

Proposed Full Planning Application for a 84 no. Unit Residential Development

New Lodge, Barnsley



planning
& design

Design Brochure

Ref: 11012 : DB001 Date: August 2011



MPSL Planning and Design Ltd

Commercial House, 14 Westpoint Enterprise Park, Trafford Park, Manchester. M17 1QS
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Aerial View

Development Overview

This document has been prepared on behalf of keepmoat Homes Limited to support a Full Planning Application for the creation of 84no. residential dwellings off New Lodge, Barnsley.

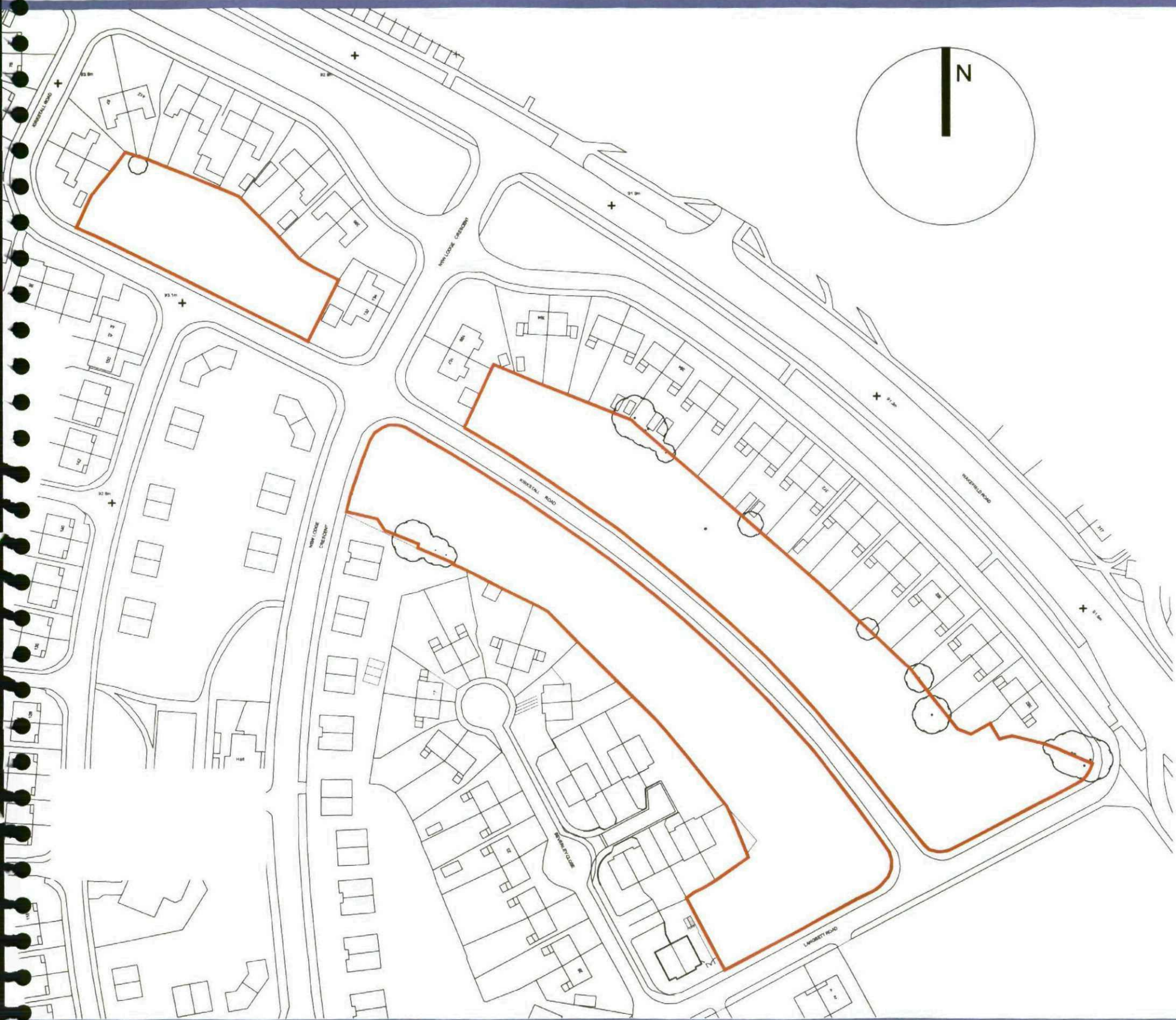
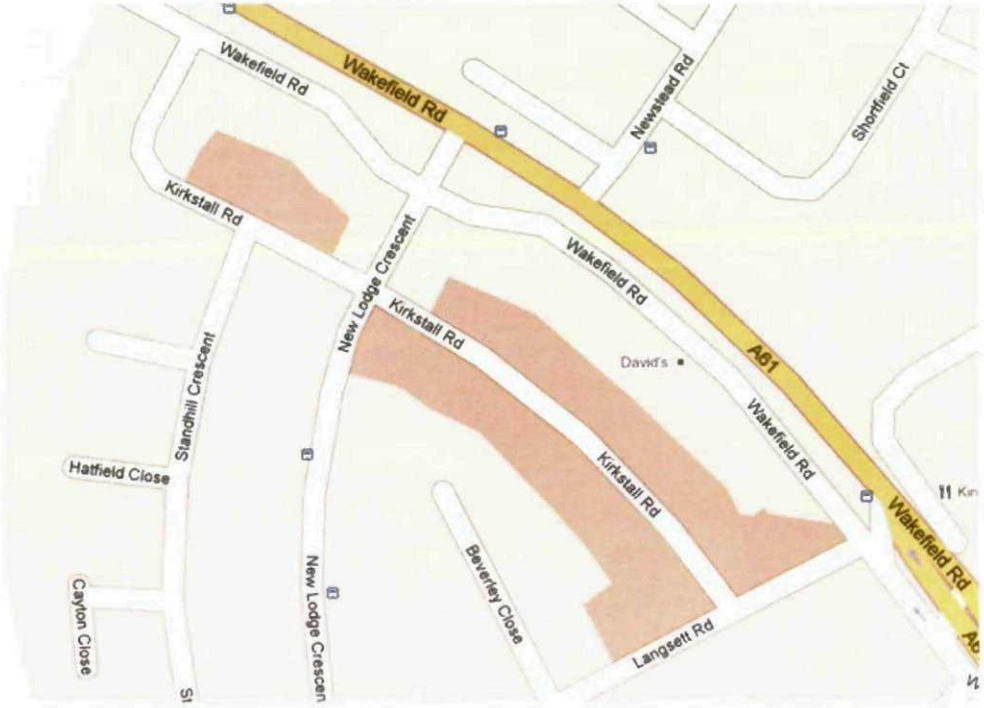
The application site measures 1.00 Ha and consists of 2 and 2 1/2 storey semi detached, detached and mews style properties.

The site is located to the north and south side of Kirkstall Road, which is approximately 2.4 miles away from Barnsley centre.

This document should be read in conjunction with the Design and Access Statement ref : 11012 / DA:001



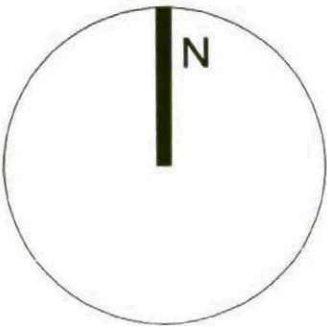
Extract of proposed street scenes



Map View (NTS)



Aerial View (NTS)





100



Schedule Of Accommodation			
House Type		Size	No.
665	2 Bed Semi / Terrace	665 SqFt	25No
763	3 Bed Semi / Terrace	763 SqFt	38No
828	3 Bed Detached / Semi	828 SqFt	6No
843	3 Bed Detached	843 SqFt	1No
1011	3 Bed Detached	1011 SqFt	12No
1179	3 Bed Bungalow	1179 SqFt	2No
Total		66,989 sqft	84No
Site Area			
2.49 A			
1.00 Ha			

