



1.0 Introduction

1.1 Purpose of this document

1.1.1 This document is produced by Newett Homes and is an addendum to the Design and Access Statement (ref: DAS01 revC) originally submitted in July 2020.

1.1.2 This addendum provides an update to the design proposals following further engagement with Barnsley Metropolitan Borough Council ("BMBC").

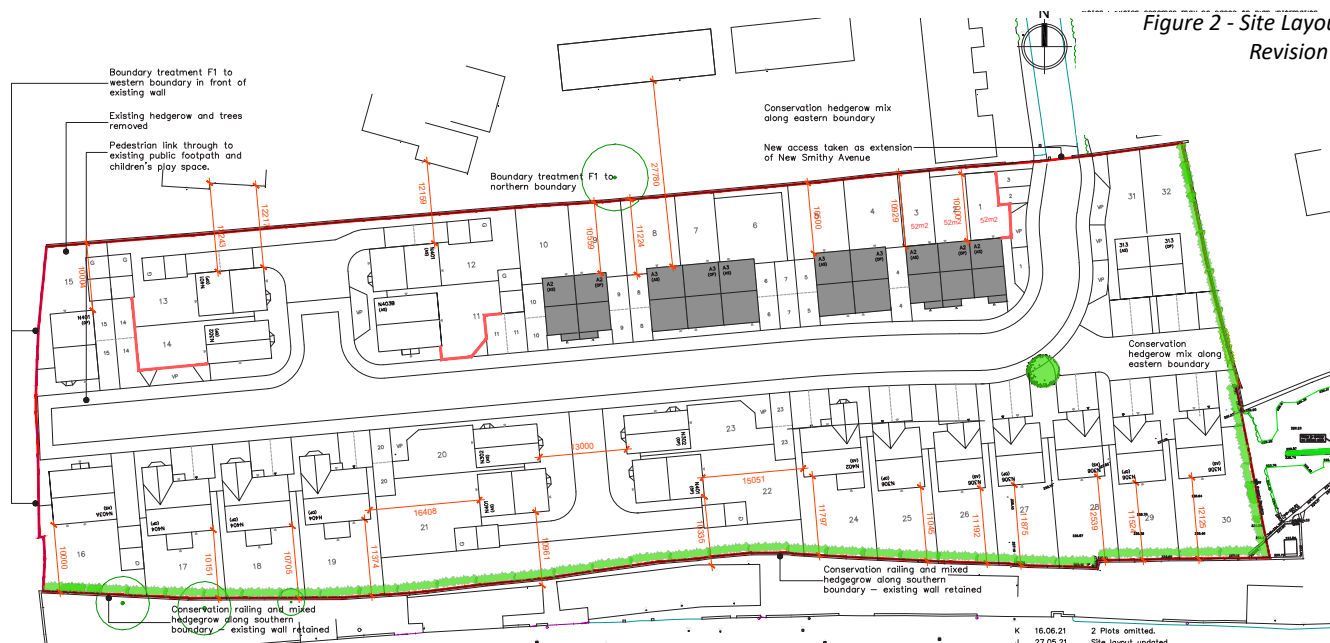
1.2 Previous submission

1.2.1 The layout submitted originally (Rev C- see figure 1) proposed a total of 36 units. Through various iterations and dialogue with the local authority, the number of units was reduced to 32 units in total (Rev K- see figure 2) in July 2021.

Figure 1 - Site Layout
Revision C



Figure 2 - Site Layout
Revision K



K 16.06.21 2 Photos omitted.
J 27.05.21 Site layout updated.

1.3 Feedback on submitted layout

1.3.1 Feedback via e-mail from BMBC was received on revision K (figure 2) which can be summarised as follows:

- Too many plots
- No focal points
- Potential impact on existing properties along High Bank Lane
- Proposed use of artificial stone is positive
- Good articulation in building forms to break up massing
- Low quality entrance
- Long vista towards eastern edge of site which does not end in a positive manner
- Hard landscape dominated
- Front boundary treatment such as hedges would help reduce impact of front of dwelling parking
- 1.8m timber fence boundaries shown. Any rear garden boundaries visible from access road should be higher quality
- All internal space standards exceed minimum space standards
- Some plots do not meet external space standards
- Concern on the impact on the existing dwellings south of the site, along High Bank Lane.
- No flexibility in space for visitor parking

1.4 Further engagement

1.4.1 Following the feedback received on Revision K, a meeting was arranged on site between representatives from Newett Homes and officers from BMBC on the 24th of August 2021.

