

# **GOLDTHORPE HOTEL SITE**

## GOLDTHORPE

### **PROPOSED HOUSING DEVELOPMENT**

#### DESIGN AND ACCESS STATEMENT

# INTRODUCTION



AERIAL VIEW BEFORE DEMOLITION

This design and access statement has been prepared by CODA in support of a proposed housing development on the site of the former Goldthorpe Hotel on Doncaster Road, Goldthorpe.

The site is currently empty and was previously occupied by a large Victorian building used as a pub; the Goldthorpe sat derelict for over a decade and was demolished in June 2024.

Located along the main road through the village, the site is surrounded by a variety of uses such as shops, a school, a library, and houses. The majority of the surrounding streets are occupied by terraces of residential properties.

Given the central and sustainable nature of the location and the character of the surrounding area, there is an opportunity to deliver high-quality new homes on the site that introduce a broader range of housing types to the local housing market.

The proposed development outlined in this document comprises 8 three- and four-bedroom houses with gardens and resident parking to the rear.

The purpose of this document is to set out the design principles, concept, and strategy behind the proposals. It includes an initial analysis of the area, a character appraisal of the context, and an urban analysis study that identifies some key opportunities and constraints for redevelopment.

This evaluation helps to inform the design process, which culminates in a redevelopment proposal for the site.

# VISION

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VIEW OF THE PROPOSAL FROM THE JUNCTION OF DONCASTER ROAD AND HAMILTON ROAD

Our vision is to provide quality new homes in a high-density housing development appropriate for this central and sustainable location along Doncaster Road, the main route through Goldthorpe.

Terraced streets characterise the area surrounding the site and are a tried-and-tested model for developing high-density residential neighbourhoods that promote social interaction and community cohesion.

To encourage social interaction and natural surveillance, the proposal includes two rows of terraced homes, each with front doors and kitchen windows facing the street at ground level. The rows of terraces will reinforce the strong building lines that define the clear and legible street patterns in the centre of Goldthorpe.

All properties are three storeys tall, which not only supports the higher density model of family homes desired for this site but also introduces a feature that pays homage to the distinctiveness of the former building that occupied this site, emphasising the location's centrality and the importance of this major thoroughfare through the village.

This proposal does not seek to replicate lower-density detached and semi-detached housing types found outside the village centre and in the suburbs surrounding Goldthorpe and other nearby towns.

We believe that the houses built on this site should reflect and reinforce the character of Goldthorpe village centre, make efficient use of the site to maximise housing density in a central and sustainable location, and introduce a broader range of housing types to the local housing market.

# ABOUT CODA

CODA Architecture is an award-winning multidisciplinary architectural design practice renowned for its innovative and commercially minded architectural solutions. Established in 2004, the firm has delivered projects across the UK for over 20 years.

Focusing on a wide array of sectors, including commercial, retail, industrial, and residential, our experience ranges from large mixed-use city centre projects to bespoke housing schemes. The team is committed to creating enduring spaces that harmonise with their surroundings and, through a collaborative approach, ensuring that each project reflects the unique aspirations of their clients.

‘At CODA, our mission is to design and deliver exceptional architectural solutions that enhance the quality of life for individuals and communities. We are committed to creating beautiful homes and sustainable neighbourhoods, ensuring that our projects stand the test of time and positively contribute to the built environment.’



Keetons Hill



Waverley Central



Ardwick Green



Bacup Market



Olive Lane

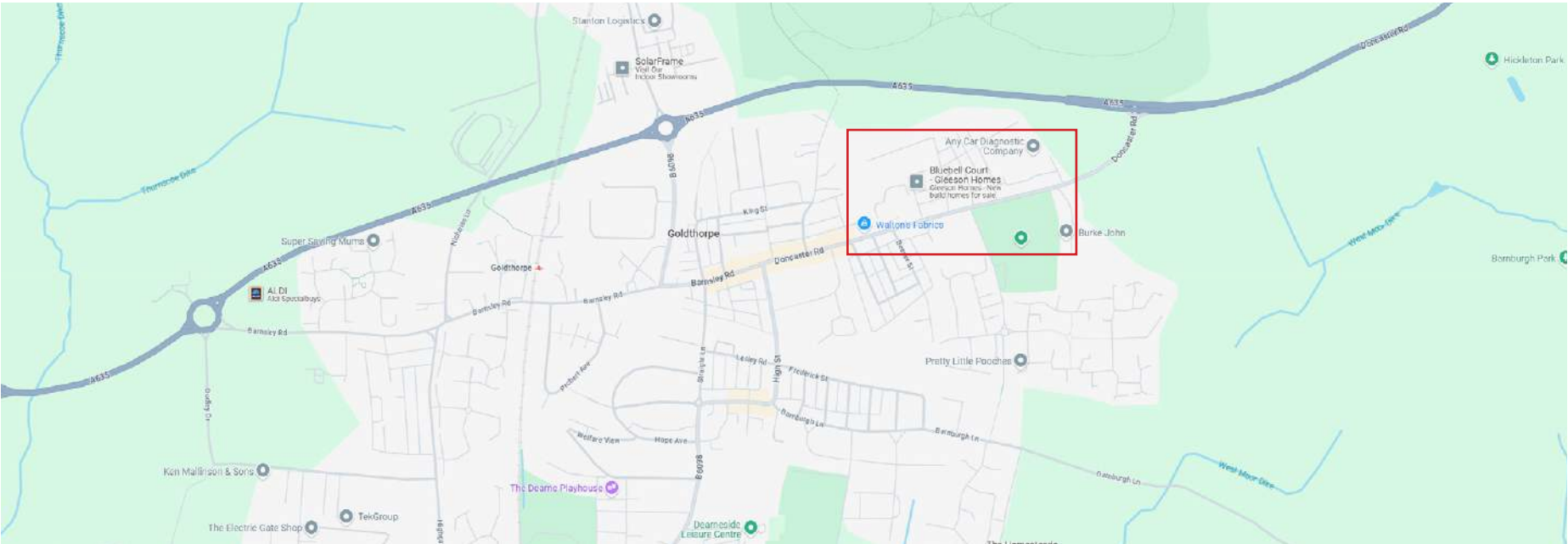


Sky House Fox Valley

1.0

# SITE & CONTEXT

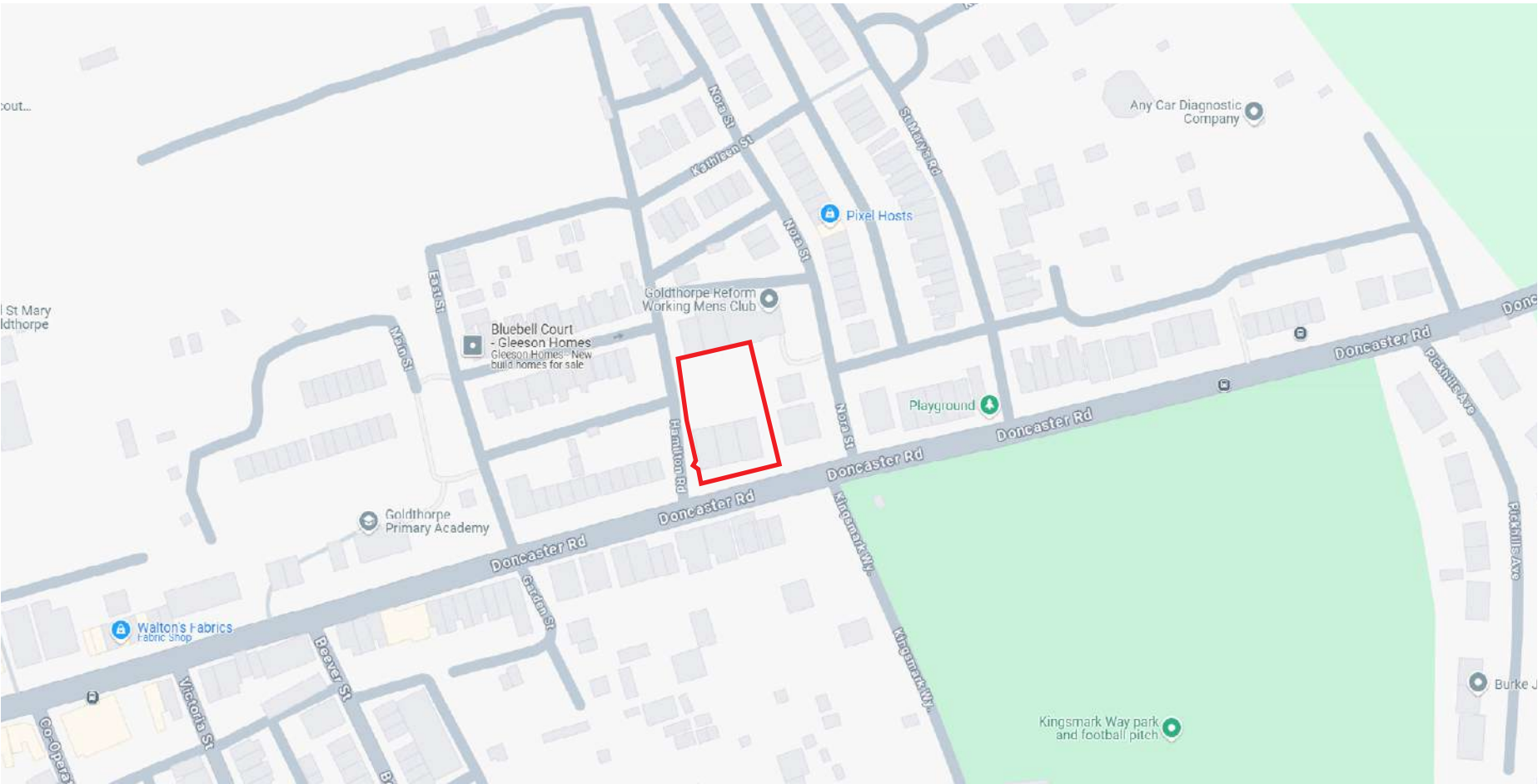
# LOCATION



The site is located on Doncaster Road in the village of Goldthorpe, South Yorkshire. Goldthorpe is situated within the Metropolitan Borough of Barnsley, approximately 8.5 miles from both Barnsley and Doncaster.

The location of the site is close to the intersection of Hamilton Road and Doncaster Road on the eastern side of Goldthorpe. This area is primarily residential, with local amenities and shops situated along Doncaster Road to the west. The Goldthorpe railway station, providing services to Leeds, Wakefield, and Sheffield, is located a 15 minute walk away and local bus routes operate along Doncaster Road.