Scale: 1:1000 @ A3

Scale 1:200 @ A3

Street Scenes



Plot 1
Type 763
FFL: 93.50

Plot 2
Type 665
FFL: 93.50

Plot 3
Type 763
FFL: 93.50

Plot 4
Type 763
FFL: 93.40

Plot 5
Type 665
FFL: 93.40

Plot 6
Type 665
FFL: 93.40

Plot 7
Type 763
FFL: 93.40

Plot 9
Type 763
FFL: 93.25

Plot 9
Type 665
FFL: 93.25

Plot 10
Type 665
FFL: 93.25

Plot 11
Type 763
FFL: 93.25

Plots 12 & 13
Type 763
FFL: 93.05



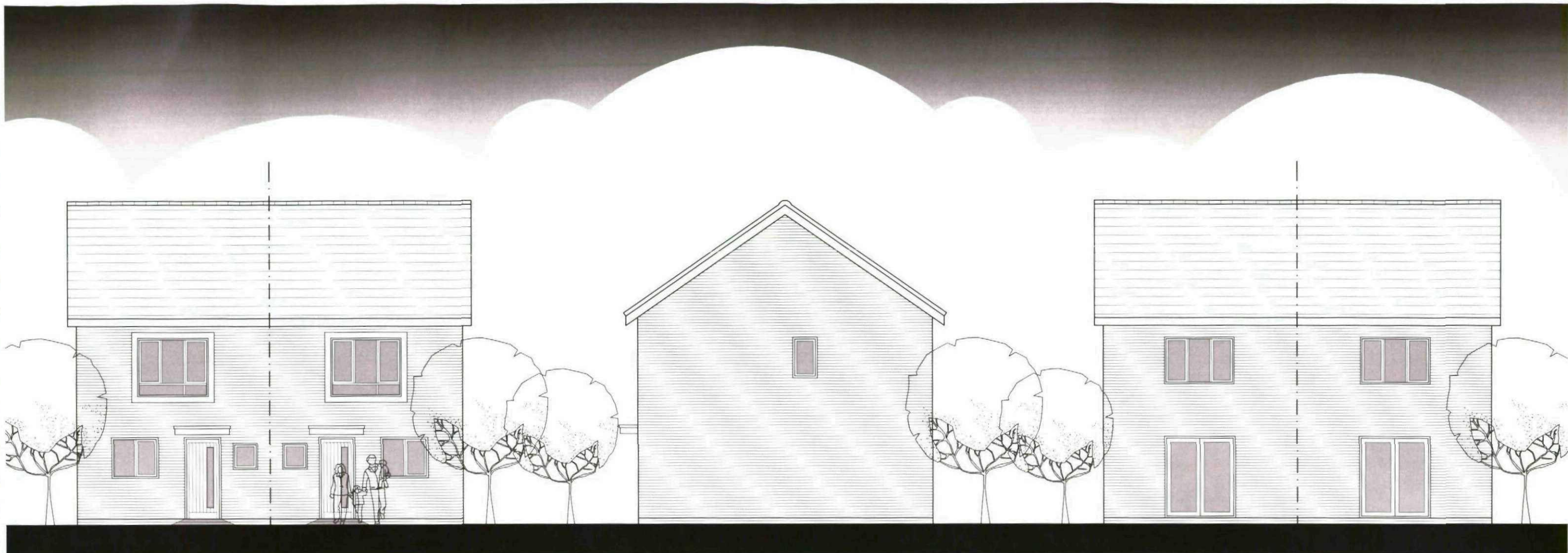
Plots 40 - 51
Type 1011
FFL: 94.95

Plots 52 - 53
Type 1011
FFL: 94.50

Plots 54 - 55
Type 828
FFL: 93.975

Plots 42 - 43
Type 828
FFL: 92.95

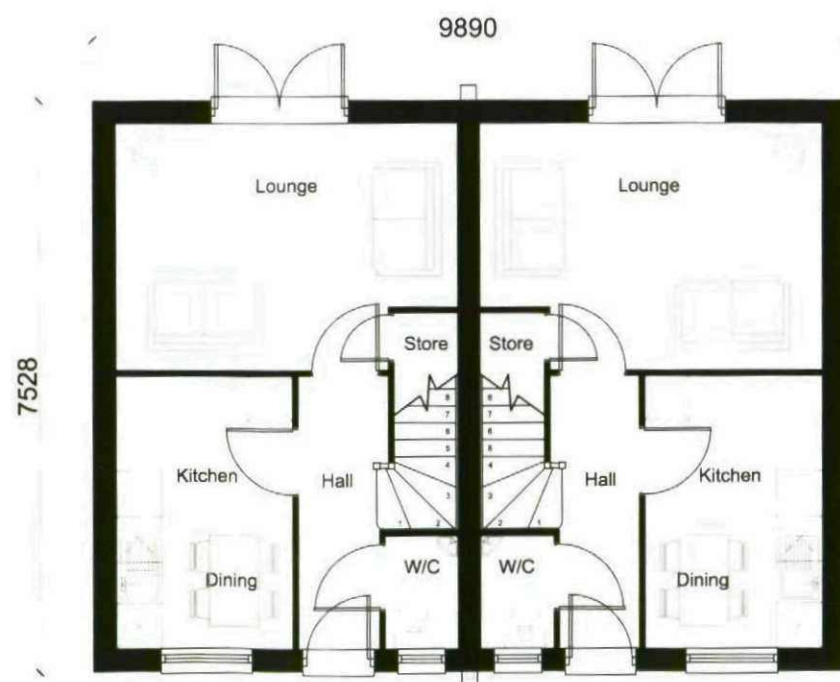
Plots 44 - 45
Type 1011
FFL: 92.70



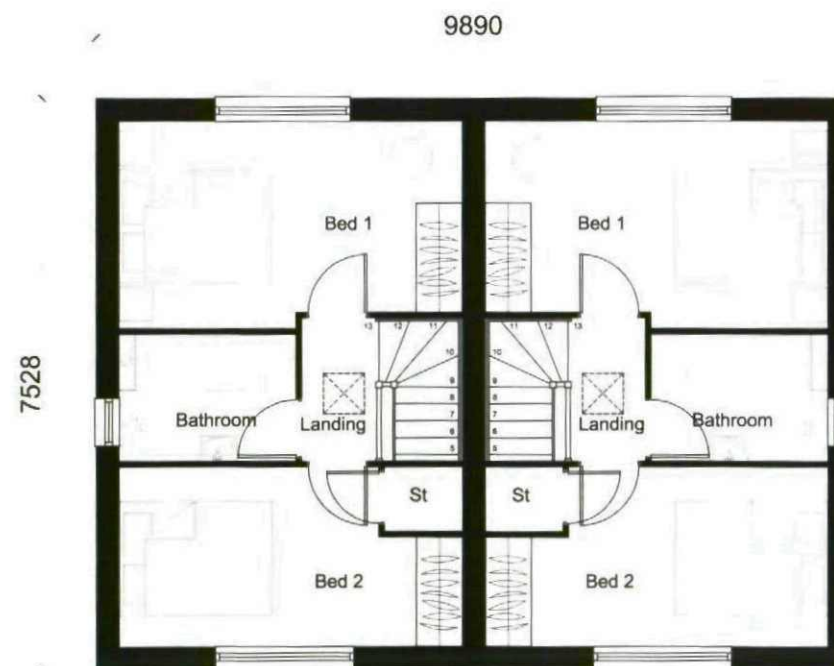
Front Elevation

Side Elevation

Rear Elevation



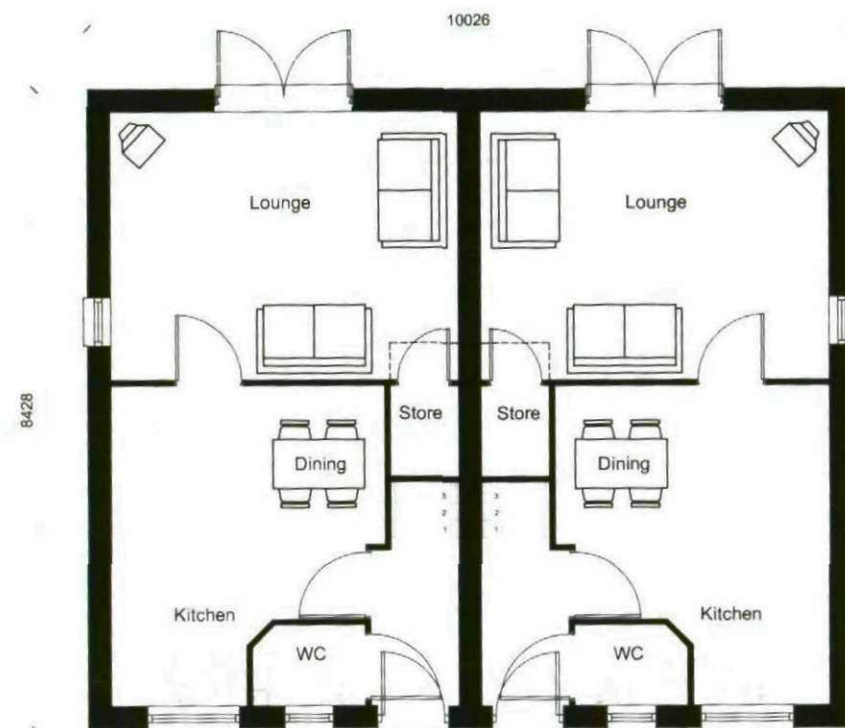
Ground Floor Plan



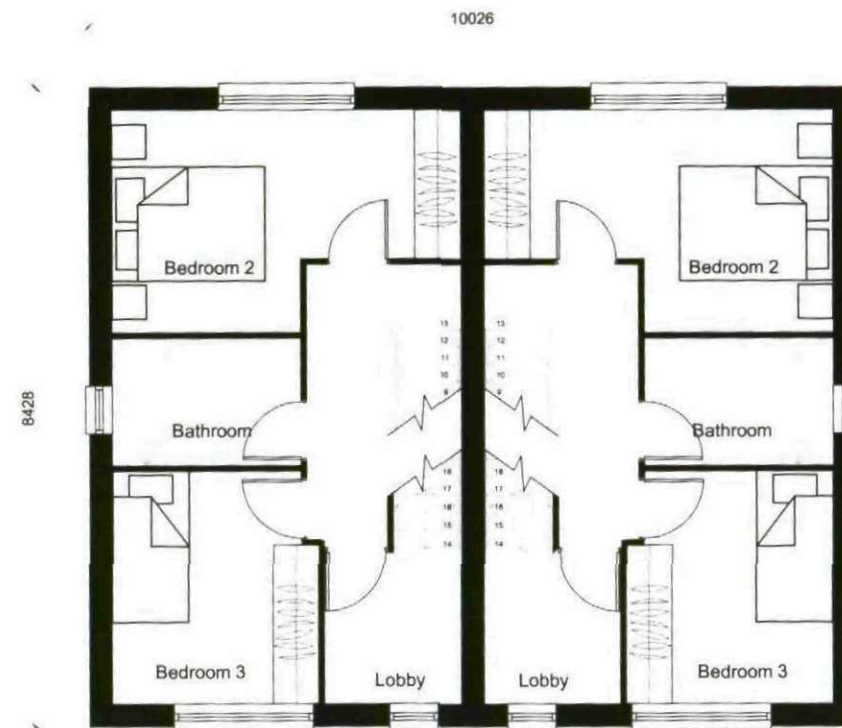
