

# B

## 3.0 DEVELOPING THE VISION: DESIGN EVOLUTION

BOND BRYAN

BARNSLEY WEST | STRATA STERLING BARNSLEY WEST LTD

DESIGN & ACCESS STATEMENT



3.0 DEVELOPING THE VISION: DESIGN EVOLUTION

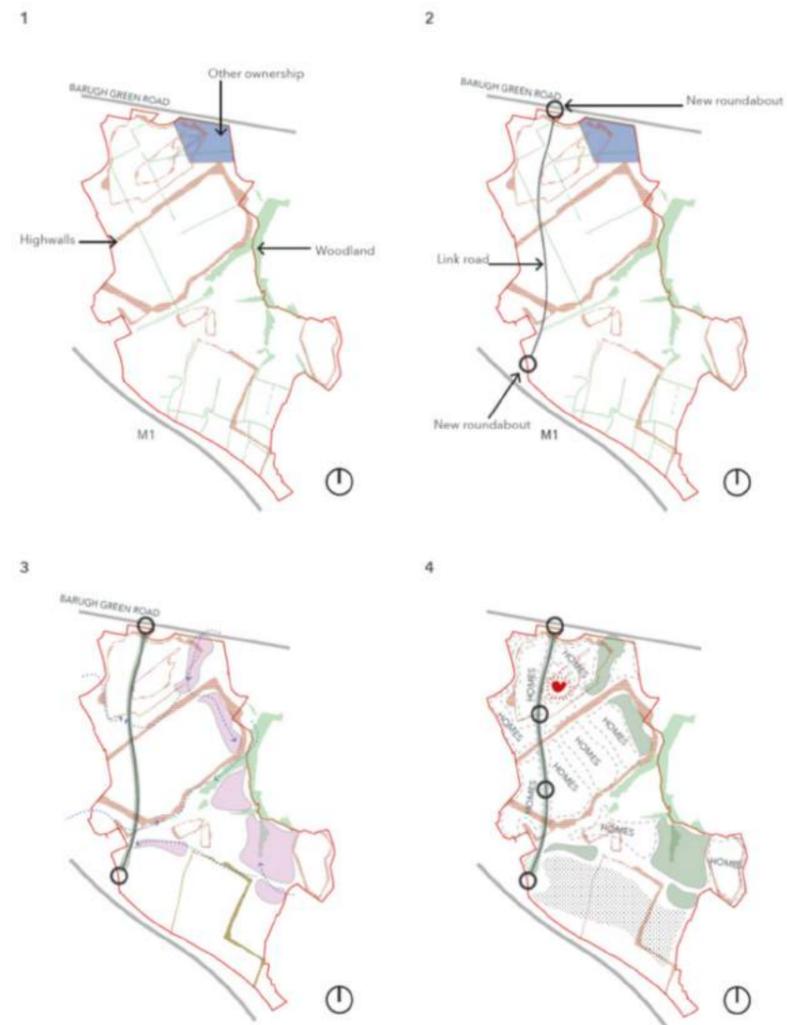
3.1 DESIGN EVOLUTION

The Masterplan Framework (adopted December 2019) outlines the design evolution process for future proposals. Using this as a starting point, our focus during design development has been to understand the new technical information and its impact on the scheme and retaining the principles and placemaking strategy set out in the illustrative masterplan (shown right). Since adoption, the key technical resolution has been:

- With developed information available on the proposed cut and fill levels for the areas within this application, adapting the adopted masterplan to align to the strategy and principles set out in the masterplan framework.
- This has been achieved through a series of Technical Workshops across the design team that retains the integrity of the vision set out in Masterplan Framework.
- This process ensures what we put forward can be delivered through workable parcels of land for building, roads, paths, infrastructure etc. Some modification have been made as a consequence of new information but the strategy, principles and vision set out in the framework are retained within the developed proposal.

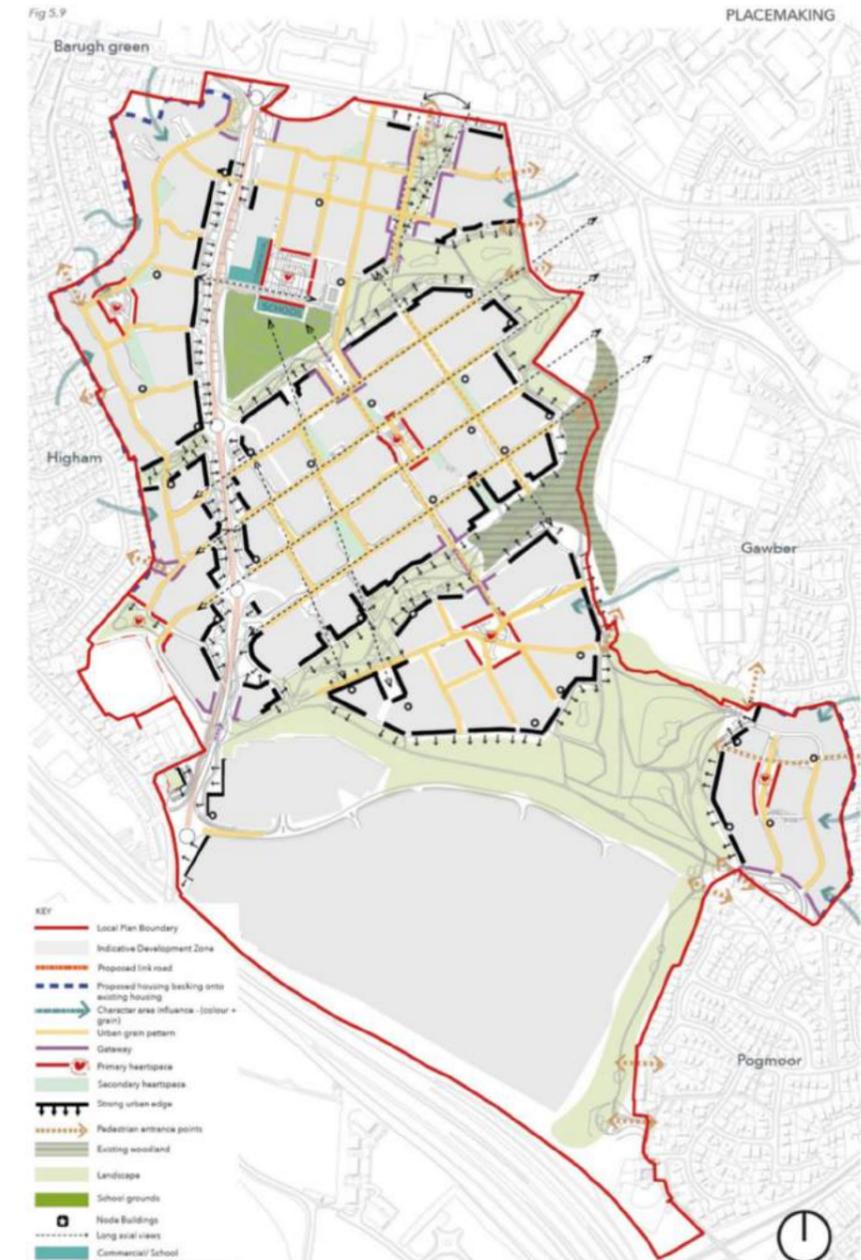
The page overleaf demonstrates how elements of the masterplan have been altered as a consequence of technical resolution, but above all retain the principles, vision and strategy set out in the adopted framework.

