

Panoramic view across site from northern corner and on top of existing bund defining the southern boundary to the ProLogis site

# Legend

- Planning application area boundary / Employment area boundary
- Proposed vegetation
- Retained trees
- Existing trees to be removed
- Proposed Public Open Space
- Existing footpaths and pedestrian connections
- Retained vegetation
- Proposed residential development bungalows and garages
- Proposed residential development 2.0 storey / 2.5
- Industrial development (B2)
- Existing buildings
- No vehicular through route
- Access for residents only / no through route for B2 traffic

Conjectural position of main high wall

Existing tree line retained; understorey managed to improve visibility and surveillance through to open space to north.

Potential for linkage into local footpath network beyond site

Lower density single storey development for elderly people overlooking open space

Housing layout to take advantage of long range views across open countryside to west from more elevated locations across the site

Offset and landscape buffer to residential units and potential for reinforcement and enhancement of marginal planting.

Further green space at secondary node

Central open space or 'village green' at heart of proposed development

New vehicular access off Coalfields Link Road to serve proposed development

Shared service yard

Shared service yard

Existing bus turning area to be upgraded and landscaped to become new square

Conjectural position of main high wall

Undergrounding of pylon line across site

Offset and landscape buffer to residential units and acoustic attenuation along this edge provided by arrangement of built form

Terraced family homes at site's south eastern margins to form strong street edge and pick up on historic precedent /street pattern

Enterprise Way

Middle Lane

Back Lane

The Square

Ings Lane

A

B

C

D

E

Works

El Sub Sta

Mill House

Track

FB

River Dearne

## Land Budget / Development Shown:

***Total Site Area*** - 4.46ha

***B2 Employment*** - 1.90ha

A - 1no unit with 885sqm (8,545sqft) capacity
*Approx 18 parking spaces required / 19 spaces shown*

B* - 2no B2 units @ 400sqm (4,300sqft) each= 800sqm (8,600sqft) total capacity
*Approx 16 parking spaces required / 19 spaces shown*

C* - 1no unit with 600sqm (6,450sqft) and 1no unit with 785sqm (8,450sqft) capacity; 1,385sqm (14,900sqft) total capacity
*Approx 28 parking spaces required / 25 spaces shown*

D** - 1no B2 unit with 400sqm (4,300sqft) capacity;
*Approx 8 parking spaces required*

E** - 11no B2 units @150sqm (1,610sqft) each plus 2no units with 180sqm (1,930sqft); 2,010sqm (21,570sqft) total capacity
*Approx 40 parking spaces required*

** - 3no car parking spaces for C are provided to the rear of C, within the car park for B (44 spaces provided in total by B and C)*

*** - In practice, customers/staff for units D and E are likely to share the car parking spaces provided by each unit (49 spaces in total).*

***Residential*** - 2.56ha

72 Residential units with mix through a range of 1 and 2 bed studio units, 2, 3, 4 and 5 bed homes in a range of typologies including terraced, semi-detached and detached forms.

Public Open Space to serve residential area - 0.71ha in total (including two 'village greens')

Gross density - 28.1dph

Net density - 38.9dph

Parking ratio - 140%

***NB: Plans are illustrative / indicative in nature.***

N

Plan 1:1000

All measurements subject to confirmation on site
Drawings should not be scaled. Ask.
O.S. licence number AL 100044468

Junction layouts indicative only. Refer to Highways Engineer Design. On site vegetation not surveyed. Any strategy for retention and / or felling and rationalisation subject to full arboricultural input.



Design indicator images - housing square



The impact of street trees



Technology integral with scheme delivery



Recent development off Buttercross Dv



Traditional typologies, Middlecliffe Lane



Proposed routes to link into existing network



Existing playground opposite site at Ings Lane



Former pit wheel - memory and association



Buttercross Stone - memory and association

# Land at Little Houghton, Barnsley

Barnsley Metropolitan Borough Council

12 JAN 2009

Corporate Mail Room

## Illustrative Concept Masterplan

For: Harworth Estates Ltd.
Scale: 1:1000 @ A2 (portrait)
Date: December 2008
Dwg No: 025-UKC-08-03


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registered in england - no. 5470889




## Legend

- SITE BOUNDARY
- RESTORATION CONTOURS
- FENCE
- HEDGEROW
- WOODLAND
- WATERCOURSE
- WATER FEATURE
- FRENCH DRAIN
- PIPE
- TRACK
- FOOTPATH
- GATE
- MANHOLE
- WATER TROUGH
- CULVERT
- OUTFALL
- HEADWALL
- TREE
- STILE
- ELECTRICITY POLE
- LAMP POST

Barnsley Metropolitan Borough Council
12 JAN 2004
Corporate Mail Room

UK COAL MINING LTD
HARWORTH PARK BLYTH ROAD HARWORTH
DONCASTER S.YORKS DN11 8DB

SITE NAME
# HOUGHTON MAIN

TITLE
## REHABILITATION PLAN

| COUNTY | DISTRICT | CIVIL PARISH |
|---|---|---|
| SOUTH YORKSHIRE | BARNSLEY METROPOLITAN BOROUGH | LITTLE HOUGHTON, GREAT HOUGHTON |

LOCATION
6Km EAST of BARNSLEY

| O.S. SHEETS USED | | | | Prefix SE | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | 4107 | 4207 | | | | |
| | | | 4106 | 4206 | | | | |
| | | | 4105 | 4205 | | | | |

Based upon the Ordnance Survey 1:2500 Land Line maps with the permission of the controller of H.M.Stationery Office CROWN COPYRIGHT RESERVED Licence No.AL 100030414

| | |
|---|---|
| Drawn by M.R.H. | Date JAN 2004 |
| Checked by | Date |
| Scale 1/2500 | Sheet 1 of 1 |
| Drawing No. 48/D34 | Contract Drawing No. |