First Floor Plan



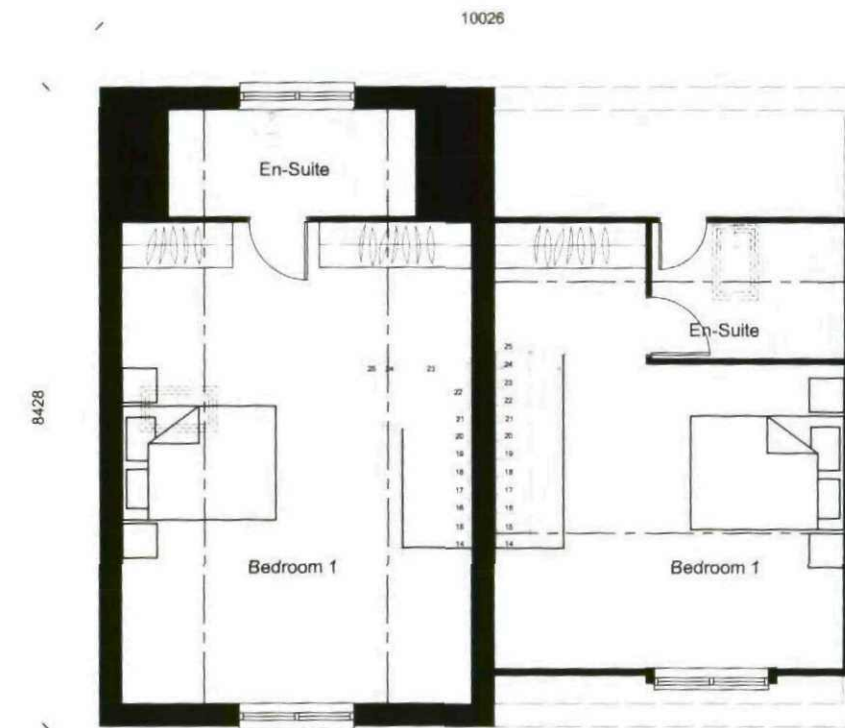
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	MPSL Planning & Design Ltd. Commercial House, 14 West Point Enterprise Park, Clarence Avenue, Trafford Park, Manchester. M17 1QS.		Scale: 1:100	Date: June 2011
	Tel: 0161 772 1999 Email: admin@mpsldesign.co.uk		Fax: 0161 772 1980 www.mpslgroup.com	



Ground Floor Plan



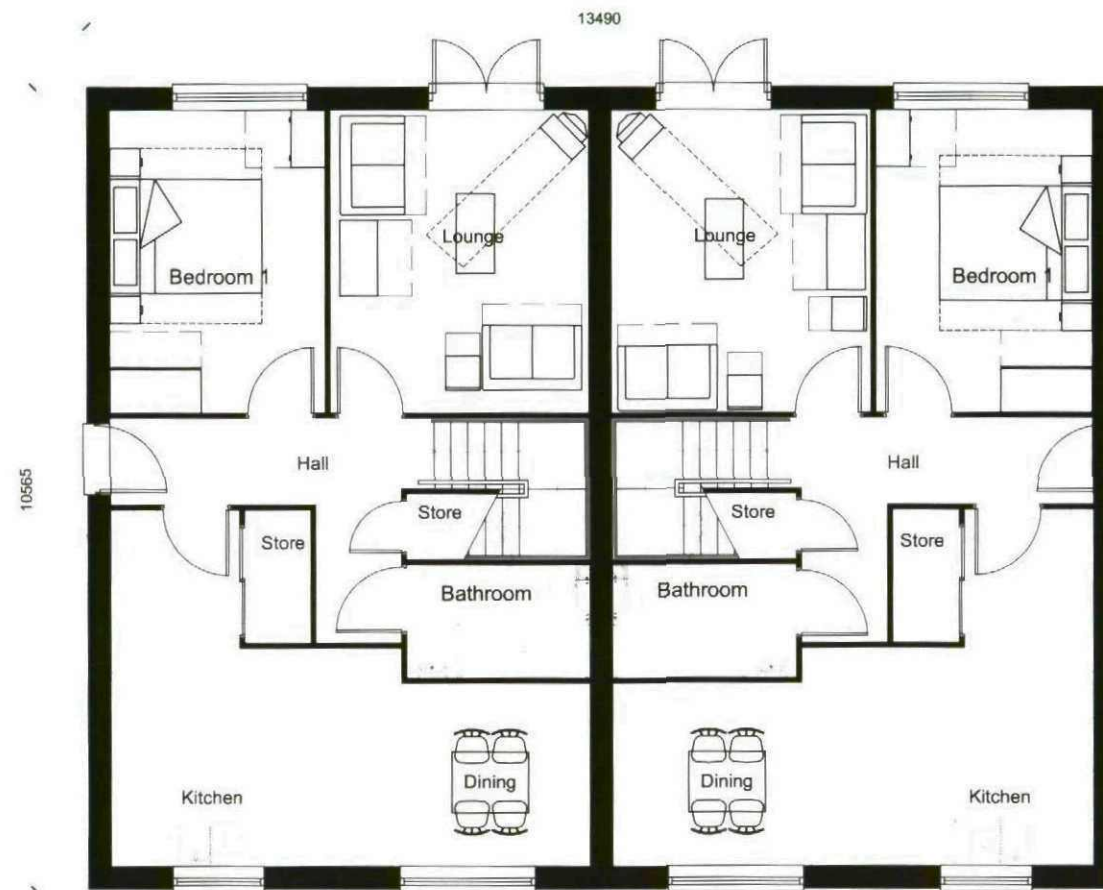
First Floor Plan



Second Floor Plan

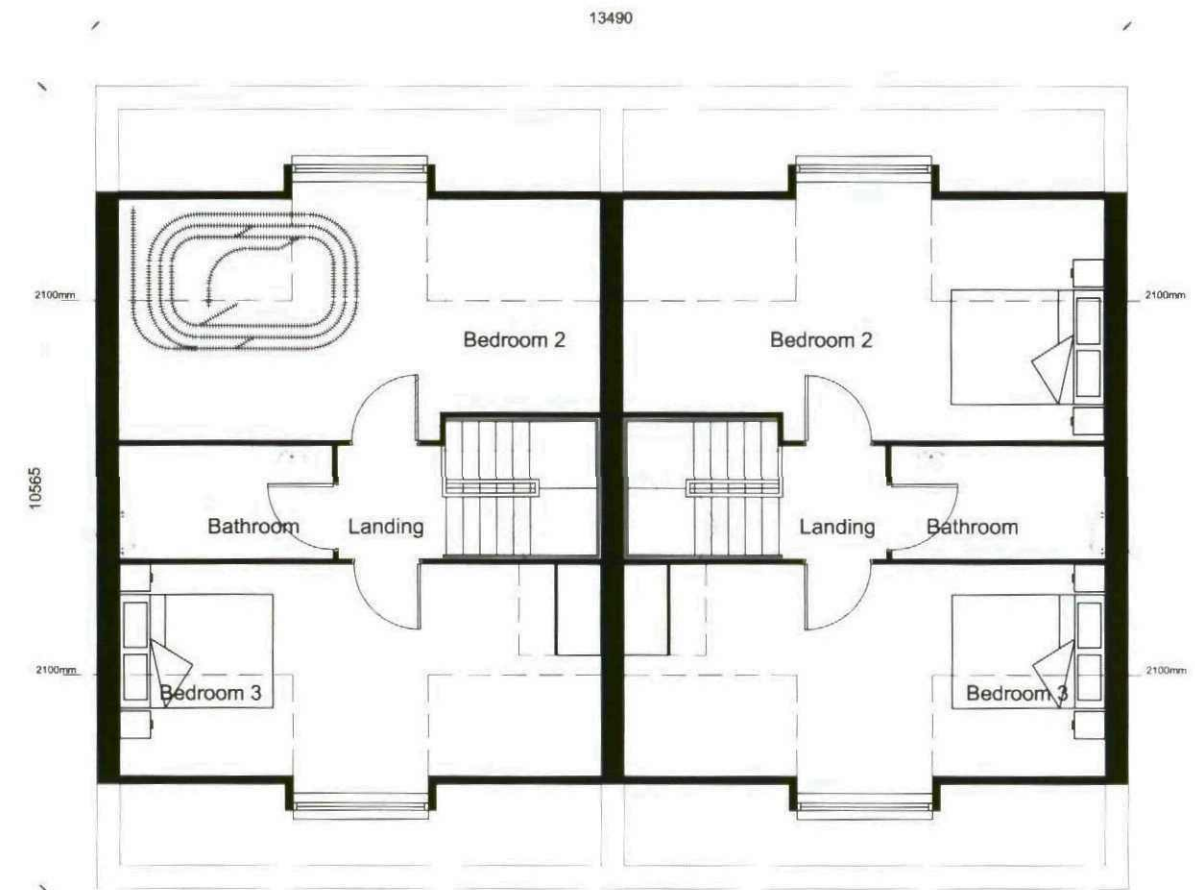


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	JOB New Lodge, Barnsley.		JOB NO. 11012	STAGE Planning
	SCALE 1:100		DATE June 2011	REV --
	MPST Planning & Design Ltd. Commercial House, 14 West Point Enterprise Park, Clarendon Avenue, Trafford Park, Manchester. M17 1QS. Tel: 0161 772 1999 Fax: 0161 772 1980 Email: admin@mpstdesign.co.uk www.mpslgroup.com			