BOND BRYAN  
BARNSELY WEST, MASTERPLAN FRAMEWORK (MU1)  
THE VISION FOR BARNSELY WEST



63

Fig 5.2



PLACEMAKING

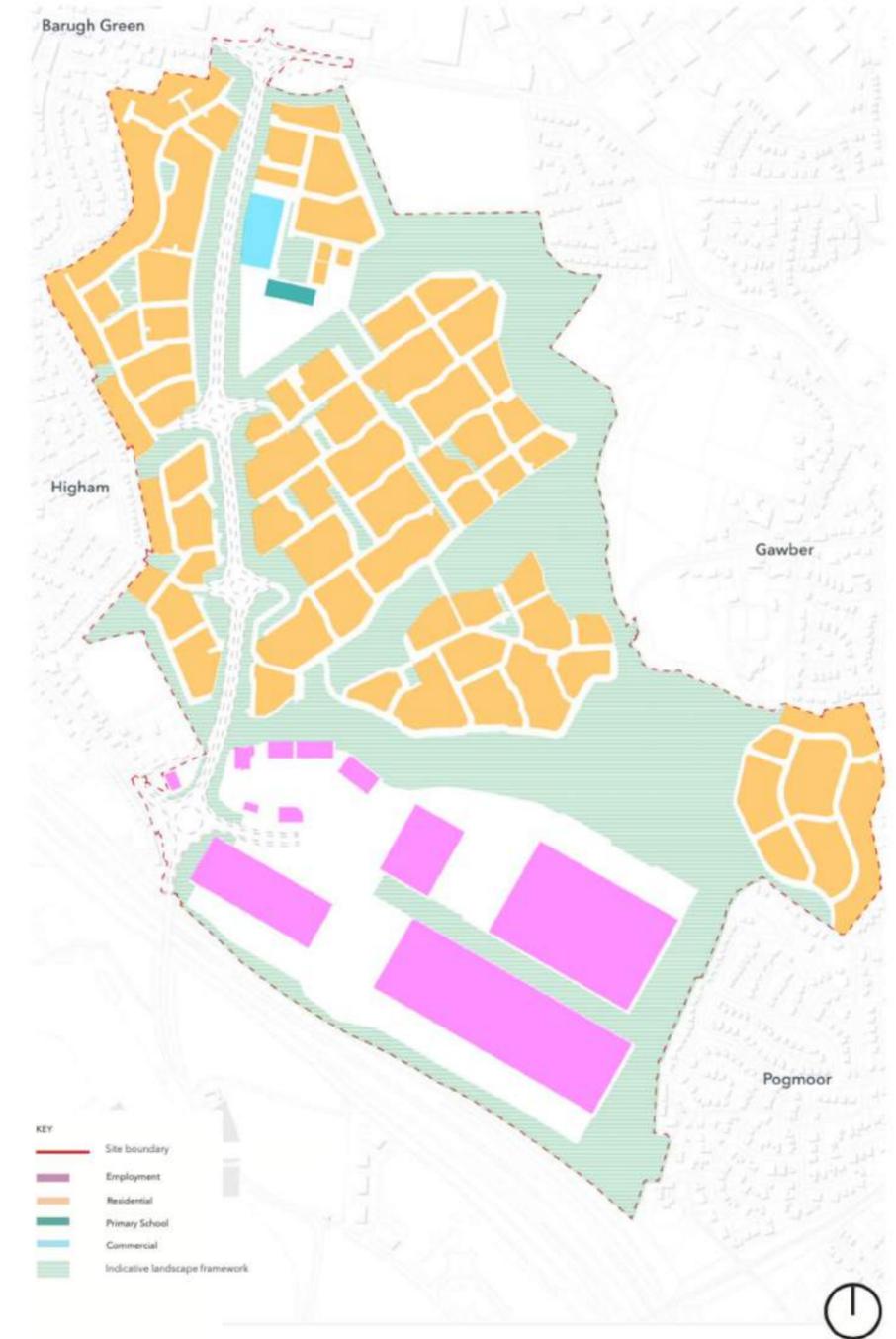
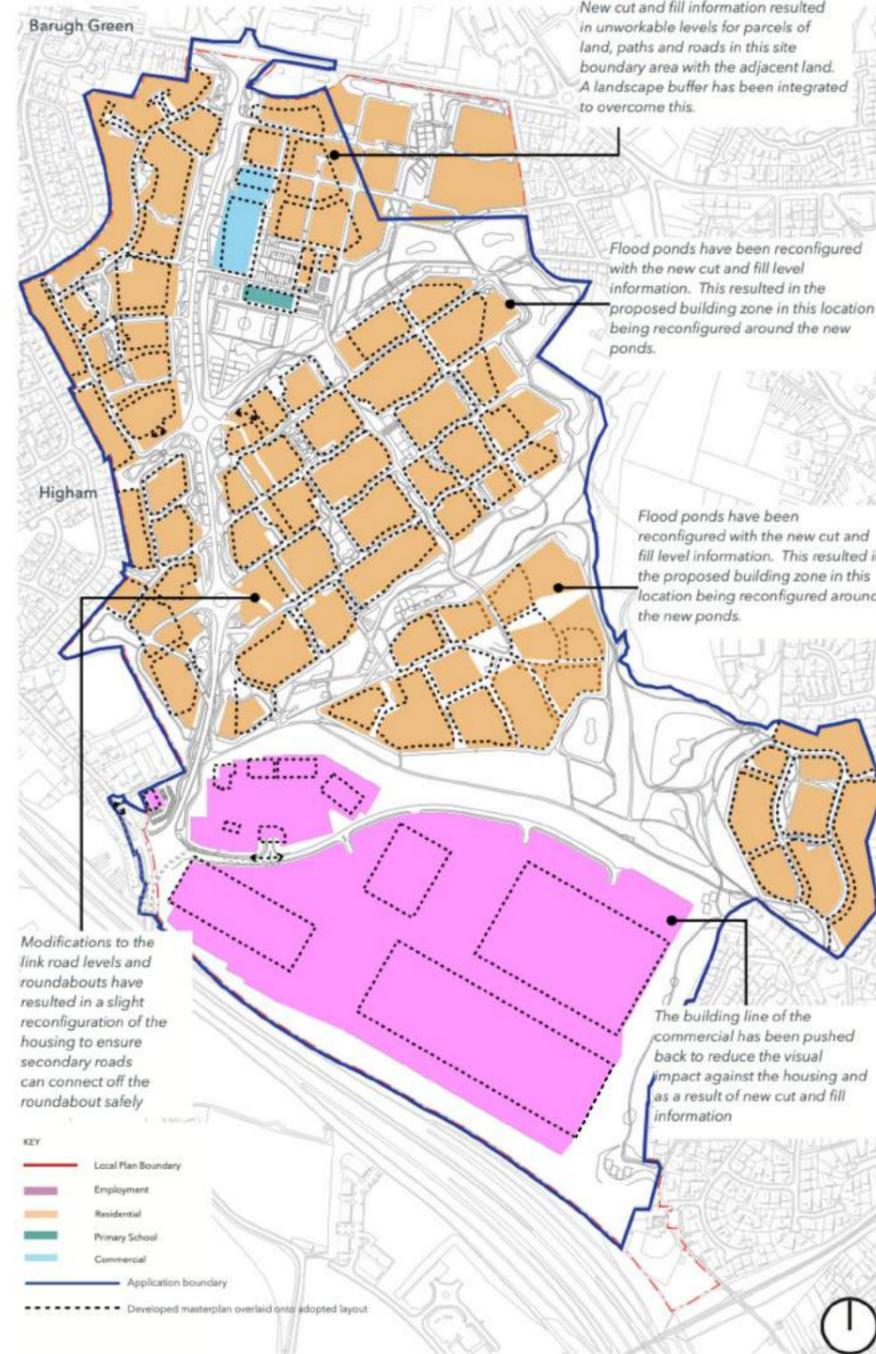
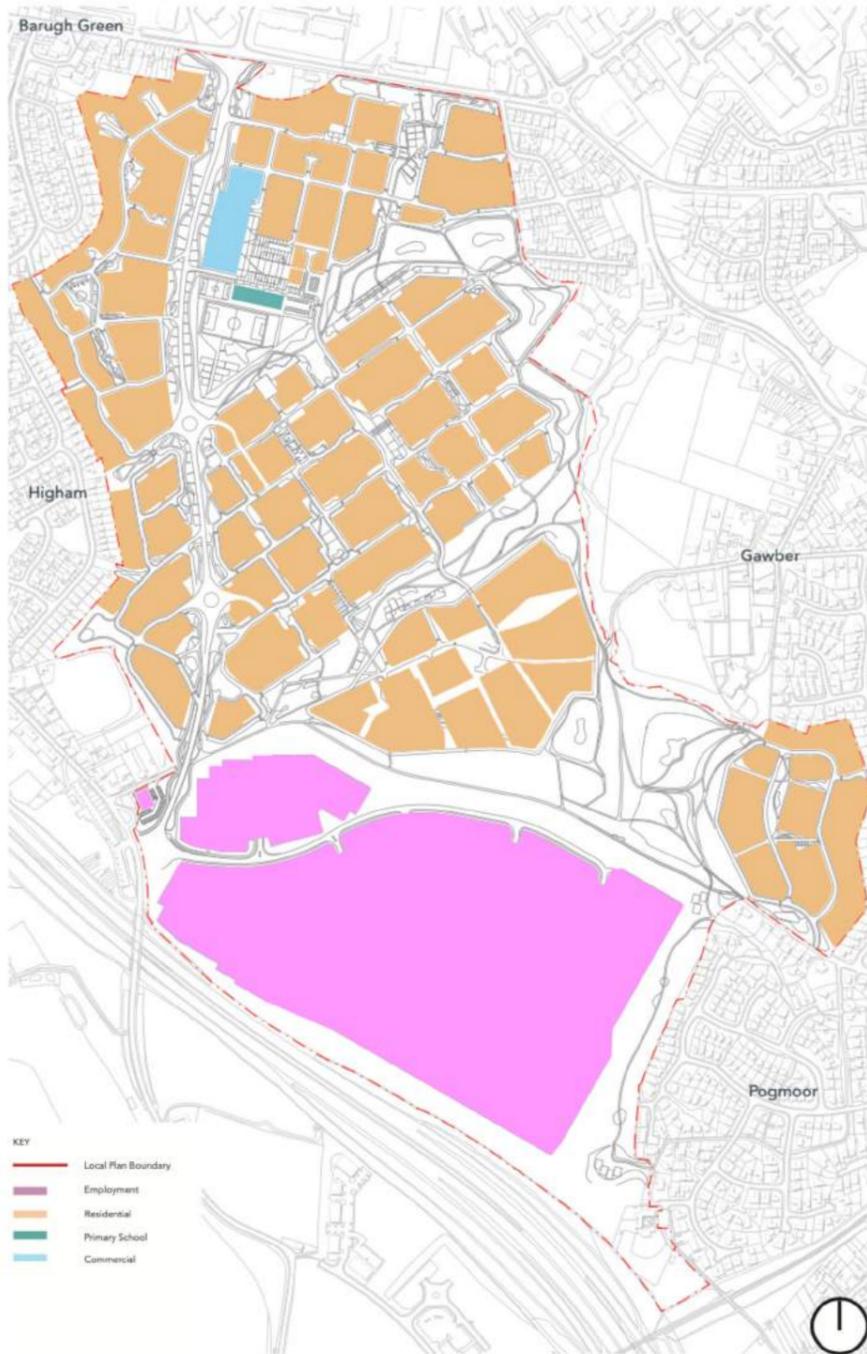
Fig 5.9

