



Design & Access Statement

Proposed Residential Development
Land at Leslie, Raymond & Reginald Road
Kendray
Barnsley
January 2009

Foreword



(Fig. F1) Photograph of an existing Keepmoat development.

F.1 Keepmoat Homes, part of the Keepmoat plc group of companies, specialised in providing desirable homes predominantly for first and second time buyers throughout Yorkshire, the Midlands, the North East and the North West of England.

F.2 All our homes are traditionally built and highly specified and constructed to the highest standard. Our customers are at the heart of our business and we pride ourselves on providing high levels of customer service.

F.3 Established in 1928 Frank Haslam laid the solid foundations of the Keepmoat Homes Way. He maintained - there is nothing to replace pride in your work, and through this attitude the company has grown in stature and gained the excellent award winning reputation it enjoys today.

F.4 At Keepmoat Homes we offer a wide variety of house styles and exceptional choice through our 'Contours' range, so our customers can create their ideal dream home'. By 'delivering the dream' our aim is to enable people to achieve their dreams by securing that vital first step on the home-ownership ladder.

F.4 Reputation is an asset we value, which can only be realised through delighting our customers. Through our commitment to Customer Care and long term Home Care of the highest standard, our people are securing our reputation for years to come.

F.4 Our high quality product demands a committed team of skilled professionals across all aspects of our business, to ensure we deliver desirable homes of the highest quality, at highly attractive prices. We believe our awarding home range reflects our strength for innovation and drive for continuous improvement.

F.4 Keepmoat Homes often works in partnership with other Keepmoat Group Companies, Bramall Construction and Frank Haslam Milan, to create vibrant mixed-tenure communities.

F.4 A number of our projects involve working in alliance with other partner-contractors, direct labour organisations and developers. We value this initiative and have forged excellent relationships with our partners.



1	Introduction	4
1.2	Design Team	5
1.3	Affordable Housing Partner	6
2	Site Analysis	
2.1	Site Location	7
2.2	Constraints	8
2.3	Opportunities	9
3	Design Concept	
3.1	Design Development	10
3.2	Design Concept	11
4	Design Proposal	
4.1	Use	12
4.2	Amount	13
4.3	Scale	14
4.4	Access	15
4.5	Appearance	16
4.6	Site Elevations	17
4.7	Landscaping	18
5	Conclusion	19

(Fig. C1) Images of various house types with the Keepmoat Homes Range.



(Fig. 1.1) Photograph of an existing Keepmoat development.

1.1 INTRODUCTION

1.1.1 This Design and Access Statement has been prepared by Queensberry Design Ltd on behalf of Keepmoat Homes Ltd.

1.1.2 This statement supports the full application for a residential development consisting of 97no dwellings on land at Leslie and Raymond, Kendray, Barnsley.

1.1.3 The purpose of this report is to provide supporting detail and relevant information about the design process for the planning application into Barnsley Metropolitan Borough Council.

1.1.4 The proposal recognises that the ultimate success of the development will be greatly enhanced by a variety of measures which will ensure the scheme's sustainability. Every effort is made to guarantee future success by investing wisely in the present. Design is focused on achieving effective working communities that provide a wide range of options and allows for modern family living.

1.1.5 Materials are chosen for their durability, low maintenance and quality. Construction methods are as efficient as possible, with waste materials minimised with new construction materials and techniques evaluated on a continuing basis with an eye to improvement.

1.1.6 This statement identifies the requirements set down in 'Guidance on the changes to the development control system: Circular 01/2006', which requires all developments to take into account the amount, layout, scale, appearance of the development, landscaping and access to the site with reference to the site's integration and interaction with the surroundings.

1.1.7 This scheme has certainly not been developed in isolation, the surrounding context has been considered in detail so that the new intervention will integrate efficiently, raising the standard of the neighbourhood. The developer sees the planning process as a collaborative one that gains strength when there is understanding, consideration and support between the various groups.



1.2 DESIGN TEAM

1.2.1 The development is a partnership between Chevin Housing Group and two operating divisions of Keepmoat Plc. which are;

- Keepmoat Partnerships.
- Keepmoat Homes (formerly Haslam Homes)

1.2.2 Keepmoat Homes have appointed Queensberry Design Ltd to submit this application on their behalf.

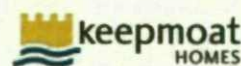
1.2.3 This collaboration between the parties, results in a team with the correct skills and experience to deliver an innovative and appropriate development on this site .

1.2.4 The varied roles and skills of the client and consultant reflect the following aims at the design stage:

-To make *design quality* a priority.

-To ensure good build quality using high quality *materials*.

-To deliver *best value for the vendor*, but not at the cost of the above aims.



1 Introduction

1.3 AFFORDABLE HOUSING PARTNERS

1.3.1 The Chevin Housing Group was formed in 2001 and consists of Chevin Housing Association Ltd and Harewood Housing Society Ltd.

1.3.2 Chevin, the parent company owns, manages and maintains the Group's rented homes and Harewood manages and maintains the Group's leasehold properties and also provides a management service to private sector leaseholders.

1.3.3 In 2004 the Group formed Synergy Housing Solutions Ltd which is a regional based development partnership of associations with Chevin Housing Group as the lead partner for delivery of the development programme.

1.3.4 Members of the Chevin Housing Group are:

Chevin Housing Association Ltd
Harewood Housing Society Ltd
Synergy Housing Solutions Ltd

1.3.5 Through our subsidiary Synergy Housing Solutions, we are a leading development agency and have secured £38.9m grant to develop 948 new homes over the next two years.

1.3.6 Chevin operate across Yorkshire, the Humber, North Nottinghamshire and the North West.

1.3.7 The Group manage 6400 rented and 1650 leasehold homes which include 750 private sector flats.

1.3.8 Our Head office is in Wakefield, West Yorkshire but we also have staff based in Sheffield, Selby, Leeds and Hull.





EXISTING STREET SCENE C - VIEW OF SITE LOOKING SOUTH



EXISTING STREET SCENE B - VIEW OF SITE LOOKING SOUTH EAST



EXISTING STREET SCENE A - VIEW OF SITE LOOKING EAST

(Fig. 2.1.2) Photographs of existing buildings surrounding the site

2.1 SITE LOCATION

2.1.1 The site is situated on land at Leslie and Raymond Road next to a well established residential estate and an existing local railway line.

2.1.2 Beyond the site boundary the character of the area is a mixture of two storey semi-detached houses.

2.1.3 The primary existing access is situated on the Northern boundary. A local railway line is positioned on a raised embankment and extends the full length of the Eastern Boundary.

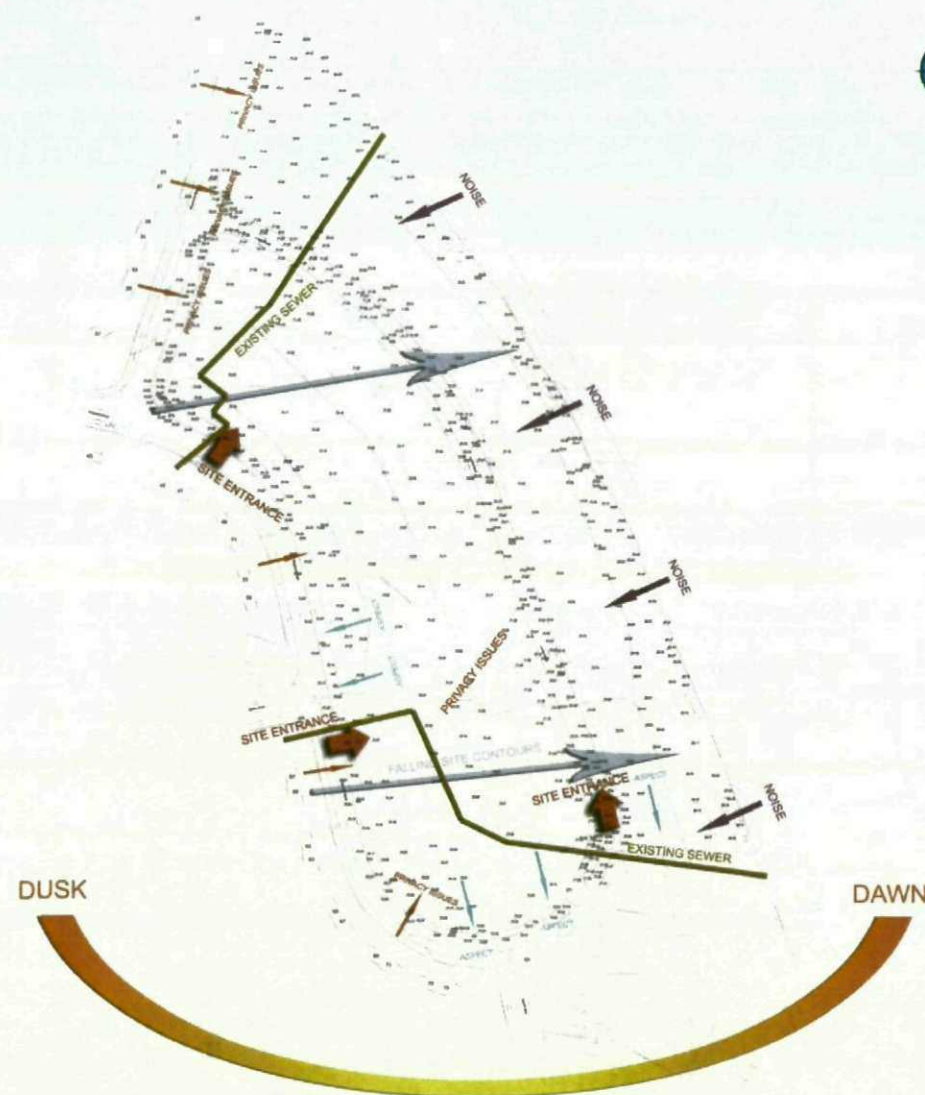
2.1.4 The Western boundary comprises of existing two semi-detached units and continues around to the Northern boundary.

2.1.5 The southern boundary comprises of open land and a small Local Equipped Area for Play (LEAP)

2.1.5 The site levels drop by approximately 6.5metres from the West to the East, and 2 metres from North the South of the site.

2.1.6 The site is located in the district of Kendray, in Barnsley. The site is situated approx 2.2 miles to the East of the town centre of Barnsley. The Ordinance Survey grid reference for the site is Easting: 436805, Northing: 405467.

2.1.7 The exiting carriageway of Leslie Road passes through the centre of the site from North to South. This carriageway is aimed to be stopped up as part of the proposed planning application.



(Fig. 2.2.1) Site constraints

2.2 CONSTRAINTS

2.2.1 The constraints of the site are identified in diagram (Fig 2.2.1).

2.2.2 One of the constraints of the site which must be taken into consideration, is the existing property located on Raymond and Reginald Road. Any proposed scheme must take into account its position and its relationship with the proposed development as a positive design constraint.

2.2.3 The issue of privacy distances and respect of neighbouring existing properties must be considered. Any development must not only respect the aspect of the existing dwellings, but form a positive spatial relationship.

2.2.4 Another major constraint is the Northern Rail railway line situated on the raised embankment on the Eastern Boundary. Any development must take into consideration the noise pollution of the rail services which run approximately every 60 minutes.

2.2.4 An additional constraint of the scheme is the access in to the site. The preferred access for the scheme would be situated on Reginald Road giving the best site lines for the proposed traffic patterns.

2.2.5 The final significant constraint on any proposed development is existing services. There are a number of live and capped services running through the site. The main issue is 2no. foul sewer pipes which runs from the East to the West at both the Northern and Southern ends of the site. Proposed recommendations from Yorkshire Water Plc are still awaited at the time of writing this statement.

2.2.6 There are 2no combined sewer pipes also cross the site and discharge North of the site which are to be removed.



2.3 OPPORTUNITIES

2.3.1. There are a number of distinct opportunities within the site which will allow the scheme to be distinctive whilst sharing a number of congruencies with the wider local context.

2.3.2 A key driver of trying to integrate with the local context is to make the scheme as inclusive of the external environment as possible. The layout should have regards to external influences, whilst keeping its own identity. A strong building lines to Raymond and Reginald Road should be provided, achieving good urban design.

2.3.3 In addition to providing strong frontages to Raymond and Reginald Road, it would also be valid to provide a strong elevation language to the dwellings. Using different materials throughout the proposal will create pockets of contrasting frontages to stop the scheme from being monolithic and bland. This will further enhance the exclusivity of the scheme.

2.3.4 Another key opportunity of the scheme is to allow the integration of pedestrian routes with in the scheme.



(Fig. 3.1.1) Sketch layout April 2007 (Superseded)

3.1 DESIGN DEVELOPMENT

3.1.1 In October of 2008, a sketch proposal was submitted for pre application advice to Barnsley Metropolitan Borough Council.

3.1.2 The current proposal has a density of greater than 30 units per hectare. The traditional form of semi detached urban blocks were chosen as an appropriate response to the genius loci. The scheme is a mix of 2 and 3 bedroom units over 2 and 2.5 storeys.

3.1.3 A strong frontage is created to define the streetscape of Finchale View, natural surveillance of the streets are ensured by inward-looking units.

3.1.4 A provision of open space was aimed to be dealt with via a commuted sum and Section 106 agreement.

3.1.5 The client intends to keep the existing main sewer services in their present location and integrate with developable space within the site. New connections will be made to the existing sewerage system.



(Fig. 3.2.1) Rendered Layout March 2008 (Current)

3.2 DESIGN CONCEPT

3.2.1 The overall design concept for the project is shaped by the distinct constraints and opportunities previously described in Section 2.2.

3.2.2 As in the sketch scheme (fig 3.1.1) a strong street frontage has been designed along Raymond and Reginald Road providing aspect and visual interest using foliage and different building orientations. Conversely, the Eastern boundary has limited aspect, primarily due to the railway embankment and quality of view.

3.2.3 The key elements of any streetscape are definition and enclosure, without which there is no space and no identity. Within the design, building elements are used in a concise way to create active frontages. These elements are vital to create open areas and an effective sense of place.

3.2.4 The road network areas are of a low-speed environment where pedestrian and cycling priority is strongly encouraged.

3.2.5 The form of semi detached urban blocks have been chosen as an appropriate response to the genius loci. While strong frontage is necessary to define the streetscape of Raymond and Reginald Road. Natural surveillance of the streets are ensured by inward-looking units.

3.2.6 With passive policing being a key design driver it is intended to avoid any possible anti-social behaviour such as vandalism and break-ins.

3.2.7 The pedestrian approach to and from the site is accessed via the site entrances only. Car parking will be accommodated by, on plot parking and shared driveways tucked away from the existing public realm. On street parking will be kept to a minimum.



4.1 USE

- 4.1.1 The site design accommodates a mix of dwellings in terms of size type and affordability.
- 4.1.2 The intention of the proposal is retain apply for planning permission for the 98 no. dwellings.
- 4.1.3 The housing usage for the site is as follows;

2 Storey – 2 Bedroom	= 30
2 Storey – 3 Bedroom	= 68

- 4.1.4 The site area is as follows;

Site Area
20,819 m²
5.145 acres
2.08 ha.

(Fig. 4.1.1) Proposed housing mix.



(Fig. 4.2.1) Urban grain of the proposed scheme shown in context.

4.2 AMOUNT

- 4.2.1 In meeting the various constraints and recommendations that relate to this area of Kendray, the submitted scheme makes provision for the development of 98no. dwellings.
- 4.2.2 It is considered that the number of units proposed (in forms that generally accord with the structure, grain and character of the local area) represents an appropriate response for this site.
- 4.2.3 The development of 98no. dwellings on this site equals a density of approximately 47 units per hectare. This complies with national guidance which states '30 dwellings per hectare (dph) net should be used as a national indicative minimum to guide policy development and decision-making' (paragraph 47 of PPS3)
- 4.2.4 The housing mix of the site is in line with the recommendations of the development brief.