Type A
Ground Floor Plan

Type B

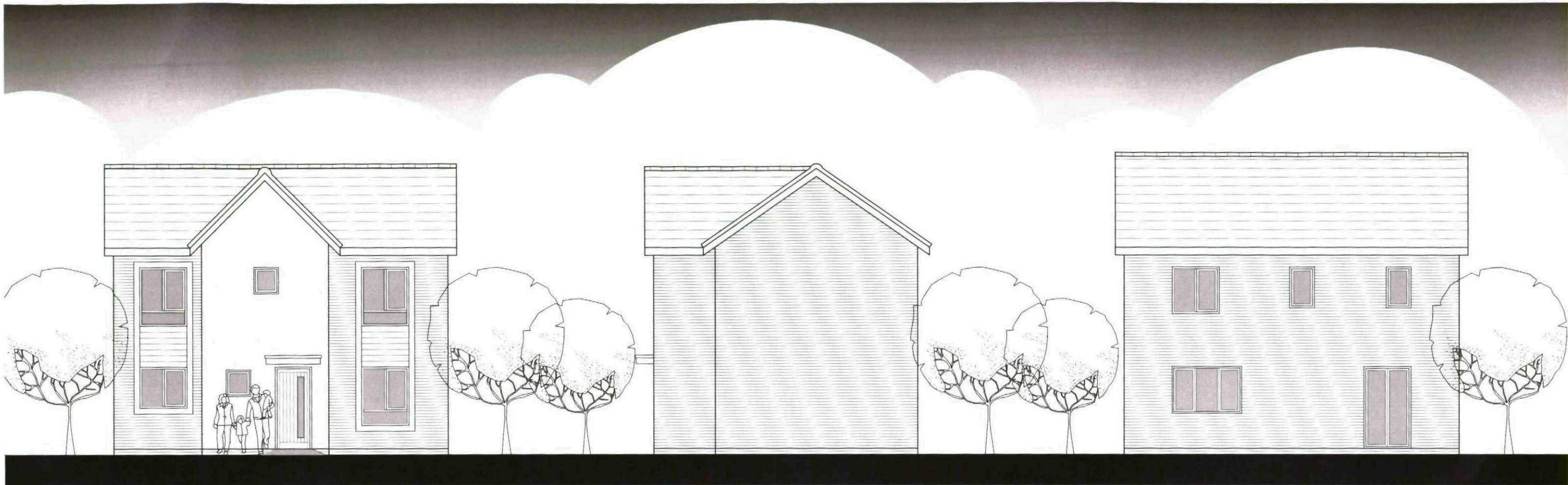


Type A
First Floor Plan

Type B



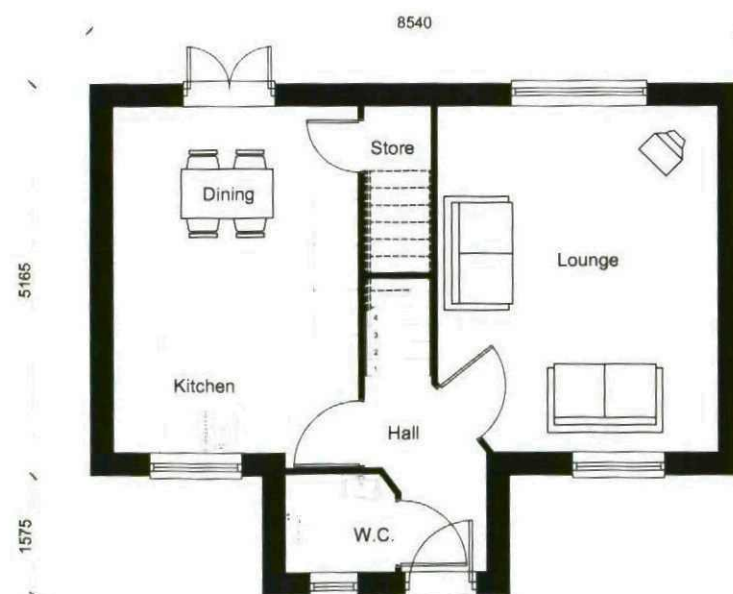
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	MPSL Planning & Design Ltd. Commercial House, 14 West Point Enterprise Park, Clarence Avenue, Trafford Park, Manchester. M17 1QS.		Tel: 0161 772 1999 Email: admin@mpsldesign.co.uk	
		Fax: 0161 772 1980 www.mpslgroup.com		