Extract from Barnsley West Masterplan Framework: Design Evolution (adopted December 2019)

Extract from Barnsley West Masterplan Framework: Placemaking strategy (Adopted December 2019)

BARNESLEY WEST | STRATA STERLING BARNESLEY WEST LTD

DESIGN & ACCESS STATEMENT



ADOPTED MASTERPLAN DECEMBER 2019



DEVELOPED MASTERPLAN OVERLAID ONTO ADOPTED MASTERPLAN



PROPOSED CONCEPTUAL MASTERPLAN PREVIOUS PLANNING APPLICATION (JUNE 2021)

**3.0 DEVELOPING THE VISION: DESIGN EVOLUTION**

**3.1 DESIGN EVOLUTION**

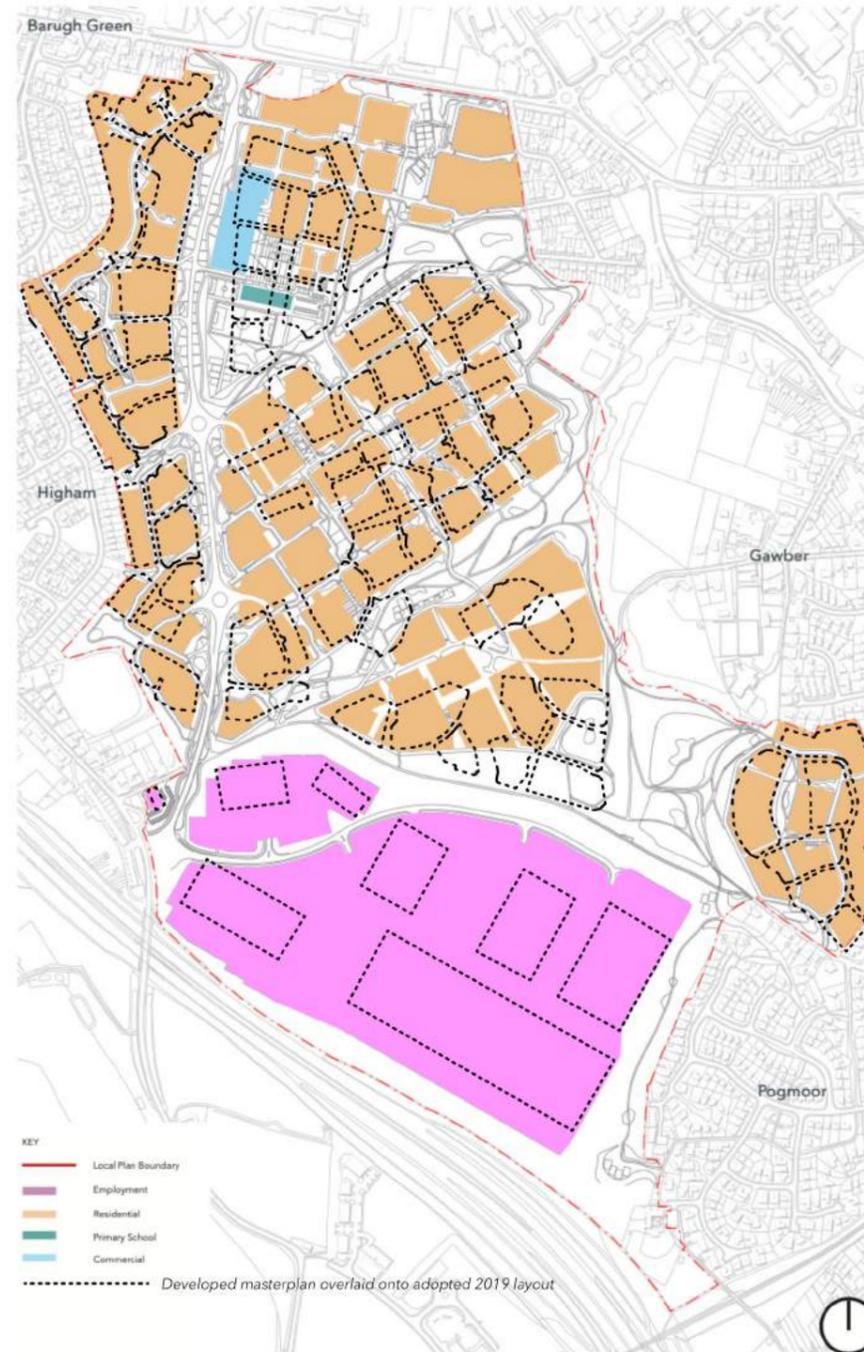
Since the previous planning application in 2021 the masterplan has evolved to suit the following parameters:

- Responding to consultee comments
- A change in approach to levels across the site for a more sensitive response to existing landscape assets
- Responding to detailed survey information of ancient woodland and associated 'no-build' protective buffer zones
- Analysis of phasing the development in a logical manner to ensure site infrastructure is delivered to align with early phases of residential development.