1.4.2 The purpose of the site meeting was to discuss the comments received on the latest iteration of the layout and potential steps forward. The summary of feedback/requests from BMBC and the site meeting is summarised as follows:

- Reduction in unit numbers.
- Key design principles from the outline scheme should be considered e.g. the kink in the road.
- One storey or one and a half storeys should be considered.
- The garages on Plots 21 and 22 should either be removed or integrated into the units.
- Hedge planting along the southern boundary should be set in to ensure there is no loss of light for the dwellings on High Bank.
- More trees and soft landscaping features required throughout to break up the built form, particularly at the site entrance.
- Additional detailing on elevations to improve their appearance and to complement the adjacent conservation area.

1.5 Revised Layout

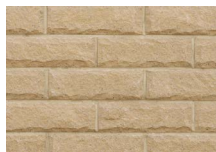
1.5.1 Following a review of comments and feedback received from BMBC, the site layout was revised (revision L and M) to accommodate the feedback (see Figure 3) and to address any previous concerns raised by the local authority.



Figure 3 - Revision M of Site Layout

1.6 Proposed Materials

1.6.1 In keeping with the local area and as requested by BMBC's conservation officer, the development will be built in stone with slate roofs.



Walls to be built in
Coursed Artificial Stone



Roof tiles to be Basalt
Grey Causeway



Figure 4 - Materials Plan

Key



Roofs:

Basalt Grey Causeway roof tile - North Stone



Walls:

Coursed Artificial Stone - Marshalls Cromwell Buff

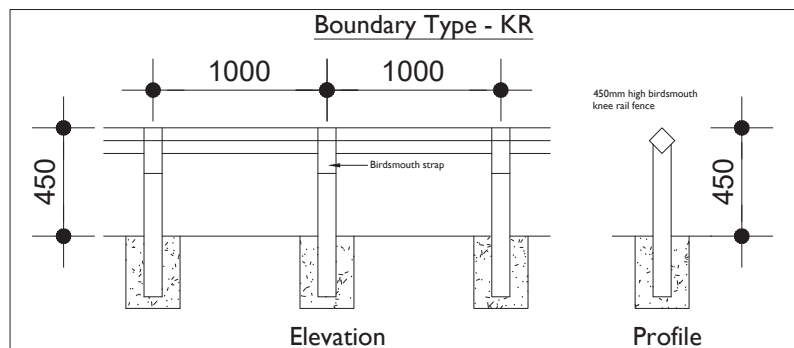
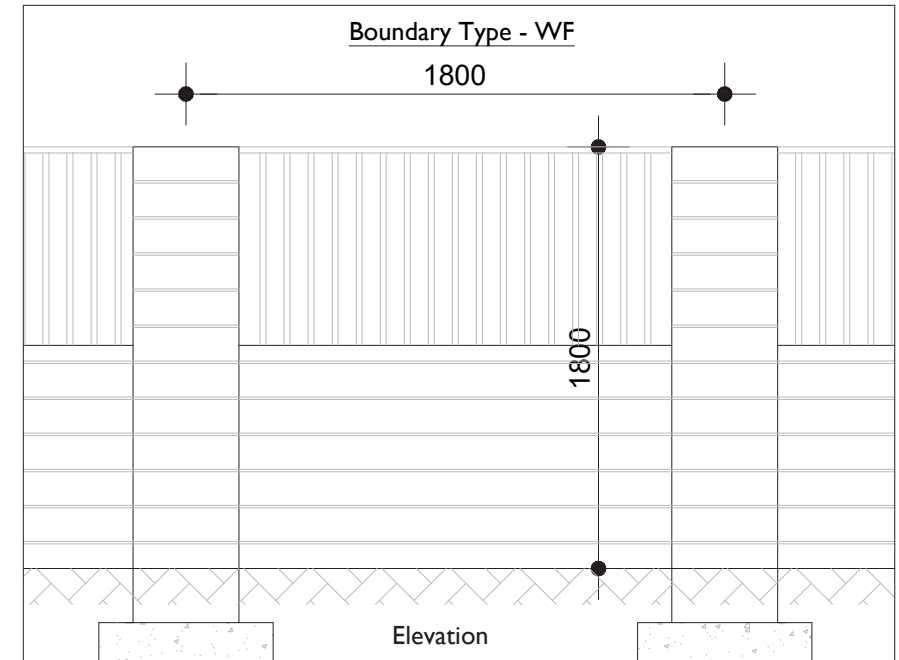
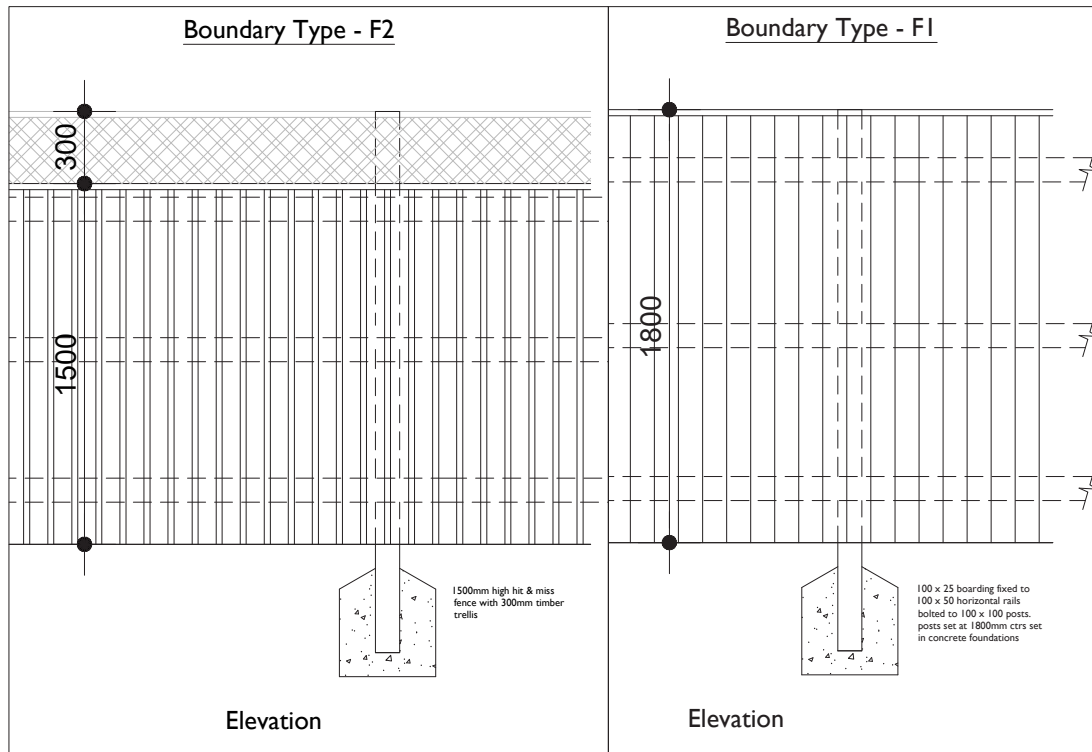
1.7 Proposed Boundary Treatments