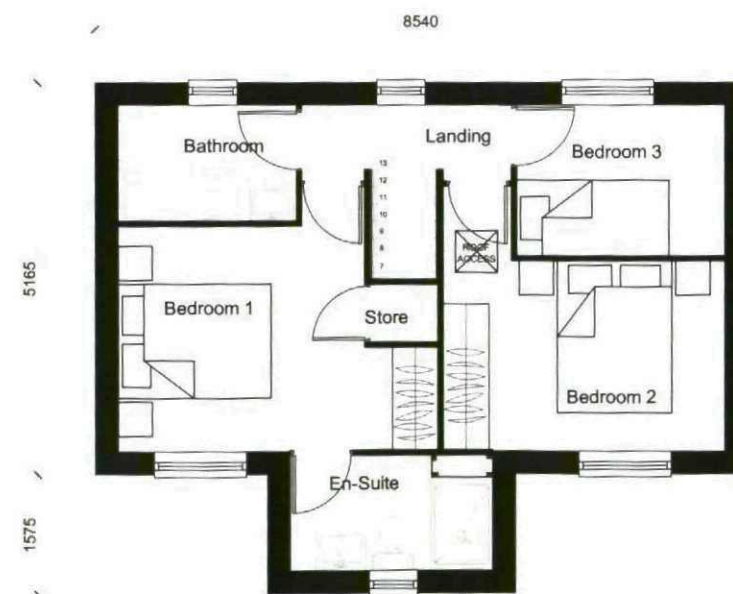
Front Elevation

Side Elevation

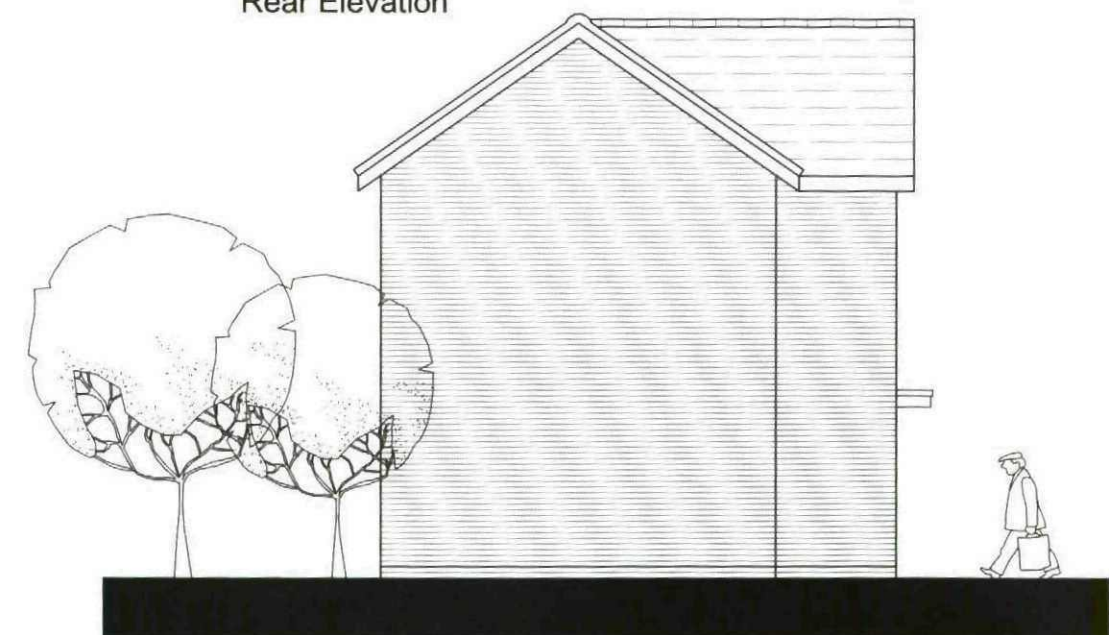
Rear Elevation



Ground Floor Plan



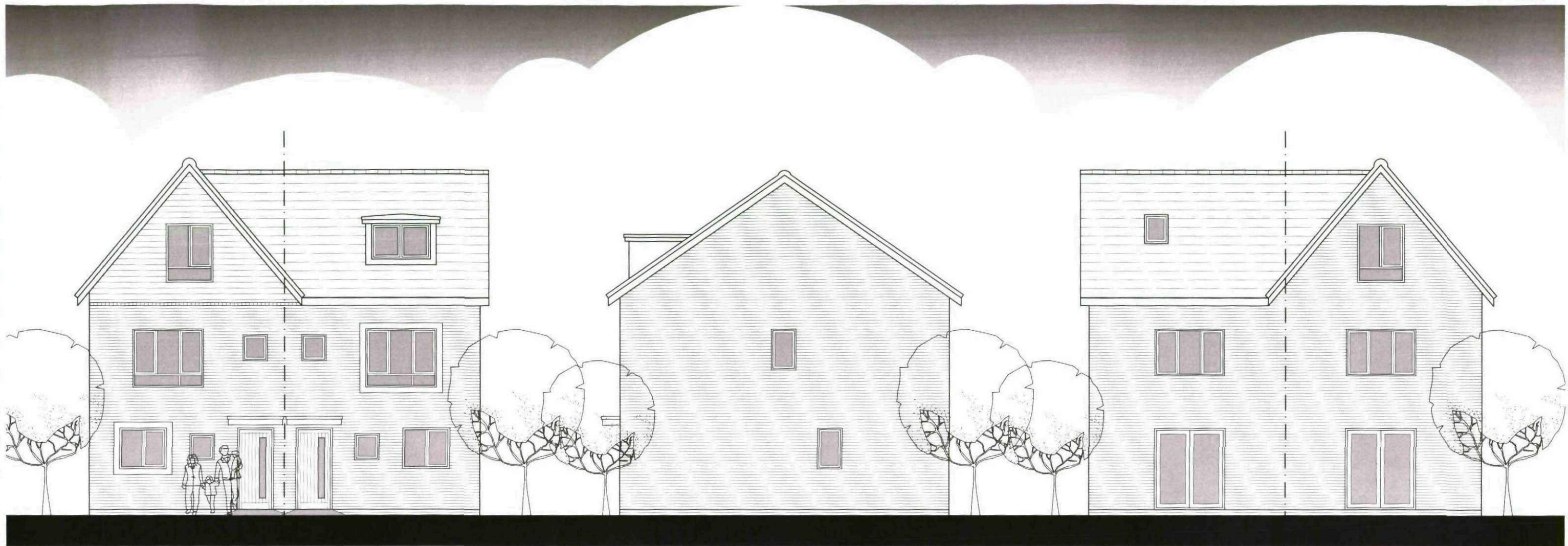
First Floor Plan



Side Elevation



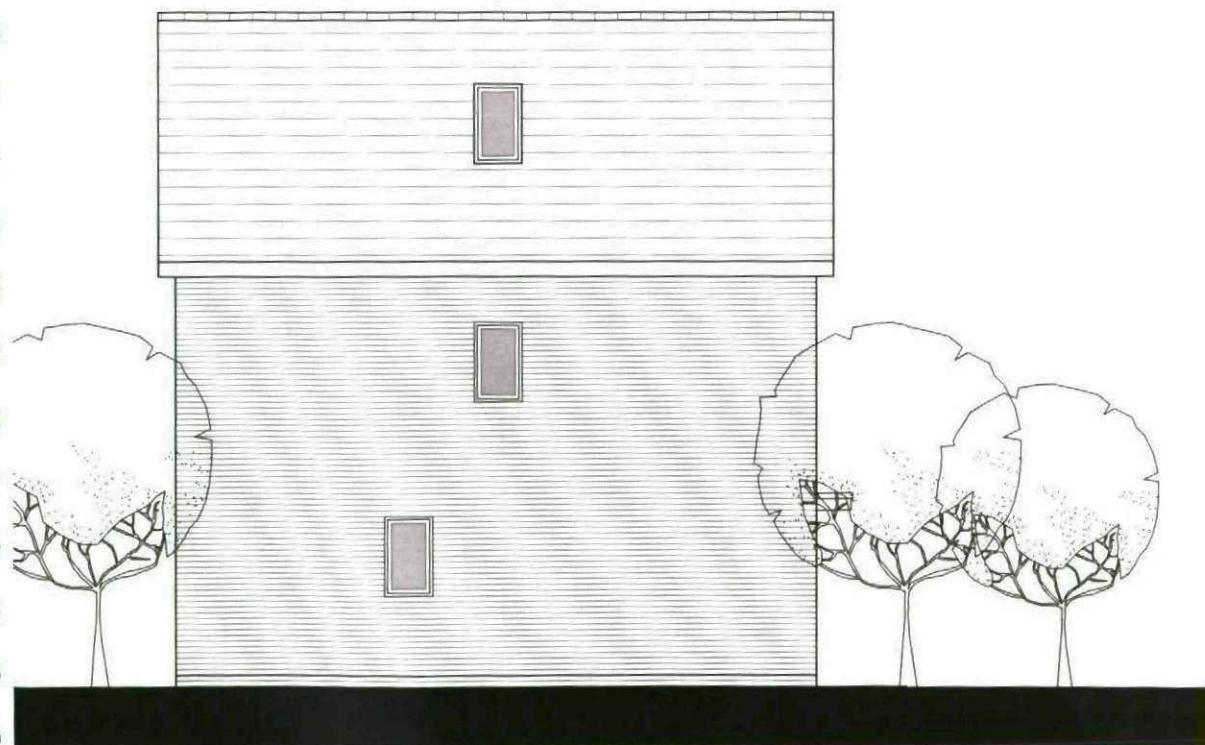
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	Keepmoat Homes		Type 843 SE Elevations			
	JOB	JOB NO.	DWG NO.	STAGE		
	New Lodge, Barnsley.	11012	11	Planning		
	SCALE	DATE	DRAWN	REV.		
	1:100	June 2011	MPSL	--		
MPSL Planning & Design Ltd. Commercial House, 14 West Point Enterprise Park, Clarence Avenue, Trafford Park, Manchester. M17 1QS.						
Tel: 0161 772 1999			Fax: 0161 772 1980			
Email: admin@mpsldesign.co.uk			www.mpslgroup.com			



Front Elevation

Side Elevation

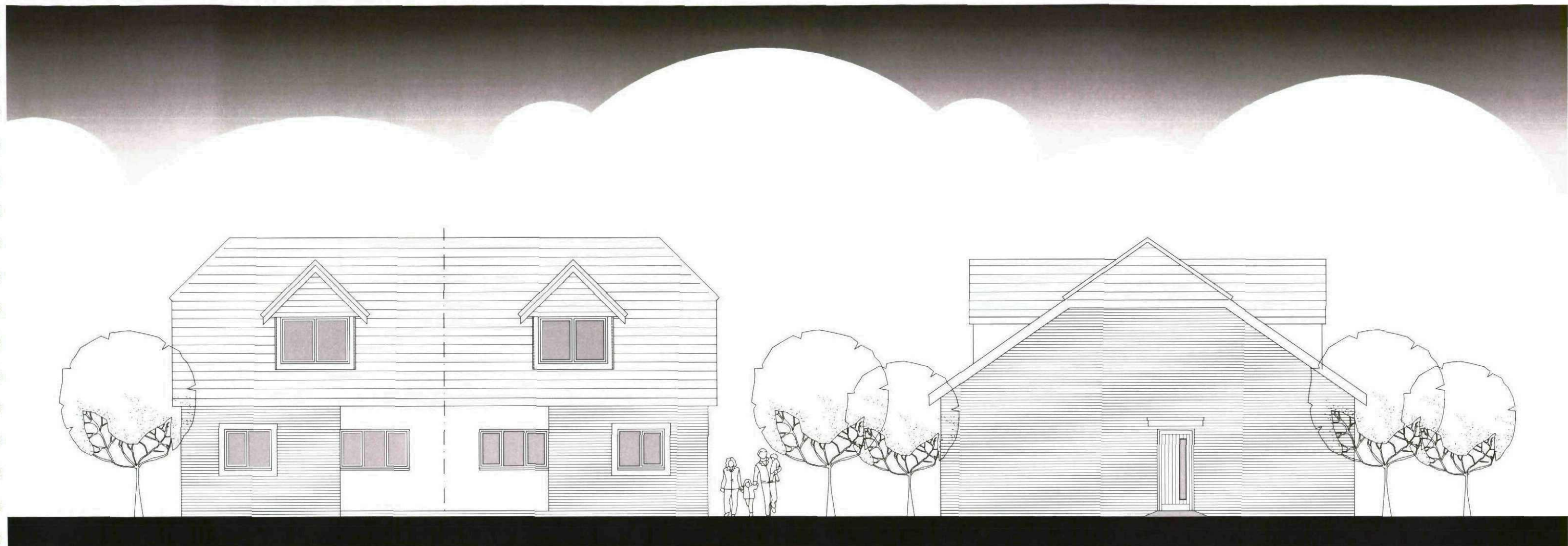
Rear Elevation



Side Elevation



	CLIENT Keepmoat Homes		DRAWING TITLE Type 1011 Elevations			
	JOB New Lodge, Barnsley.		JOB NO. 11012	REV NO. 12	STAGE Planning	
	SCALE 1:100		DATE June 2011	DRAWN MPSL	REV ---	
	MPSL Planning & Design Ltd. Commercial House, 14 West Point Enterprise Park, Clarence Avenue, Trafford Park, Manchester. M17 1QS. Tel: 0161 772 1999 Fax: 0161 772 1980 Email: admin@mpsldesign.co.uk www.mpslgroup.com					