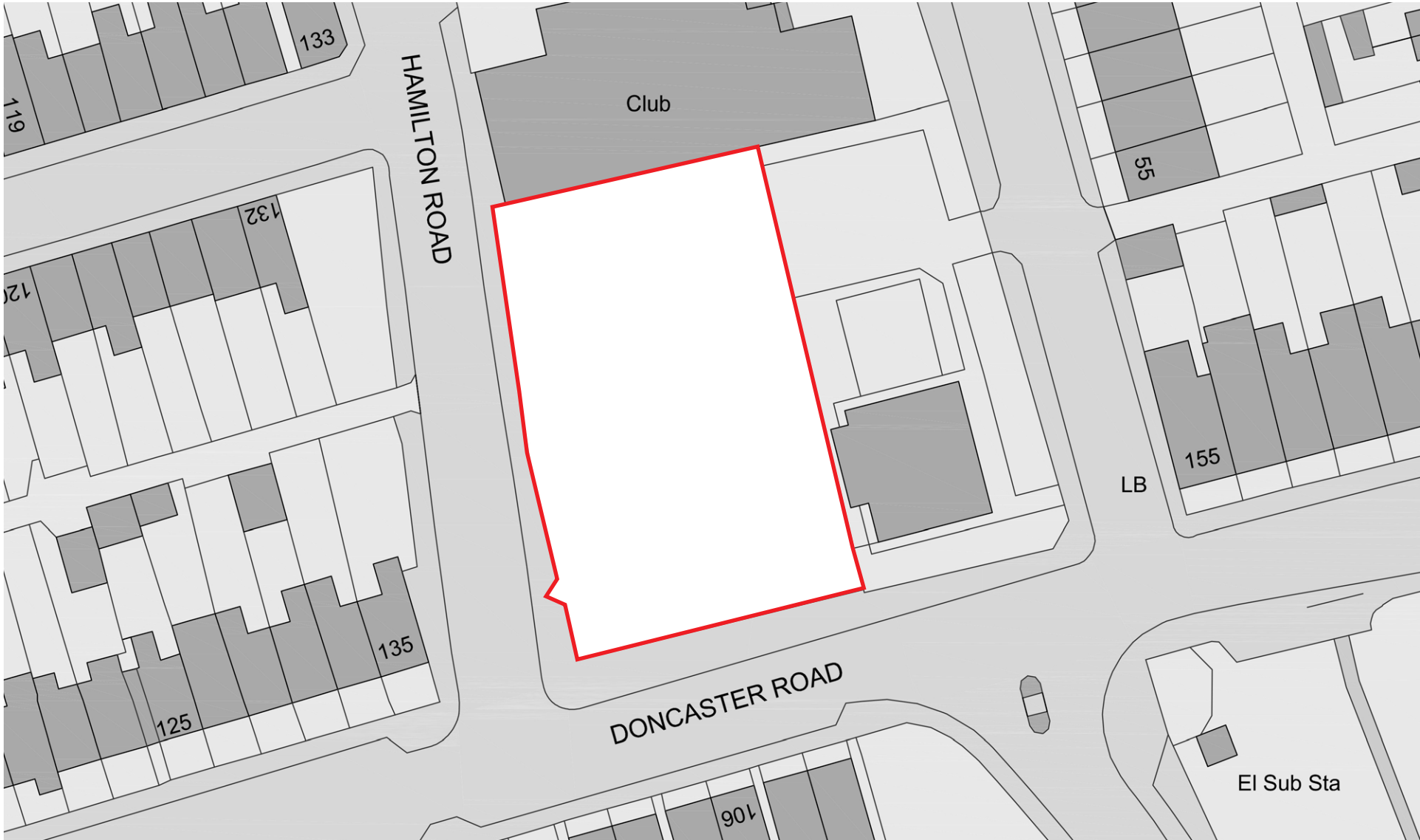
Residential properties, primarily of Victorian design in terraced and semi-detached styles, largely surround the site. The Goldthorpe Reform Working Men's Club sits directly behind the site, and the Goldthorpe Primary Academy sits a street away to the west. There are a number of contemporary homes nearby to the south, and several other areas in the town have had recent residential developments completed.



# SITE OVERVIEW

The site has sat as a cleared plot since the demolition of The Goldthorpe Hotel in 2024. The building had sat derelict since 2009 and had fallen into a state of disrepair, failing to find a new purpose or be successfully converted, and was therefore demolished.

The site is relatively flat in topography and is partially surfaced in concrete with an overgrown area to the rear. There are no heritage areas nearby, and it does not sit within a flood zone.



Doncaster Road facing East



Doncaster Road facing West



Hamilton Road facing North

# SITE CONTEXT

The town features a mix of architectural styles reflecting its history as a former coal mining village. The built environment is dominated by late 19th- to early 20th-century red-brick terraces, constructed during the industrial boom, and characterised by simple two-up-two-down designs, sash windows, and chimneys.

Inter-war and post-war expansion introduced semi-detached homes, many originally council-built, with pitched roofs, bay windows, and larger gardens. Commercial and public buildings from the same period, such as the now-demolished Goldthorpe Hotel and former Empire Cinema, displayed Edwardian influences with decorative brickwork and stone details, while churches and schools incorporated modest Gothic Revival and Arts and Crafts elements.

More recent developments include modern housing estates with brick and render finishes in traditional styles. The Goldthorpe Primary Academy is a recent contemporary addition to the area. It features a modern stone and glass façade with coloured elements and a metal standing seam roof.

The town maintains a strong identity as a traditional working-class area; terraced properties are a very common typology, whether in housing or in rows of shops. The material palette is also very consistent, with red brick and stone being the primary elements; render and pebbledash also feature often, and the majority of buildings have pitched tiled roofs.



Doncaster Road



Goldthorpe Primary Academy



Saint John and St Mary Magdalene Goldthorpe



Goldthorpe Reform Working Mens Club



Main St.



Doncaster Road



Former Cinema, Doncaster Road



Doncaster Road



Former Empire Cinema



Doncaster Road



Kelly St.



Kathleen Grove

# OPPORTUNITIES & CONSTRAINTS

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## OPPORTUNITIES:

- Deliver a high quality residential development for Goldthorpe; in line with Local Authority Planning policies and strategies for this location and the wider area.
- The proposed development would deliver new homes and represent a significant investment into the local area.
- Enhance street frontages to improve the immediate urban environment and reinforce the residential nature of this area.
- The proposal will consider previous and likely future developments in the area which will create a new pattern of urban development in terms of height, scale and massing. This proposal will be carefully considered to fit into this emerging pattern by virtue of its design, and to add further 'density and scale' at this location to encourage a more sustainable pattern of urban development.
- An appropriate architectural approach could help to strengthen the identity and character of the area.
- Replacement of an empty site with a high density residential development of far greater value and benefits for the local area, during a time when demand for housing is high.
- Support sustainable growth patterns by helping to accommodate the travel demands of end users by more sustainable modes, and constrain private car use where possible.

## CONSTRAINTS:

- The site sits in an area that has an established architectural typology, this requires sensitivity in the architectural approach of any new building.
- There are a number of residential properties surrounding the site and therefore overlooking distances must be considered when creating new buildings.
- The site is restrictive in terms of parking; as driveways are not in keeping with the streetscape along Doncaster Road, parking has been placed to the rear. However the site is well placed to promote sustainable forms of transport with regular bus services stopping close to the site.

2.0

# DESIGN DEVELOPMENT

# DENSITY, SUSTAINABILITY & CONTEXT-LED DESIGN

The proposed development has been designed as a direct response to the specific characteristics of the site, its highly sustainable location and the established urban form of Goldthorpe village centre. Whilst certain aspects of the proposal differ from numerical standards typically associated with lower-density suburban housing developments, the scheme represents a context-led solution that is entirely appropriate for its setting and consistent with both national and local planning objectives.

The application site occupies a prominent brownfield location at the junction of Doncaster Road and Hamilton Road within the heart of Goldthorpe. The site lies within easy walking distance of shops, services, schools, community facilities and public transport. Frequent bus services operate along Doncaster Road, whilst Goldthorpe Railway Station is approximately 15 minutes' walk from the site, providing direct connections to Barnsley, Doncaster, Wakefield, Leeds and Sheffield. The site therefore represents a highly sustainable location where residents can access many day-to-day services without reliance on the private car.

National planning policy strongly supports the efficient use of previously developed land in accessible and sustainable locations. Paragraph 129 of the National Planning Policy Framework (NPPF) states that planning policies and decisions should support development that makes efficient use of land, whilst Paragraph 131 confirms that substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs.

As a vacant and previously developed site within the centre of Goldthorpe, the application site represents precisely the type of sustainable brownfield opportunity that national policy seeks to prioritise. The proposal therefore seeks to optimise the use of this site through the delivery of a high-quality residential development that makes efficient use of land whilst remaining sensitive to its surroundings.

The proposed development delivers approximately 66 dwellings per hectare. Whilst this exceeds the indicative density target typically applied to village locations, it is broadly comparable with the density of the traditional terraced streets that surround the site and which define

the historic character of central Goldthorpe. Traditional Victorian and Edwardian terraces commonly achieve densities in the region of 50–80 dwellings per hectare and were deliberately designed around walkability, strong street frontages and efficient use of land.

The proposal therefore does not represent an unusually intensive form of development in terms of its location and immediate surrounding context. Instead, it reflects the historic urban grain of Goldthorpe itself and sits comfortably within the established pattern of development found throughout the village centre. By contrast, applying lower suburban densities more commonly associated with edge-of-settlement housing estates would result in a form of development that would be less reflective of the site's context and less efficient in its use of this highly sustainable brownfield site.



Density map of surrounding area



Proposed development site

| Development Type                | Typical Density<br>(dwellings per hectare) |
|---------------------------------|--------------------------------------------|
| Suburban housing estate         | 25–35 dph                                  |
| Traditional Goldthorpe terraces | 50–80 dph                                  |
| Proposed scheme                 | 66 dph                                     |

# SITE LAYOUT

The site layout has been informed by an assessment of the site's opportunities, constraints and surrounding urban form. The proposal responds to the established pattern of development within Goldthorpe, creating a layout that reflects the character of the village centre whilst making efficient use of this sustainable brownfield site.

Doncaster Road and Hamilton Road are characterised by traditional terraced housing arranged along strong building lines. The proposed development continues these frontages, helping to repair a prominent gap in the streetscape created by the demolition of the former Goldthorpe Hotel.