Type 665	= 12	2 Storey – 2 Bedroom
Type 763	= 23	2 Storey – 3 Bedroom
Type 771	= 12	2 Storey – 3 Bedroom
Type 836	= 6	2 Storey – 3 Bedroom
Type 844	= 5	2.5 Storey – 3 Bedroom
Type 1011	= 6	2 Storey – 3 Bedroom
Type 765 (DQS)	= 18	2 Storey – 2 Bedroom
Type 988 (DQS)	= 16	2 Storey – 3 Bedroom



4.3 SCALE

4.3.1 The majority of the surrounding properties on Reginald Road are 2 storey in height giving an eaves height of between 4 metres and a ridge height of between 8 metres.

4.3.2 The new development will be of an appropriate scale, massing and design in relation to the character of the surrounding area. It is therefore considered that the site is suitable for a 2- 2.5 development.

4.3.3 The units within the scheme will consist of 2 and 3 storeys. The ridge and eaves heights are:

- 2 Storeys - Eaves – 4.6 metres, Ridge 8 metres
- 2.5 Storeys - Eaves – 5.1 metres, Ridge 9.2 metres

(Fig. 4.3.1) Proposed massing.



4.4 ACCESS

4.4.1 The site is situated approx 1.9 miles to the East of the town centre of Barnsley. It takes an approximate travel time of 6 minutes by vehicle and 37 minutes by walking.

4.4.2 The site has well connected road links to the A635 and A61. Kendray is located 2.7 miles from the M1 motorway and 10.6 miles from the A1(M).

4.4.3 The road structure for the proposed development is simple and easy to understand. There are three access points to the site. A link road is positioned through the site from two entrances on Reginald Road. The road uses the original entrance co-ordinates of the existing access to the south of Leslie Road. The new carriageway sweeps round connecting into a T-junction in the middle of the site.

4.4.4 The original (Leslie) road is to be stopped up and a new carriageway constructed in as shown on the proposed drawings. A shared turning surface terminates the carriage way to the Northern Boundary.

4.4.5 The short distances in road network encourages low speed vehicular movement and allow for a pedestrian friendly approach.

4.4.6 The main road network will be put forward for adoption by the County Highways Department. There are two main vision splays on the site. Both are situated on Reginald Road and will have a minimum splay of 4.5metres x 45metres in either direction.

4.4.7 The site is well served by bus links with services to Barnsley town centre. The first route is situated 0.3 miles North of the site on A635 Doncaster Road with services running approximately every 10 minutes.

4.4.9 The second route is located 20 metres West of the site on Reginald Road with services running approximately every 15mins.

(Fig. 4.4.1) Proposed road layout showing the different surface materials.

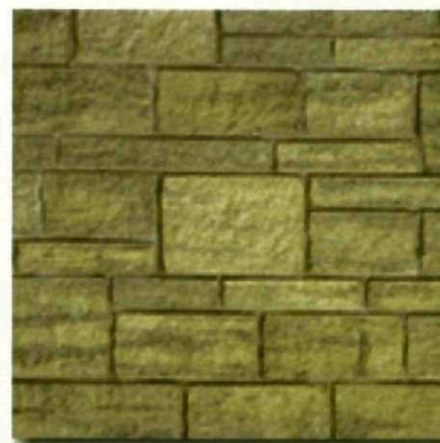
4.5 APPEARANCE



(Fig. 4.5.1) Ibstock Autumn Antique



(Fig. 4.5.2) Ibstock Minster Rainworth



(Fig. 4.5.3) Costhorpe Buff Black Old Weathered Rumbled.



(Fig. 4.5.4) Thru Render Ivory

4.1 The site provides an opportunity for an imaginative housing scheme, with its own identity and sense of place. The layout of the development needs to offer an attractive environment, which is sensitive to the needs of the people.

4.5.2 It is important to ensure that house type design is distinctive whilst still retaining congruencies with the surrounding area

4.5.3 The proposed dwellings will incorporate a range of brick types and stone to avoid monotony across the scheme - subject to agreement with the L.P.A. The preferred option would be to use materials from Ibstock Brick ranges - as shown in figures 4.6.1, 4.6.2 and Stone from Costhorpe shown in figure 4.6.3.

4.5.4 Dwellings will use a contrasting brick heads and stringers to all elevations. There will be no cills on any of the house types. Certain dwellings (as shown on the external works drawing) will be applied with thru render to the top half of the dwellings only shown in figure 4.6.4.

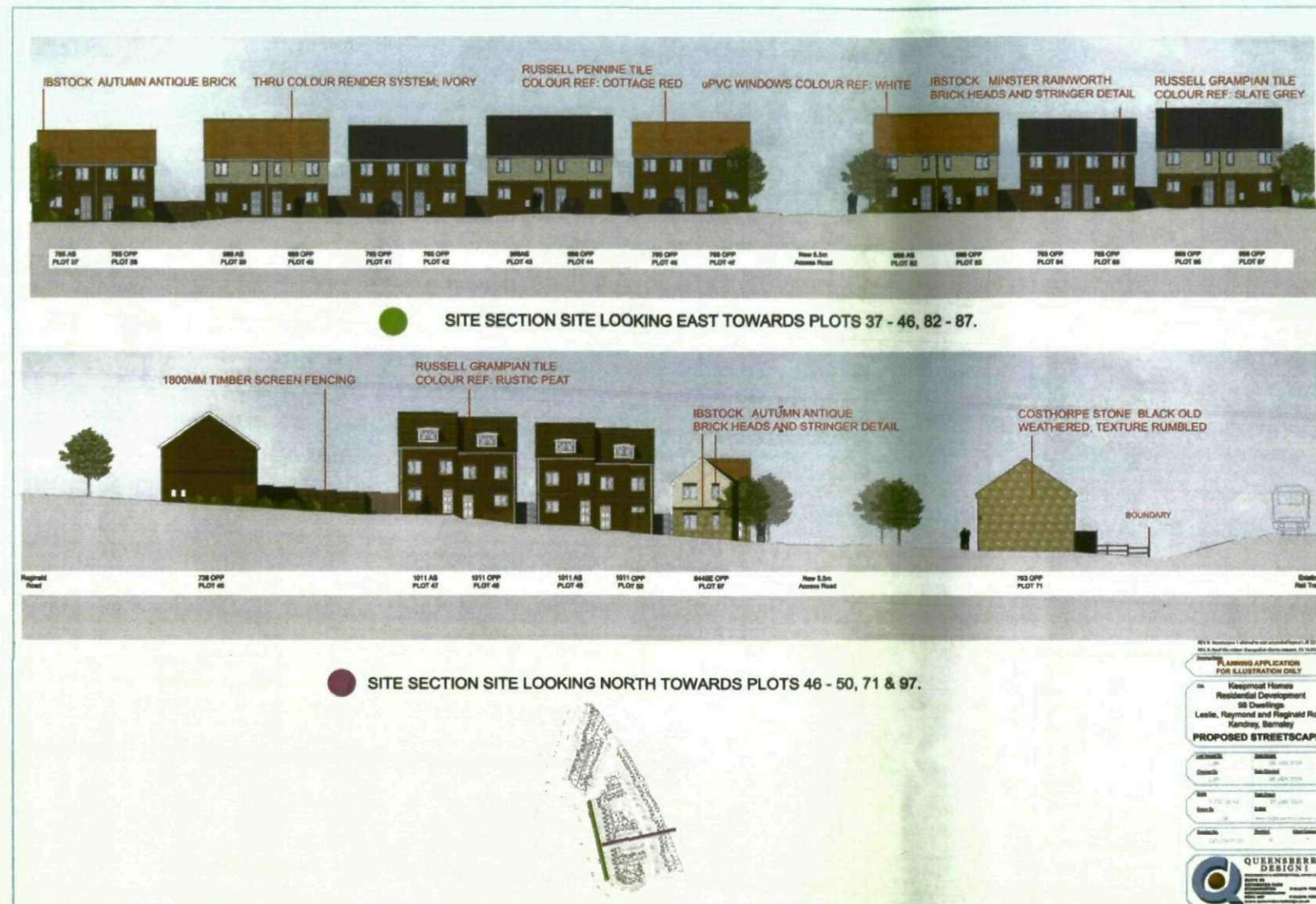
4.5.6 The units will be set beneath rolled concrete roof tiles. These will incorporate Russell Roof tile products, Grampian Slate Grey and Pennine Cottage Red.

4.5.7 These key elevational details will ensure the scheme proposal will be of distinctive quality and a valuable residential addition to the area.



(Fig. 4.6.4) Image showing proposed Russell Roof tile products.

4.6 STREETSCAPES



(Fig. 4.6.1) Proposed streetscapes for Leslie, Raymond and Reginald Road.



4.7 LANDSCAPING

4.7.1 It is proposed through careful design to plant new trees and shrubs that are cognisant of the setting of the site. The choice of species would be native ranges reflecting the existing landscape character and needs of the locality.

4.7.3 Different surface materials will indicate semi-private footpaths and low-speed environments where pedestrians and motorists share the use of the road.

(Fig. 4.7.1) Indicative proposal shows the areas of private and open space.

5 CONCLUSION

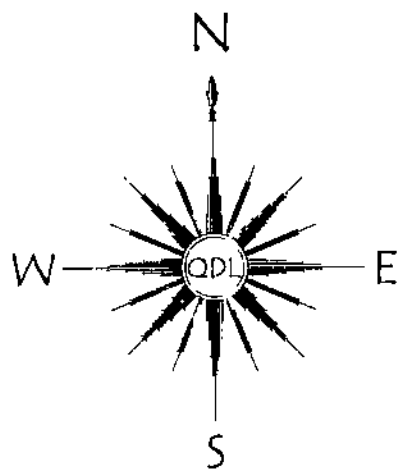
5.1.1 The submitted scheme highlighted throughout this Design and Access Statement proposes the development of 98no. new homes on approximately 2.08 ha of land located on the site at Leslie, Raymond & Reginald Road.

5.1.2 The development will create a new community based upon a legible pattern of streets and spaces defined by well considered buildings incorporating a number of local elements and materials which puts people first and is designed at the human scale.

5.1.3 The development will have a clear and tangible character and as such become a positive intervention in Kendray, Barnsley. The retained landscaping contributes to the visual amenity of the public realm.

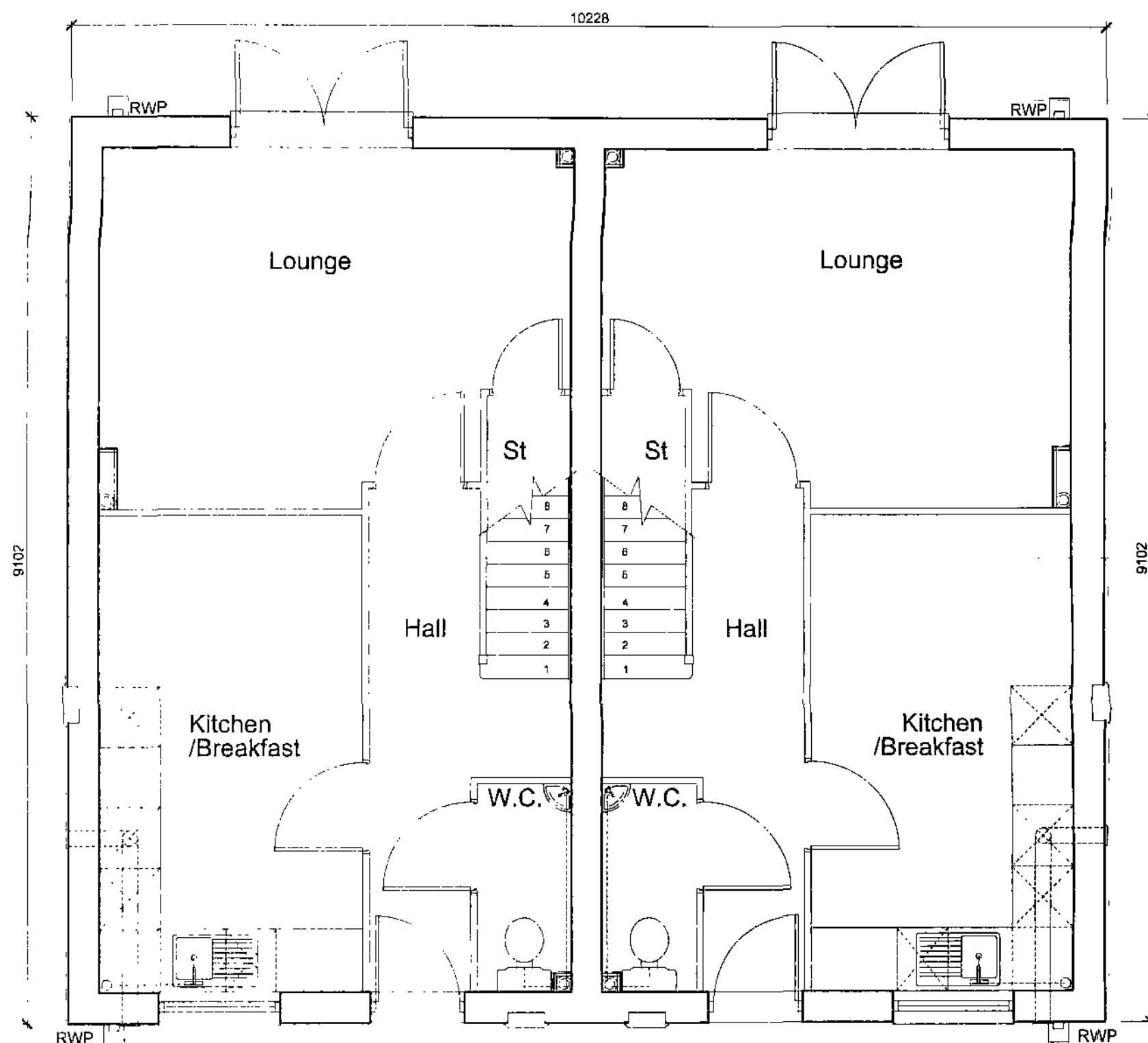
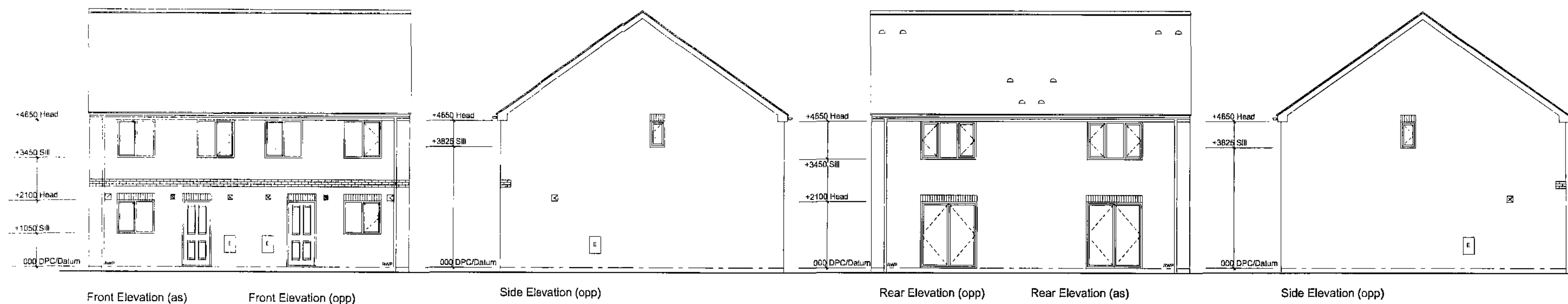
5.1.4 The topography of the site has been carefully considered with dwellings and spaces accessible to all. The development is formed to offer natural surveillance and encourage passive policing to avoid any anti-social behaviour.