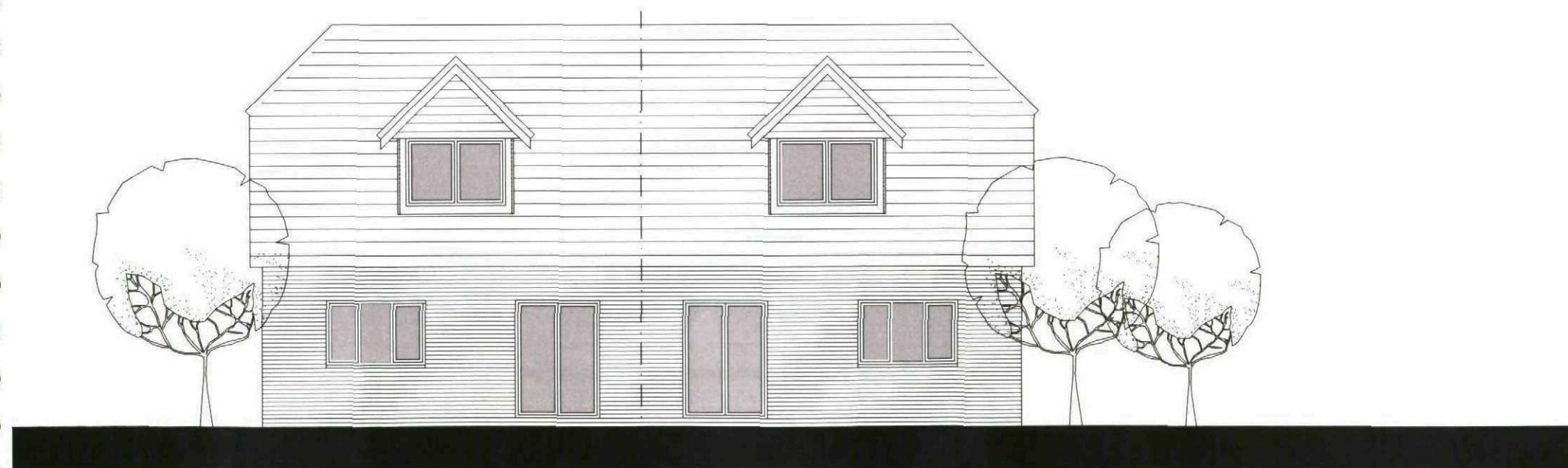


Type A

Type B

Front Elevation

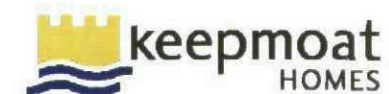
Side Elevations



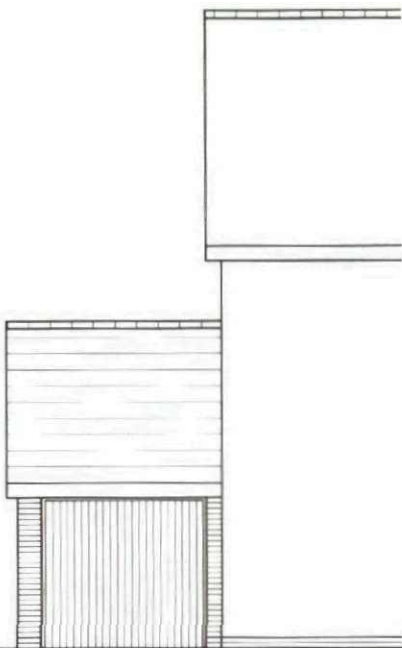
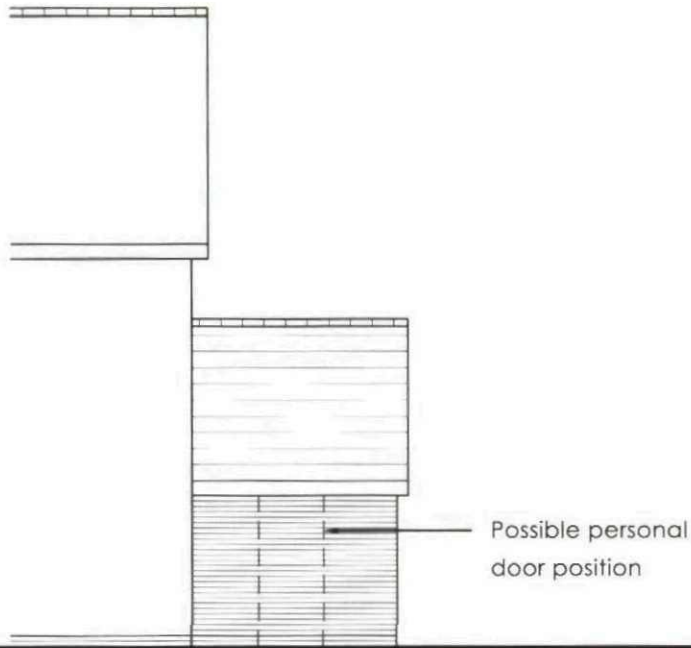
Type A

Type B

Rear Elevation



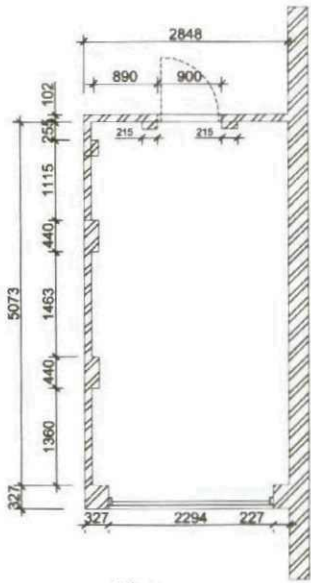
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	JOB New Lodge, Barnsley.		JOB NO. 11012	DWG NO. 14	STAGE Planning	
	MPSL Planning & Design Ltd. Commercial House, 14 West Point Enterprise Park, Clarence Avenue, Trafford Park, Manchester. M17 1QS.		SCALE 1:100	DATE June 2011	DRAWN MPSL	REV --
	Tel: 0161 772 1999 Email: admin@mpsdesign.co.uk		Fax: 0161 772 1980 www.mpslgroup.com			