The development comprises two rows of terraced family homes addressing both streets. Front doors and habitable room windows face the public realm, creating active frontages and providing natural surveillance.

Rather than introducing a suburban housing model, the proposal takes its cues from the traditional terraced streets that define the character and identity of Goldthorpe. The layout prioritises strong street frontages and efficient use of land, reflecting the qualities of the surrounding neighbourhood.

In keeping with the local character, frontage parking, driveways and garages have been avoided. Resident parking is located to the rear of the site and accessed from Hamilton Road, allowing active street frontages to be maintained.

Each property benefits from a private rear garden and a small defensible space to the front, reflecting the established pattern of neighbouring terraces. The corner dwelling at the junction of Doncaster Road and Hamilton Road has been given enhanced architectural treatment to reinforce its prominent position within the streetscape.



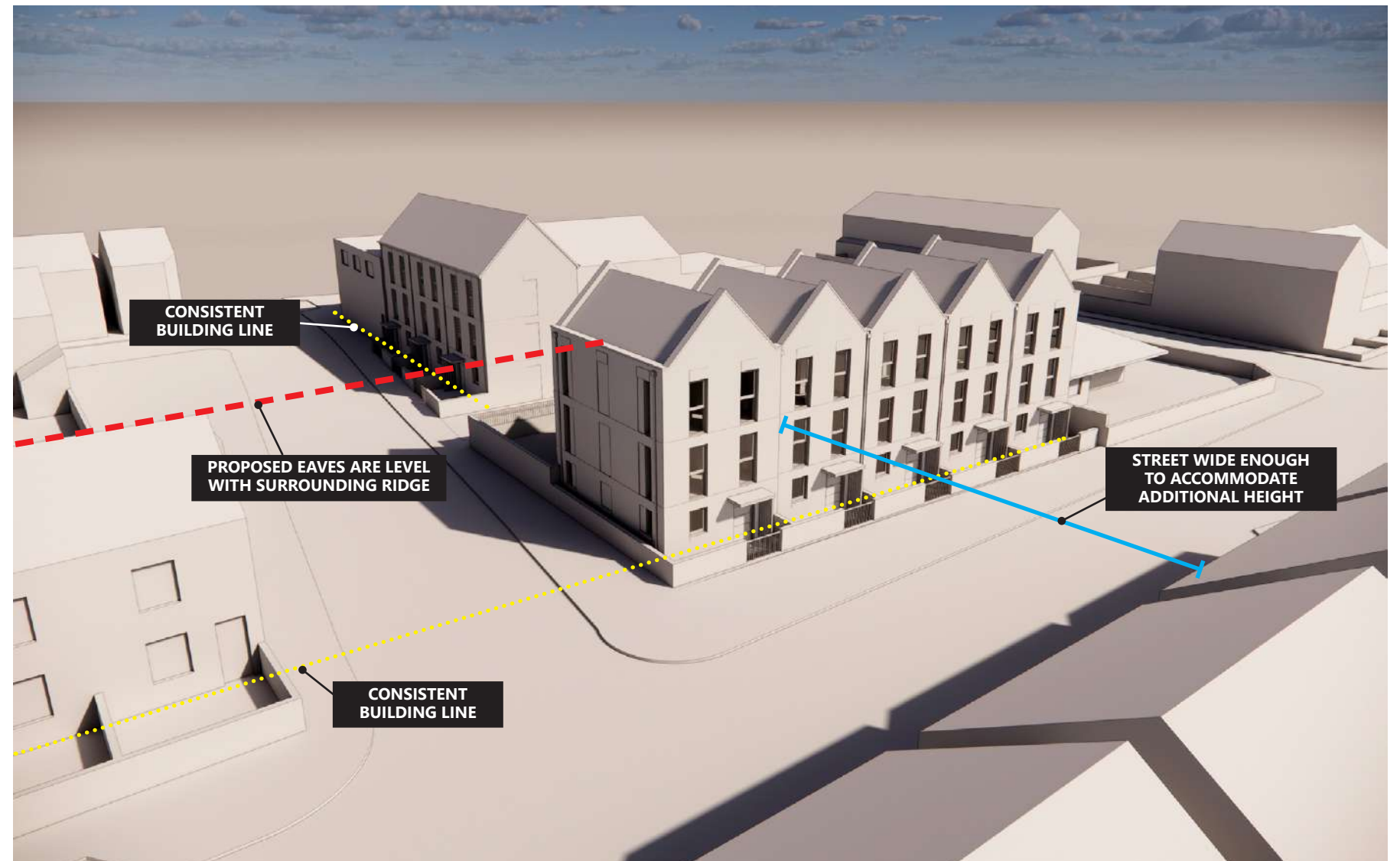
# MASSING

The proposed dwellings have been arranged as two rows of terraced homes that reinforce the established building lines along both Doncaster Road and Hamilton Road. This approach reflects the prevailing pattern of development within the area, continuing the rhythm, enclosure and urban character of the surrounding streets.

The houses are three storeys in height, introducing an additional floor when compared with many of the neighbouring properties. However, the buildings have been carefully proportioned to ensure they remain compatible with their surroundings. Whilst the accommodation extends over three levels, the proposed eaves height broadly aligns with the ridge heights of adjacent two-storey terraces, helping to minimise the perceived scale of the development and ensuring it sits comfortably within the streetscape.

The proposed dwellings are separated from neighbouring properties by the existing highway network. The generous width of Doncaster Road and Hamilton Road provides meaningful spatial separation between buildings, allowing the modest increase in height to be accommodated without creating an overbearing relationship with surrounding properties or adversely affecting the character of the area.

The roofscape has been designed to respond to both the site's history and its context. Along Doncaster Road, a series of front-facing gables takes inspiration from the former Goldthorpe Hotel, helping to create a distinctive frontage that reflects the prominence of the site. Along Hamilton Road, the roof form adopts a simpler composition that reflects the character of the surrounding terraced houses, ensuring a more restrained appearance and a comfortable transition to neighbouring residential properties.



# OVERLOOKING DISTANCES

The relationship between the proposed dwellings and neighbouring properties has been informed by the historic character of the area. Whilst some separation distances are below those typically associated with modern suburban development, they reflect the established pattern of development within Goldthorpe, where terraced properties commonly sit closer together than contemporary guidance might suggest.

The purpose of separation distance standards is to secure acceptable levels of privacy, outlook and residential amenity rather than impose inflexible numerical requirements. In this case, the proposed dwellings are separated from neighbouring properties by existing public highways, providing meaningful physical separation and ensuring the development remains compatible with its surroundings.

Paragraph 135 of the NPPF confirms that development should be sympathetic to local character whilst accommodating appropriate change. The proposal embraces this principle by drawing upon the traditional terraced housing form that defines much of Goldthorpe whilst delivering modern, accessible and energy-efficient family homes.



## ACCESS & PARKING

In relation to parking provision, the development has been designed having regard to both the site's accessibility and local travel patterns. Census 2021 data demonstrates that car ownership levels within the Dearne area are significantly lower than the Barnsley average. Approximately 38.2% of households within Dearne North have no access to a car or van compared with 26.9% across Barnsley as a whole. This demonstrates that local travel behaviour differs from that typically associated with suburban and edge-of-settlement locations where private car ownership is substantially higher.

The proposed parking provision has therefore been informed by local circumstances rather than the application of generic standards that are often more appropriate for lower-density suburban developments. The site's proximity to local services, public transport and employment opportunities further reduces dependence on private vehicles and supports a more sustainable pattern of development.

The parking strategy also responds positively to local character. Traditional terraced housing throughout Goldthorpe is characterised by continuous building frontages that address the street directly without driveways or frontage parking. Introducing extensive frontage parking or large parking courts would fundamentally alter the character of Doncaster Road and Hamilton Road and weaken the quality of the public realm. Locating parking to the rear allows the development to maintain strong active frontages and reinforce the established urban form whilst still accommodating residents' parking needs.

- Existing on-street parking
- Proposed on-street parking
- Proposed courtyard parking



# FACADE DESIGN

The façade has been carefully designed to respond to the character and architectural language of the surrounding streets whilst providing a contemporary interpretation of the traditional terraced buildings that define this part of Goldthorpe.

Drawing inspiration from the regular rhythm and proportions of neighbouring terraces, the proposed elevation incorporates a consistent arrangement of well-proportioned windows set within vertically emphasised bays. Double soldier-course brick detailing at each floor level adds depth and articulation to the façade, creating a contemporary design that remains rooted in the traditional brick architecture of the area.

The corner dwelling has been given additional architectural emphasis to reflect its prominent position at the junction of Doncaster Road and Hamilton Road. Constructed in buff brick, it provides a subtle contrast to the red brick terraces and references the stone detailing found on a number of historic buildings within the locality. Its larger gable form creates a focal point within the streetscape, drawing inspiration from several existing corner-gable buildings nearby and helping to reinforce the significance of this gateway location.



PROMINENT CORNER GABLE



DOUBLE SOLDIER COURSE



LARGE REGULAR WINDOWS

# MATERIALITY

The proposed material palette has been selected to reflect the character of the surrounding area and reinforce the development’s connection to Goldthorpe’s traditional terraced streets. Red brick forms the primary façade material, ensuring the development sits comfortably within its context, whilst buff brick is used selectively to emphasise the corner building and reference the lighter masonry tones found on nearby historic buildings.

Windows and doors will be finished in slim-profile dark grey UPVC, providing a contemporary yet durable appearance that complements the simple brick architecture. Roofs will be finished in slate-grey tiles that reflect the colour and character of surrounding properties, helping the development integrate seamlessly into the existing streetscape.

Together, these materials create a robust and timeless architectural character that draws upon local traditions whilst delivering a high-quality contemporary residential environment.



SLATE-GREY ROOF TILES



BUFF BRICK



RED BRICK



BLACK SLIM PROFILE UPVC WINDOWS

# BOUNDARY TREATMENT

The boundary treatments have been designed to clearly define public and private spaces whilst complementing the character of the development.

Each property benefits from a small defensible space enclosed by a 900mm-high red brick wall with metal entrance gates, reflecting the traditional boundary treatments found within the surrounding terraced streets. The brick walls continue along the site frontage, increasing to 1.8m in height adjacent to private gardens to provide additional privacy and security.

To the rear, gardens are enclosed by 1.8m-high timber fencing with gates providing direct access to the parking area. Bin storage is integrated within the rear boundary treatment to maintain a tidy and uncluttered appearance.