5.1.5 As an award winning national house builder, Keepmoat Homes have designed and built many homes and are therefore well attuned to the needs and requirements of Registered Social Landlords and private home buyers.

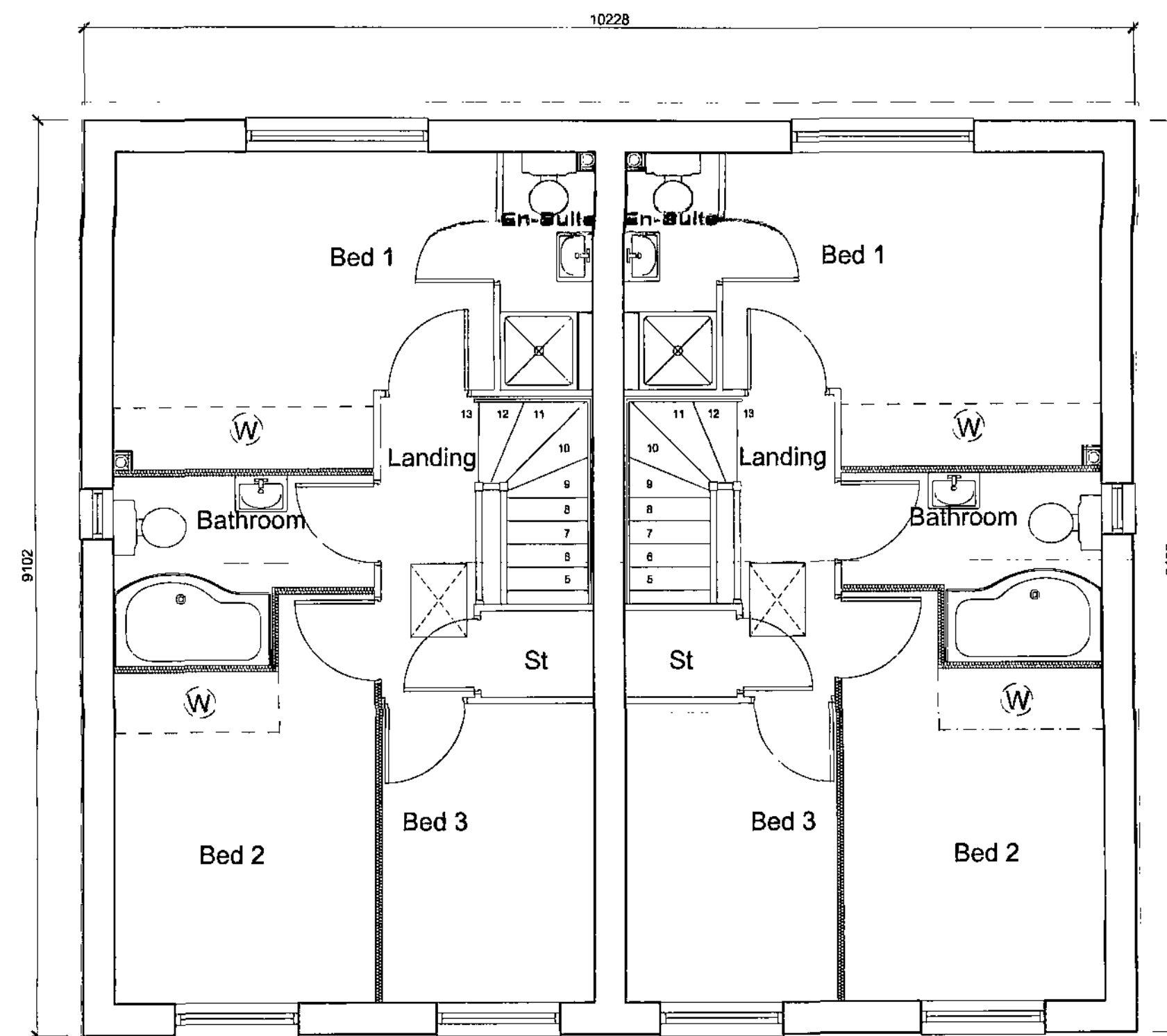


Barnsley Metropolitan
Borough Council
20 MAY 2009
Copyright © 2009

Drawing Status		
PLANNING		
Title		
KEEPMOAT HOMES LESLIE, RAYMOND & REGINALD RD. KENDRAY, BARNSELY EXISTING SITE PLAN		
Scale		Date
1:500 @A1		January 2009
Drawn by		e-mail
LJR		lewis.ray@queensberrydesign.co.uk
Drawing no.		Revision
QD254-EX-2A		-
Client Contract no.		
-		
QUEENSBERRY DESIGN ENGINEERING & ARCHITECTURAL CONSULTANTS SUITE 7D NETHERTON PARK STANNINGTON NORTHUMBERLAND NE61 6EF T:01670 789834 F:01670 789861 www.queensberrydesign.co.uk		



Ground Floor Plan (opp)
Roof Outline Shown Dashed



First Floor Plan (opp)
Roof Outline Shown Dashed

Note: Based on Keepmoat Homes Drawing.
House type 836 2006 100mm Edition.
Dwg No. HI08/836-100/02

PLANNING

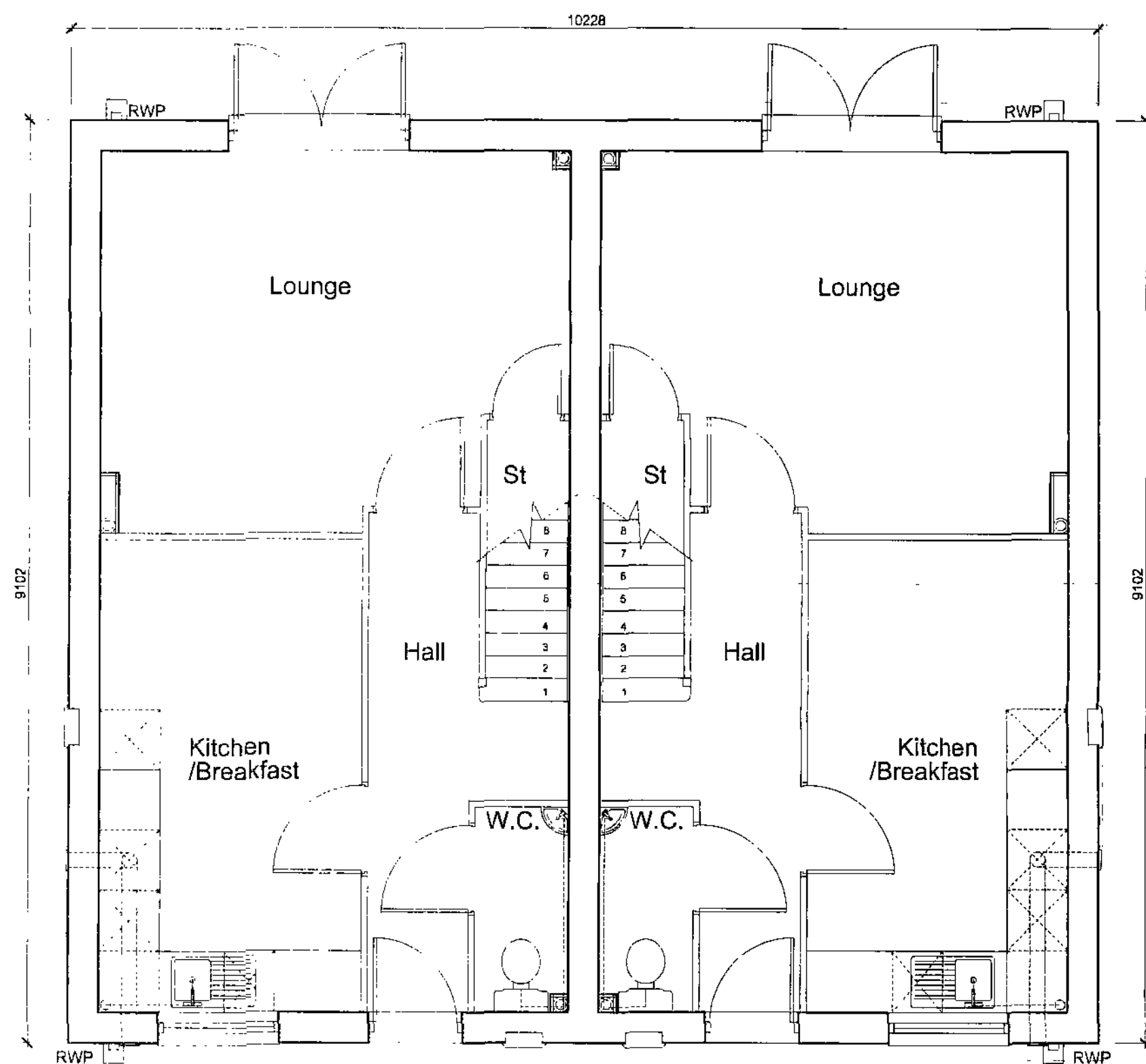
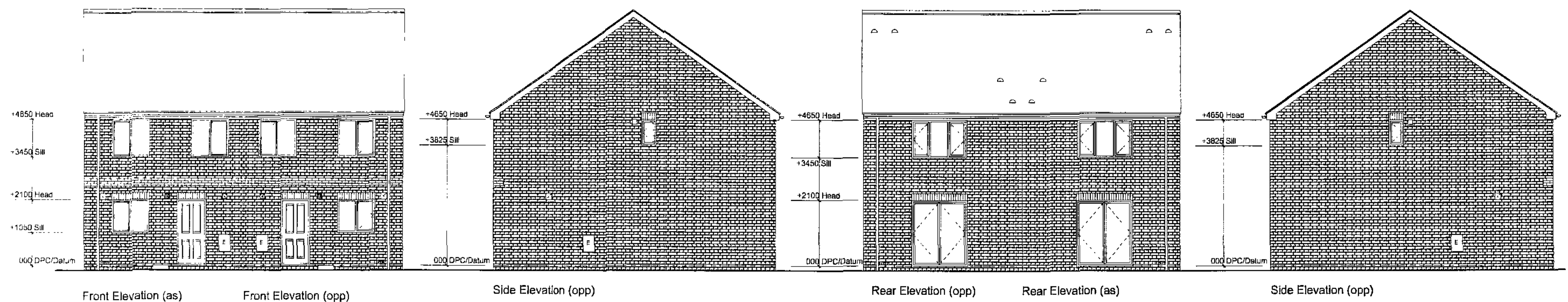
Keepmoat Homes
Leslie Road, Barnsley
House Type 836
Planning Drawing

Scale: 1:50, 1:100 @ A2
Date: March 2009
Drawn by: LJR
Checked by: [signature]

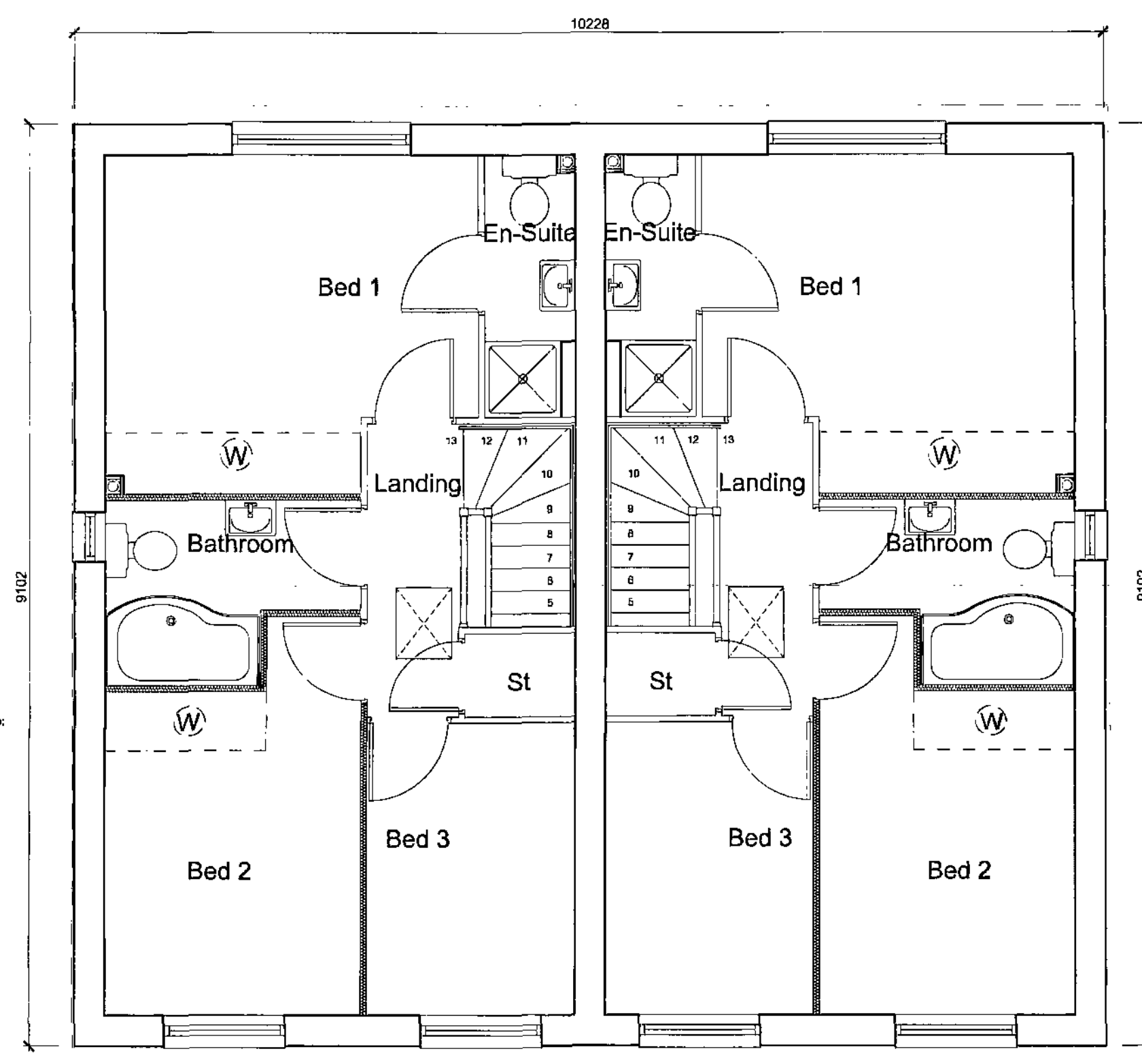
Drawings: QD254-836-01
Revisions: -
Client Contract No: -

QUEENSBERRY DESIGN

SUITE 70
WETLINGTON PARK
STANNINGTON
NORTHUMBERLAND
NE61 6EP
T: 01670 789634
F: 01670 789861
www.queensberrydesign.co.uk



Ground Floor Plan (opp)
Roof Outline Shown Dashed



First Floor Plan (opp)
Roof Outline Shown Dashed

Note: Based on Keepmoat Homes Drawing,
House type 836 2008 100mm Edition.
Dwg No. HI-08/836-100/02

PLANNING
Keepmoat Homes
Leslie Road, Barnsley
House Type 836 Stone
Planning Drawing