1.7.1 Figure 5 identifies the proposed boundary treatments which are in keeping with the local context.



Key

-  Type F1: 1800mm close timber fence
-  Type WF: 1800mm artificial stone wall and fence
-  Type F2: 1500mm hit and miss fence with 300mm trellis
-  Type KR: 450mm knee rail
-  Gate



1.8 Summary of changes

1. An overall reduction of units from 32 to 28
2. Plot 1 orientated to frame the view down the road from a west to east direction
3. A 'kink' in the road is proposed, in keeping with the key design principle of the masterplan submitted for the approved outline permission
4. The kink in the road has allowed for the provided of feature street trees and hedgerows to break up areas of hardstanding and reduce the appearance of front parking
5. New house types are proposed at plots 2-7 which are 3 bedroom split level house type (type N307 - please see submitted house type), which are 1.5 storey at street level and 2.5 storey from the rear, owing to site levels.
6. Layout has been revised to ensure protect the residential amenity of the existing properties along the southern boundary/High Bank. The area around plots 9-10 (formerly plots 20-23) have been re-designed to reduce the distance between the proposed dwellings and the adjacent properties on High Bank through the removal of 2 dwellings and the provision of public open space ("POS"). This acts as a buffer between the proposed development and properties on High Bank and will be accessible to all residents (existing and future). The POS will be naturally overlooked by the plots 9-10 which are dual fronted and by the existing properties on High Bank.
7. Garages for plots 9-10 moved further north away from existing properties on High Bank to protect their residential amenity.
8. A 1500mm high hit and miss fence with a 300mm trellis on top is proposed around plots 9-10 to help delineate public and private space and to help maintain the privacy for those particularly plots.
9. Hedge planting along the southern boundary has been offset by 2m from the edge of the boundary to ensure it does not create a loss of light for properties on High Bank.
10. Hedgerow added along the eastern boundary to help improve the end of vista view as you look down the street from a west to east direction.

2.0 Conclusion

2.8.1 This Design and Access Addendum has been produced by Newett Homes as an update to the originally submitted Design and Access Statement and to present the latest proposals as a result of recent engagement with Barnsley Metropolitan Borough Council.

2.8.2 Through a collaborative design process and positive engagement with the local authority, Newett Homes have revised their original design proposals and are submitting a proposal for residential development of 28 units on land off Smithy Avenue, Thurlstone.

2.8.3 We consider that the proposals create a development that not only respects the site and its surroundings but also provides a high quality and well considered place to live. It would help deliver much needed high quality homes to the area.