LOW-LEVEL WALLS WITH RAILINGS



METAL GATES



1800MM HIGH TIMBER FENCE



1800MM HIGH RED BRICK WALL

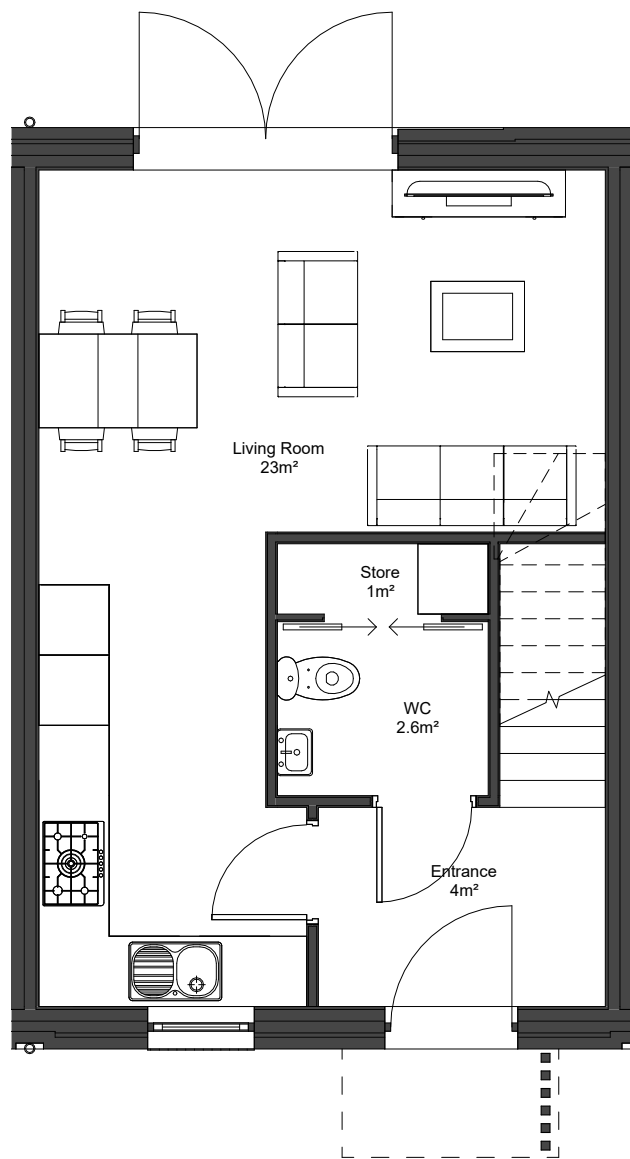
# DESIGN PRECEDENTS



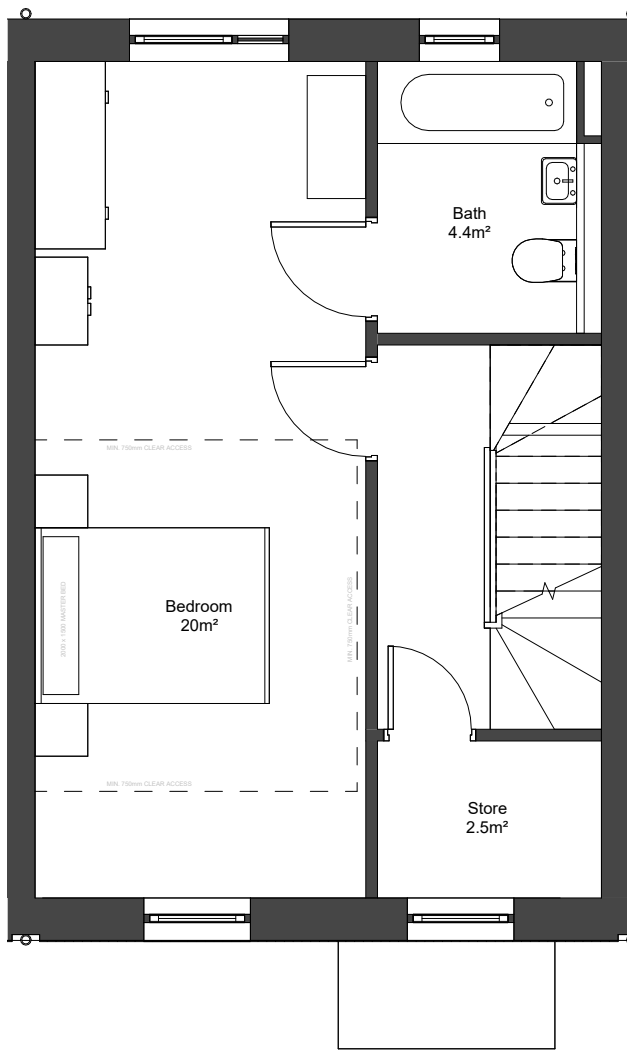
# HOUSE TYPES

## HOUSE TYPE 1 - 103.5m<sup>2</sup>

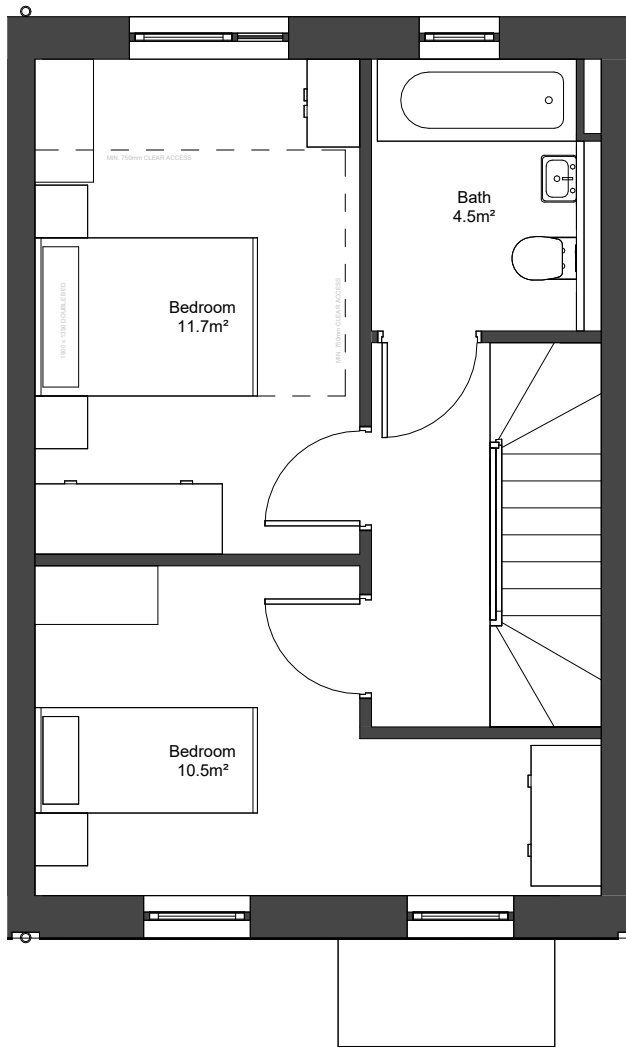
House type 1 is a three bedroom property suitable for sleeping 5 people. The house is set over three levels with living space on the ground floor and bedrooms on both upper levels. Room sizes adhere to national space standards and the layout is m4(2) compliant for increased accessibility.



GROUND FLOOR



FIRST FLOOR

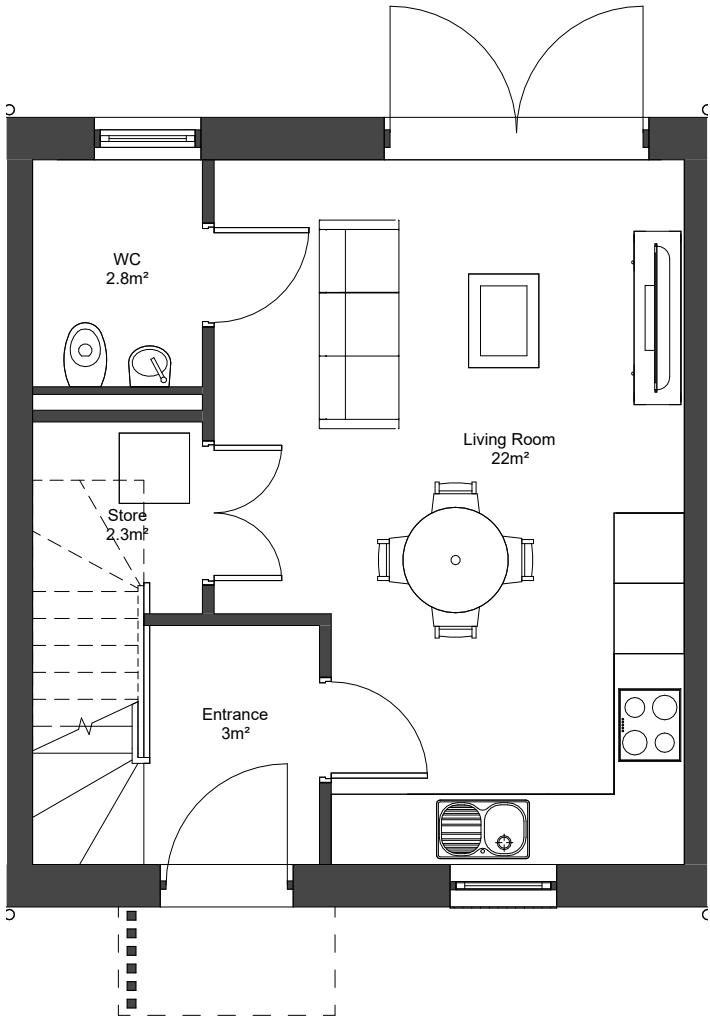
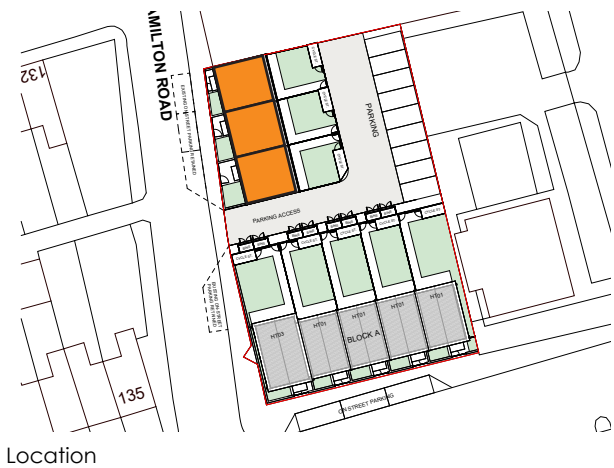