Scale: 1:50, 1:100 @ A2
Date: March 2009
Drawn By: LJR
Check: MJD

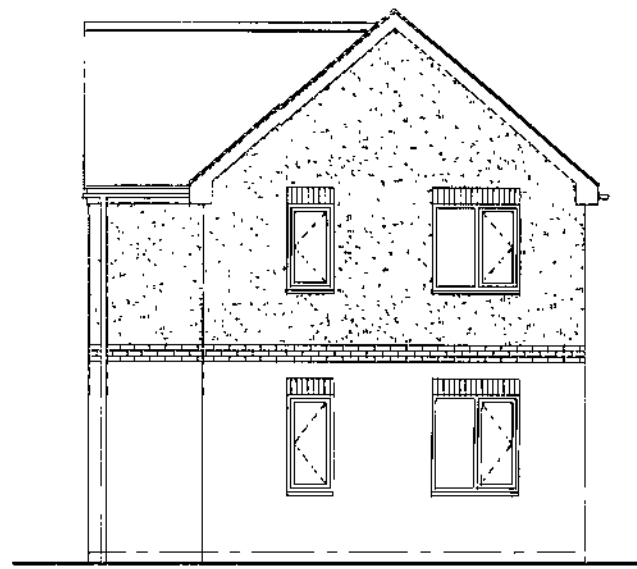
Drawing No: QD254-836-02
Revision: -
Client Contract No: -

QUEENSBERRY
DESIGN
ENGINEERING & ARCHITECTURAL CONSULTANTS
SUITE 70
NETTLETON PARK
STANNINGTON
NORTHUMBRIA
NE61 6EF
T: 01670 789834
F: 01670 789851
www.queensberrydesign.co.uk

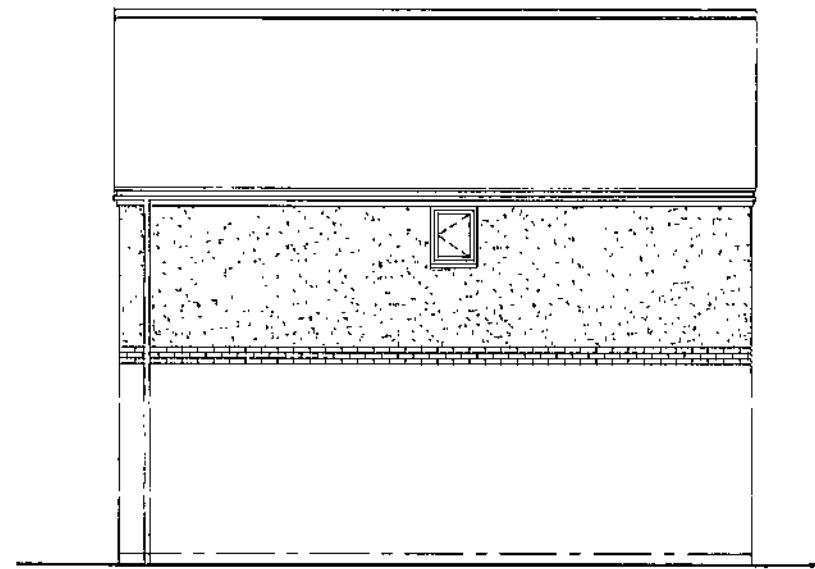




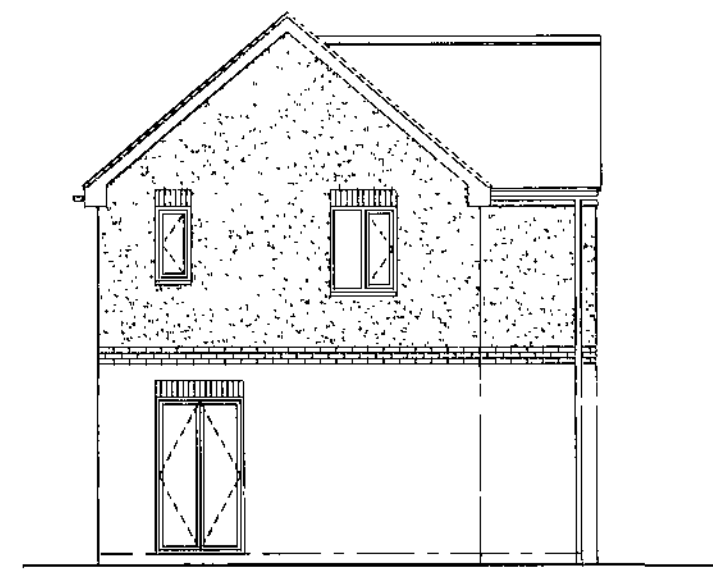
844FE (as)
Side Elevation



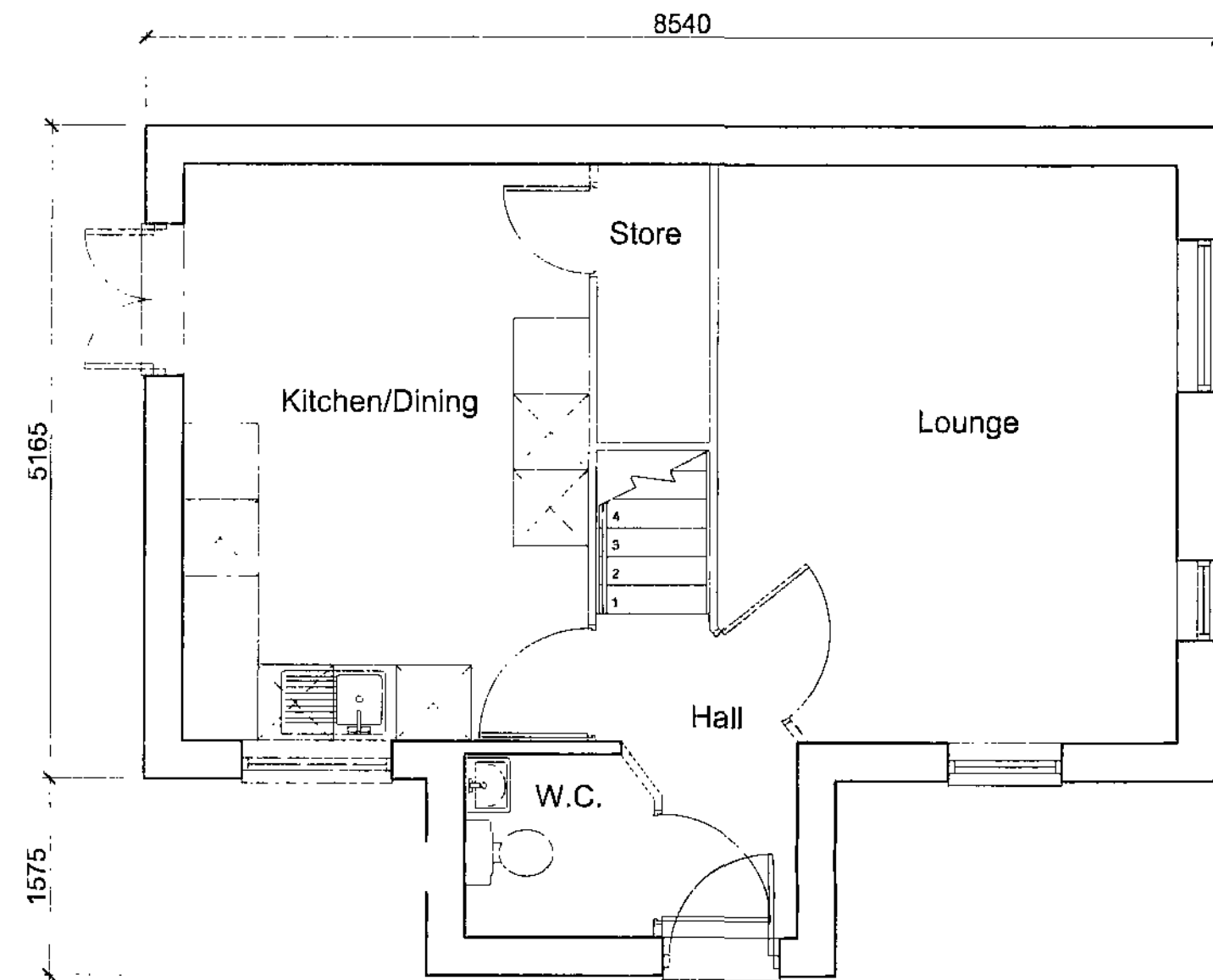
844FE (as)
Front Elevation



844FE (as)
Side Elevation

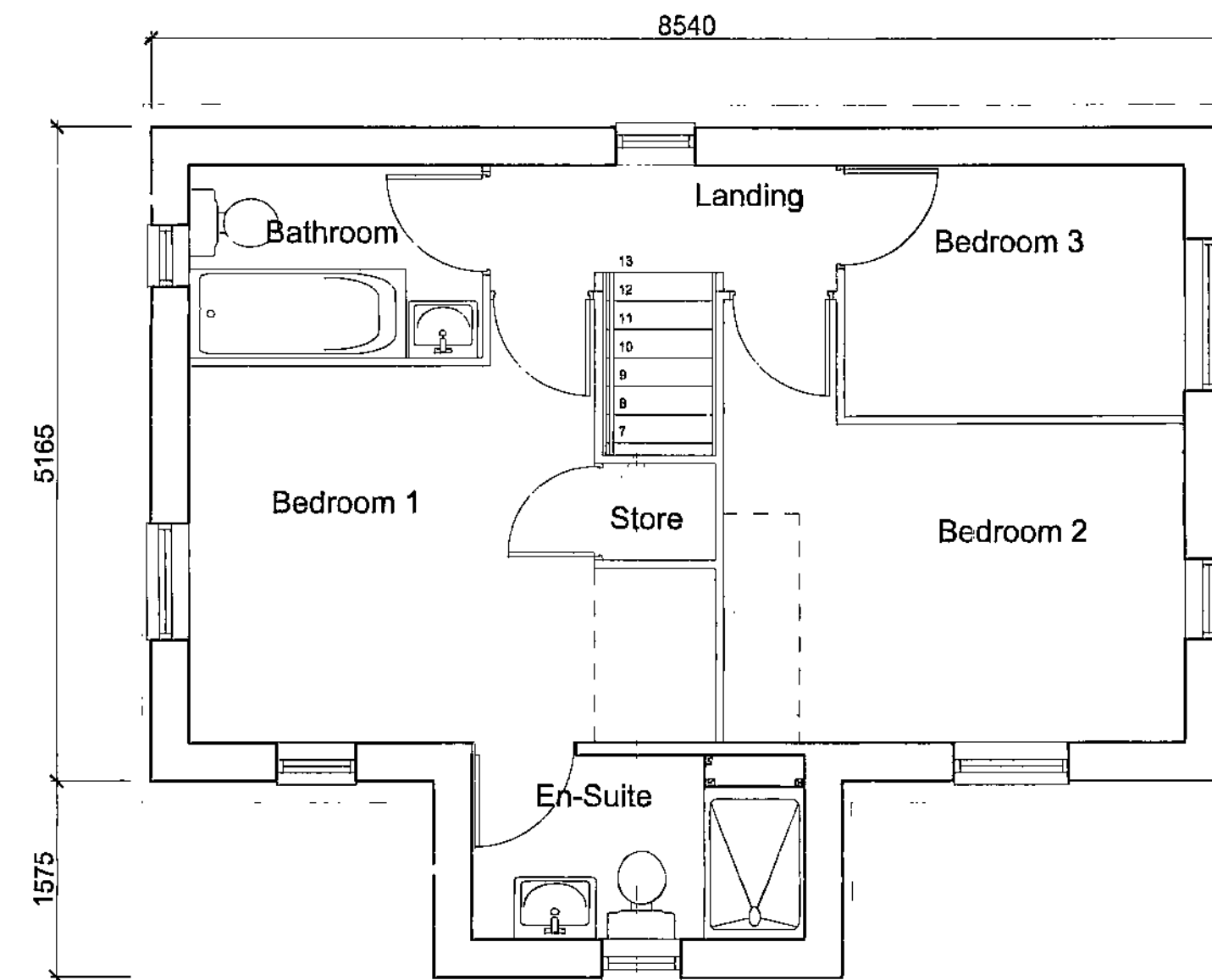


844FE (as)
Rear Elevation



Roof Outline Shown Dashed

Ground Floor Plan



Roof Outline Shown Dashed

First Floor Plan

Note: Based on Keepmoat Homes Drawing,
House type 844FE 2008 100mm Edition Rev A.
Dwg No. HH08/844FE-100/02A

PLANNING

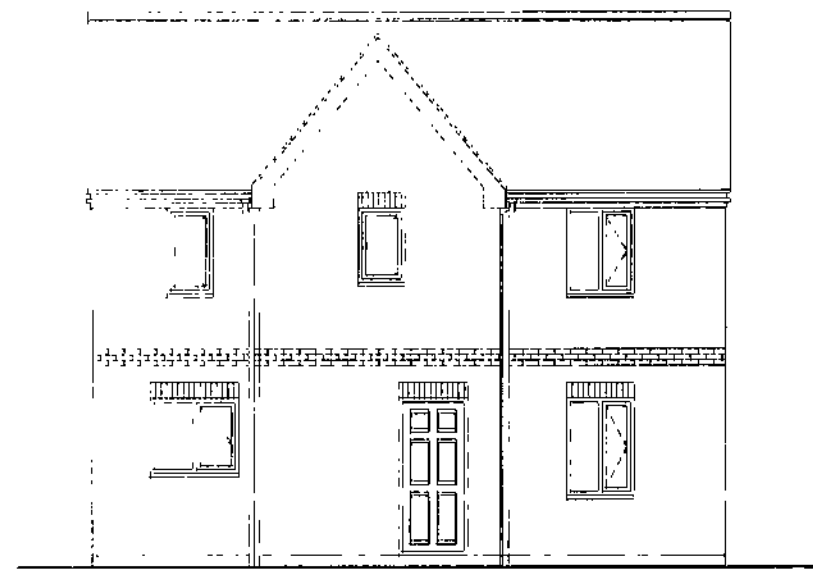
Keepmoat Homes
Leslie Road, Barnsley
House Type 844FE Half Render
Planning Drawing

Scale: 1:50, 1:100 @ A2
Date: January 2009
Drawn by: ND
Email: n.d.woods@queensberrydesign.co.uk

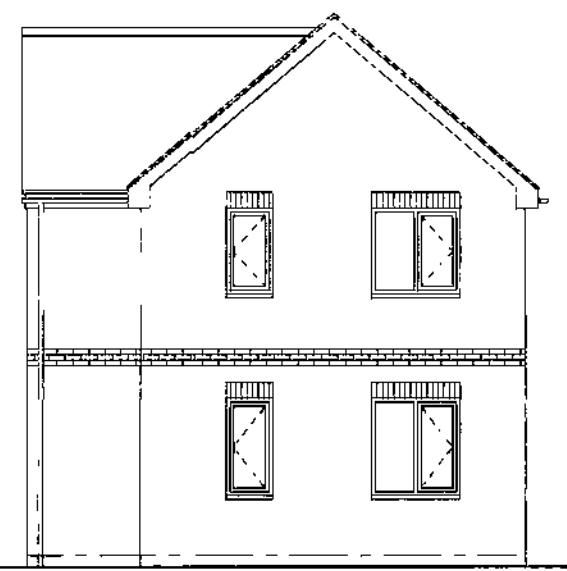
Drawings: QD254-844FE-02
Revisions: -
Client Contact: -

QUEENSBERRY
DESIGN
ENGINEERING & ARCHITECTURAL CONSULTANTS
SUITE 7B
WETTERTON PARK
STANNINGTON
NORTHUMBERLAND
NE41 4EP
T: 01670 789634
F: 01670 719986
www.queensberrydesign.co.uk