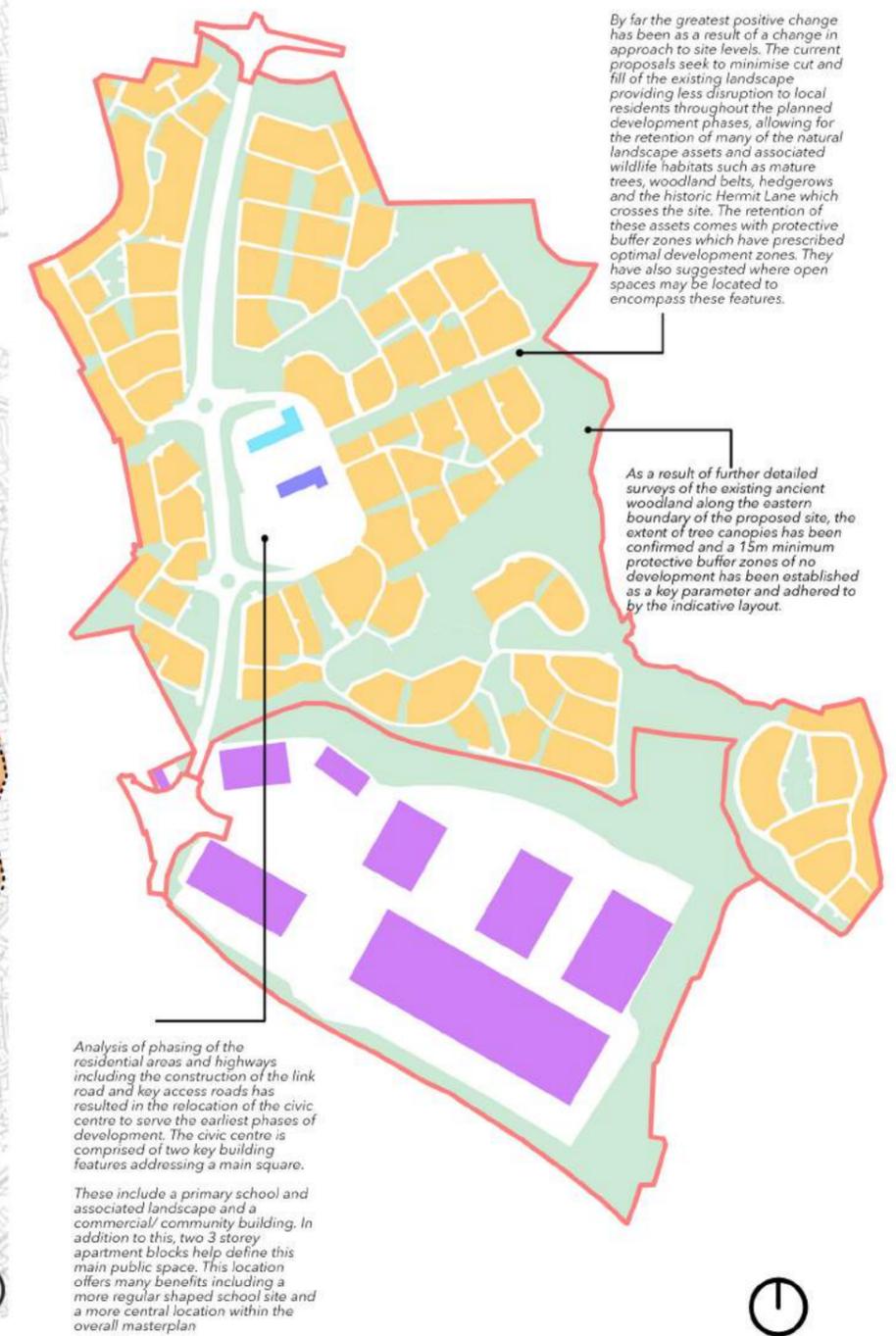
Consultee comments were gratefully received and we have sought to respond to these comments by enhancing the indicative proposed site layout masterplan to accommodate these points.

Due to the relatively steep nature of the existing topography across much of the site, key vehicular routes have been developed to work with these levels whilst providing safe road gradients and optimal routes to serve proposed housing development areas. These changes have however been accommodated to align with the Design Code document and character zones established in the code.

The diagrams shown right demonstrate how these factors have been applied to align to the adopted masterplan from 2019.



**DEVELOPED MASTERPLAN 2023 OVERLAID ONTO ADOPTED MASTERPLAN 2019**



**CONCEPT MASTERPLAN OCTOBER 2023**



# B

**4.0 DESIGN PROPOSALS**

**BOND BRYAN**

**BARNSLEY WEST | STRATA STERLING BARNSLEY WEST LTD**

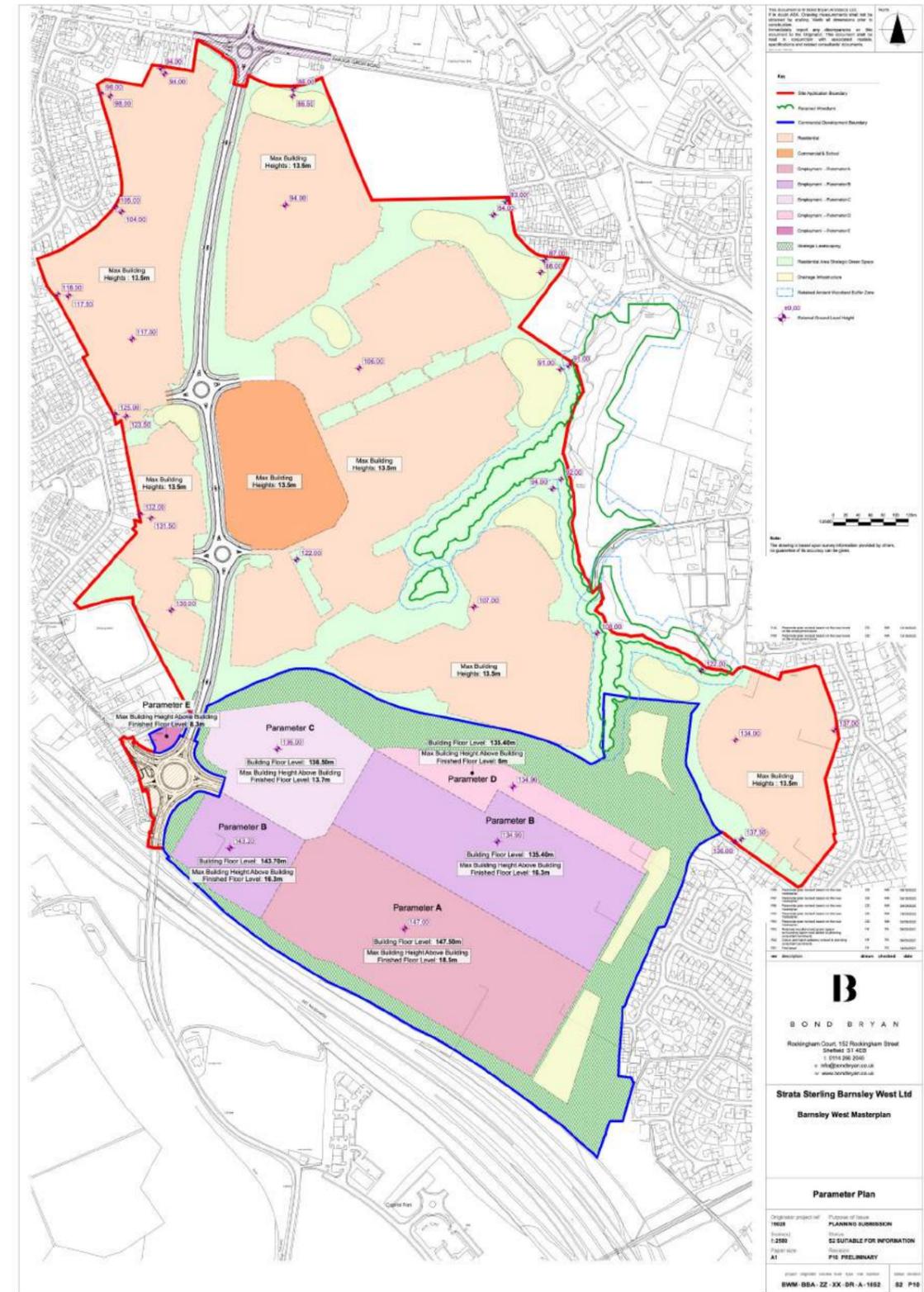
**DESIGN & ACCESS STATEMENT**



4.0 DESIGN PROPOSALS

4.1 PARAMETERS PLAN

The planning applications and description of developments are guided by the proposed Parameters Plan. The Parameters Plan is designed to establish a framework for development of the site. It determines the areas of the site that may be built on (developable areas), maximum heights (above ordnance datum), the areas for strategic landscaping (green infrastructure), the areas for drainage infrastructure (blue infrastructure) and the areas of highways infrastructure required to serve the development.

