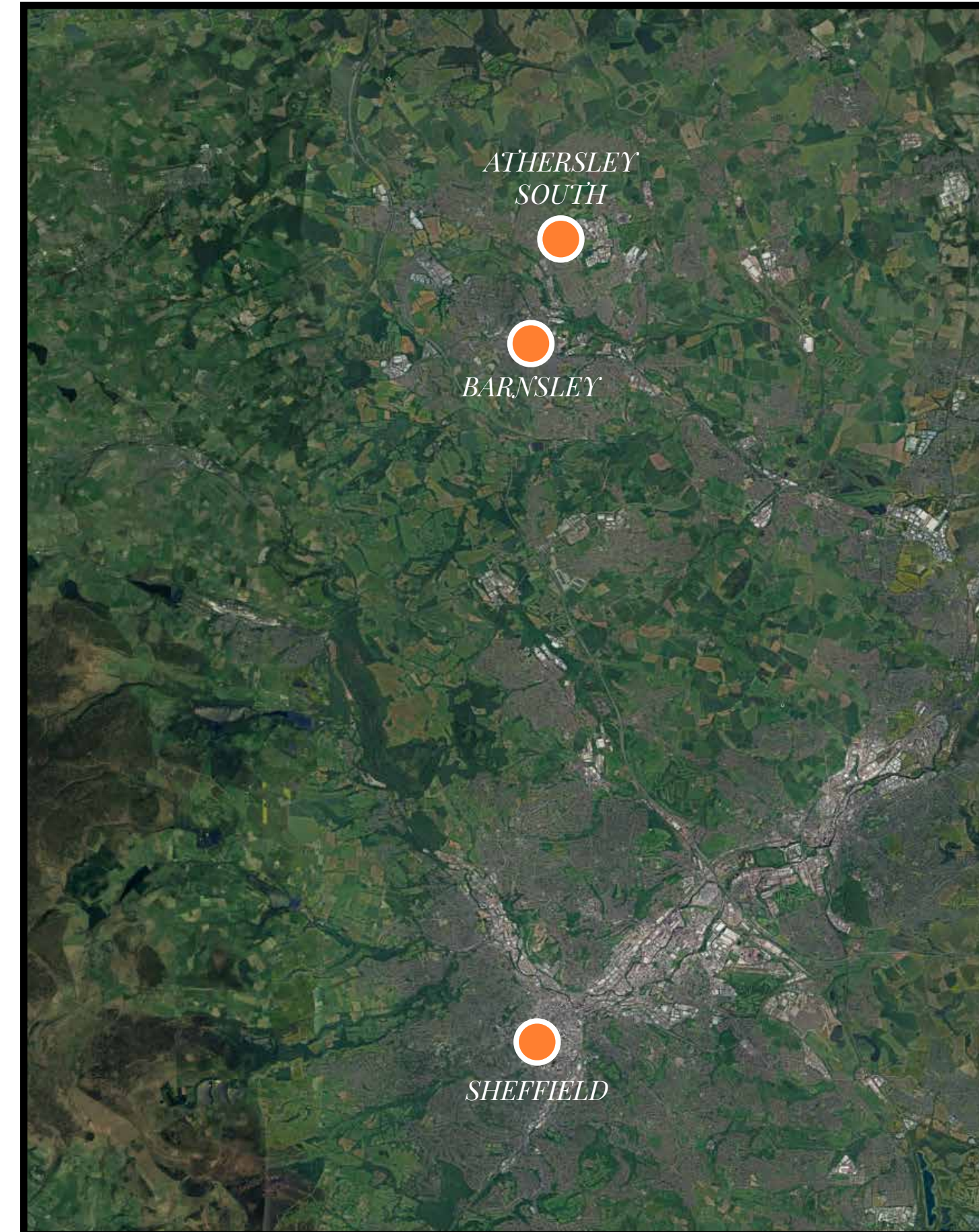
Blackheath Road borders the site to the west. This street consists of bungalows, with dwarf walls to the front. The bungalows have fairly generous gardens to the front with gaps between each property. To the immediate north, there is a parcel of grassed open space (designated Greenspace). Cromford Avenue wraps around this open space and to the east of the site. Cromford Avenue again consists of bungalows and similar style semi-detached dwellings. Together the open space, low boundary treatments, low density development and generously sized residential frontages create a sense of openness within the locality. Though the deterioration and poor maintenance of the pre-application site detracts from the appearance of the street scene.