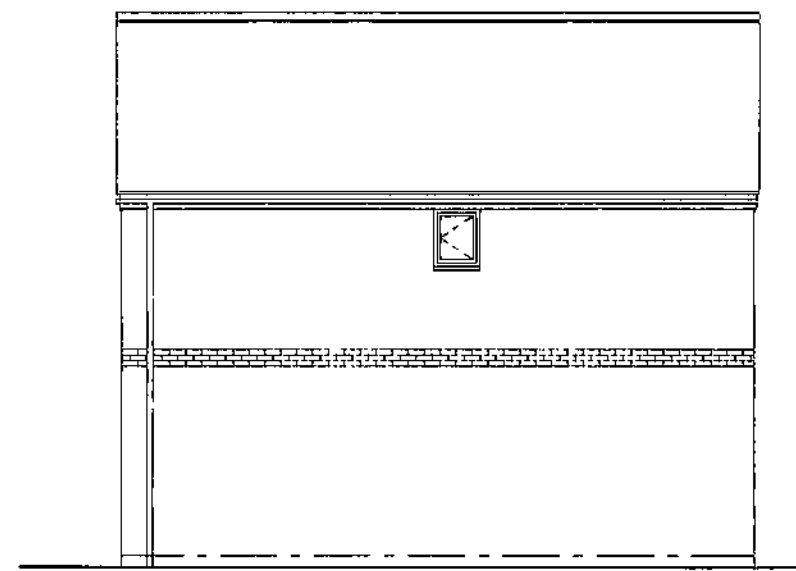
keepmoat
HOMES



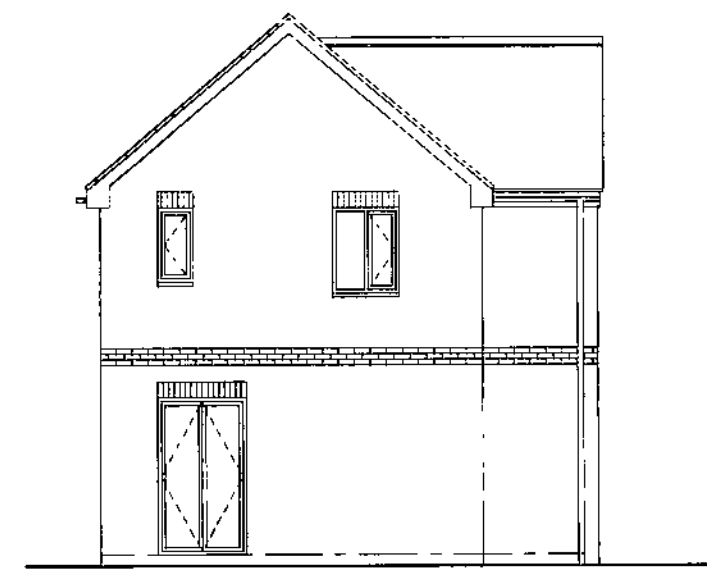
844FE (as)
Side Elevation



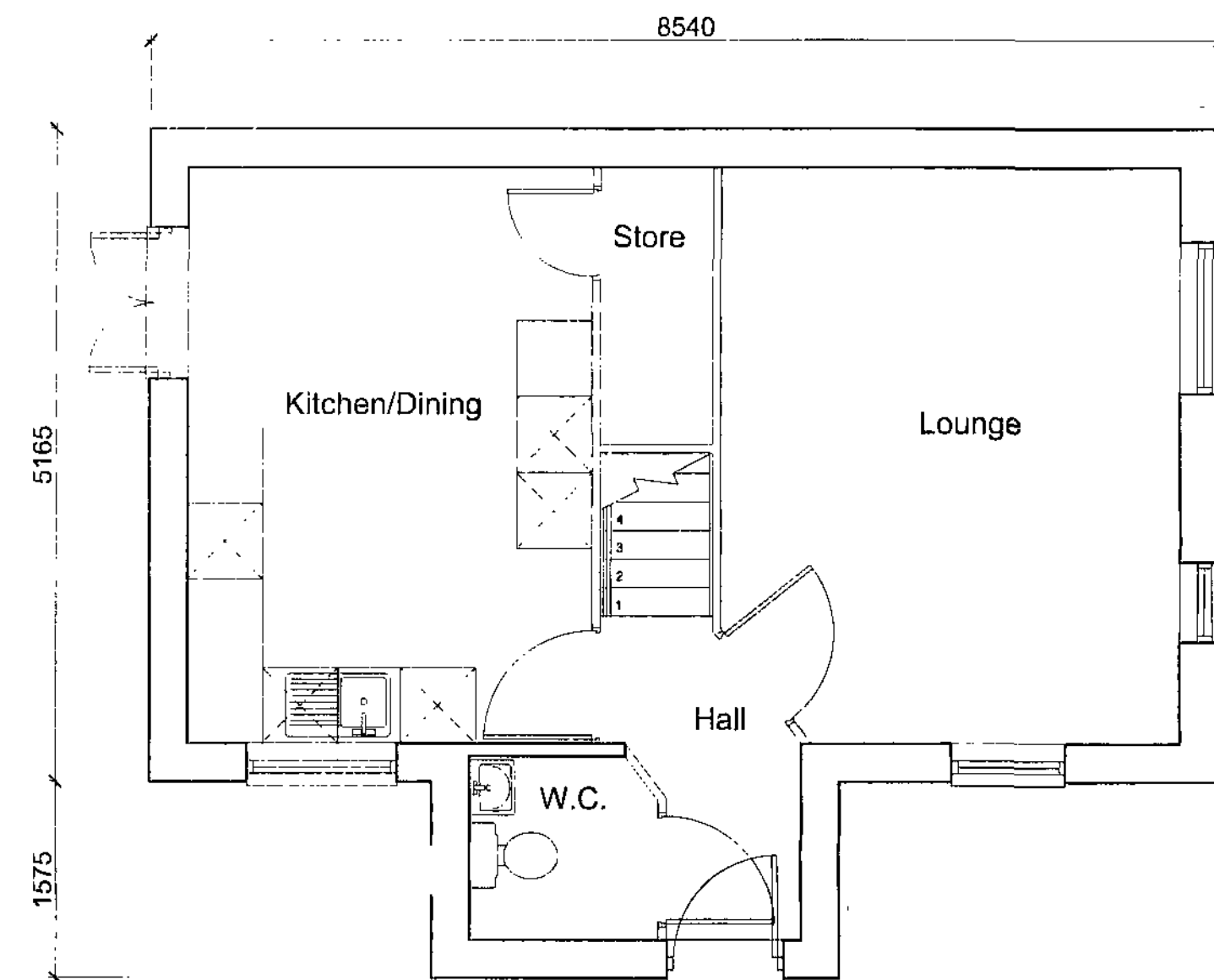
844FE (as)
Front Elevation



844FE (as)
Side Elevation

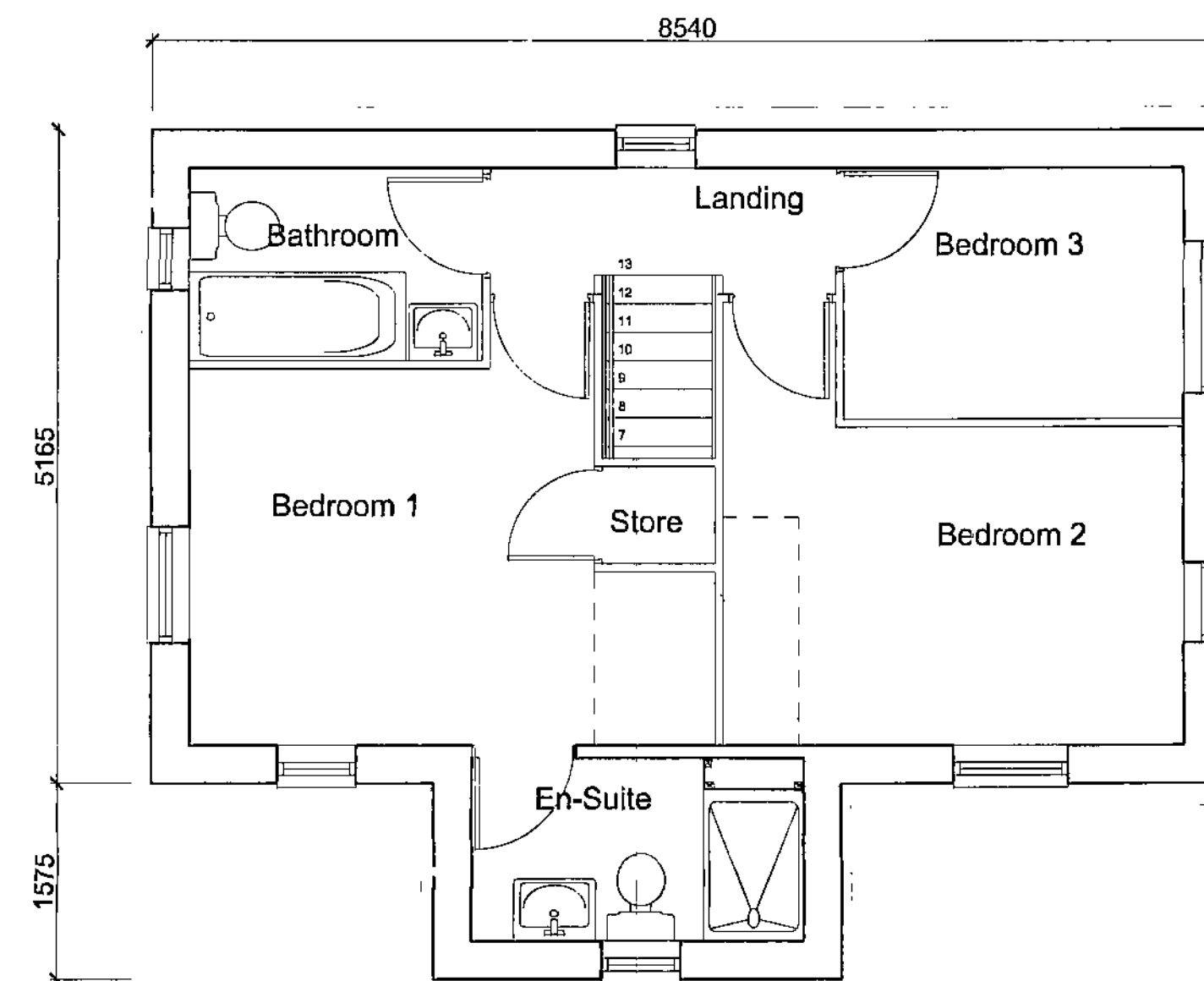


844FE (as)
Rear Elevation



Roof Outline- Shown Dashed

Ground Floor Plan



Roof Outline Shown Dashed

First Floor Plan

Note: Based on Keepmoat Homes Drawing,
House type 844FE 2008 100mm Edition Rev A.
Dwg No. HH08/844FE-100/02A

PLANNING

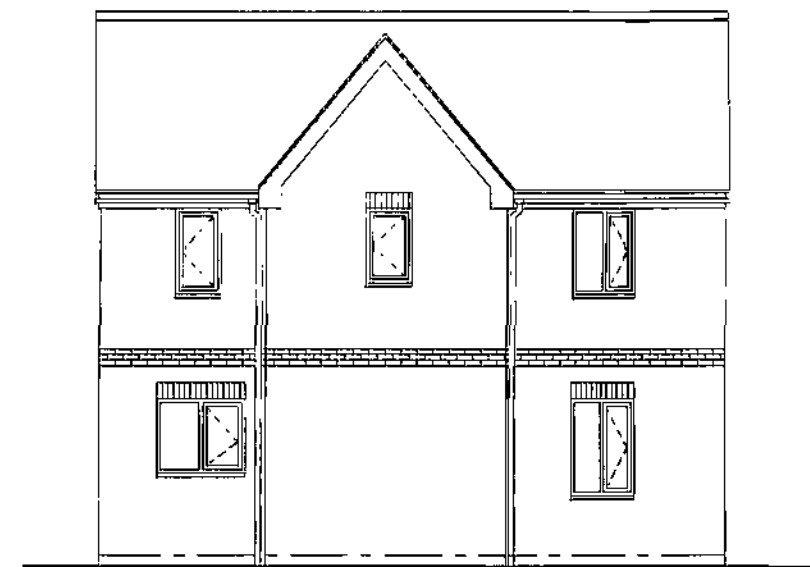
Keepmoat Homes
Leslie Road, Barnsley
House Type 844FE
Planning Drawing

Scale: 1:50, 1:100 @ A2
Date: January 2009
Drawn by: ND
Checked by: S. J. J.

Revision: -
Client Contract No: -
Drawing No: QD254-844FE-01

QUEENSBERRY
DESIGN
ENGINEERING & ARCHITECTURAL CONSULTANTS
SUITE 70
NETHERTON PARK
STAININGTON
NORTHUMBRIA
NE51 5PP
Tel: 01670 709634
Fax: 01670 709635
www.queensberrydesign.co.uk