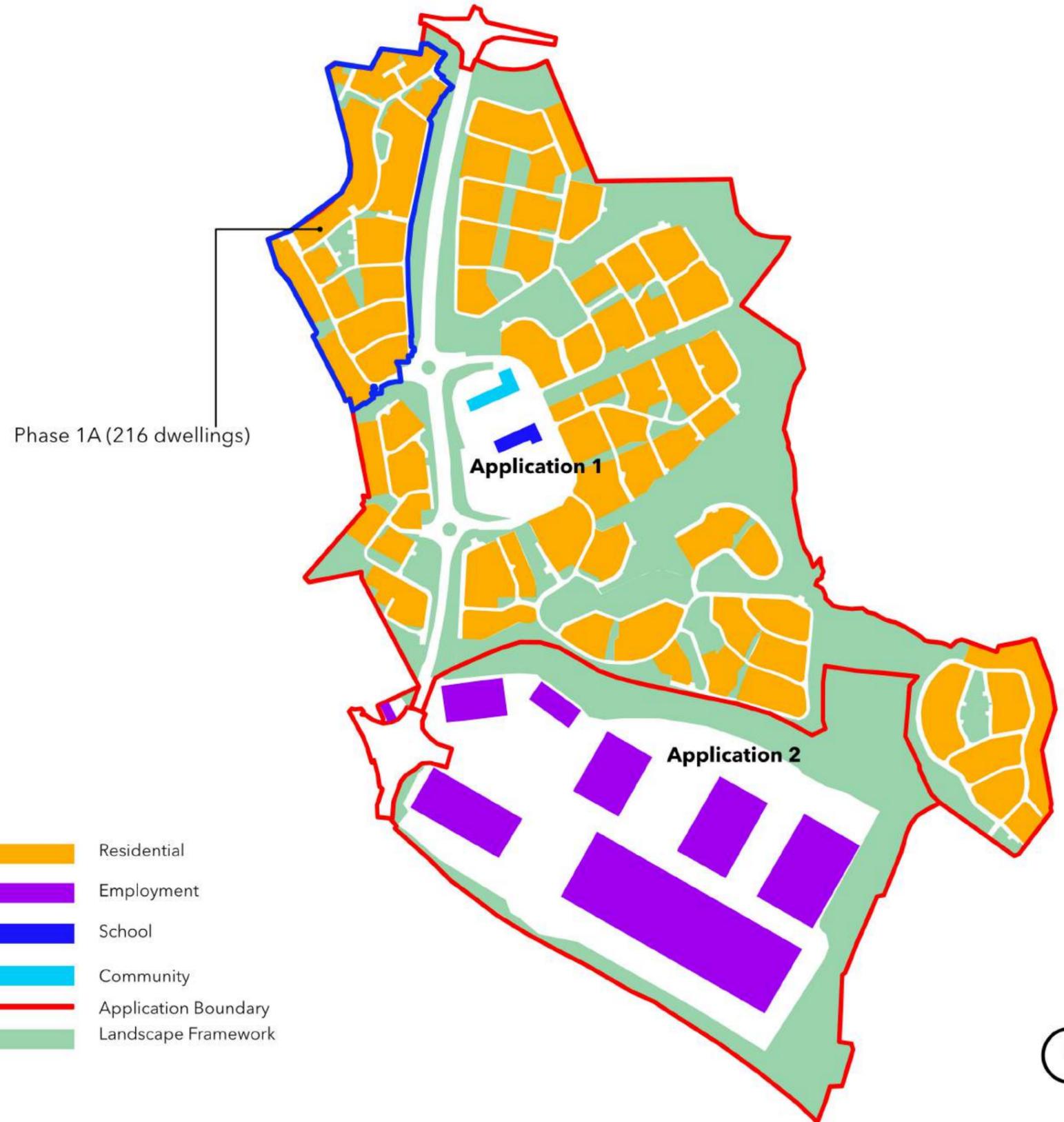


Proposed Parameters Plan

**4.0 DESIGN PROPOSALS**

**4.2 LAND USE**

- Residential: Up to 1560 dwellings (including 216 for Phase 1a)
- Employment: Predominantly located within application 2 to the south and supported with employment facilities within application 1 to the north
- New Primary School
- Small Shops
- Community Facilities



4.0 DESIGN PROPOSALS

4.3 AREAS

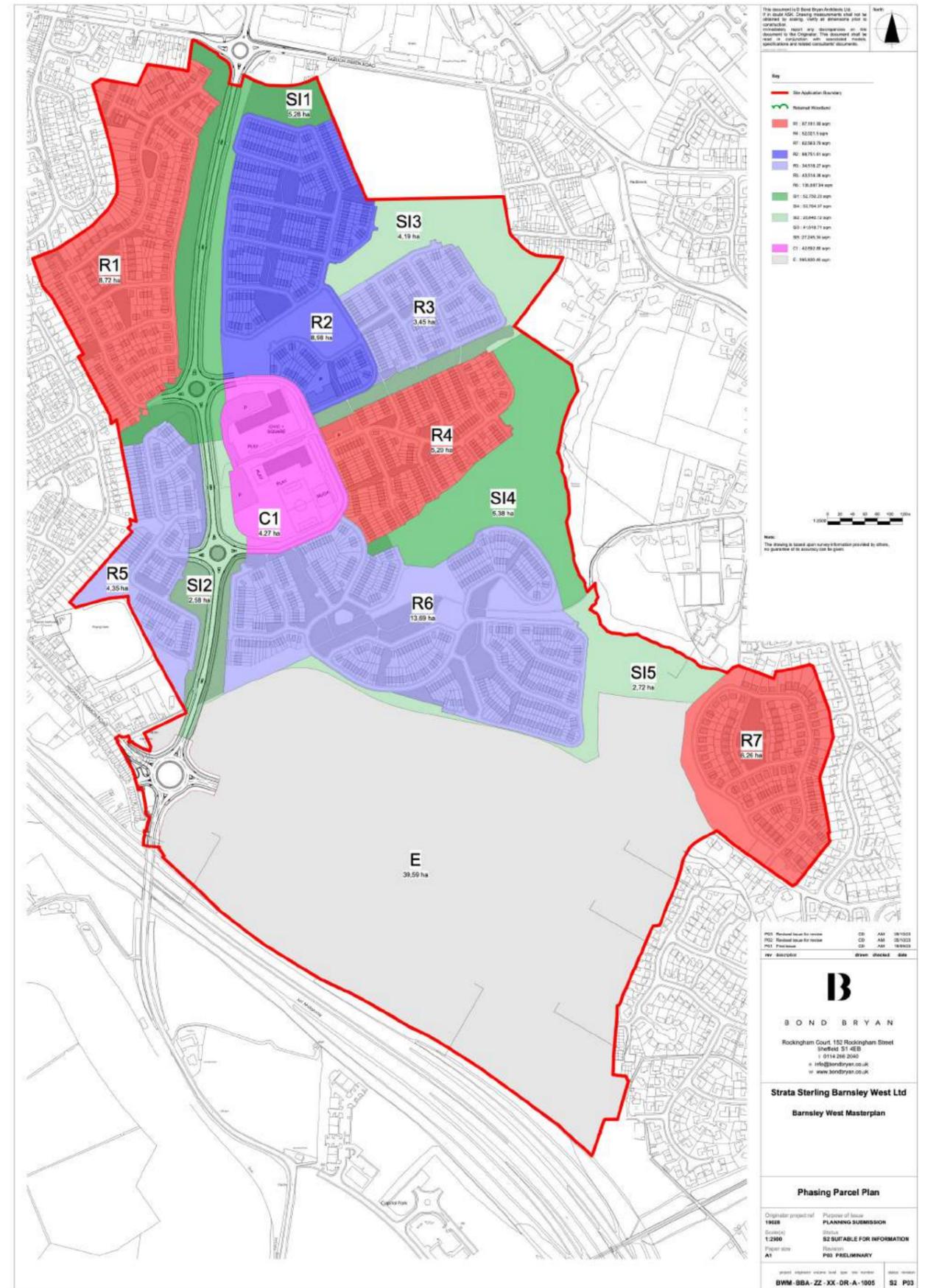


Schedule of Accommodation

BARNSELY WEST

RESIDENTIAL HYBRID AREA	REF	SIZE (HA)
PHASE 1A RESIDENTIAL AREA (216 DWELLINGS)	R1	8.72
LINK ROAD	L1	3.09
FUTURE PHASES OF RESIDENTIAL:	R 2-7	41.93
PRIMARY SCHOOL, SUPPORTING EMPLOYMENT & COMMUNITY	C1	4.27
STRATEGIC GREEN INFRASTRUCTURE (INC SUDS)	SI 1-5	20.15
<b>TOTAL</b>		<b>78.16</b>
EMPLOYMENT HYBRID AREA: (TOTAL)	REF	SIZE (HA)
EMPLOYMENT AREA	E	39.59
<b>TOTAL</b>		<b>39.59</b>

