AA DESIGN LTD RIBA

Architects, Interior Designers, Surveyors

UNIT 2 AIZLEWOOD ROAD
SHEFFIELD S8 0YX
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architects@aadesign.co.uk

NOTES & REVISIONS:

Currently Vaccant Site With Newly Developed Bungalows to North



Local Amenities Close By to West



Nearby Green Fields & Sports Areas to West



Monk Bretton Priory to South West Nearby



Transpennine Trail to East - Close By



Sewage Works Beyond Transpennine Trail



Key

Housing Shown Since Removed & Replaced With Bungalow Accommodation

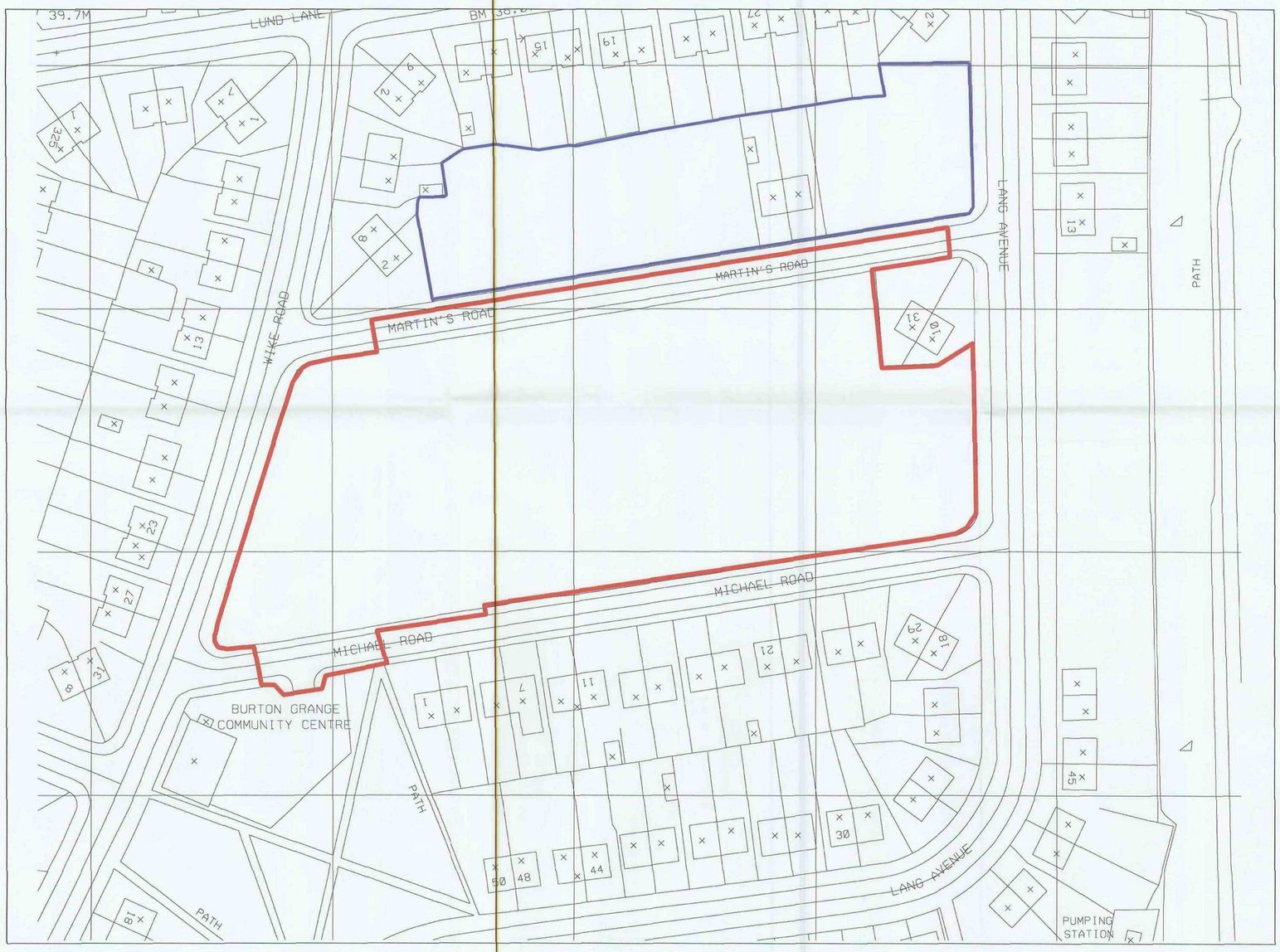
Development Site Boundary Including Areas of Highway to Be Improved (Existing Dwellings On Site In North East Corner to be Retained

Developable Site Area: 8025sqm (0.8025ha)

Proposed Units: 38

Density: 47dw/ha

Location Plan Based on OS Plan



08006/P/01 SITE LOCATION & RED LINE; MICHAEL ROAD, BARNSLEY

CLIENT; CHEVIN HOUSING ASSOCIATION DATE: OCT. 08 SCALE: 1:500@A1 DO NOT SCALE OFF THIS DRAWING

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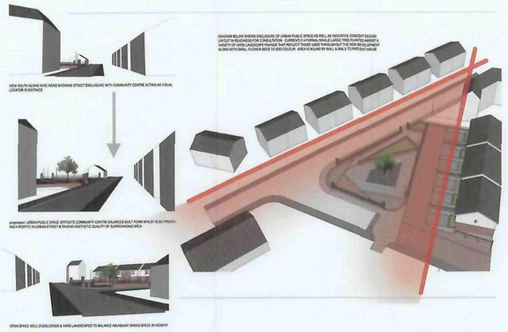
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NOTES & REVISIONS:

Public Space Concept Exploration



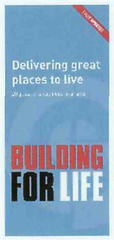
Proposed Formal Housing Along Michael Road - Concept



Examples of Dual Aspect Housing Overlooking Entrance to Public Route Concept



Design Guidance & Quality Criteria



CABE's Building For Life - Housing Corporation funded schemes must achieve a minimum of 12 out of the possible 20 - aspiration to achieve higher



National Government Code for Sustainable Homes aiming to lower carbon impact of new housing - Housing Corporation funded schemes must achieve a minimum of Code Level 3



HQIv4 links with the documents above to ensure high quality housing as well as setting internal space standards with pre and post construction assessment



Too often lack of thought, effort & creativity leads to highway layouts for housing developments that are dominated by the car - Manual for Streets encourages greater diversity in approach to the public realm design



A Housing Corporation scheme must achieve Secured by Design. Incorporating certified locks on openings, minimising access points and encouraging natural surveillance we would look to work with the local architectural liaison officer to achieve this standard