Front Elevation Type 1011

Side Elevation

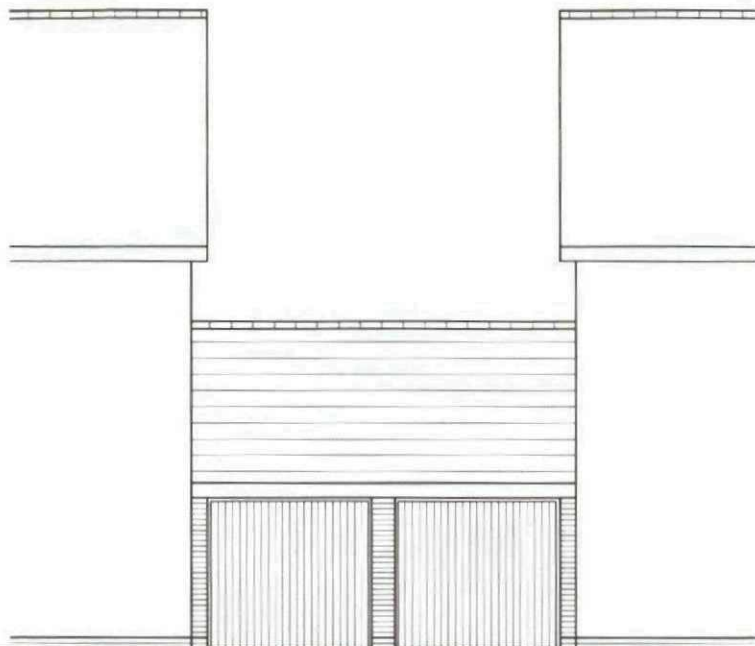
Type 1011 Rear Elevation



Plan



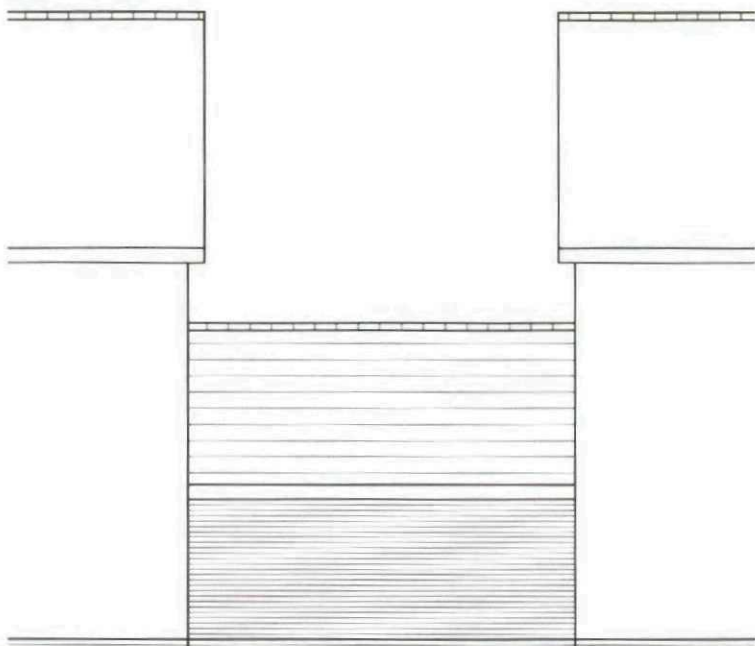
Location



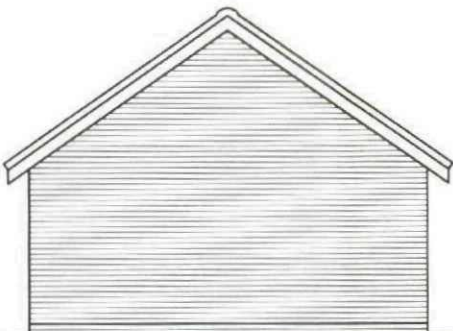
Type 1011 Front Elevation



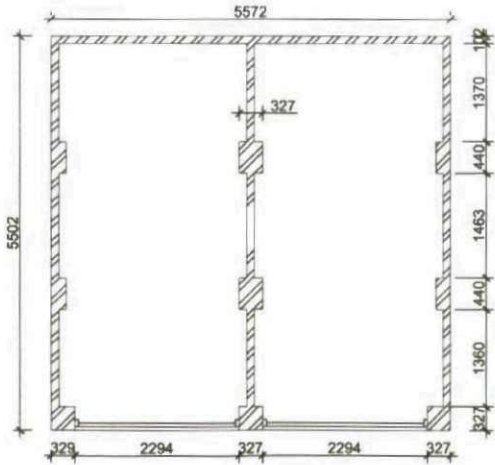
Side Elevation



Type 1011 Rear Elevation



Side Elevation



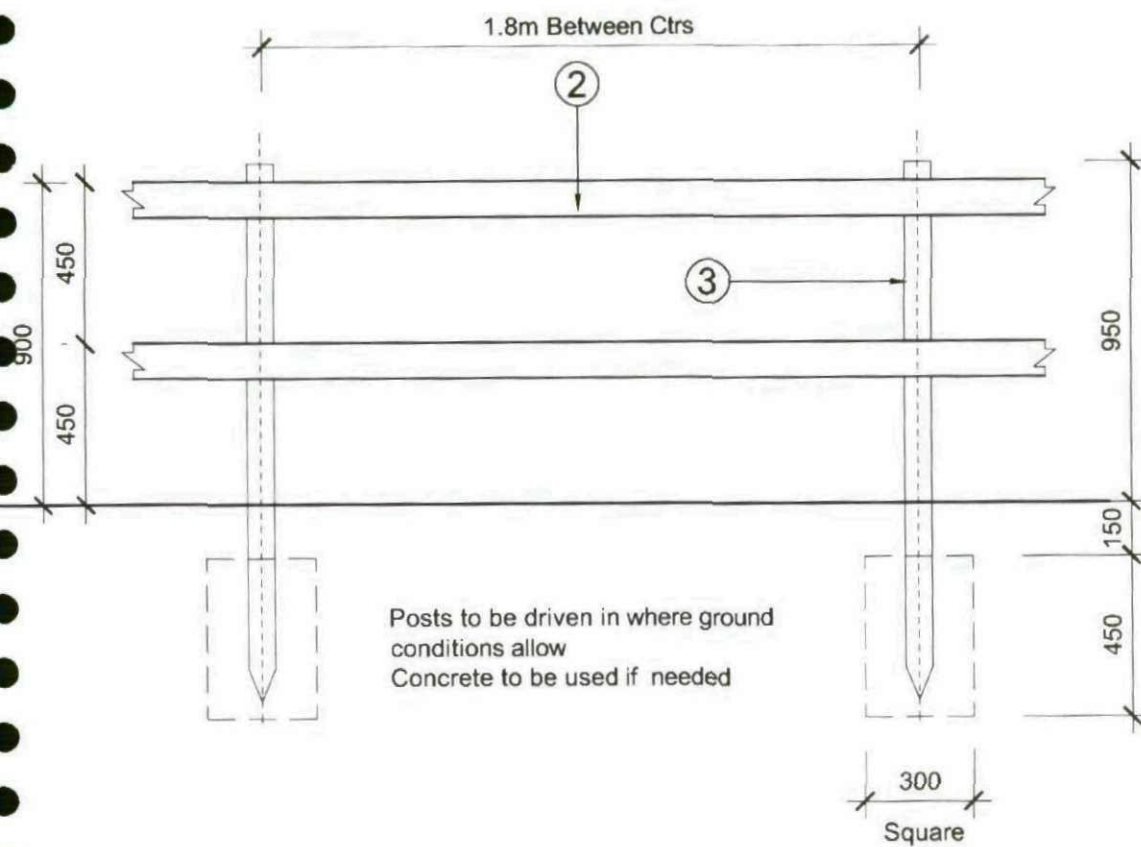
Plan



Location

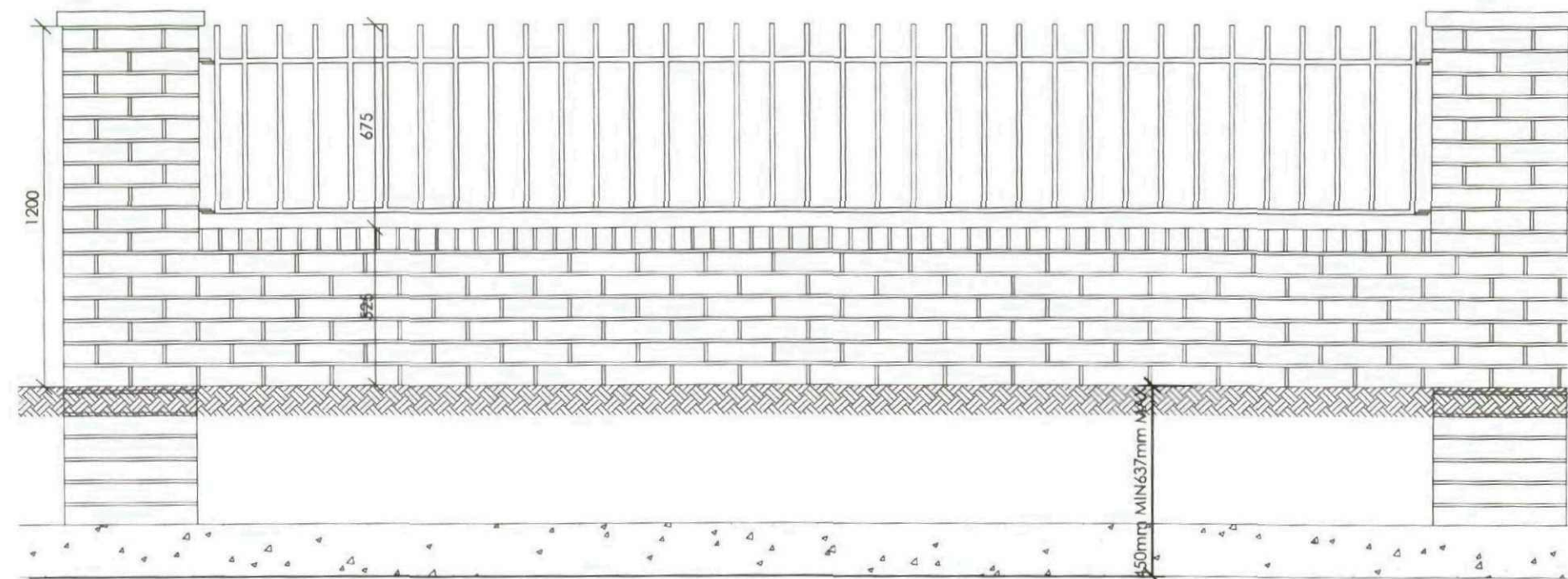
900mm HIGH POST & RAIL FENCE

1. All fencing woodwork to be Tanatone or Tanalized 2. 100x22mm sw rails 3. 75x50mm sw posts

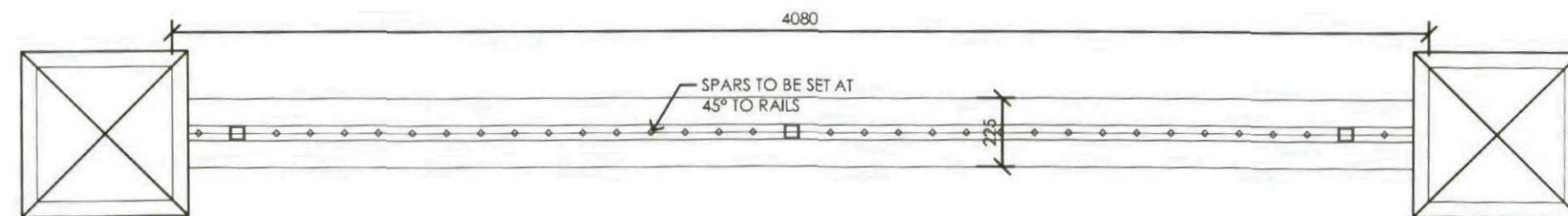


Location

1200mm HIGH WALL AND RAILINGS



ELEVATION

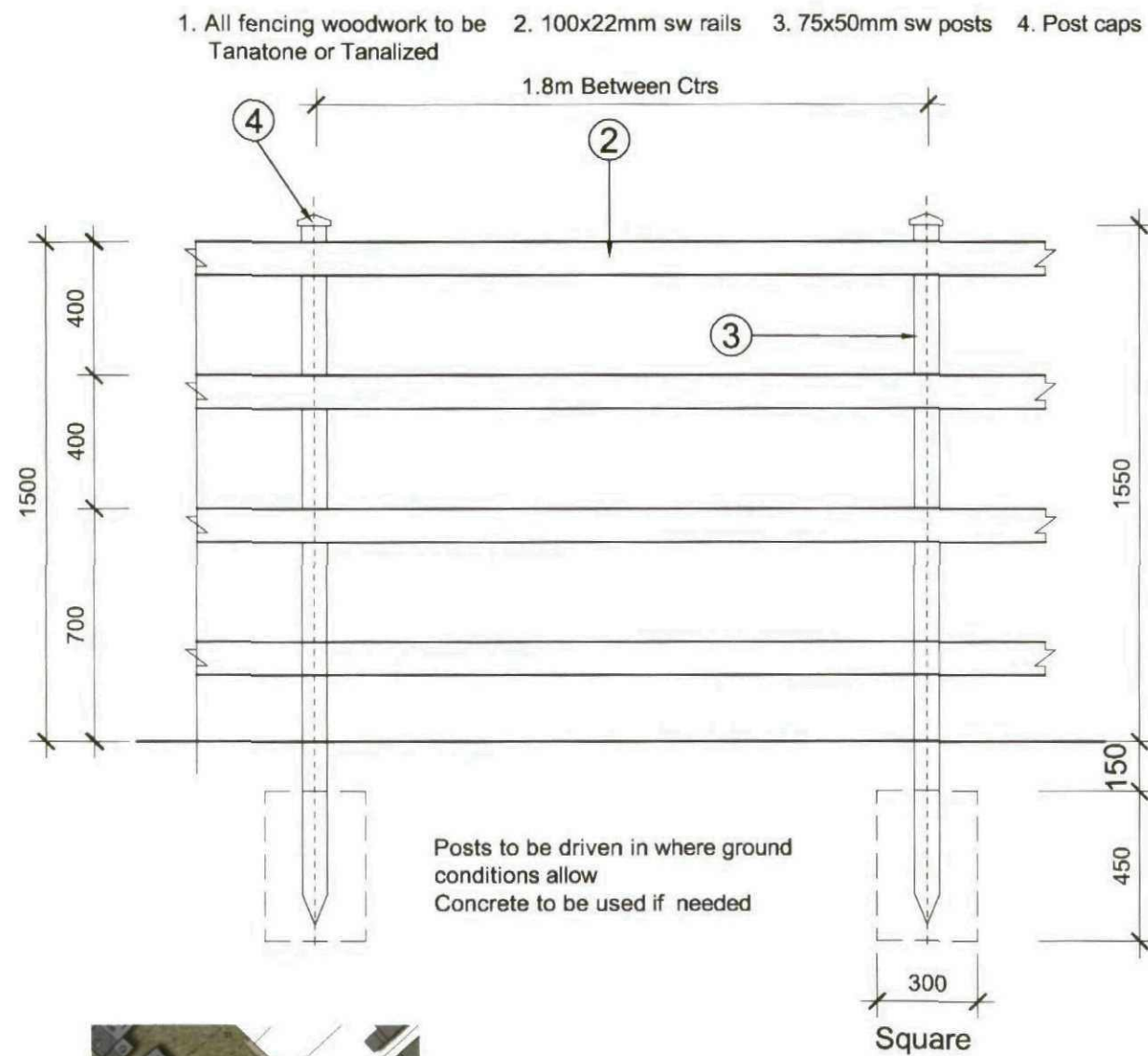


TYPICAL PLAN



Location

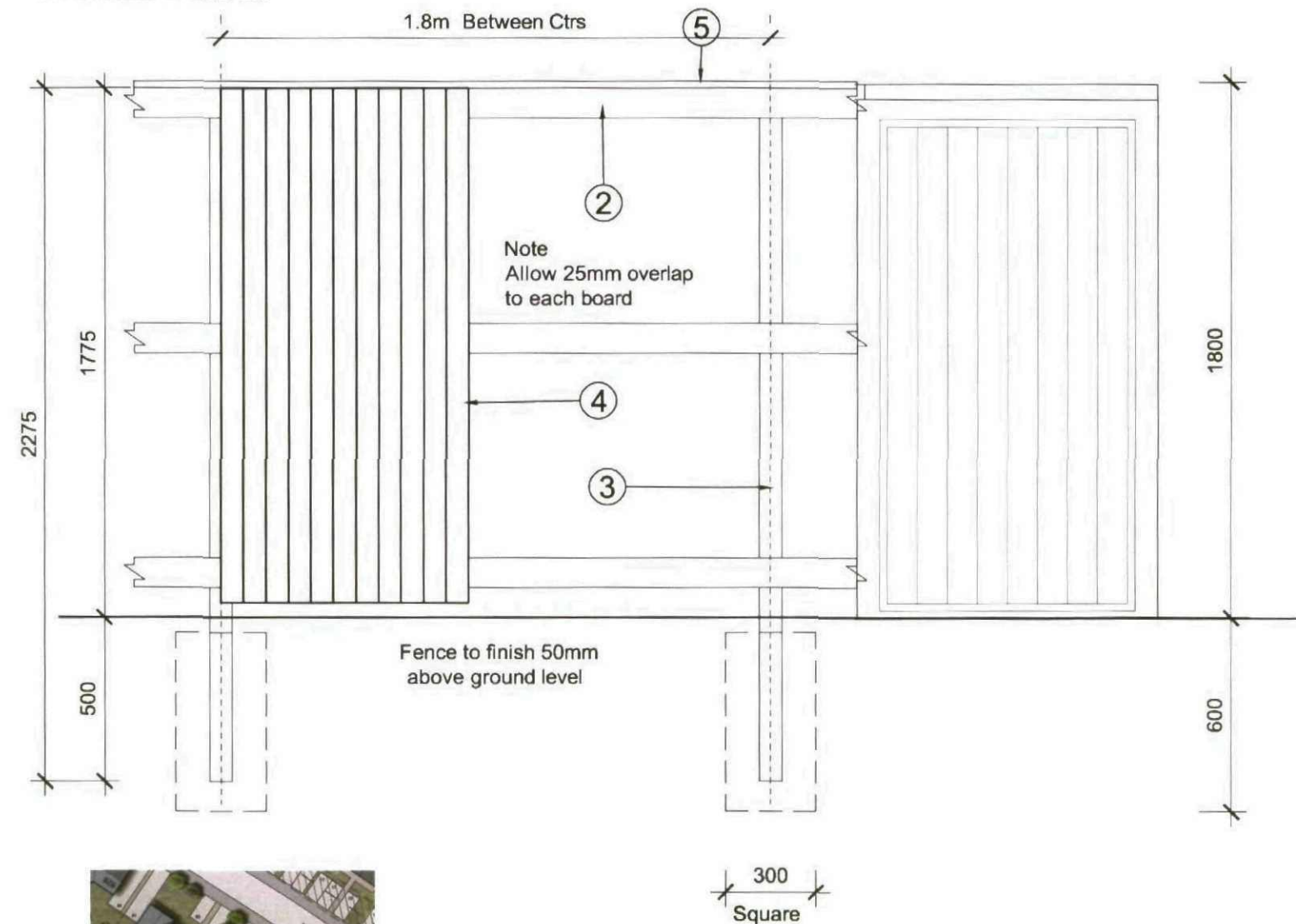