SECOND FLOOR

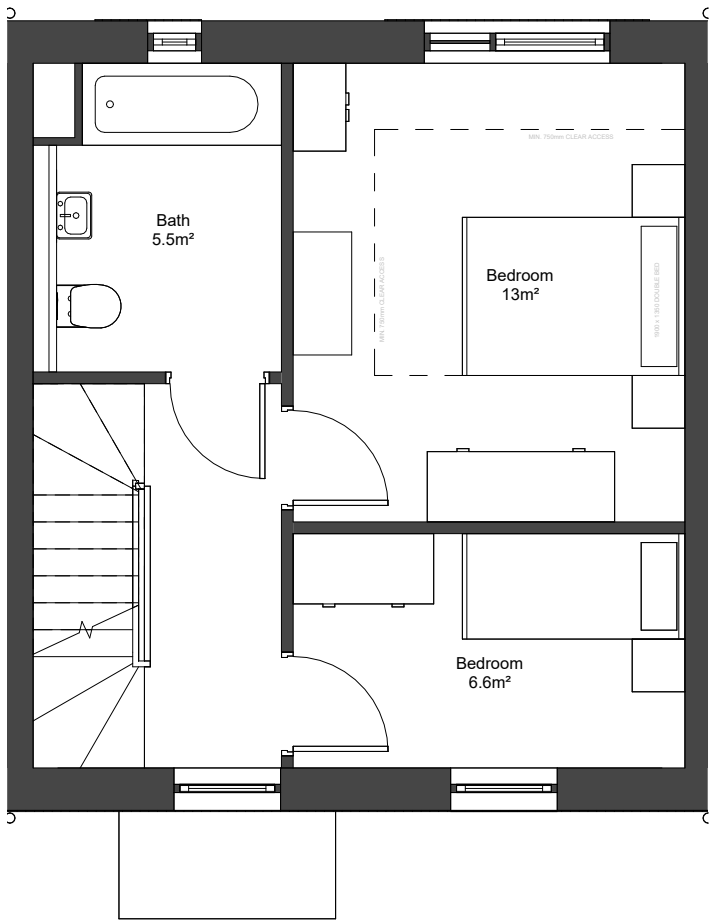
# HOUSE TYPES

## HOUSE TYPE 2 - 100.2m<sup>2</sup>

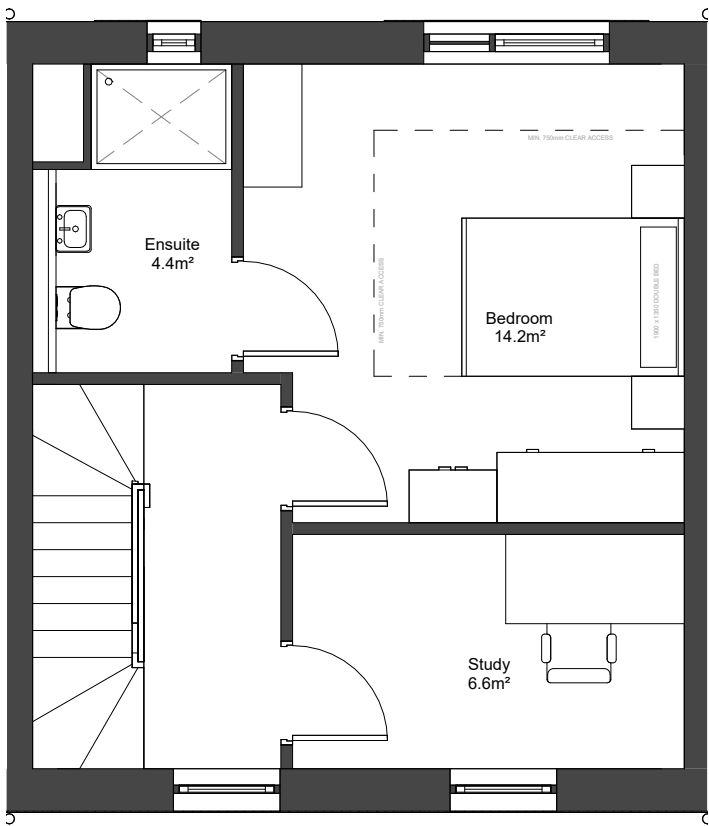
House type 2 is a three bedroom property suitable for sleeping 5 people. The house is set over three levels with living space on the ground floor and bedrooms on both upper levels. Room sizes adhere to national space standards.



GROUND FLOOR



FIRST FLOOR

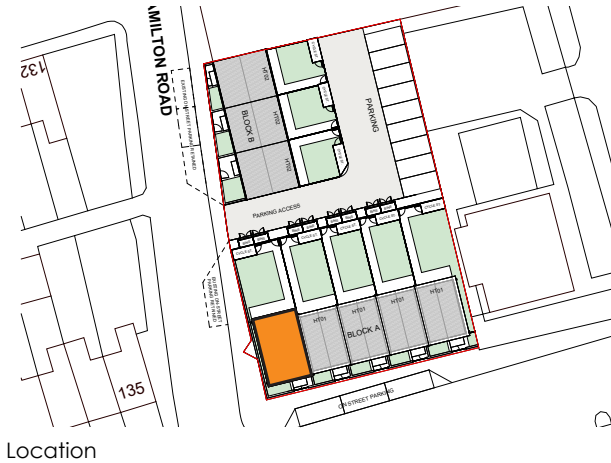
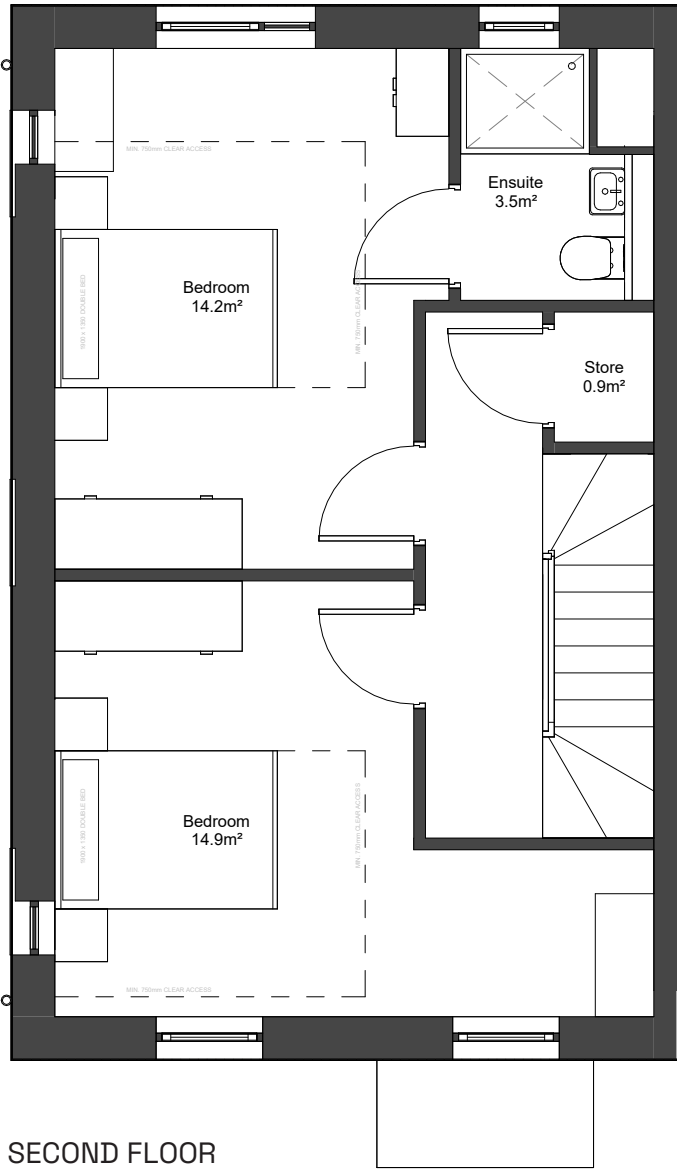
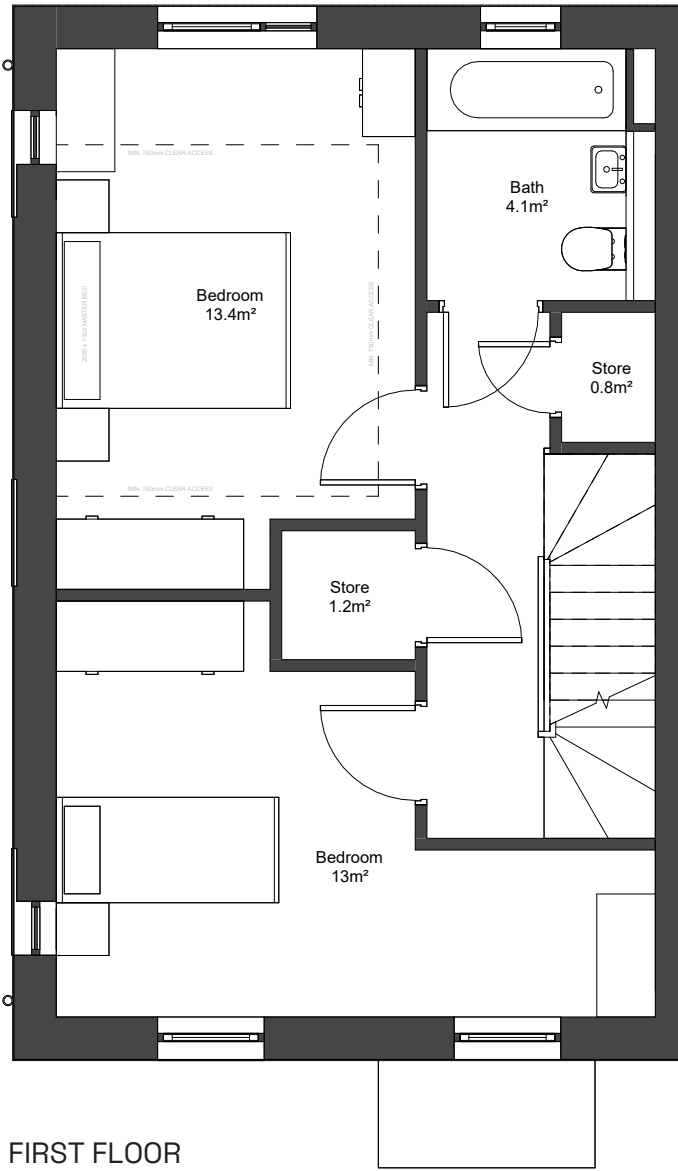
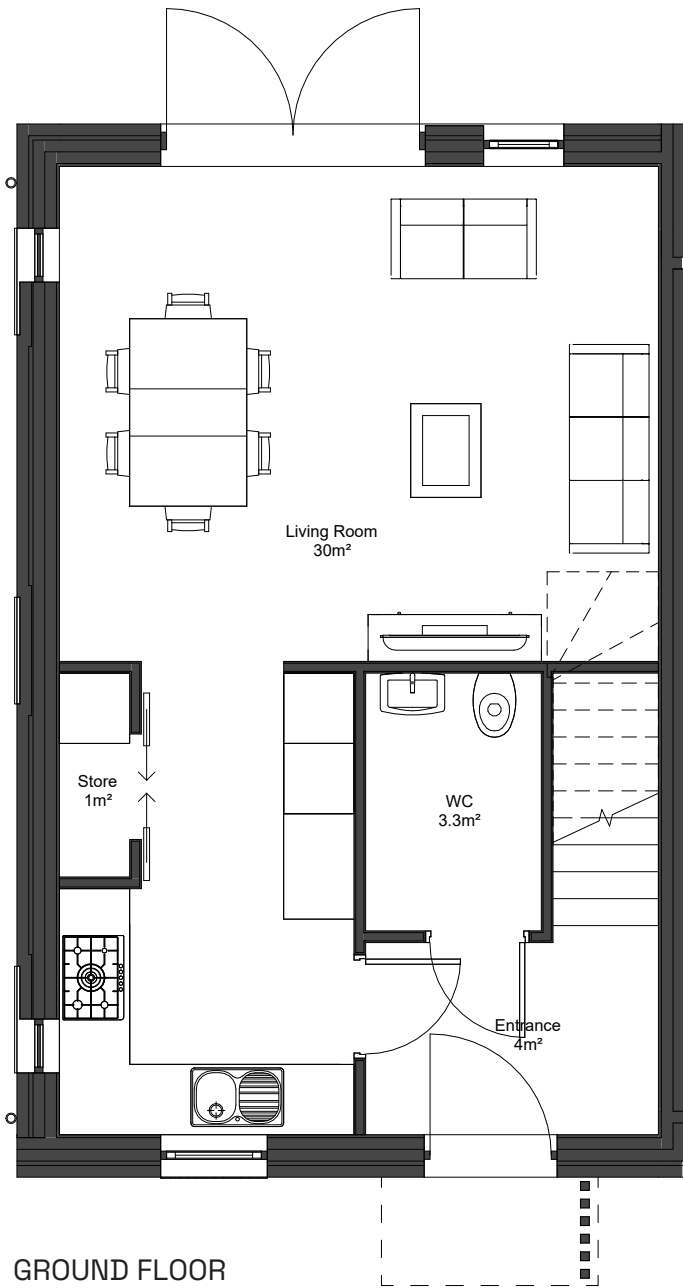