Existing newly developed bungalows to north of Martins Road using a light buff red brick, traditional form but also elements of timber cladding



Existing housing surrounding development site is consistently 2 storey and uses elements of render, but as can be seen fails to address issues of aesthetic proportion



CABE Precedent Studies - Key Examples

Selwyn Street in Oldham uses bespoke galvanised steel features, red brick and white render whilst also using more contemporary touches - but still distinctly housing in shape and character

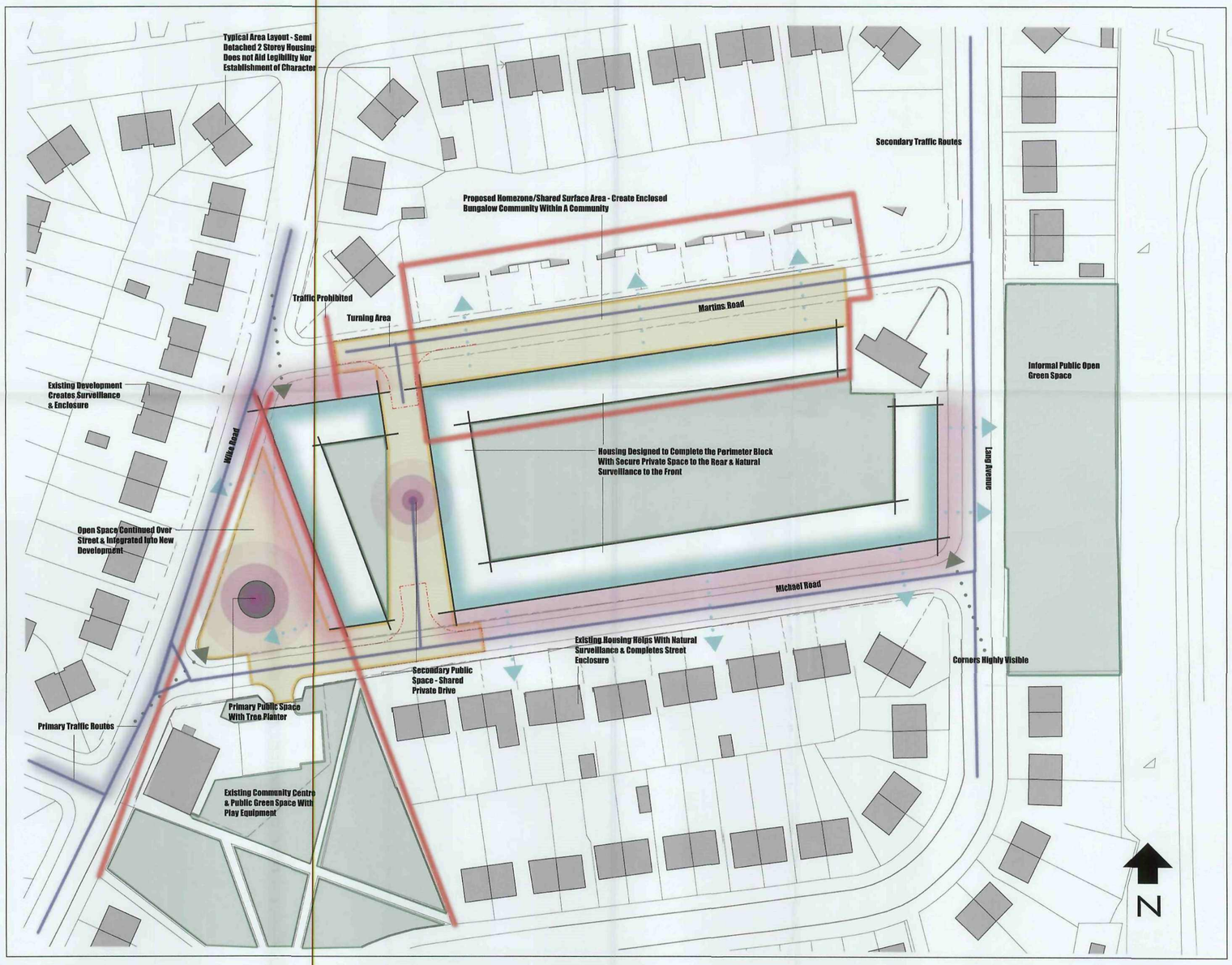


Selwyn Street also uses highly innovative and contemporary corner units to offer a prominent urban design technique as well as create dual aspect views



Traditional housing using contemporary details such as windows and crucially incorporating green space to make an attractive environment





08006/P/02 URBAN DESIGN CONCEPTS; MICHAEL ROAD, BARNSLEY

CLIENT; CHEVIN HOUSING ASSOCIATION DATE: OCT. 08 SCALE: 1:500@A1 DO NOT SCALE OFF THIS DRAWING

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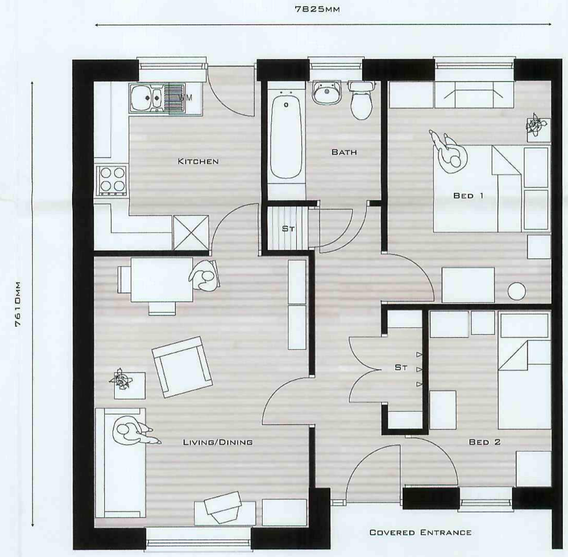
Building Inspector
28 OCT 2008
Planning

Notes & Revisions:

House Type B1.2

Typical Bungalow Pairing





Two Bedroom Eldery Bungalow Unit (B1.2)
Floor Area: 56.7 sq.m

Living/Dining:	16.9 sq.m
Kitchen:	8.3 sq.m
Bedroom 1:	10.8 sq.m
Bedroom 2:	6.6 sq.m

Side Window To Survey Shared Access



08006/P/11 House Type B1.2; Michael Road, Barnsley

Client; Chevin Housing Association Date: Oct. 08 Scale: 1:50@A1 DO NOT SCALE OFF THIS DRAWING

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architects@aadesign.co.uk

Received Planning
29 OCT 2008
Local Authority

Notes & Revisions:

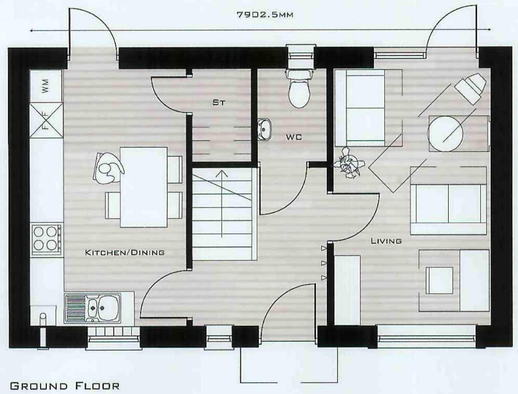
House Type H2.1

Two Bedroom Young Family House (H2.1)
Floor Area: 70.0 sq.m

Living Room:	12.1 sq.m
Kitchen/Dining:	11.8 sq.m
Bedroom 1:	11.5 sq.m
Bedroom 2:	10.9 sq.m



First Floor



Ground Floor



08006/P/12 House Type H2.1; Michael Road, Barnsley

Client; Chevin Housing Association Date: Oct. 08 Scale: 1:50@A1 DO NOT SCALE OFF THIS DRAWING

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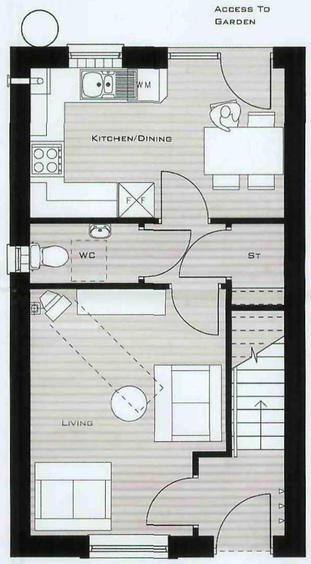
architects@aadesign.co.uk

NOTES & REVISIONS:

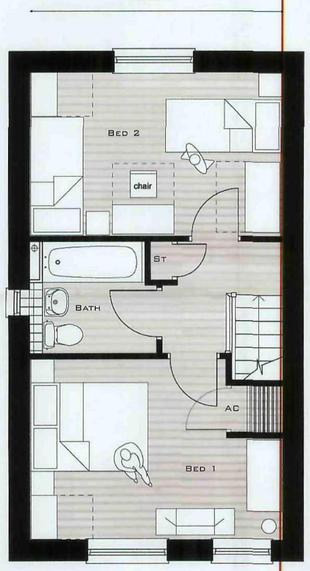
House Type H2.2

TWO BEDROOM YOUNG FAMILY HOUSE
FLOOR AREA: 69.9SQ.M

LIVING ROOM:	13.3 SQ.M
KITCHEN/DINING:	11.4 SQ.M
BEDROOM 1:	12.1 SQ.M
BEDROOM 2:	12.2 SQ.M



GROUND FLOOR



FIRST FLOOR



08006/P/13 HOUSE TYPE H2.2; MICHAEL ROAD, BARNSLEY

CLIENT; CHEVIN HOUSING ASSOCIATION DATE: OCT. 08 SCALE: 1:50@A1 DO NOT SCALE OFF THIS DRAWING

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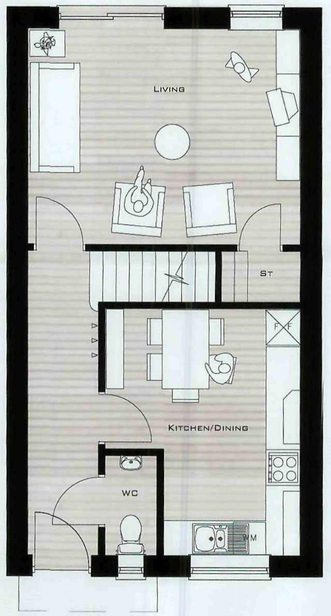
Notes & Revisions:

House Type H3.2

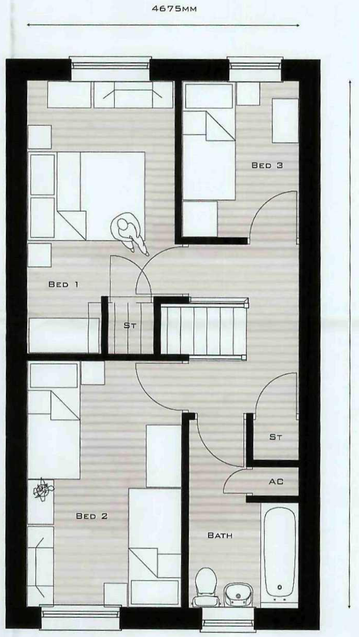


Three Bedroom Family House (H3.2)
Floor Area: 84.4 sq.m

Living Room:	17.5 sq.m
Kitchen/Dining:	12.2 sq.m
Bedroom 1:	10.8 sq.m
Bedroom 2:	11.2 sq.m
Bedroom 3:	5.4 sq.m



Ground Floor



First Floor

08006/P/14 House Type H3.2; Michael Road, Barnsley

Client; Chevin Housing Association Date: Oct. 08 Scale: 1:50@A1 DO NOT SCALE OFF THIS DRAWING

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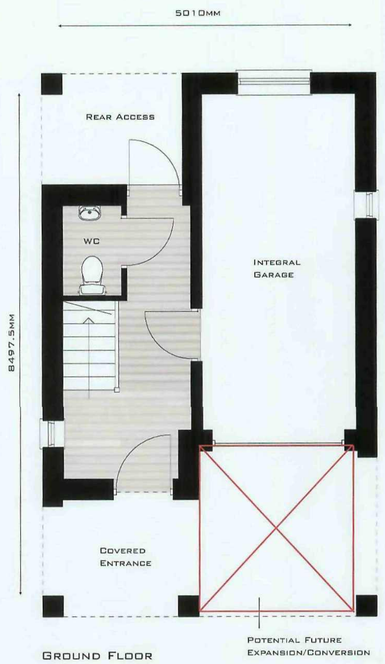
architects@aadesign.co.uk

Notes & Revisions:

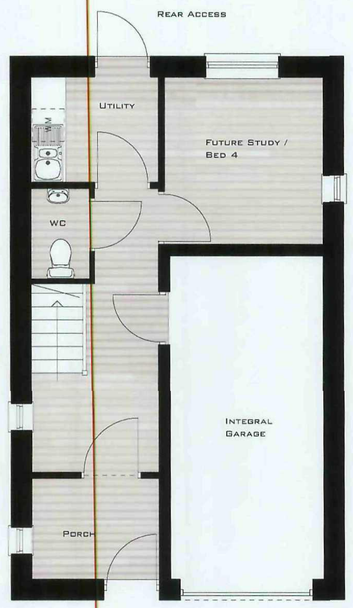
House Type H3.3

Three Bedroom Family Town House (With Integral Garage)
Floor Area: 95.3 sq.m (excluding garage)