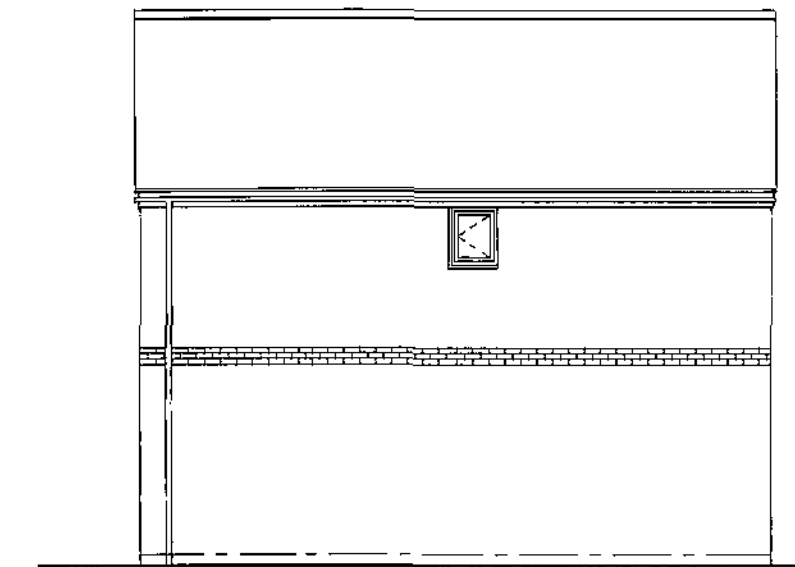
keepmoat
HOMES



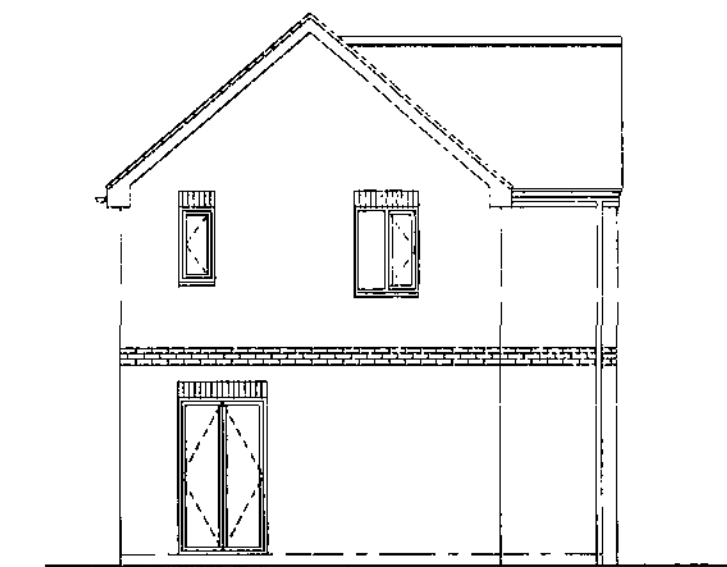
844SE (as)
Side Elevation



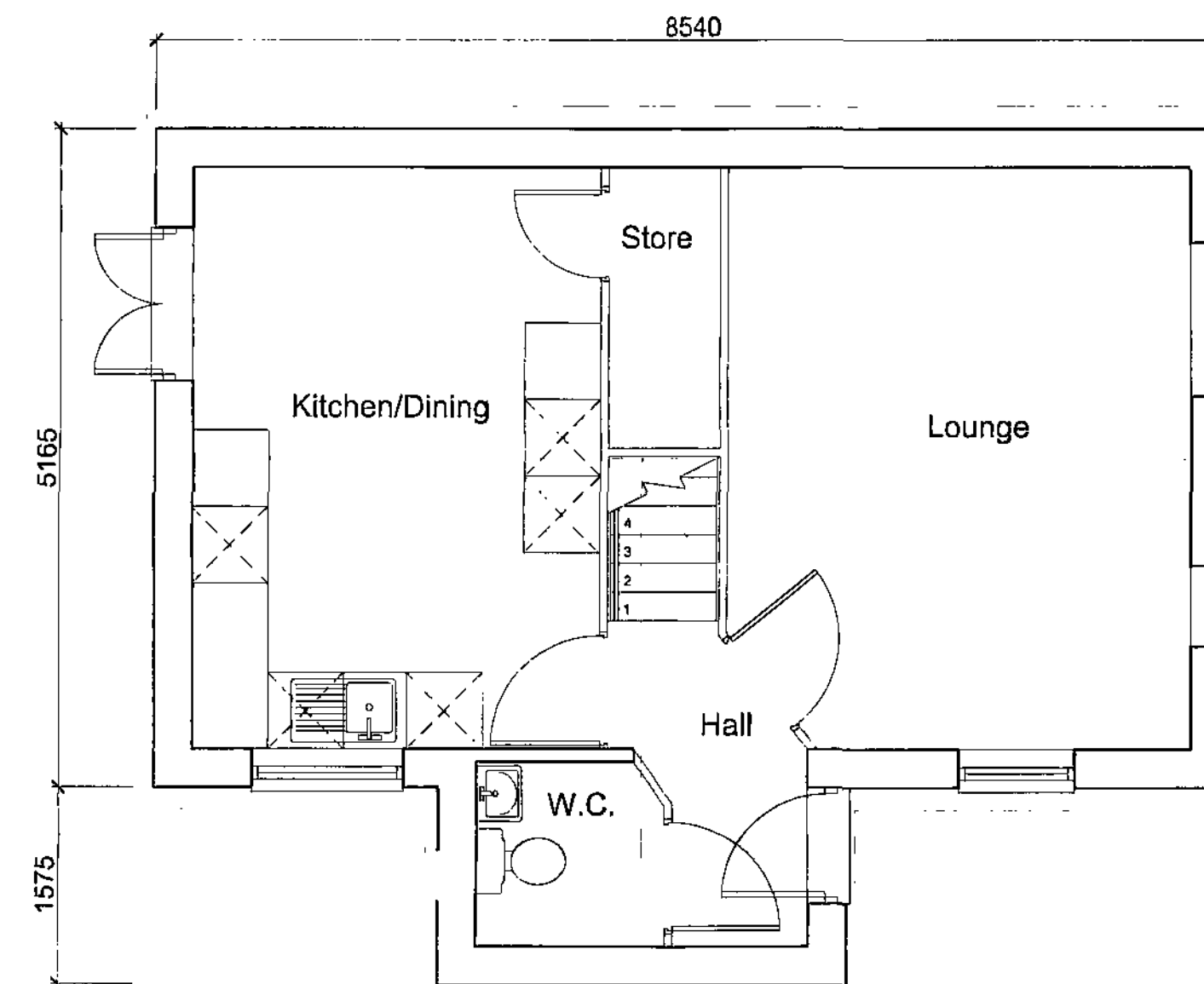
844SE (as)
Front Elevation



844SE (as)
Side Elevation

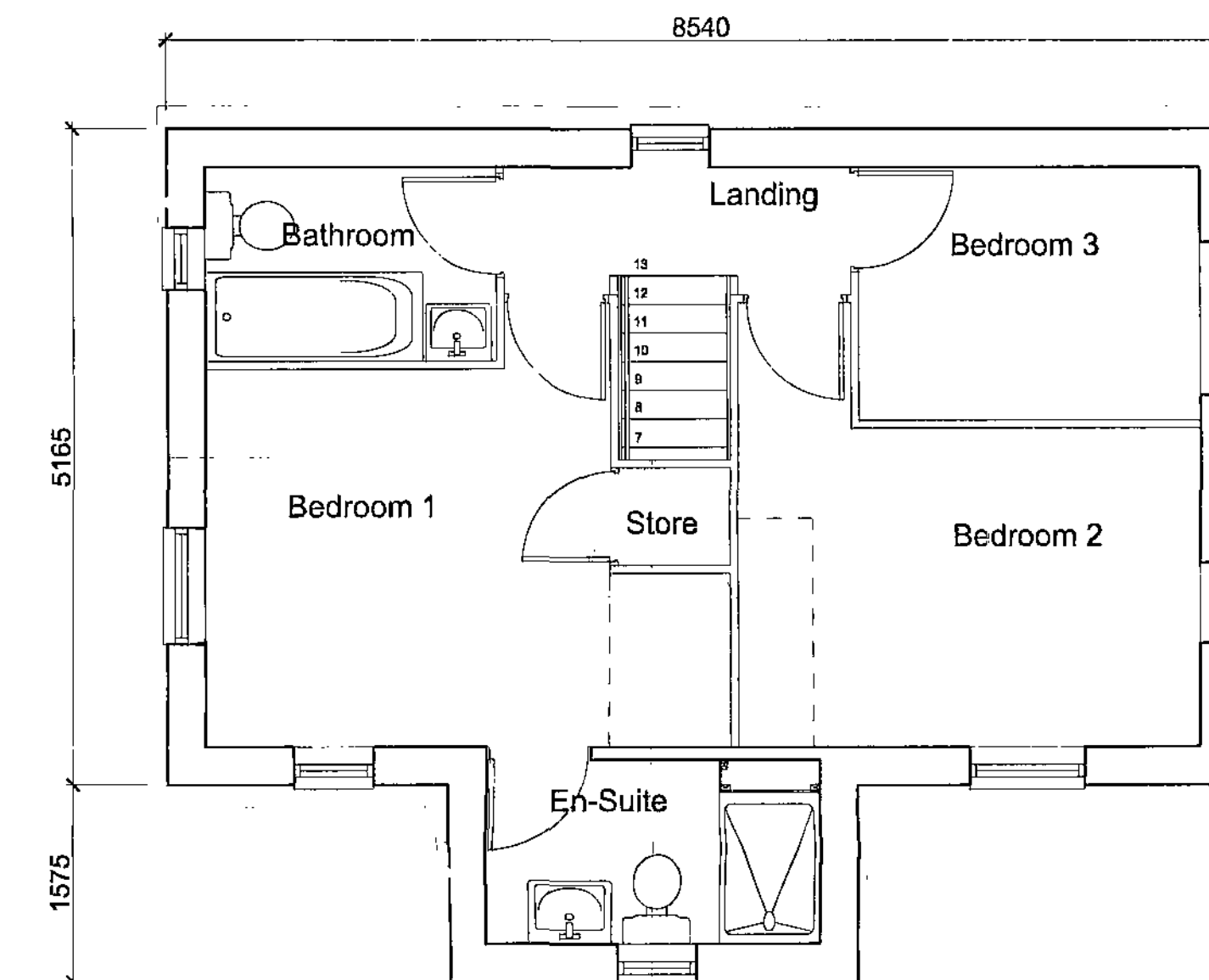


844SE (as)
Rear Elevation



Roof Outline Shown Dashed

Ground Floor Plan



Roof Outline Shown Dashed

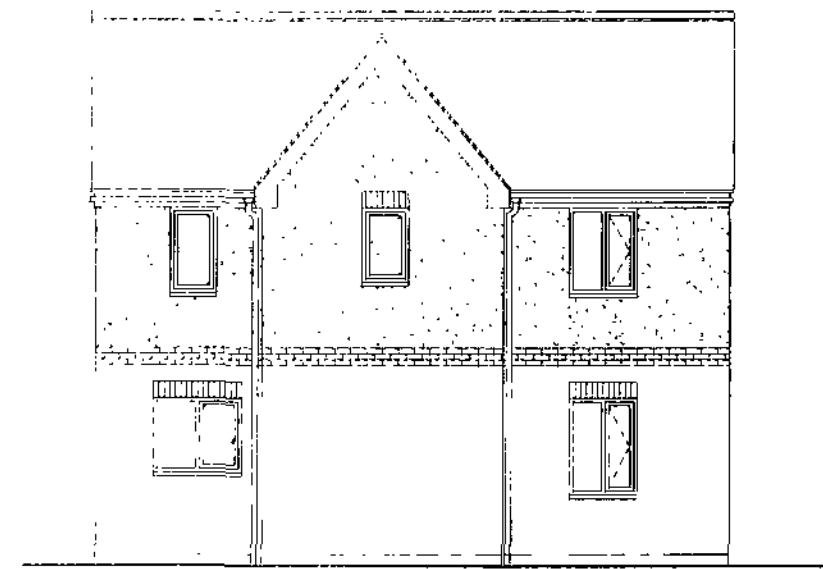
First Floor Plan



Note: Based on Keepmoat Homes Drawing,
House type 844SE 2008 100mm Edition Rev A.
Dwg No. HH08/844SE-100/C2A

Drawing Sheet		
PLANNING		
Title		
Keepmoat Homes Leslie Road, Barnsley House Type 844SE Planning Drawing		
Scale	Date	
1:50, 1:100 @ A2	January 2009	
Drawn by	Email	
ND	nd@queensberrydesign.co.uk	
Revision no.	Revision	Client Code/Ref.
QD254-844SE-01	-	-

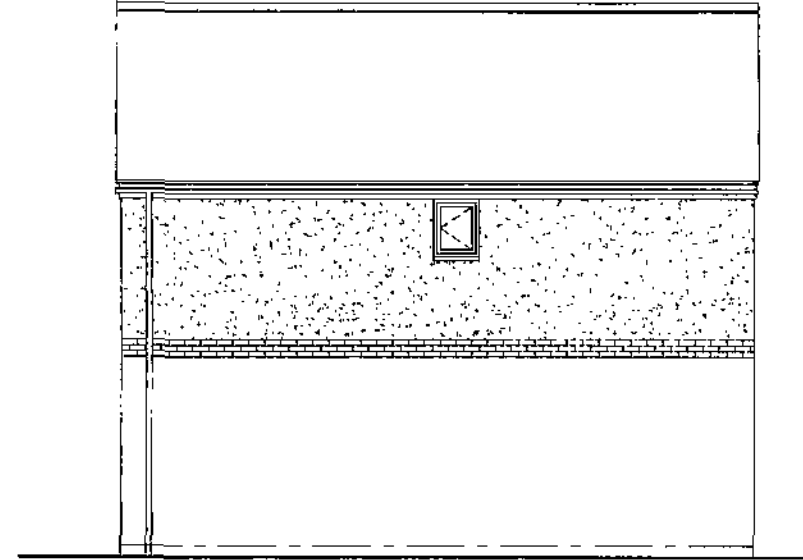
QUEENSBERRY
DESIGN
ENGINEERING & ARCHITECTURAL CONSULTANTS
SUITE 20
RETHERTON PARK
STANFINGTON
NORTHOLDS, LEICESTERSHIRE
LE12 7EP
01530 709834
www.queensberrydesign.co.uk