1500mm HIGH POST & RAIL FENCE



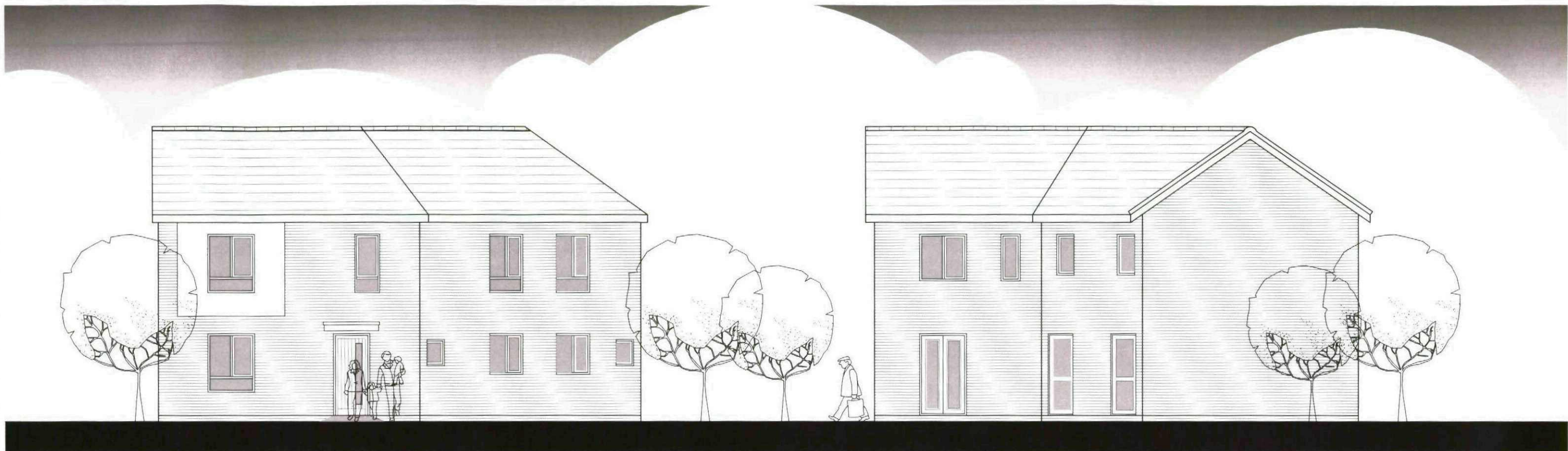
Location

1800mm SCREEN FENCE & GATE

1. All fencing woodwork to be preservative dipped
2. 100x38mm sw rails
3. 115x75mm sw posts 2275mm length
4. 100x17x7mm min vertical boards
5. 75x25mm weather bar

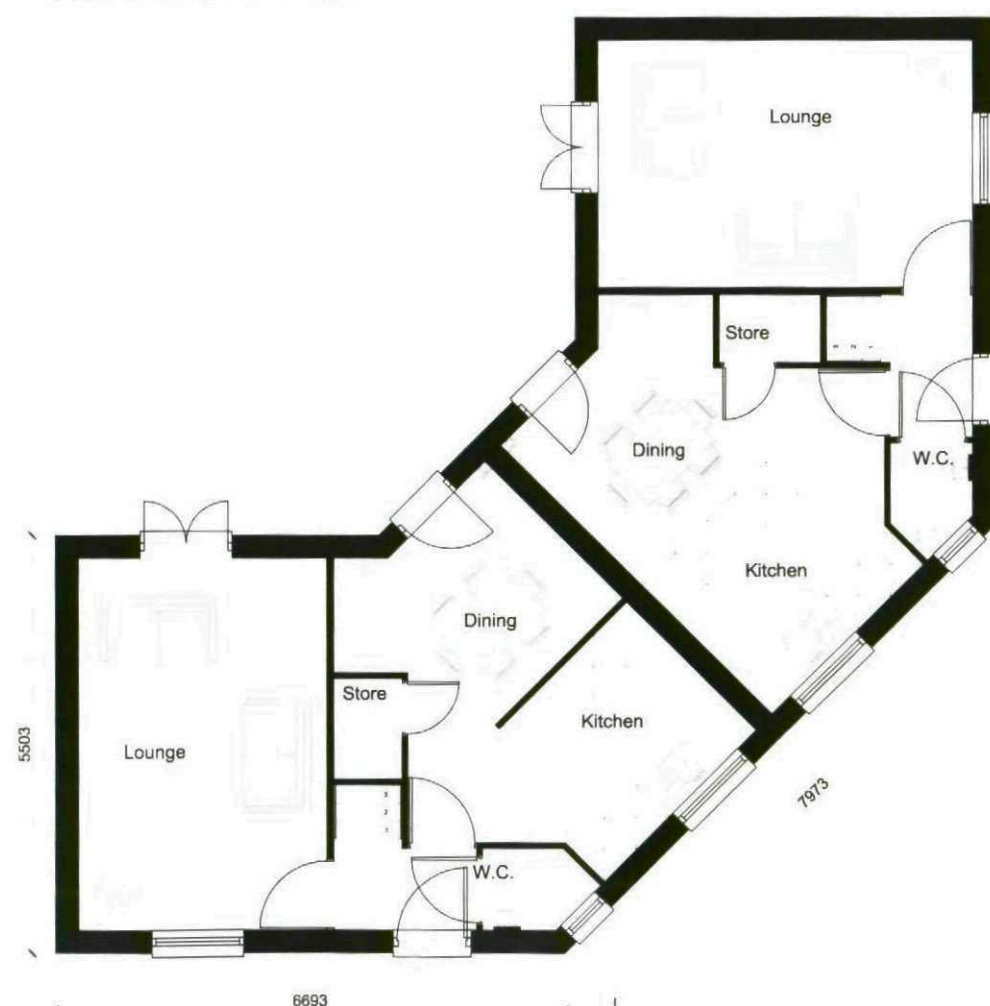


Location



Front / Side Elevation

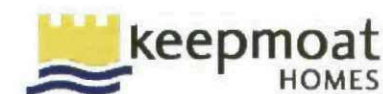
Rear / Side Elevation



Ground Floor Plan



First Floor Plan



Revision		Date			
A	Gables removed.		16.08.11		
	CLIENT		DRAWING TITLE		
	Keepmoat Homes		Type 828		
	JOB		Floor Plans & Elevations		
	New Lodge, Barnsley.		JOB NO	DRG NO	STAGE
			11012	10	Planning
		SCALE	DATE	DRAWN	REV
		1:100	June 2011	MPSL	--
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