SECOND FLOOR

# HOUSE TYPES

## HOUSE TYPE 3 - 126.6m<sup>2</sup>

House type 3 is four bedroom property suitable for sleeping 7 people. The house is set over three levels with living space on the ground floor and bedrooms on both upper levels. Room sizes adhere to national space standards and the layout is m4(2) compliant for increased accessibility.



3.0

# PROPOSED PLANS

PROPOSED SITE PLAN



# PROPOSED CONTEXT ELEVATIONS

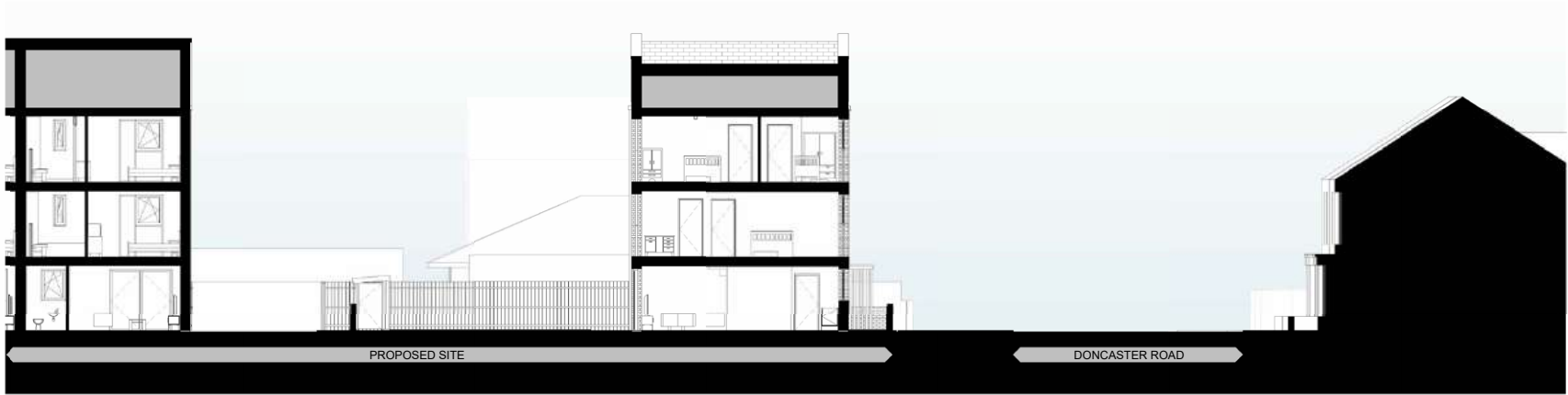


DONCASTER ROAD CONTEXT ELEVATION



HAMILTON ROAD CONTEXT ELEVATION

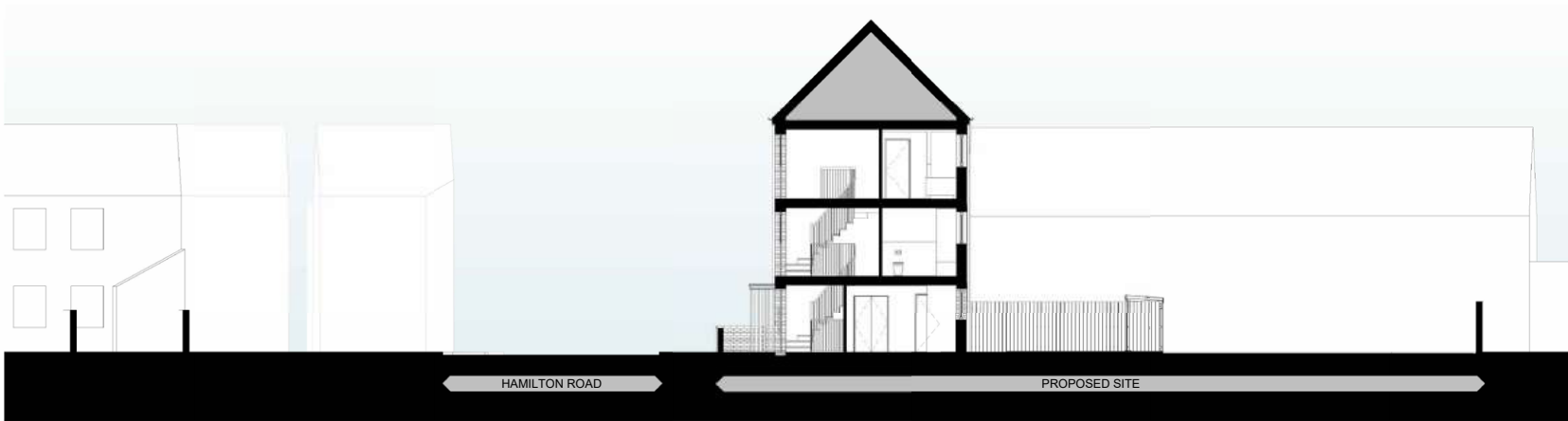
# PROPOSED SITE SECTIONS



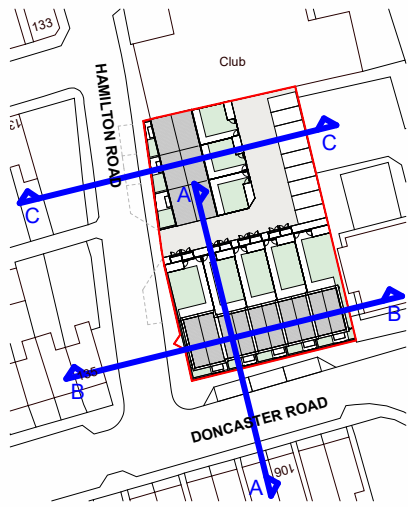