NB: Total employment space across whole scheme 43hectares (made up of employment area and community facilities)



4.0 DESIGN PROPOSALS

4.4 ILLUSTRATIVE MASTERPLAN

An Illustrative Masterplan has been produced to illustrate one way in which high quality development can be achieved within the parameters and principles of the Parameter Plans Masterplan Framework and Design Code. The Illustrative Masterplan is also used to demonstrate how the proposals can achieve key planning policy objectives whilst achieving a viable quantum and mix of uses across the site.

As well as illustrating an indicative configuration of land uses and buildings across the site, the Illustrative Masterplan provides a comprehensive indicative proposal for the site consistent with the Design Code.

The Illustrative Masterplan demonstrates that whilst two applications have been submitted, they will collectively deliver a comprehensive form of development in line with the Local Plan policy and the adopted Masterplan Framework

Character Areas as outlined in the adopted Masterplan Framework



**4.0 DESIGN PROPOSALS**

**4.5 ILLUSTRATIVE VIEW: COMMUNITY HUB**

The illustrative views provide a comprehensive indicative view from within key parts of the proposal. The illustrations are consistent with the Design Code principles and the Character Areas as outlined in the Masterplan Framework.



*Illustrative view giving an indication of how the community hub might look*



*Key plan*

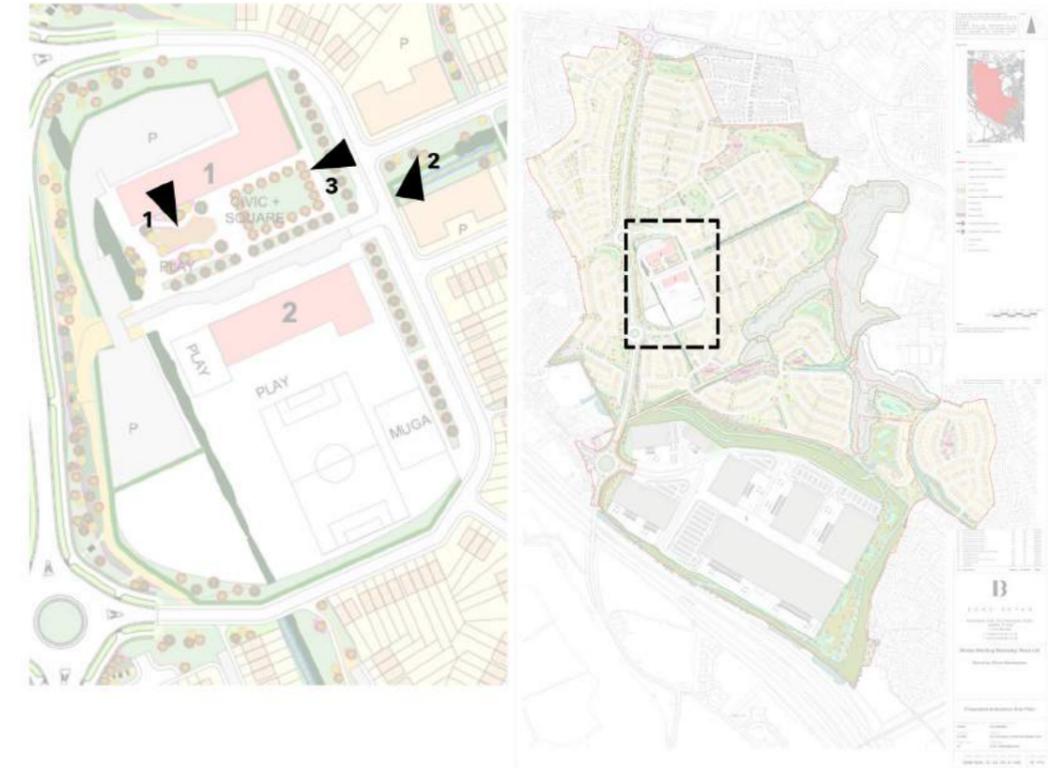


*Character Areas as outlined in the adopted Masterplan Framework*

**4.0 DESIGN PROPOSALS**

**4.6 ILLUSTRATIVE VIEWS: CENTRAL SQUARES**

The illustrative views provide a comprehensive indicative view from within a key civic square in the scheme. The illustrations are consistent with the Design Code principles and the Character Areas as outlined in the Masterplan Framework.



Key plan



1.) View towards the school



2.) View towards flats near the principal civic square



3.) View along the commercial units



Character Areas as outlined in the adopted Masterplan Framework

**4.0 DESIGN PROPOSALS**

**4.7 ILLUSTRATIVE VIEWS: VELVET VILLAGE**

The illustrative view provide a comprehensive indicative view from within key parts of the proposal. The illustrations are consistent with the Design Code principles and the Character Areas as outlined in the Masterplan Framework.



Key plan



1.) Typical street scene in the Velvet Village



2.) Typical street scene in the Velvet Village



Character Areas as outlined in the adopted Masterplan Framework

**4.0 DESIGN PROPOSALS**

**4.8 ILLUSTRATIVE VIEW: POGMOOR EDGE**

The views provide a comprehensive indicative view from within key parts of the proposal. The illustrations are consistent with the Design Code principles and the Character Areas as outlined in the Masterplan Framework.



*Illustrative view giving an indication of how the Pogmoor Edge area might look*



*Key plan*



*Character Areas as outlined in the adopted Masterplan Framework*

**4.0 DESIGN PROPOSALS**

**4.9 ILLUSTRATIVE VIEW: EMPLOYMENT AREA B**

The illustrative views provide a comprehensive indicative view from within key parts of the proposal. The illustrations are consistent with the Design Code principles and the Character Areas as outlined in the Masterplan Framework.



Example precedent



Key plan



Example precedent



Example precedent



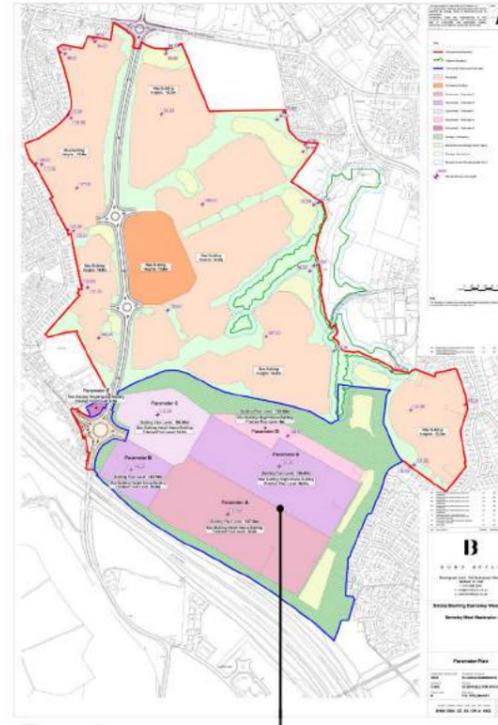
Character Areas as outlined in the adopted Masterplan Framework



**4.0 DESIGN PROPOSALS**

**4.10 EMPLOYMENT AREA A**

Based on the areas plan this indicates delivery of 39.32ha of employment land within the application 2 area. This will be for use classes E, B2 and B8. Possible uses include commercial, business and service, general industrial and storage/distribution buildings. The proposals front the southern edge of the site adjacent to the M1 and have been carefully positioned amongst Dry Retention ponds, infrastructure and landscaping and ecological areas.