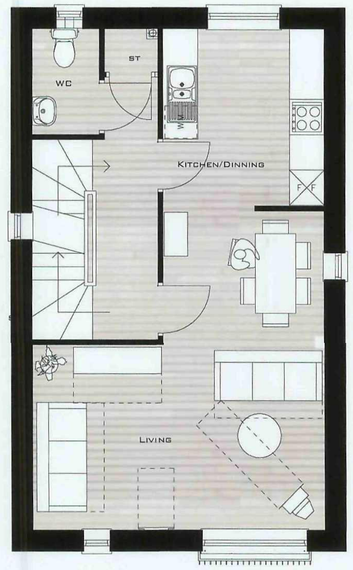
Living Room:	15.7 sq.m
Kitchen/Dining:	14.8 sq.m
Bedroom 1:	9.6 sq.m
Bedroom 2:	10.8 sq.m
Bedroom 3:	6.5 sq.m



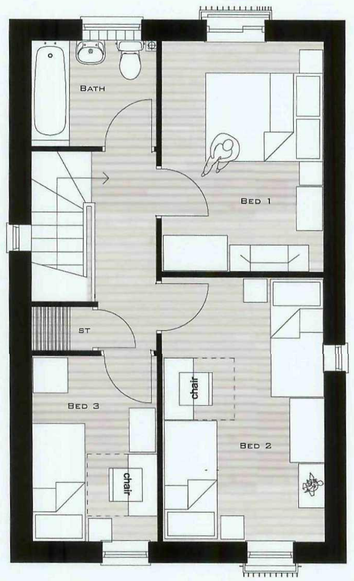
Ground Floor



Ground Floor (Fully Expanded In Future)



First Floor



Second Floor

H3.3 Can Be Expanded Easily In Future - Particularly On The Ground Floor If Circumstances Change i.e. An Extra Bedroom Or Accessible Living Space Is Required

Flexible 3 Storey Unit - Prominent Corner Unit Or Able To Form Strong Frontages

Off-White Textured Render - Above Ground Floor To Prevent Low Level Maintenance Issues. Used To Give Fresh Aesthetic As Well As Link To Surrounding area

Traditional Windows Framed With Reconstituted Stone Cills & Lintels

Multi Red Brick Ground Floor Plinth With Undercroft, Internal Garage & Sheltered Entrance

Low Level Painted Black Metal Railings To Define Boundaries In A Traditional Aesthetic & Retaining Visual Permeability



08006/P/15 House Type H3.3; Michael Road, Barnsley

Client; Chevin Housing Association Date: Oct. 08 Scale: 1:50@A1 DO NOT SCALE OFF THIS DRAWING

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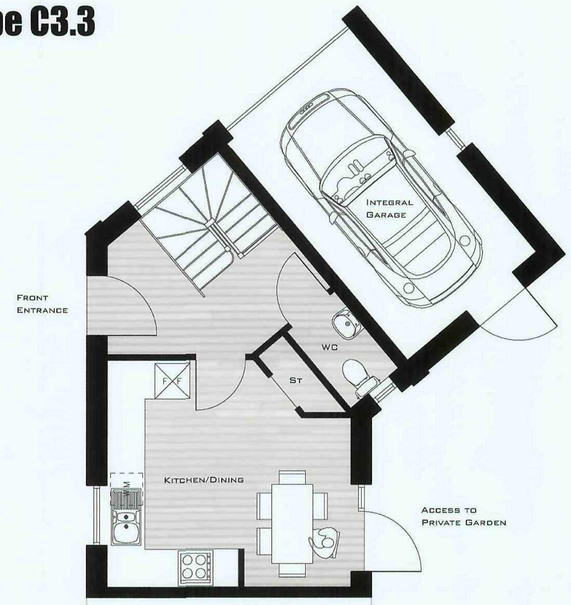
architects@aadesign.co.uk

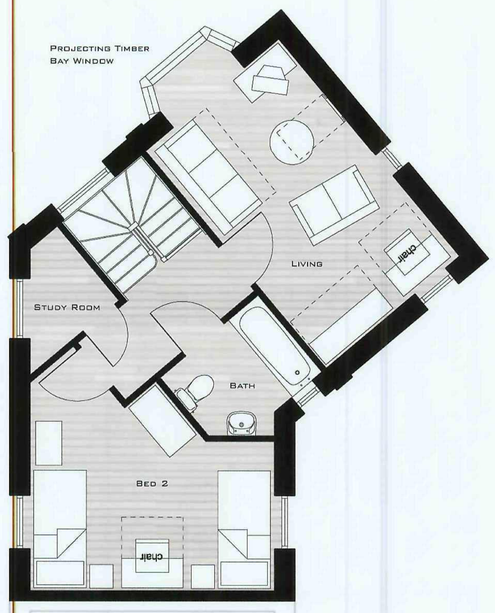
Barnsley Metropolitan Borough Council
26 OCT 2009

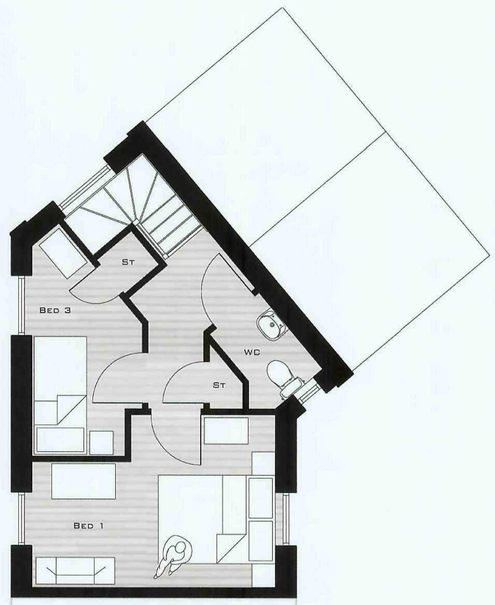
NOTES & REVISIONS:

A: 28.10.08 MINOR AMENDMENTS TO BED 3 FLOOR PLAN

House Type C3.3







THREE BEDROOM CORNER HOUSE (C3.3)
FLOOR AREA: 95.8 SQ.M

LIVING ROOM:	14.9 SQ.M
KITCHEN/DINING:	14.4 SQ.M
BEDROOM 1:	11.3 SQ.M
BEDROOM 2:	13.4 SQ.M
BEDROOM 3:	6.6 SQ.M



08006/P/16 A HOUSE TYPE C3.3; MICHAEL ROAD, BARNSLEY

CLIENT; CHEVIN HOUSING ASSOCIATION DATE: OCT. 08 SCALE: 1:50@A1 DO NOT SCALE OFF THIS DRAWING

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Notes & Revisions:

25.07.08

100% Affordable Scheme

01-32 Rent
33-38 Shared Ownership

House Type Key

- 3 Bed 3 Storey Corner House C3.3
- 3 Bed 3 Storey House H3.3
- 3 Bed 2 Storey House H3.2
- 2 Bed 2 Storey House H2.2
- 2 Bed 2 Storey Wide House H2.1
- 2 Bed Bungalow B1.2
- 2 Bed Wheelchair Accessible Bungalow AB1.2

Wike Road
Martins Road
Michael Road
Lang Avenue

01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38

N

08006/P/17 Site Layout - House Type Mix; Michael Road, Barnsley

Client; Chevin Housing Association Date: Oct. 08 Scale: 1:250@A1 DO NOT SCALE OFF THIS DRAWING

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Notes & Revisions:

Planning Permission
26 OCT 2008

Martins Road

White Road

Long Lowmin

Michael Road

Potential Position of Landlord's Meter

01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38

Key

Specification & Details of Lighting Appliances to be Agreed During Consultation with Local Authority

Existing Street Lamps to Be Retained

Existing Street Lamp to Be Removed

Proposed Street Lamp to Adoptable Standards

Proposed 1200mm High Lighting Bollard

08006/P/18 Site Layout - Lighting Strategy; Michael Road, Barnsley

ENT; Chevin Housing Association Date: Oct. 08 Scale: 1:250@A1 DO NOT SCALE OFF THIS DRAWING

N

Chevin
Housing Association

Recently Developed Bungalow Accommodation - Completed At A Date After Services Information Is Available For!

Exact Position/Route/Location of Sewers is Unknown

PU 225 VC C

PU 225 VC SW

PU 150 VC C

PU 900 CO SW

DO NOT SCALE
FIGURED DIMENSIONS ONLY TO BE TAKEN

ALL CONSTRUCTION WORK OF WHATSOEVER NATURE IS DEEMED TO BE HAZARDOUS. ALL OR ANY WORK ARISING OUT OF THE IMPLEMENTATION OF THE INFORMATION SHOWN ON THIS DRAWING MUST BE CARRIED OUT IN ACCORDANCE WITH THE CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2007 AND ALL UPDATES AND AMENDMENTS THEREOF.

KEY

Potential Closed Sewer

Existing Services Key

- Manhole
- S24 Combined Sewer
- Combined Swewer
- S24 Surface Water Sewer
- Surface Water Sewer
- Street Lamp
- Traffic Sign
- Telephone Call Box
- Street Furniture
- Joint (LV)
- Insulated End
- Wall Mounted Termination
- Pole Mounted Termination
- Duct route

This Diagram shows Indicative positions of existing services to be removed/diverted where necessary.

Exact locations of services is indicative only and no works should be undertaken utilising only this information

revisions 28.10.08 - Potential Sewer Diversion Removed

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interior designers

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Michael Road
Housing Development
Burton Grange
Barnsley
Chevin Housing Association

Services Overlay

DATE	SCALE
DRAWN 16.10.2008	1:250

Services Overlay.dgn 28/10/2008 16:58:43

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architects@aadesign.co.uk

Notes & Revisions:

Schedule of Accommodation

Plot	House Type	Amenity Area
01	C3.3	3 Storey
02	C3.3	3 Storey
03	H3.3	3 Storey
04	H3.3	3 Storey
05	B1.2	1 Storey
06	B1.2	1 Storey
07	B1.2	1 Storey
08	B1.2	1 Storey
09	B1.2	1 Storey
10	B1.2	1 Storey
11	B1.2	1 Storey
12	B1.2	1 Storey
13	AB1.2	1 Storey
14	H2.2	1 Storey
15	H3.2	2 Storey
16	H3.3	2 Storey
17	H3.3	3 Storey
18	H2.2	3 Storey
19	H3.3	2 Storey
20	H3.3	3 Storey
21	H3.3	3 Storey
22	H3.3	3 Storey
23	H3.3	3 Storey
24	H3.3	3 Storey
25	H3.3	3 Storey
26	H3.3	3 Storey
27	H2.1	3 Storey
28	H2.1	2 Storey
29	H3.3	2 Storey
30	H3.2	3 Storey
31	H3.2	2 Storey
32	H3.2	2 Storey
33	H2.2	2 Storey
34	H2.2	2 Storey
35	H2.2	2 Storey
36	H2.2	2 Storey
37	H2.2	2 Storey
38	H2.2	2 Storey

Internal Floor Areas

House Type	Floor Area
B1.2	56.7sqm
AB1.2	70.9sqm
H2.1	70.0sqm
H2.2	69.9sqm
H3.2	84.4sqm
H3.3	95.3sqm
C3.3	95.6sqm

High Visibility 'Draw the Eye' 3 Storey Prominent Corner Units

Shared Private Drive & Shared Surface Pedestrian Throughfare to Community Centre

Green Spaces & Tree Planting All Play Key Roles In Making A Successful Homezone/Shared Surface - But Maintenance Is Crucial, Hence All Such Components Are Contained Privately Along Martin's Road

Natural Surveillance

Lighting Bollards Define Space, Offer Vertical Interest to the Street Scene, Mark Boundaries & Prevent Vehicular Throughfare

Pedestrian Route

Martins Road

Raised Table Marking Entrance Into Shared Surface Bungalow Zone With No Throughfare - Extremely Private

Existing Housing to Be Retained

Wike Road

Public Open Space Offering Balance to the 'Public' Facility of the Community Centre in a 'Counter' Negative Sense - Also Offering Relief to the Street Scape As Well As Raising Aspirations Of What Housing Can Be in Barnsley

Low Level Brick Walls With Metal Rails & Brick Piers

Flower Beds Adding Colour & Life

Gentle Ramps & Steps Down Into Lower Space

Single Formal Tree Planting

Enclosed Space

Lang Avenue

Raised Highway Table To Reduce Traffic Speed & Announce Gateway to Community Centre & Less Utilised Highway Zones

Highly Visible Frontage Dwellings As Proposed Scheme - Shared Ownership Options

Alternative Paving/Public Art Mosaics - Creating Identity & Delight

Natural Surveillance

Strong & Regular Street Frontage With Defined Boundaries & Private Parking - Interspersed With Tree Planting, Innovative Street Lighting & Regular Forms & Materials for Natural Surveillance, Enclosure & Architectural/Urban Design Rhythm

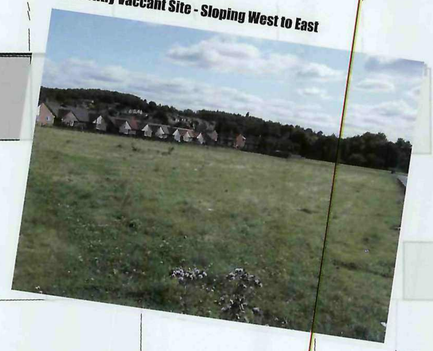
Michael Road

Strong Corner Units With Dual Aspect - Reinforce Street Scenes & Act As Visual Locators for the Local Area