A-A SECTION THROUGH DONCASTER ROAD



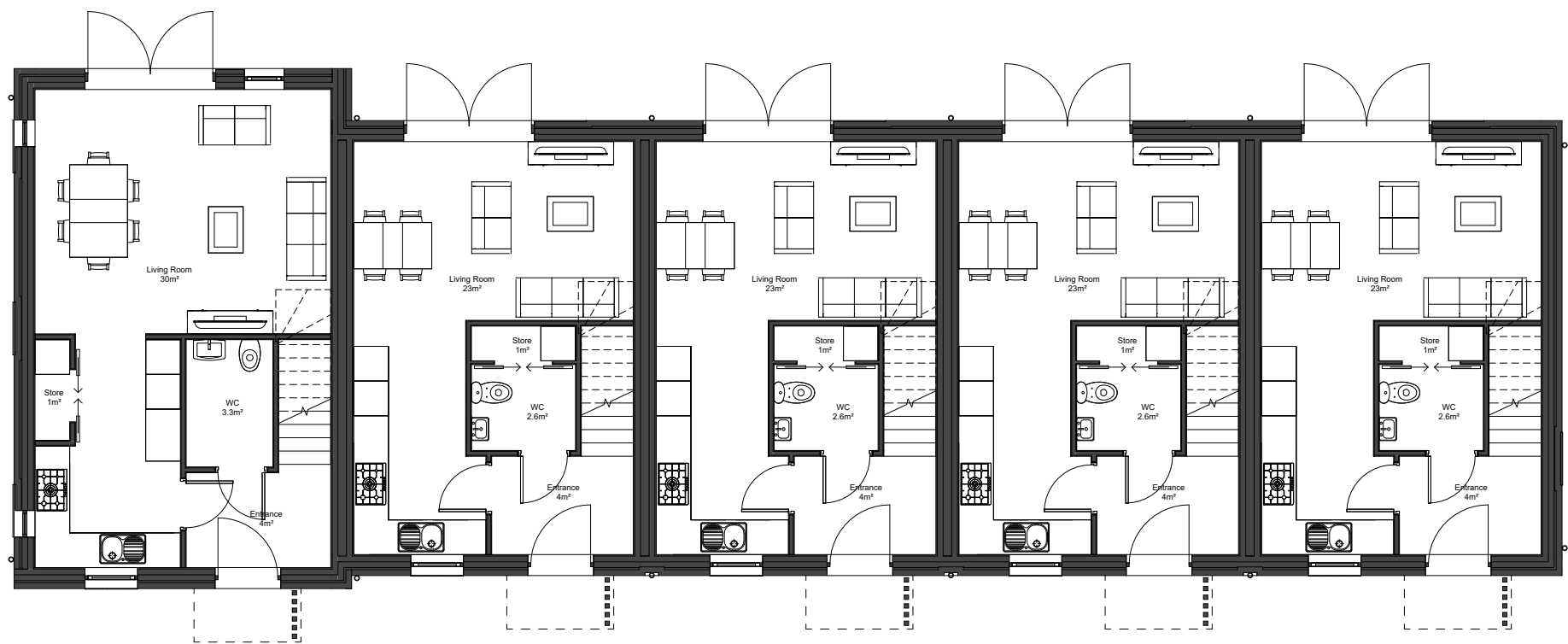
B-B SECTION THROUGH HAMILTON ROAD



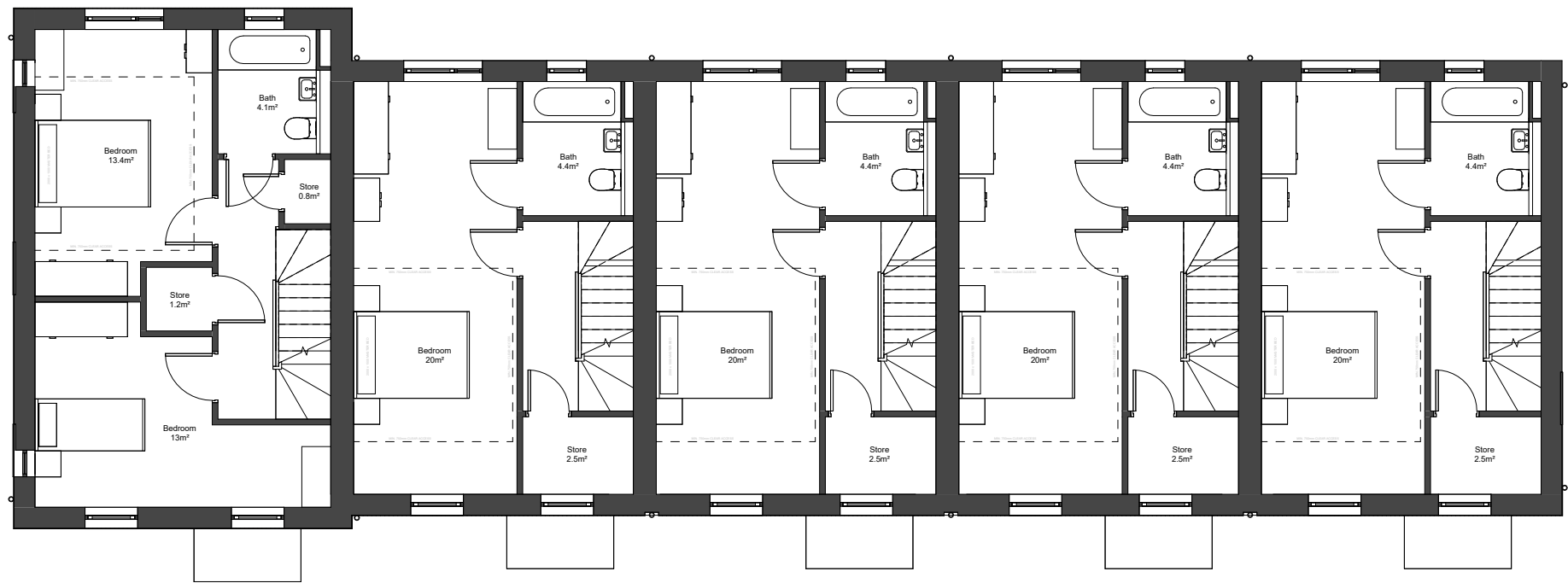
C-C SECTION THROUGH HAMILTON ROAD



# PROPOSED BLOCK A



GROUND FLOOR



FIRST FLOOR

# PROPOSED BLOCK A



SECOND FLOOR

# PROPOSED BLOCK A



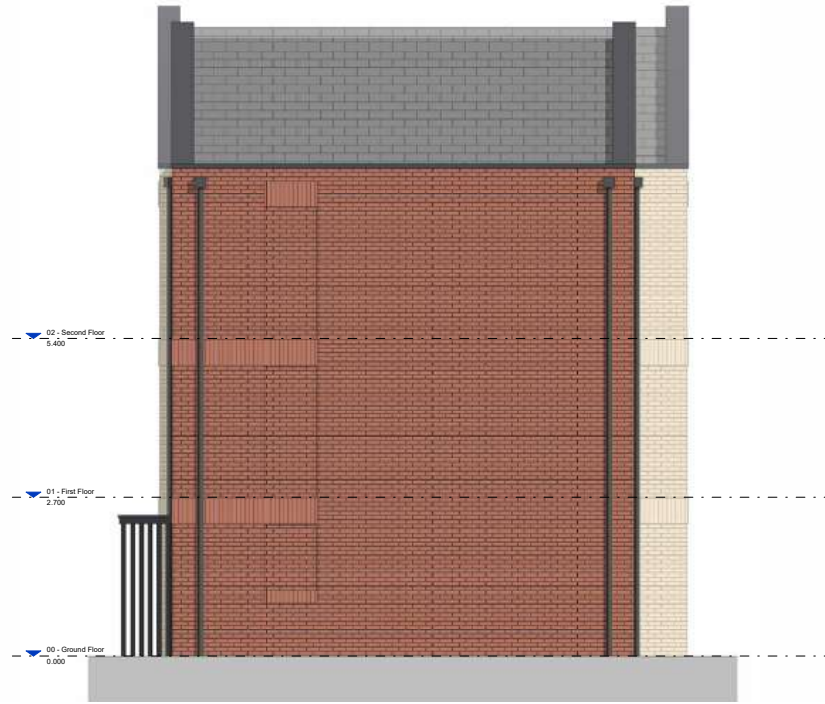
SOUTH ELEVATION



WEST ELEVATION

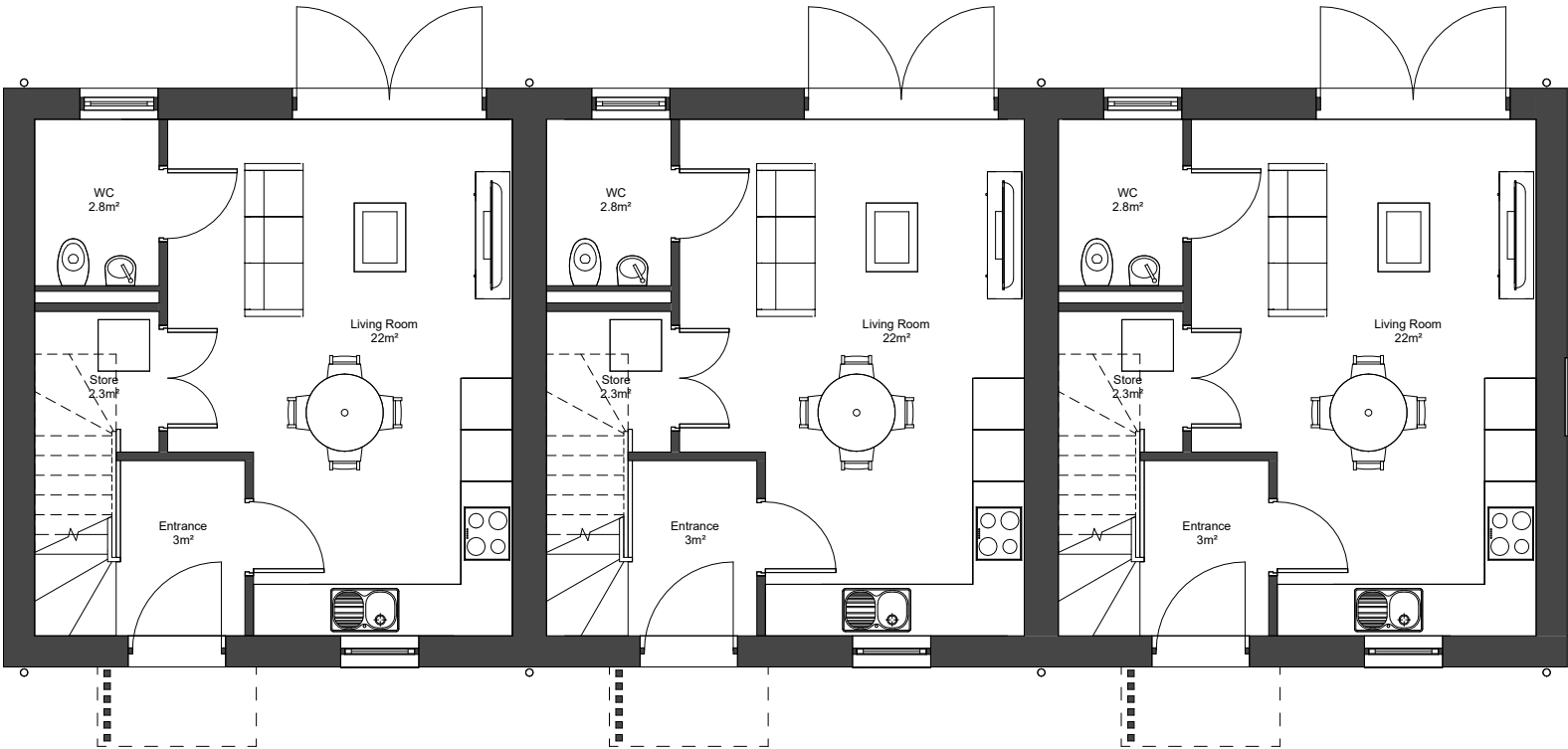


NORTH ELEVATION

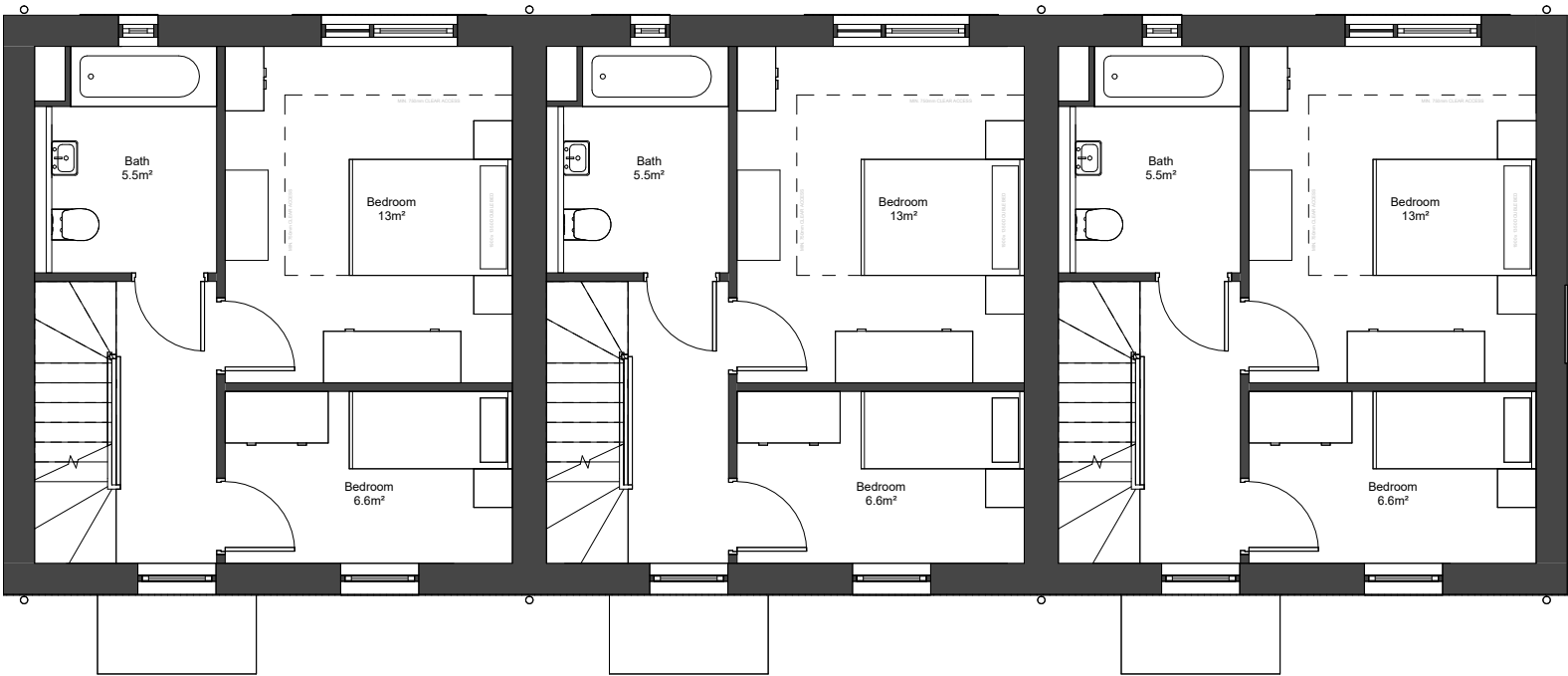


EAST ELEVATION

# PROPOSED BLOCK B

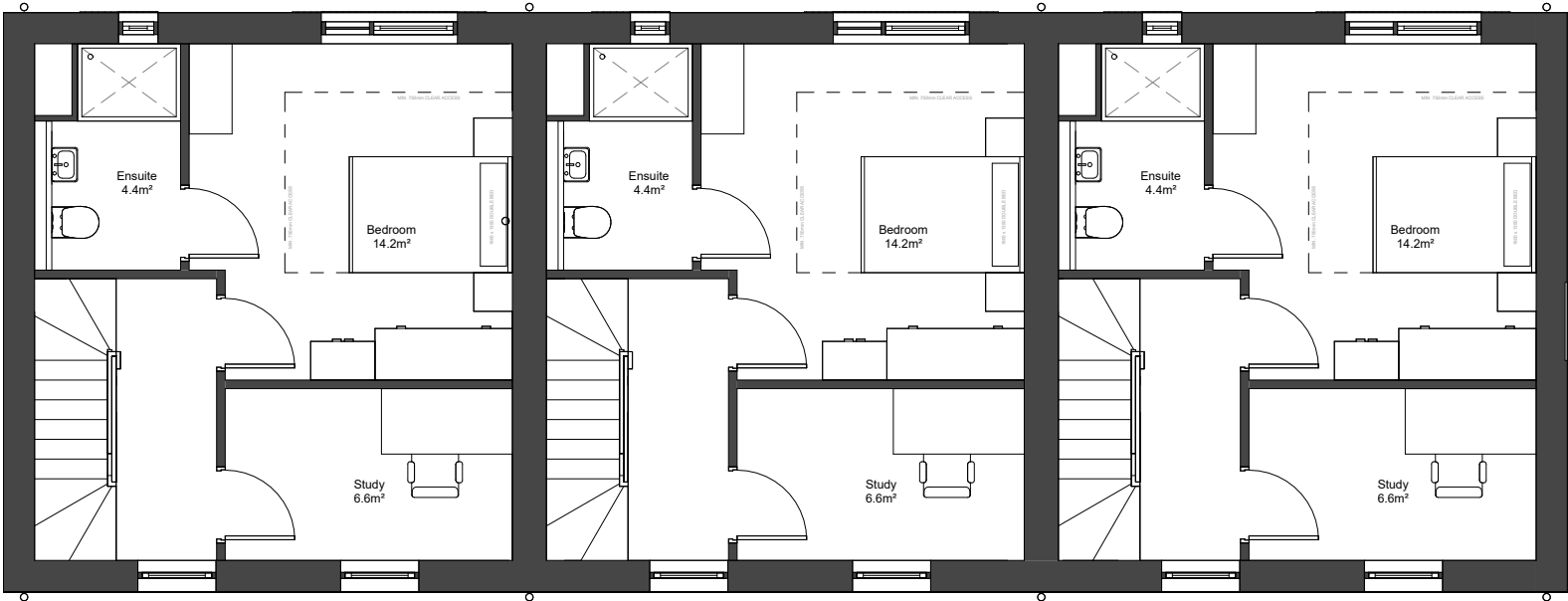


GROUND FLOOR



FIRST FLOOR

# PROPOSED BLOCK B

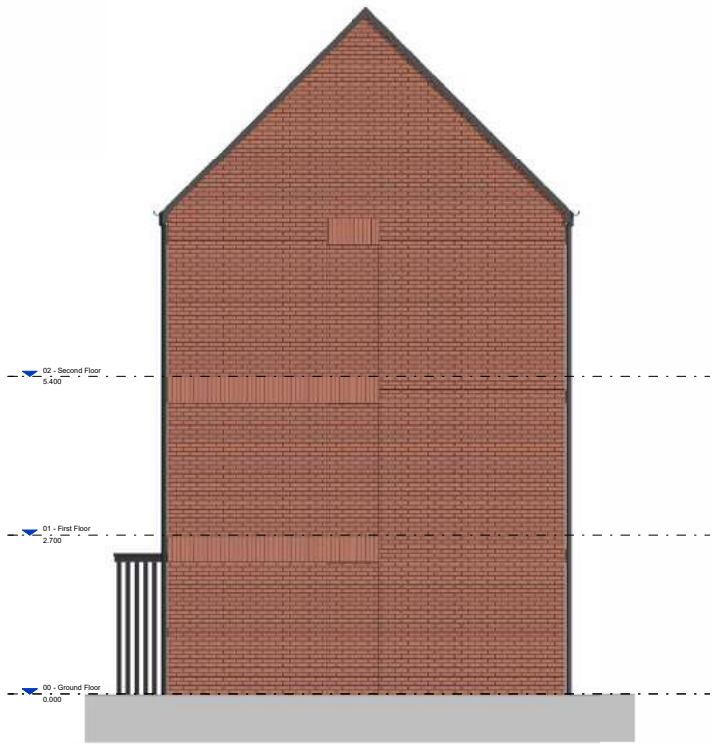