EMPLOYMENT AREA A



Example precedent



Illustrative masterplan showing Employment Area



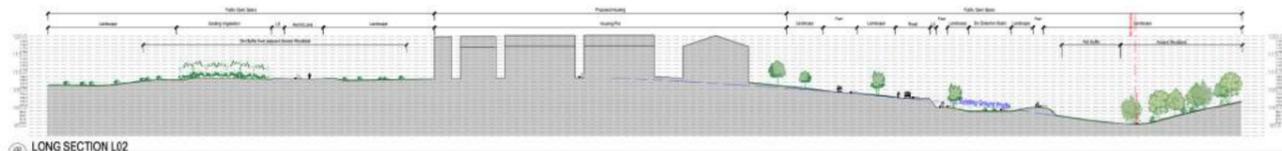
Example precedent



**4.0 DESIGN PROPOSALS**

**4.11 LEVELS & TOPOGRAPHY**

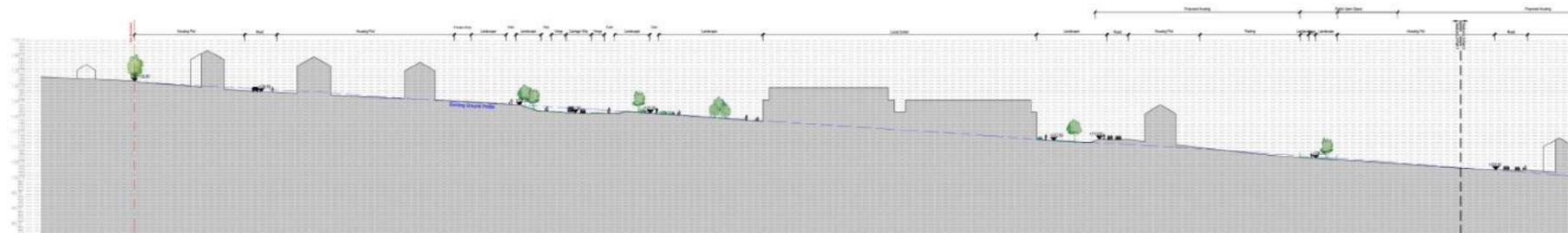
The sections further demonstrate the natural change in level through the site and how this constraint has been worked to create a high quality scheme. The sections also demonstrate the careful consideration around the relationship between land uses and landscape. Further sections from key areas around the site are provided with the planning drawings.



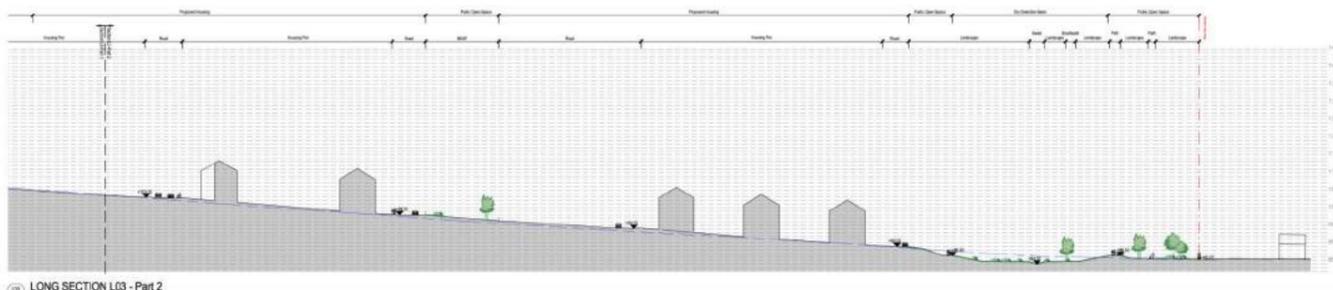
LONG SECTION L02  
Scale 1:500 gld



KEY PLAN  
Scale 1:500 gld



LONG SECTION L03 - Part 1  
Scale 1:500 gld



LONG SECTION L03 - Part 2  
Scale 1:500 gld

NO	DATE	BY	CHKD	REV	DESCRIPTION
01	10/12/2023	MC	MC	1	PLANNING ISSUE

**Notes**  
1.0 Do not scale from drawing. Use figured dimensions only.  
1.1 All dimensions to be checked onsite.  
1.2 This drawing to be read in conjunction with all other Gillespies drawings and specifications.

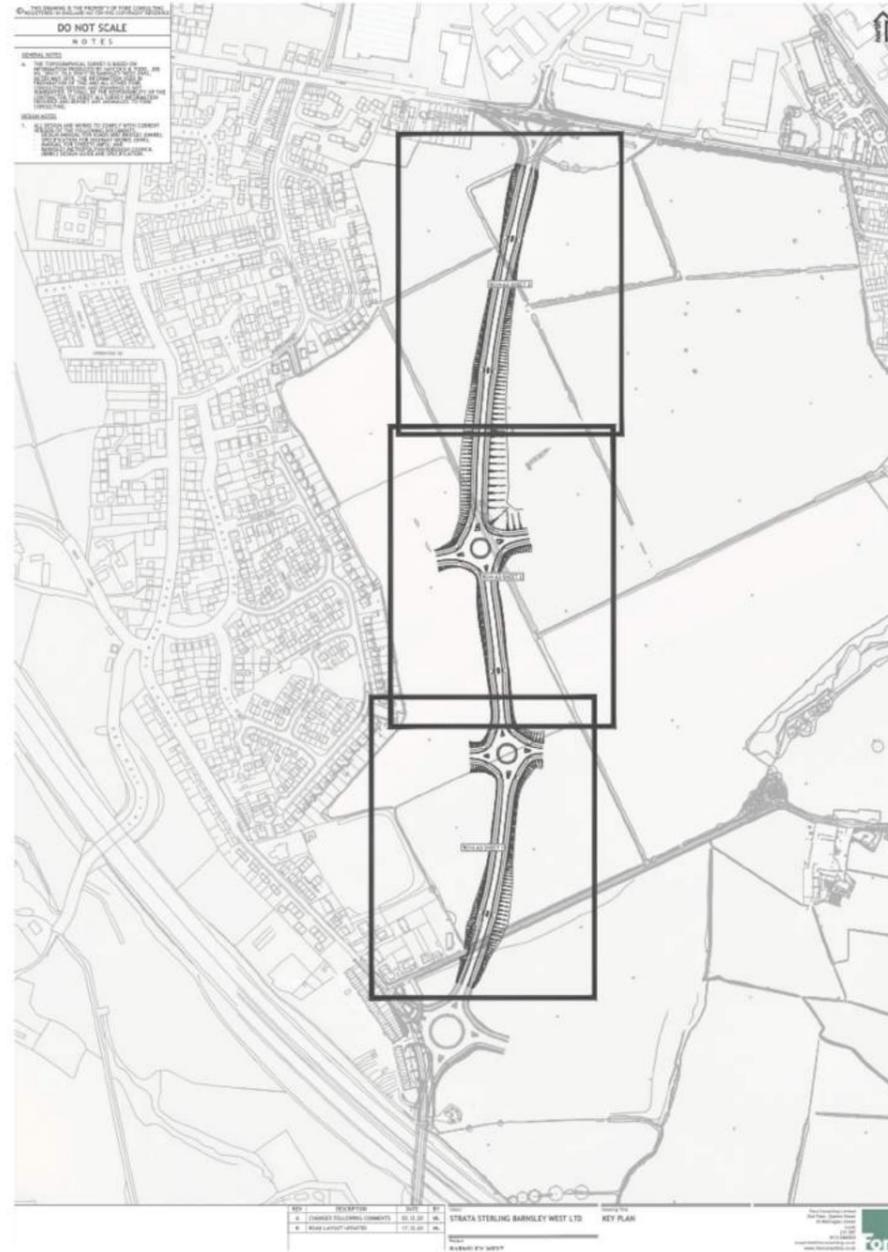
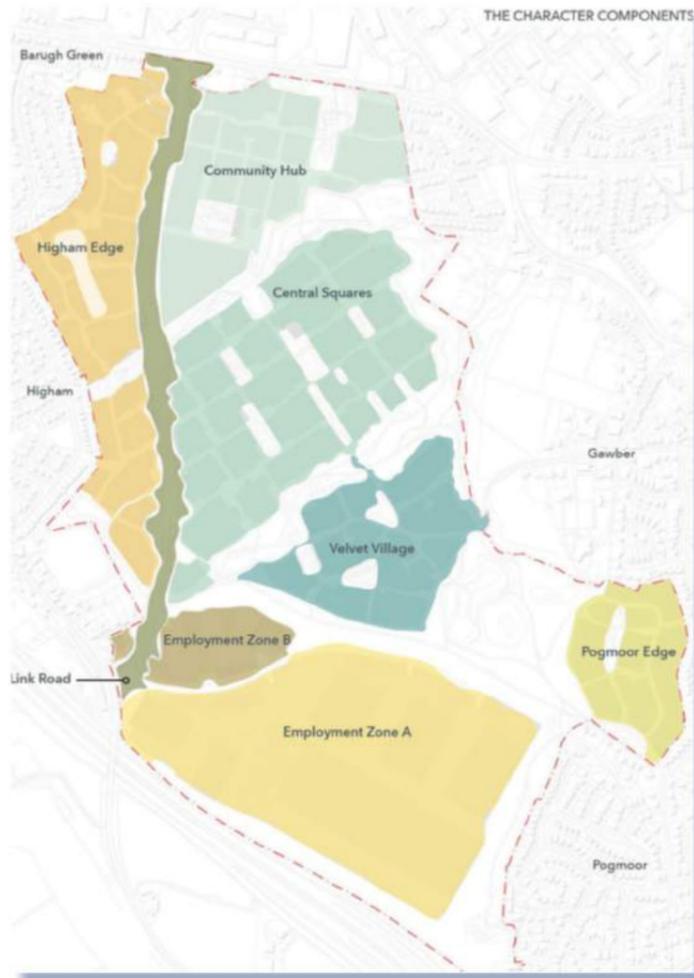
Project No:	BARNSELY WEST	Drawing Number:	P11745-00-001-GIL-0224
Drawing Title:	PLANNING	Scale:	00
Proposed Site Sections Sheet 5:	12/12/23	1:500 gld	MC