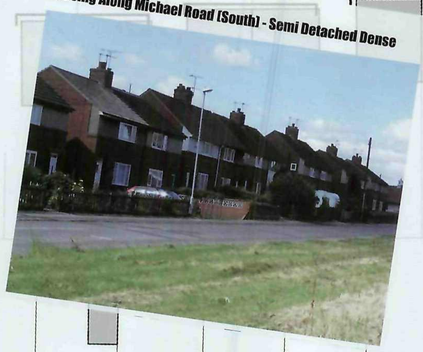
Pedestrian Route

Public Open Space - Existing Green Space Surrounds Community Centre & Contains Children's Play Equipment (Recently Refurbished)

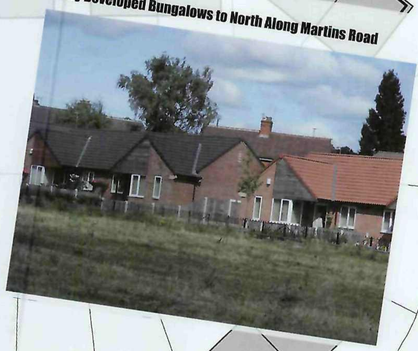
Currently Vaccant Site - Sloping West to East



Housing Along Michael Road (South) - Semi Detached Dense



Newly Developed Bungalows to North Along Martins Road



N

08006/P/04 Site Layout - General; Michael Road, Barnsley

ent; Chevin Housing Association Date: Oct. 08 Scale: 1:250@A1 DO NOT SCALE OFF THIS DRAWING

Chevin Housing Association

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RIBA

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Notes & Revisions:

Schedule of Accommodation

Plot	House Type	Amenity Area
01	C3.3	102sqm
02	C3.3	84sqm
03	H3.3	63sqm
04	H3.3	78sqm
05	B1.2	79sqm
06	B1.2	67sqm
07	B1.2	67sqm
08	B1.2	125sqm
09	B1.2	127sqm
10	B1.2	127sqm
11	B1.2	126sqm
12	B1.2	119sqm
13	AB1.2	161sqm
14	H2.2	95sqm
15	H3.2	103sqm
16	H3.3	101sqm
17	H3.3	103sqm
18	H2.2	95sqm
19	H3.3	88sqm
20	H3.3	88sqm
21	H3.3	87sqm
22	H3.3	87sqm
23	H3.3	87sqm
24	H3.3	86sqm
25	H3.3	95sqm
26	H3.3	99sqm
27	H2.1	63sqm
28	H2.1	80sqm
29	H3.3	75sqm
30	H3.2	76sqm
31	H3.2	74sqm
32	H3.2	80sqm
33	H2.2	69sqm
34	H2.2	41sqm
35	H2.2	48sqm
36	H2.2	54sqm
37	H2.2	60sqm
38	H2.2	76sqm

Average Private Amenity Space: 88sqm

Barnsley MBC SPG Guidance is for 60m2 per dwellings with 3+ bedrooms whilst for units of 2 bedrooms or less there are no specific requirements and communal space can be considered.

Green Spaces & Tree Planting All Play Key Roles In Making A Successful Homezone/Shared Surface - But Maintenance Is Crucial, Hence All Such Components Are Contained Privately Along Martin's Road

Martins Road

Wilde Road

Long Avenue

Public Open Space - Hard Landscaped High Quality Paved Area With Formal Tree Planter to Raise Visual Aesthetics In the Area & Provide A High Profile Entrance Facade to the New Development

Public Open Space - Existing Informal Grassed Space, Used by Dog Walkers & With Planting Along East Edge

Michael Road

Regular Tree Planting Softens Hard Street Scene, Improves Enivronment & Creates Urban Rhythm

Tree Planting Creates Gateway Whilst Shrub Zone Softens Mews Court Area

Existing Community Centre



Existing Public Open Space & Play Equipment



Existing Informal Green Open Space



Public Open Space - Existing Green Space Surrounds Community Centre & Contains Children's Play Equipment (Recently Refurbished)

N

08006/P/05 Site Layout - Public & Green Spaces; Michael Road, Barnsley

Client; Chevin Housing Association Date: Oct. 08 Scale: 1:250@A1 DO NOT SCALE OFF THIS DRAWING

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NOTES & REVISIONS:

25 OCT 2008

Existing carriageway to be raised by laying block paving on top of existing highway structure to create a level shared surface. However, in order for clear boundary demarkation & also to allow safe passage for the visually impaired the path to the north is to remain as existing whilst bull nose concrete kerbs of contrasting colour and low level galvanised steel railings are to be incorporated into the patterned block paving design.

To allow for adoptable turning heads the extent of adoptable highway penetrates as shown so that the designated private drive can be cleary defined as the space in front of the three dwellings

Martins Road

Proposed Traffic Prohibition - Subject to Subsequent Approval By Local Highway Authority - Lighting Bollards Preventing Traffic Throughfare to Homezone

Wike Road

In order to retain a strong connection with the public urban space fronting these 'gateway' dwellings are to be served initally from an adoptable domestic highway turning head but then from the marked point aligning to 4 dwellings the road continues as a private drive

Laing Avenue

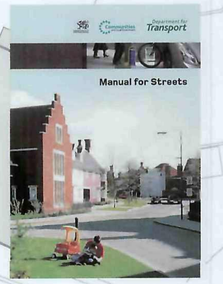
Michael Road

To retain continuity & establish distinctive character it is proposed to use the same block paving for individual private curtilidges across the scheme

T-junction turning heads have been marked on to show that the minimum requirements as outlined in the Better Places to Live Technical Appendix are more than met (See exerts below)

Key

- Area identified as potential space suitable for turning head (as specified in Better Places to Live Technical Appendix)
- P — Concrete Paving Patio Slabs 600x600mm
- T — Tarmac
- Block Paving (Grey) - Indicatively tegular paving in herringbone layout of two sizes (120x160x80mm and 240x160x80mm) to adoptable standards
- Block Paving (Buff) - Indicatively tegular paving in herringbone layout of two sizes (120x160x80mm and 240x160x80mm) to adoptable standards
- Block Paving (Red Multi) - Indicatively concrete key block laid in herringbone (200x100x80mm) to adoptable standards
- Proposed 'Shared Surface' area - existing carriage-way overlaid with block paving to create flush surface - demarked with key channels and flush concrete kerbs for drainage & boundary positions
- Proposed highway to be adopted by local authority - constructed to same standards as shared surface area mentioned above
- Proposed highway to be considered as private drive but constructed to same standards as shared surface areas as mentioned above



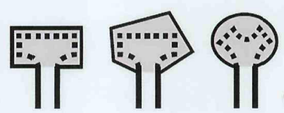


Figure 7.24 Different turning spaces and usable turning heads.