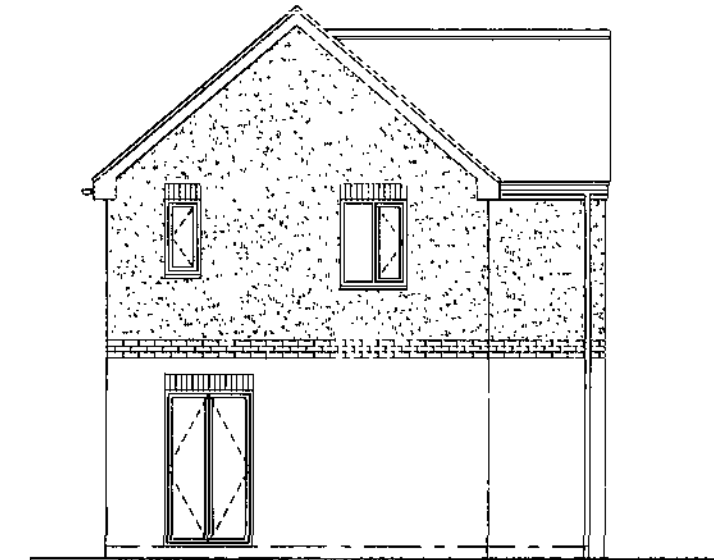
844SE (as)
Side Elevation



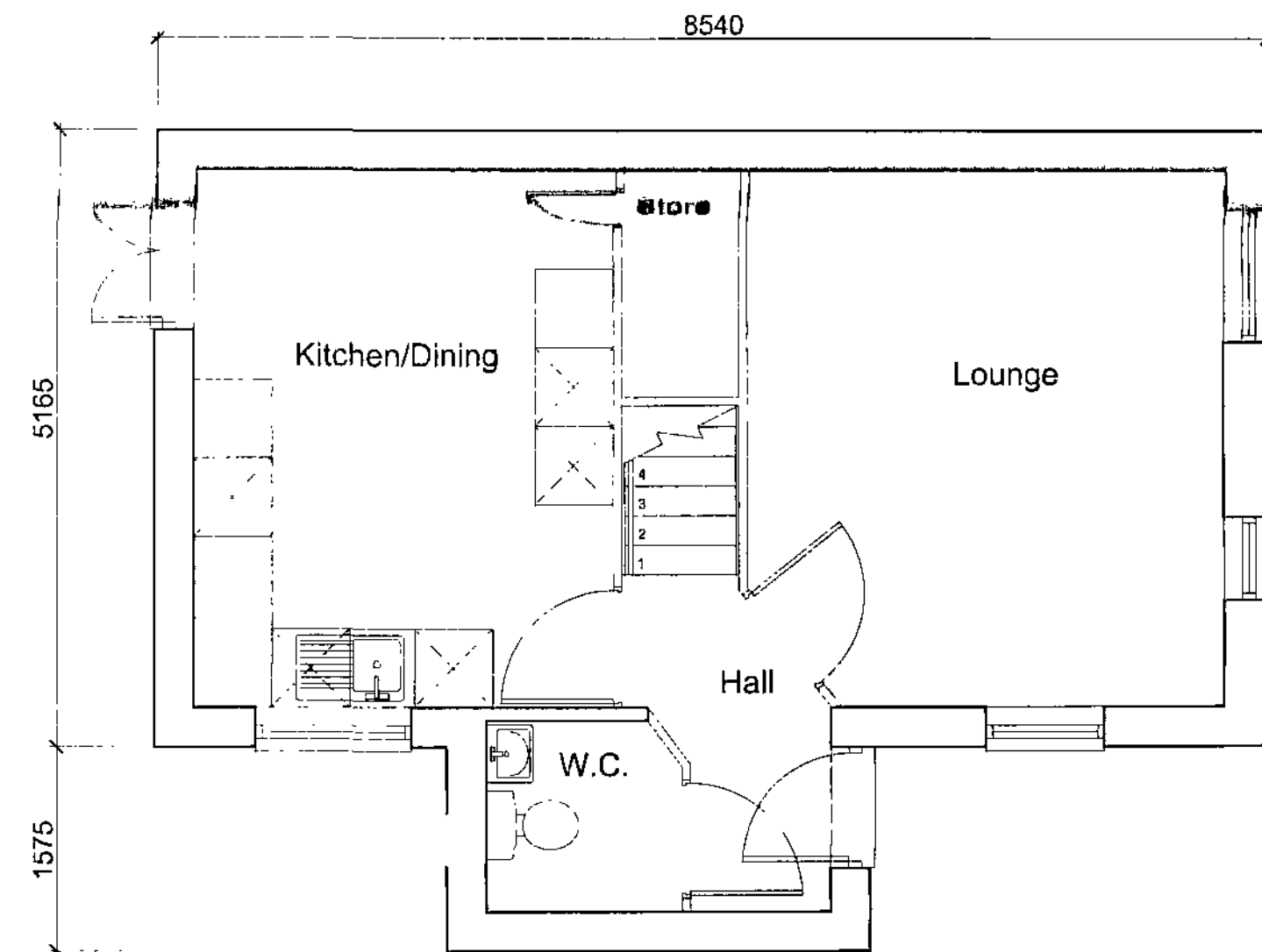
844SE (as)
Front Elevation



844SE (as)
Side Elevation

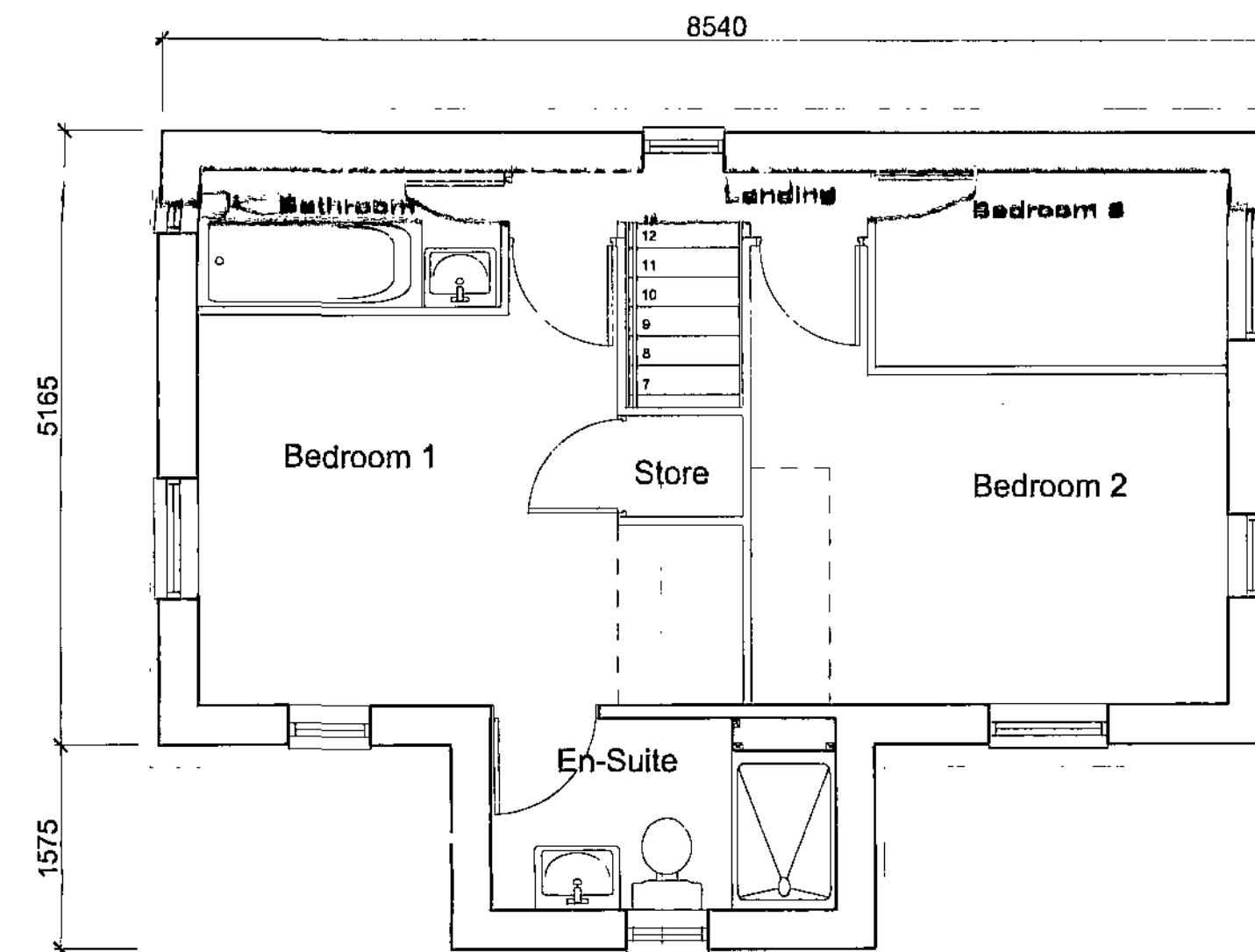


844SE (as)
Rear Elevation



Roof Outline Shown Dashed

Ground Floor Plan



Roof Outline Shown Dashed

First Floor Plan

Note: Based on Keepmoat Homes Drawing,
House type 844SE 2008 100mm Edition Rev A.
Dwg No. HH08/844SE-100/02A

PLANNING

Keepmoat Homes
Leslie Road, Barnsley
House Type 844SE Half Render
Planning Drawing

Scale: 1:50, 1:100 @ A2
Date: January 2009
Drawn by: ND
Checked by: ND

Drawing no: QD254-844SE-02
Revision: -
Client Contract no: -

QUEENSBERRY
DESIGN
CONSULTANTS & ARCHITECTURAL CONSULTANTS
SUITE 70
NETHERTON PARK
STAMINGTON
NORTHUMBERLAND
NE51 8EP
T: 01670 789834
F: 01670 789865
www.queensberrydesign.co.uk

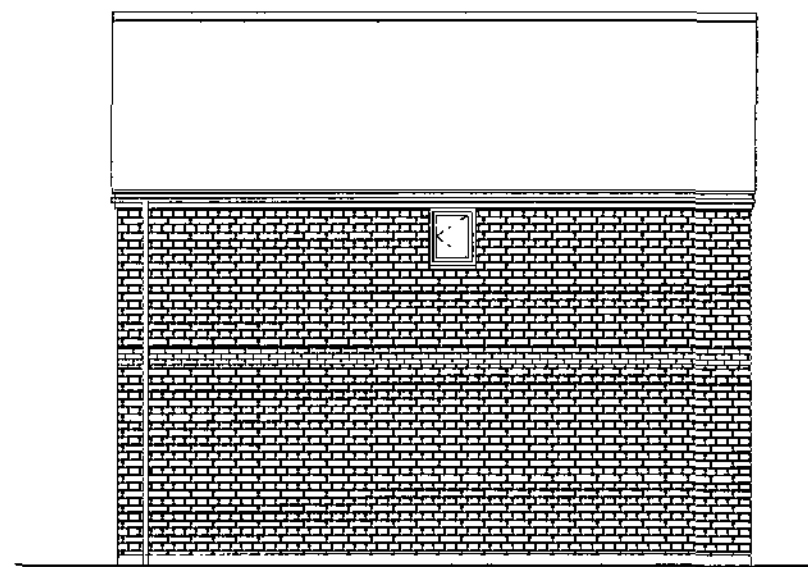
keepmoat
HOMES



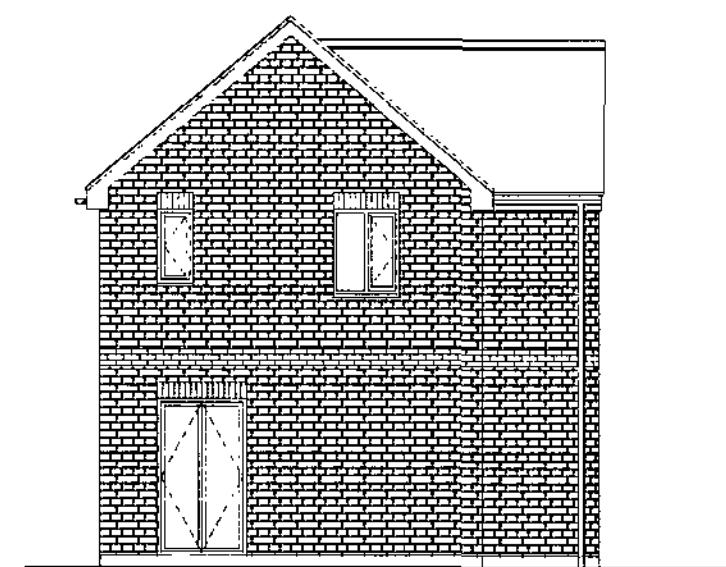
844FE (as)
Side Elevation



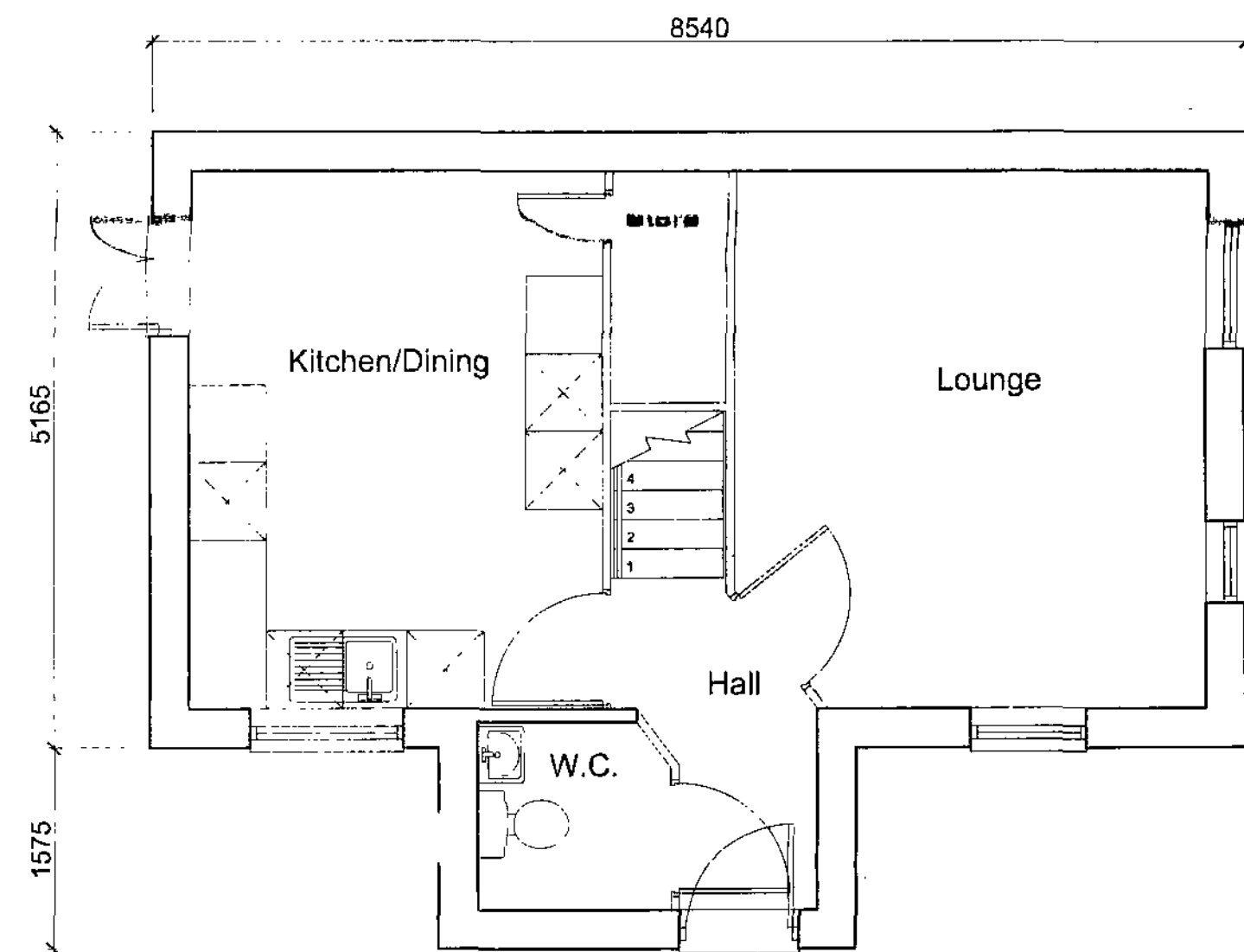
844FE (as)
Front Elevation



844FE (as)
Side Elevation

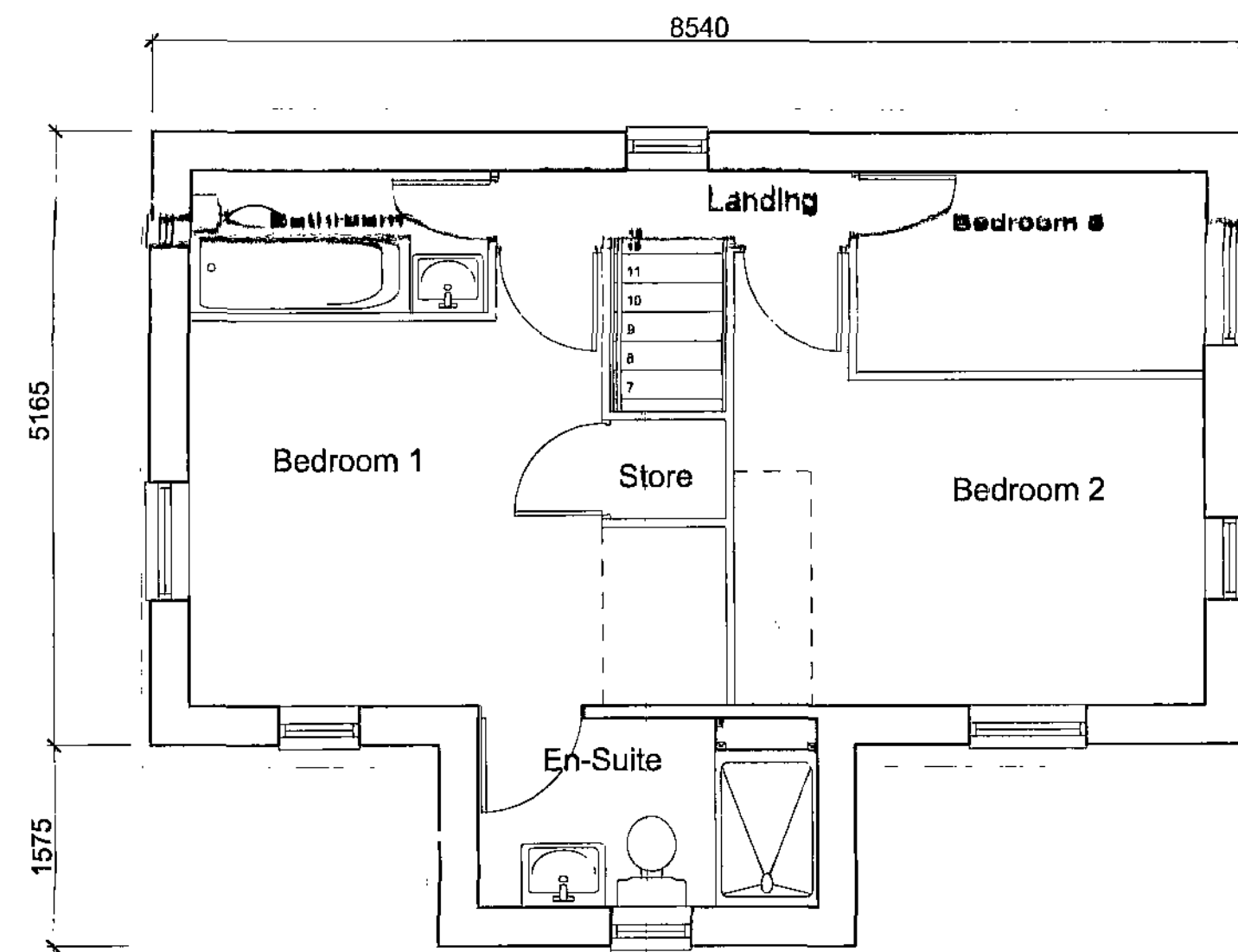


844FE (as)
Rear Elevation



Roof Outline Shown Dashed

Ground Floor Plan



Roof Outline Shown Dashed

First Floor Plan



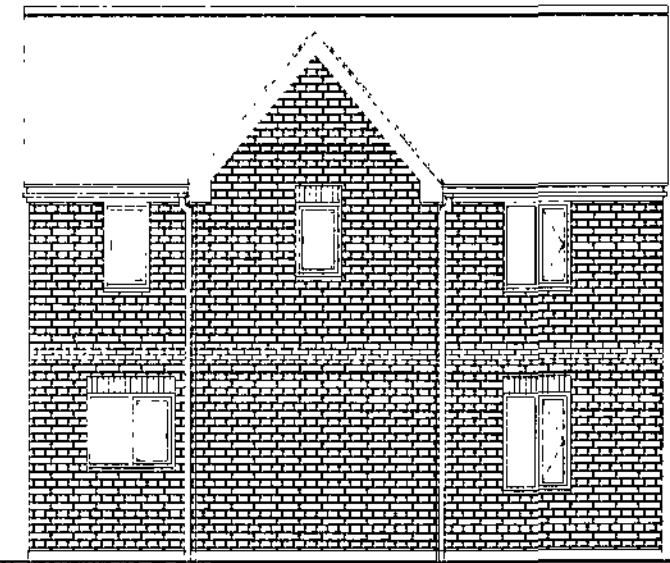
Note: Based on Keepmoat Homes Drawing,
House type 844FE 2008 100mm Edition Rev A.
Dwg No. HH08/844FE-100/02A