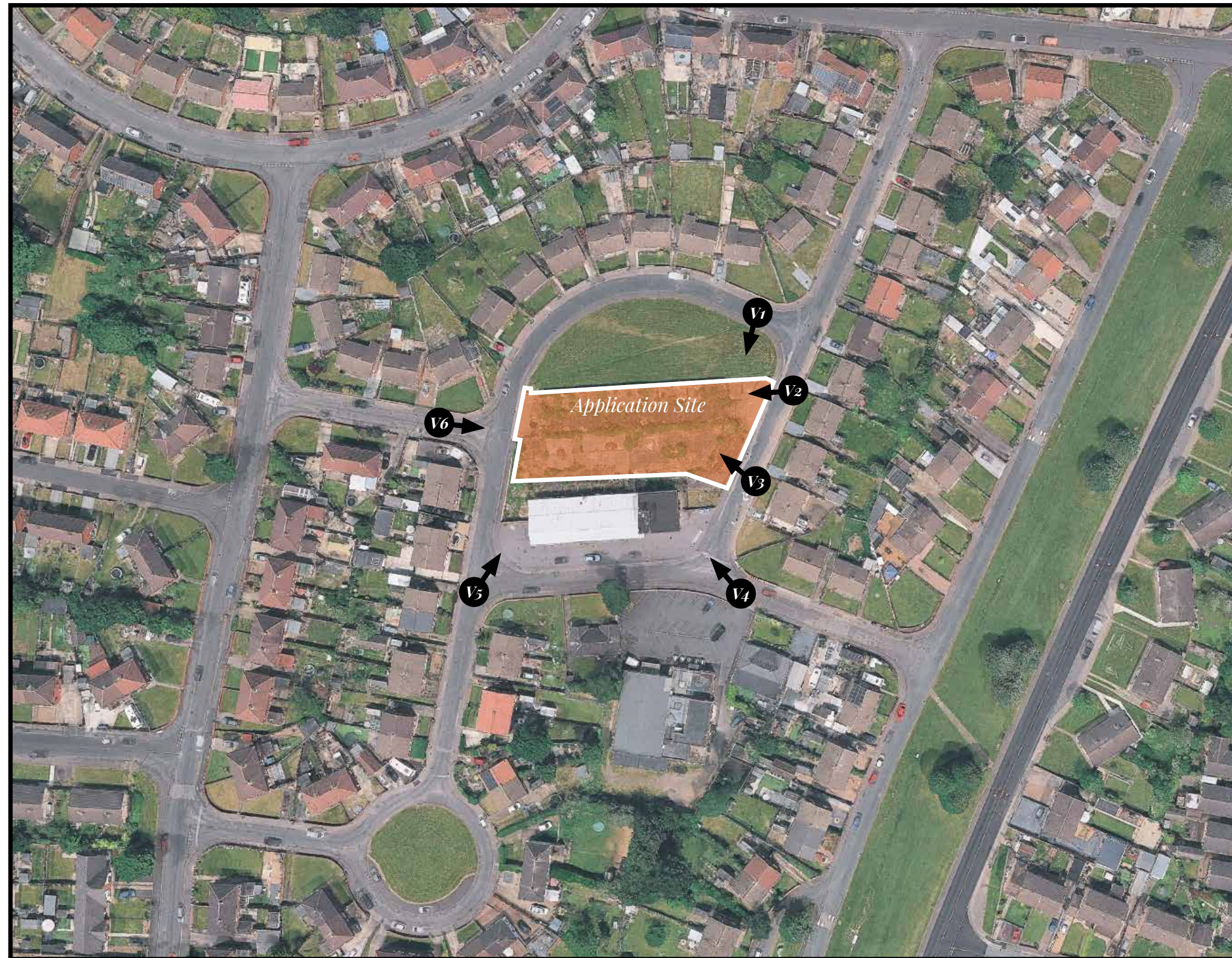
The site boundaries themselves consist of a partially demolished brickwork wall to the southern elevation to the convenience store, a partially demolished brickwork wall approximately 1.5m high with a metal mesh fence and gates to the western boundary.