**GILLESPIES**

4.0 DESIGN PROPOSALS

4.12 LINK ROAD

With no existing access into the site, the link road sets the framework for vehicle access into the site. The two connections points in 'roundabout north and 'roundabout south' have already been approved. As such, the location of the link road through the site is fixed by these two roundabouts and levels across the site. More information is provided in the transport and highways reports and drawings that support this application.



Link road drawing



Proposed illustrative masterplan

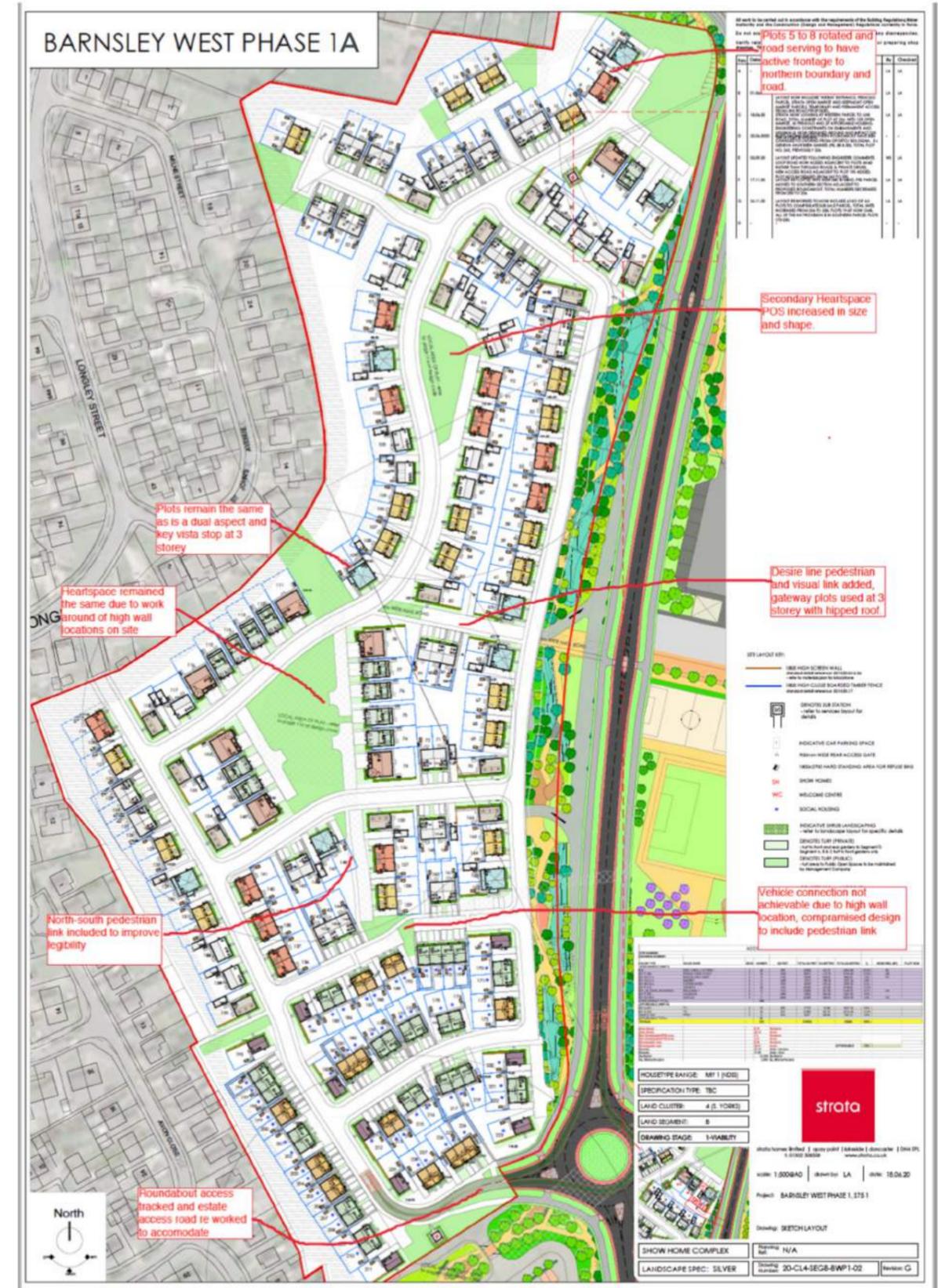




4.0 DESIGN PROPOSALS

4.14 DESIGN DEVELOPMENT

Strata and Bond Bryan have undertaken a series of workshops to bring forward this layout for application. As authors of the design code, Bond Bryan have supported Strata in integrating their housing offer within the masterplan whilst retaining the vision set out in the Masterplan Framework. Further detail on compliance with the code is set out in Chapter 5 of this document.







4.0 DESIGN PROPOSALS

4.21 MATERIALS

Material choices have been applied to align to the design code, taking a reference to the local vernacular found west of the site.

Facades & windows



Pitched faced sandstone / grey window frame



Buff brick / grey window frame



Red brick / grey window frame



White render / grey window frame ("Node" buildings" only)

Roofs



Grey concrete roof tile



Red concrete roof tile

BARNSELY WEST PHASE 1 | MATERIALS, BOUNDARY TREATMENT & SURFACING PLAN

Do not scale from this drawing. Applicant to be notified of any discrepancies. Verify relevant dimensions on site before commencing work or preparing shop drawings. This drawing is copyright.

Rev	Date	Description	By	Checked
A	11/05/23	Updated boundary treatments to site layout	DR	-



**MATERIALS KEY**


**Boundary Treatments**

- Green line: Boundary treatment (Node buildings)
- Blue line: Boundary treatment (Other buildings)
- Yellow line: Boundary treatment (Other buildings)
- Orange line: Boundary treatment (Other buildings)
- Red line: Boundary treatment (Other buildings)

**PLEASE REFER TO HOUSE FIVE DRAWINGS BEFORE CROSSING MATERIALS**



strata Homes Limited | quay park | leeds | doncaster | DN4 9PL  
1 (0) 302 283000 | www.strata.co.uk

scale: 1:1000RA | drawn by: LA | date: 06.05.23

Project: BARNSELY WEST PHASE 1, STG 1

Drawing: MATERIAL BOUNDARY & SURFACING PLAN

Planning Ref: N/A

Drawing Number: BY00102 - MBSP

Revision: A