SECOND FLOOR

# PROPOSED BLOCK B



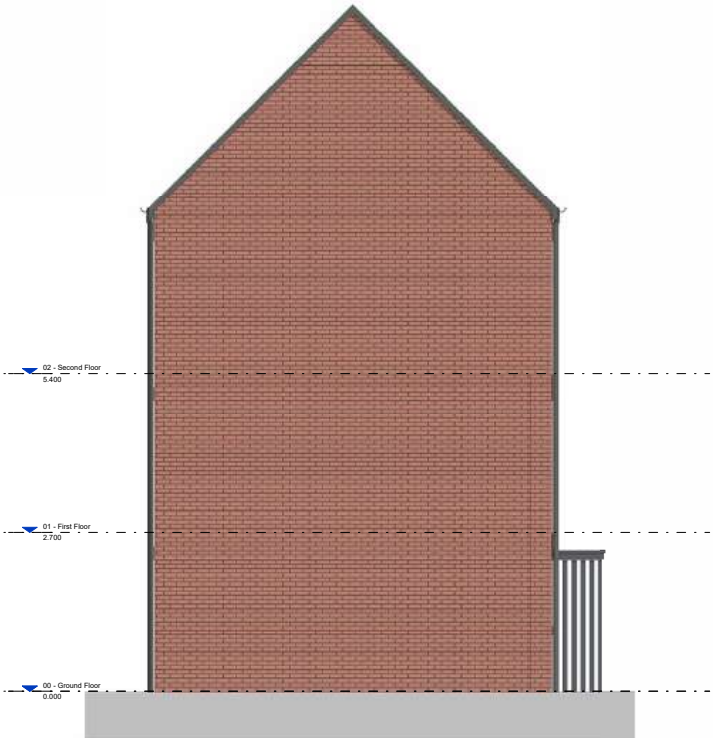
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

4.0

# VIEWS

## AERIAL VIEW



# STREET VIEWS



DONCASTER ROAD FACING EAST



JUNCTION OF KINGSMARK WAY FACING NORTHWEST



JUNCTION OF DONCASTER AND HAMILTON RD FACING NORTHEAST



DONCASTER ROAD FACING WEST

# STREET VIEWS



JUNCTION OF MAIN STREET FACING SOUTHEAST



NORA STREET FACING SOUTHWEST



HAMILTON ROAD FACING SOUTH



HAMILTON ROAD FACING NORTH

# AERIAL VIEWS



FACING NORTHEAST



FACING SOUTHEAST



FACING SOUTHWEST



FACING NORTHWEST

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