The northern boundary consists of a brickwork wall along its entire length which varies in height from approximately 2m to 0.5m in height at either end. The eastern boundary consists of a low brickwork wall approximately 0.5m high with metal mesh gate and fence.

The site doesn't sit within a conservation area, it doesn't have any listed buildings on site, it contains no public rights of way or bridleways, it isn't a piece of green belt land and it doesn't contain any trees with preservation orders on them.

According to the environment agency flood map the site is located with flood zone 1 meaning it has a low probability of flooding, and as the site is under 1 hectares (0.17ha) doesn't require a flood risk assessment to be undertaken. The coal authority designates the site as in a low risk development area.





# 03 | PLANNING

Haddon Road, Athersley, Barnsley



*Architectural sketch of the proposed development entrance off Blackheath Road*





## PLANNING HISTORY

The application site has been the subject of several previous planning applications as outlined below:

· B/75/3451/BA UNKNOWN DECISION, 5/2/1976

Alteration to existing premises and extension of land to form concrete yard/loading area.

· 2006/0037 Refused

Re-development of site to form 18 two and three storey apartments with four retail units at ground floor level.

· 2007/1772 Approved 06 Feb 2008

Erection of two block of six apartments.

· 2010/1459 Approved 14th April 2011

Re-development of site to form 18 two and three storey apartments with four retail units at ground floor level.

· 2011/0140 Approved 12 April 2011

Erection of two blocks of six apartments.

## CURRENT PLANNING APPLICATION

The proposal has been through the pre-app process to seek advice on the application and amendments suggested as outlined below.

### **Urban Design Officer Comments**

- A separation distance of at least 21m must be provided between back-to-back habitable room windows to ensure that there is no harmful overlooking
- First floor level windows should be at least 10m from shared southern boundary
- The internal layout of the properties must achieve the internal space standards included in the South Yorkshire Residential Design Guide.
- Further information regarding the car parking split is required.
- Design changes to the elevations

### **The following alterations have been made to resolve these issues.**

- Any windows which are within the specified distance have been adjusted so this doesn't occur.

- The building line for the new buildings has been moved so that it is a minimum of 10m away from the southern boundary. A close boarded fence has been included to the southern boundary along with a landscaping strip to soften the boundary fence and provide a more desirable aspect.
- Apartment layouts have been checked against the South Yorkshire Residential Design Guide.
- Additional layout changes have been made to reposition the bin store and provide increased amenity space over and above the required 190sqm.
- The incoming end user has confirmed that 2 parking spaces will need to be allocated for on site staff who will be allocated apartment 8 as on site accommodation for their use. They have also confirmed that 2 further spaces should be allocated for visitor parking although these very rarely get used on their other sites. The remaining spaces are to be allocated for use by the residents, again the care provider has confirmed that due to the varied conditions (autism, ADHD, mental and physical problems

- etc) which most of the residents have these spaces are generally unused as the residents generally either can't drive or don't own a car. The care provider has confirmed that for their residents the remaining number of parking spaces would be more than adequate. We have retained 14 spaces as the number on site so that should the building in future fall out of use as a managed care facility and be utilised as an apartment block the residents would have access to one parking space per apartment.
- The elevations have been refined further with punched in windows being utilised for the bedroom areas in lieu of full height windows. A pitched roof has been introduced so as to be in keeping with the local vernacular.

### **Highways comments**

- Parking standards to be complied with 5x2.5m wide spaces
- Visibility splays to be included on the site plan 2.4mx43m to the north and 2.4mx? to the junction with Haddon Road.
- Details required for maximum travel distances for bin store collection and tenant use.

### **The following alterations have been made to resolve these issues.**

- Parking bays have been adjusted to suit the sizes specified.
- Site lines have been included on the site plan as requested.
- An additional bin store has been included on site so that maximum tenant travel distances are not exceeded. A transport assessment has been undertaken along with vehicle tracking to ensure that refuse vehicles can collect the bins.

### **Biodiversity**

- A biodiversity net gain (BNG) assessment should be undertaken
- A Preliminary Ecological Appraisal (PEA) should be undertaken.

### **The following alterations have been made to resolve these issues.**

- A Biodiversity Net Gain (BNG) assessment has been completed
- A Preliminary Ecological Appraisal (PEA) has been completed