TECHNICAL APPENDIX
TO BETTER PLACES TO WORK
AND BETTER PLACES TO LIVE
IN SOUTH YORKSHIRE

Access and Mews Courts/Squares and Home Zones

2.36 The Access Court has a shared surface for use by pedestrians and vehicles. Buildings and hard landscaping dominate. Careful consideration needs to be given to how and where parking is provided and surface materials chosen to delineate the functions of different parts of the highway/forecourts.

2.37 Access Courts are suitable for serving up to 25 dwellings as a cul-de-sac or 50 dwellings with a link. Designs must restrict vehicle speeds to well below 20mph (32kph) or less.

2.38 These designs are suitable for high density developments in an urban area, conservation areas or village infill sites providing it is in character. These layouts are characterised by dwellings around a central space, which allows clear access for parking and turning. Parking must not be allowed to dominate the central space.

2.39 These areas are predominantly hard landscaping but it is of considerable importance to include special features and soft landscaping to make the area distinctive and an attractive place to live.

2.40 The transition from LOCAL STREET to Access Court must be made abundantly clear to drivers, usually by the introduction of a shallow level change at the entrance to the shared surface and by the use of block paved surfacing. The detail of an entrance to a shared surface is shown in Figure 13/9.

2.41 The shared surface should comprise a core area of minimum width 5.5 metres incorporating a 2.0 metre wide service strip. Casual parking must be kept clear of the core area, and must not dominate the space.

2.42 Normally a 0.5m clearance strip must be provided between the back of kerb and the wall of any dwelling. These areas are to be surfaced to the satisfaction of the Highway Authority and they may be adopted as public highway.

2.43 It is not appropriate to provide formal footway links adjacent to the shared surface of an Access Court and therefore any road where footway links are required will need to be designed as Local Street.

2.44 The access court may take many forms and therefore offers an opportunity for the designer to create character and identity to a development. Straight access courts seem to work less well than angular or curved options, unless they are very short.

2.45 A Home Zone is a street or group of streets where pedestrians have priority and cars travel very slowly, under 15mph. The change in status is emphasised through signing, surfacing, traffic calming, street furniture and planting. Traffic and Use Orders will be required to introduce a Home Zone.

Standards - Access Courts/Squares

No. of dwelling	up to 25 as a cul-de-sac up to 50 with a link
Design Speed	20mph (32kph) maximum
Carriageway width	5.5m - 7.0m
Service Strip	2.0m width included as carriageway on "high" side, drainage to "low" side
Minimum centre line radius	None
Maximum gradients	1 in 12

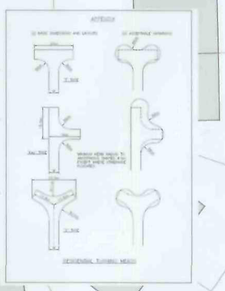
Standards - Home Zones

No. of dwellings	No upper limit
Design Speed	15mph (24kph)

2.46 The standards for Home Zones are still being developed but the objectives can be achieved by including:

- Attractive "gateway" feature
- Traffic Calming
- Attractive landscaping
- Seating areas, not necessarily confined to the highway

2.47 *For further information the Developer should contact the Highway Authority and/or refer to "Home Zones, Design Guidelines" published by Institute of Highway Incorporated Engineers.*



N

08006/P/06 SITE LAYOUT - HIGHWAYS; MICHAEL ROAD, BARNSLEY

CLIENT; CHEVIN HOUSING ASSOCIATION DATE: OCT. 08 SCALE: 1:250@A1 DO NOT SCALE OFF THIS DRAWING

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Notes & Revisions:



Notes

The purpose of this urban grain diagram is to show the current development pattern of the immediate built environment and highlight how the proposed development integrates into this.

As can be seen, the general layout respects the predominent perimeter block form as is widely used in this vicinity.

However, there are two key differences that must be noted. Firstly, the public open space and community centre shown to the south of the development site truncate their urban block. This condition has lead us directly to the design proposal we see before us where we have extended this open space into our urban block, offering full integration into the estate - transcending highways and highlighting how the vehicle routes can no longer fully dominate highway design.

The second feature relates to the cut through our urban block. This cut through was inspired by a current passageway across the site in a similar but not exact position and is intended to be purely pedestrian and well overlooked as a private drive for 3 dwellings. The key idea being to link the proposed bungalow shared surface areas with the community centre - there by exploiting the natural conditions of the site and making this development unique in the area - crucial in establishing character.

08006/P/07 Site Layout - Urban Grain Diagram; Michael Road, Barnsley

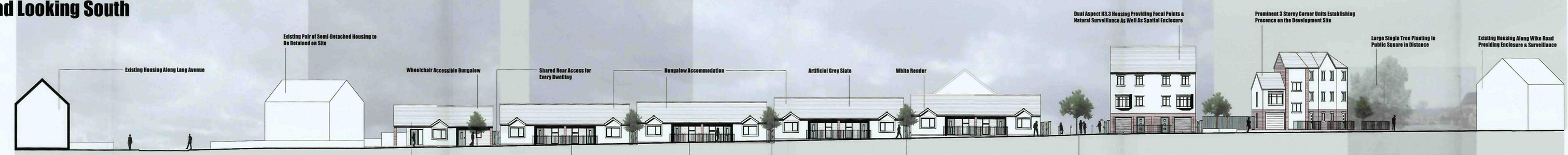
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NOTES & REVISIONS:

- Martins Road Looking South



- Michael Road Looking North



6/P/08 MARTINS RD & MICHAEL RD ELEVATIONS; MICHAEL ROAD, BARNSLEY

SING ASSOCIATION DATE: OCT. 08 SCALE: 1:200@A1.5 DO NOT SCALE OFF THIS DRAWING

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Notes & Revisions:

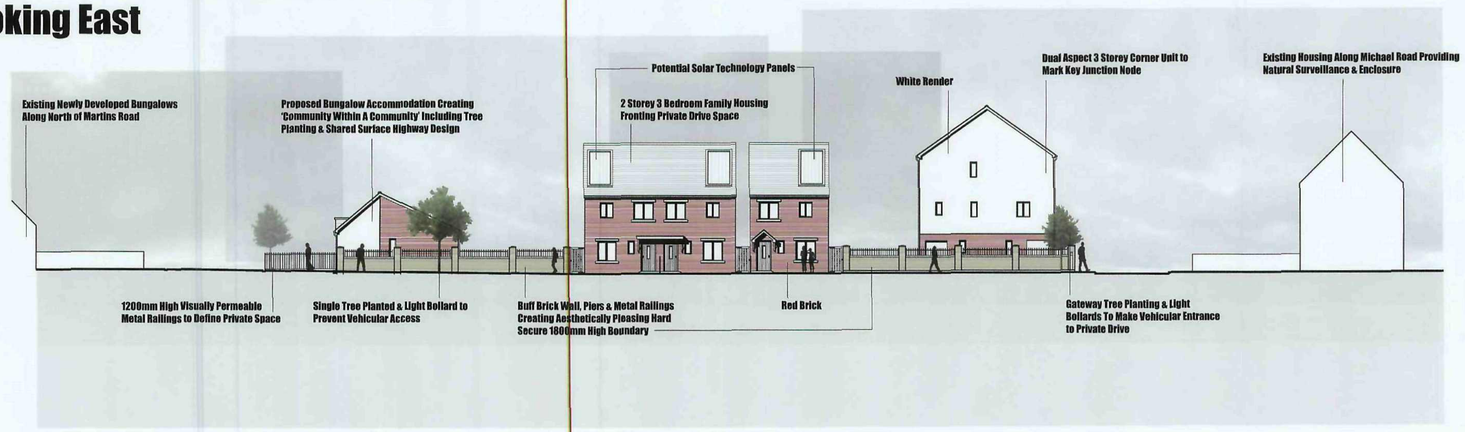
Elevation - Wike Road Looking East



Elevation - Lang Avenue Looking West



Elevation - New Pedestrian Throughfare/Shared Private Drive Looking East



08006/P/09 Elevations; Michael Road, Barnsley

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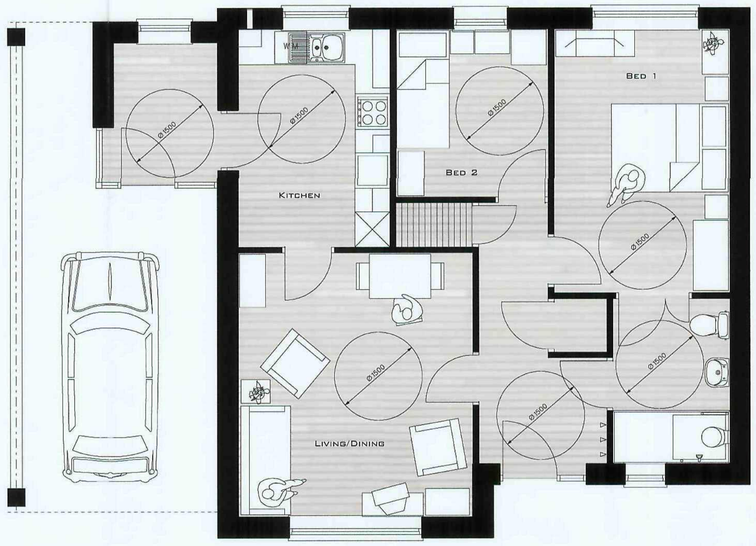
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Notes & Revisions:

House Type AB1.2

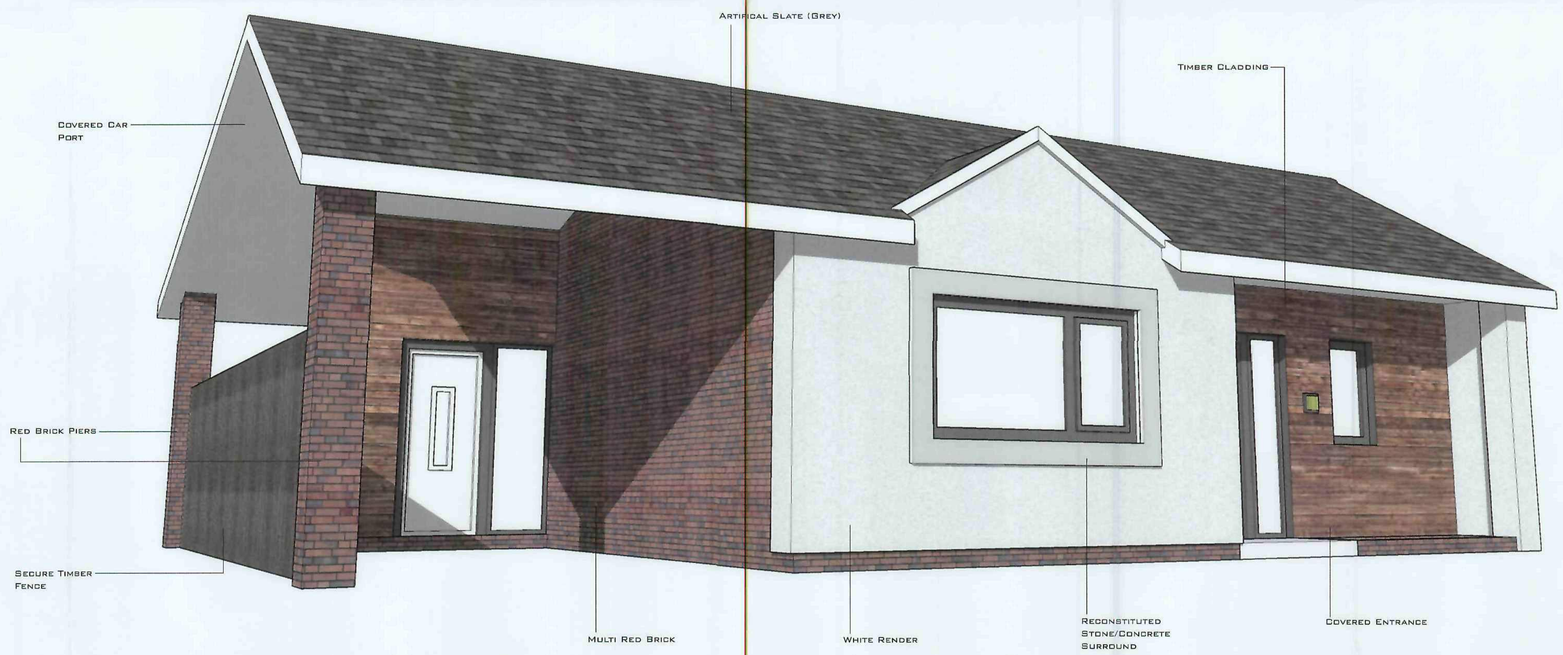


Wheelchair Accessible Bungalow (AB1.2)

Floor Area: 70.9 sq.m

Living/Dining:	18.0 sq.m
Kitchen:	9.6 sq.m
Bedroom 1:	13.4 sq.m
Bedroom 2:	7.4 sq.m





08006/P/10 House Type AB1.2; Michael Road, Barnsley

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