Planning
Keepmoat Homes
Leslie Road, Barnsley
House Type 844FE Stone
Planning Drawing

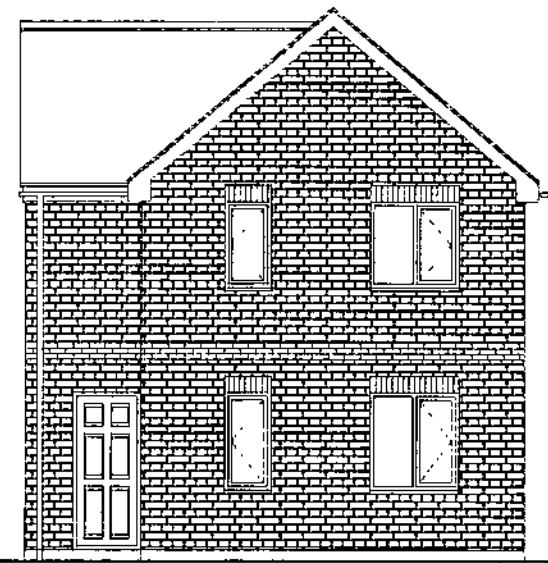
Date
1:50, 1:100 @ A2
January 2009
Drawn by
ND
Scale
1:100
Date
1:100
Scale
1:100

Drawing no.
QD254-844FE-03
Revision
-
Client Contact no.
-

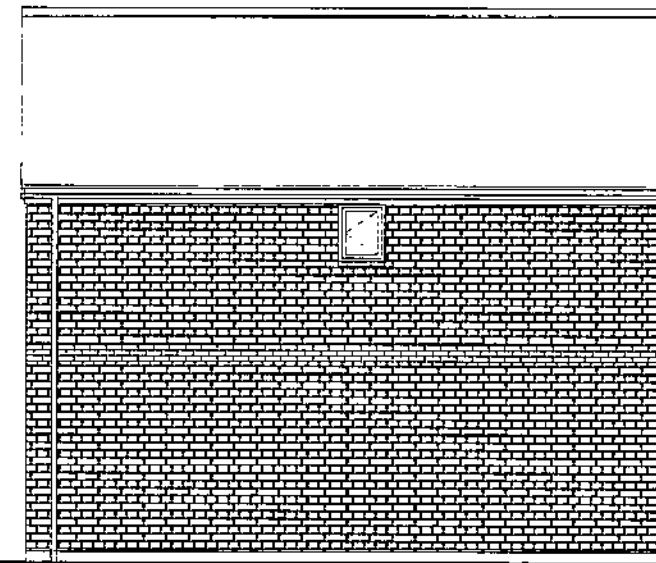
QUEENSBERRY
DESIGN
QUEENSBERRY & ARCHITECTURAL CONSULTANTS
SUITE 302
HETHERTON PARK
STANUMPTON
NORTHUMBERLAND
NE51 4PT
T:01670 785634
F:01670 789864
www.queensberrydesign.co.uk



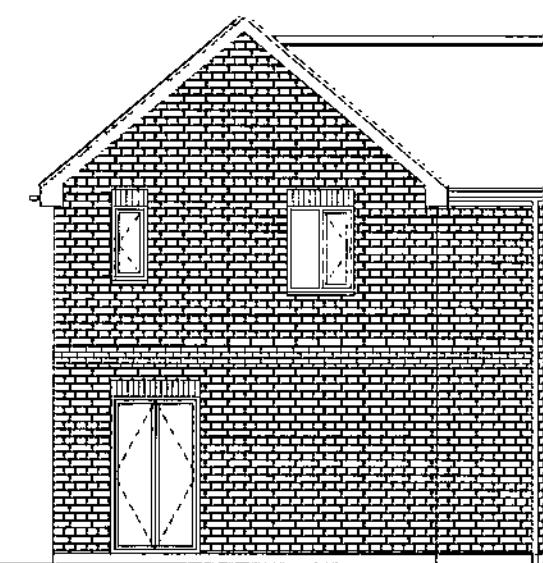
844SE (as)
Side Elevation



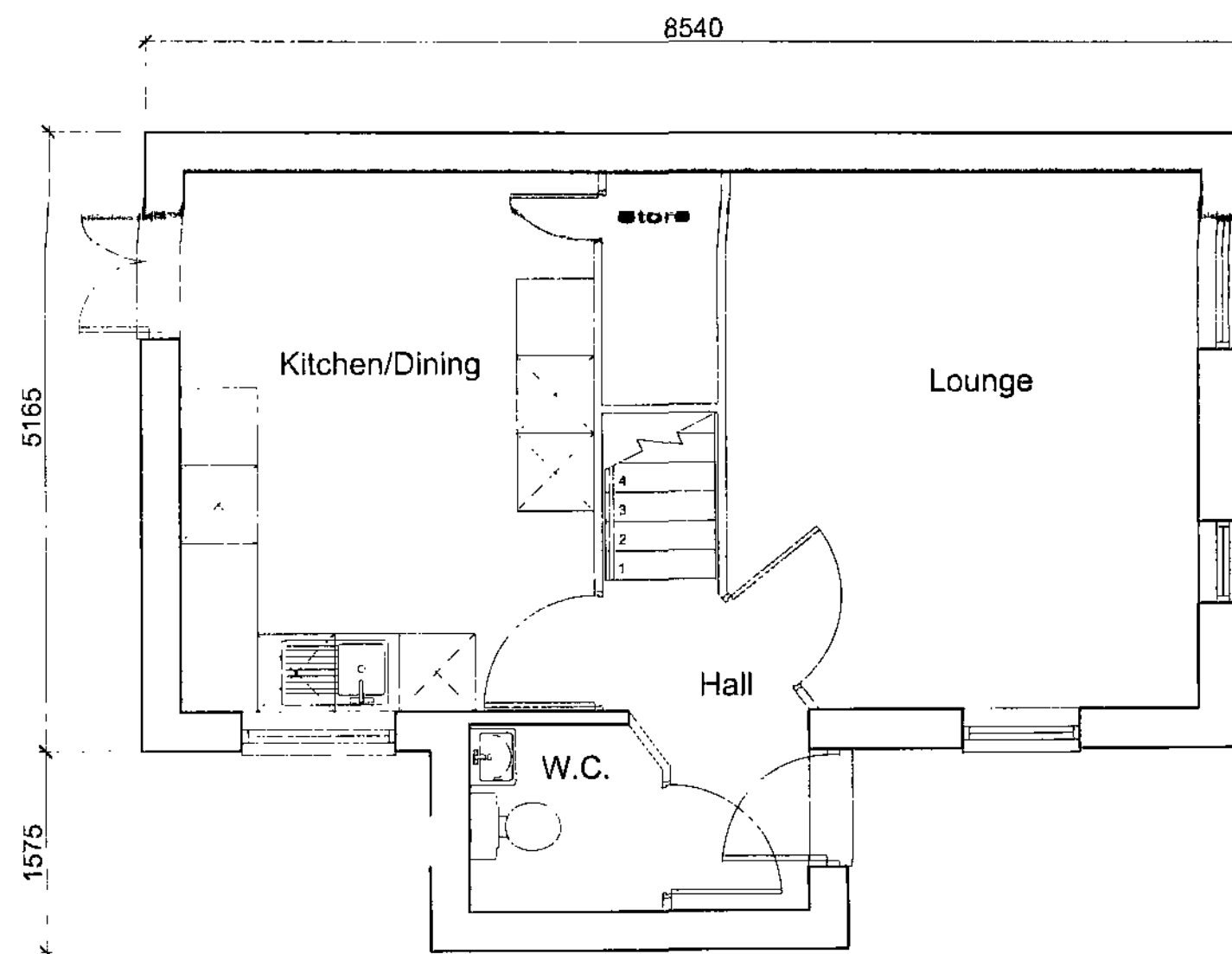
844SE (as)
Front Elevation



844SE (as)
Side Elevation

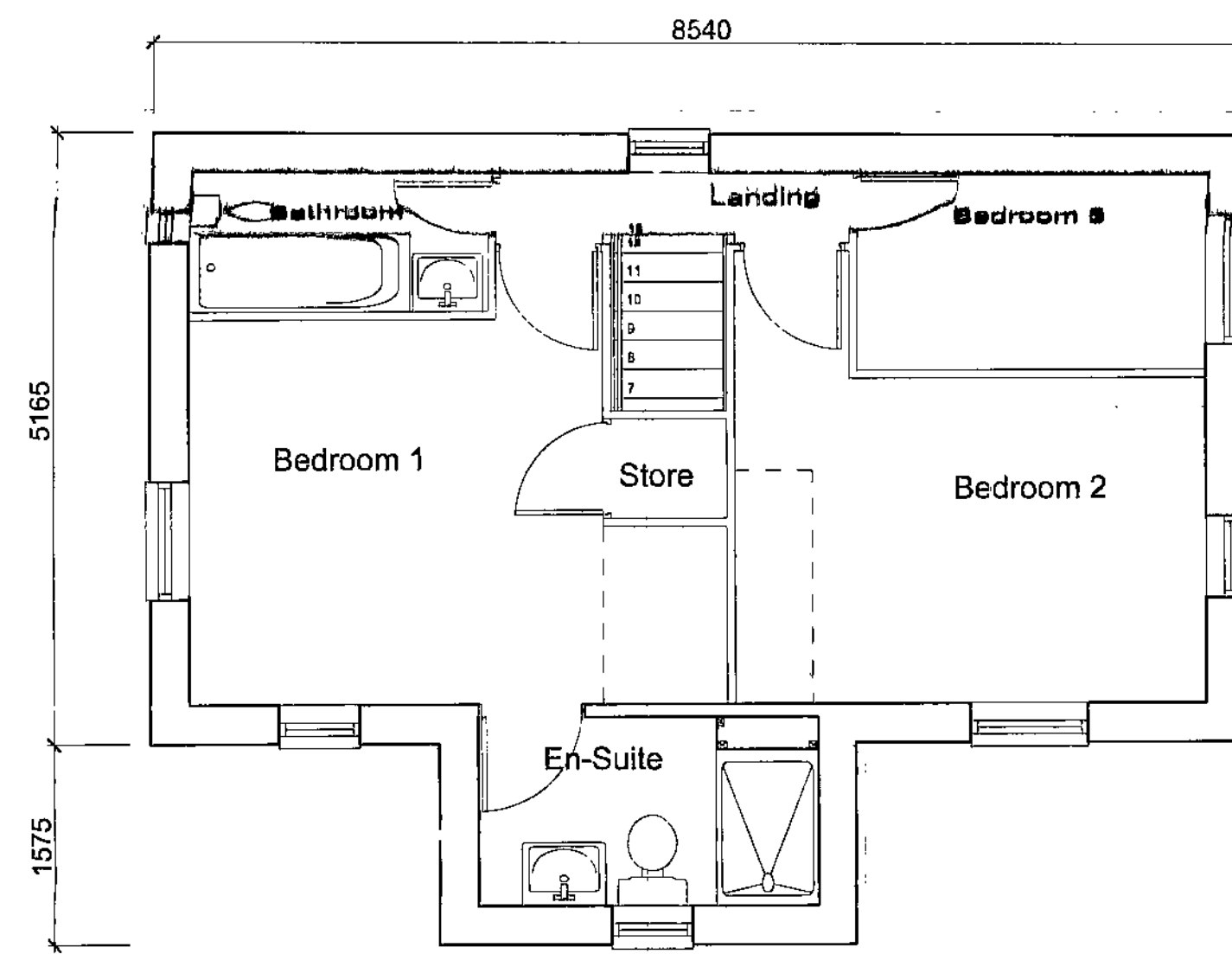


844SE (as)
Rear Elevation



Roof Outline Shown Dashed

Ground Floor Plan



Roof Outline Shown Dashed

First Floor Plan

Note: Based on Keepmoat Homes Drawing.
House type 844SE 2008 100mm Edition Rev A.
Dwg No. HH08/844SE-100/02A

Drawing Status	
PLANNING	
Keepmoat Homes Leslie Road, Barnsley House Type 844SE Stone Planning Drawing	

Scale	Date
1:50, 1:100 @ A2	January 2009
Drawn by	Checked by
ND	ND

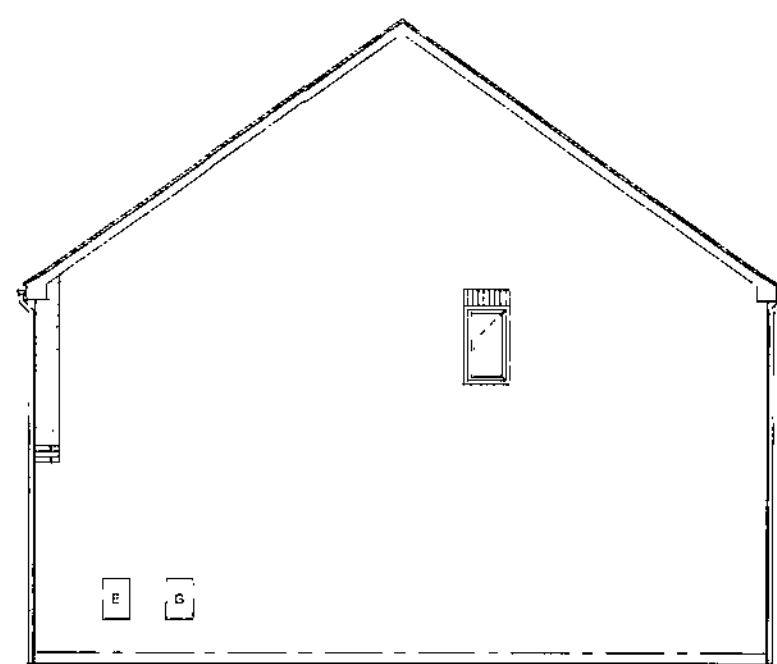
Revision no.	Revision	Class Comment
QD254-844SE-03	-	-

QUEENSBERRY DESIGN	
SUITES 70 NETHERTON PARK STANNINGTON NORTHUMBERLAND NE5 5GF	
T: 01676 788334 F: 01676 780851 www.queensberrydesign.co.uk	

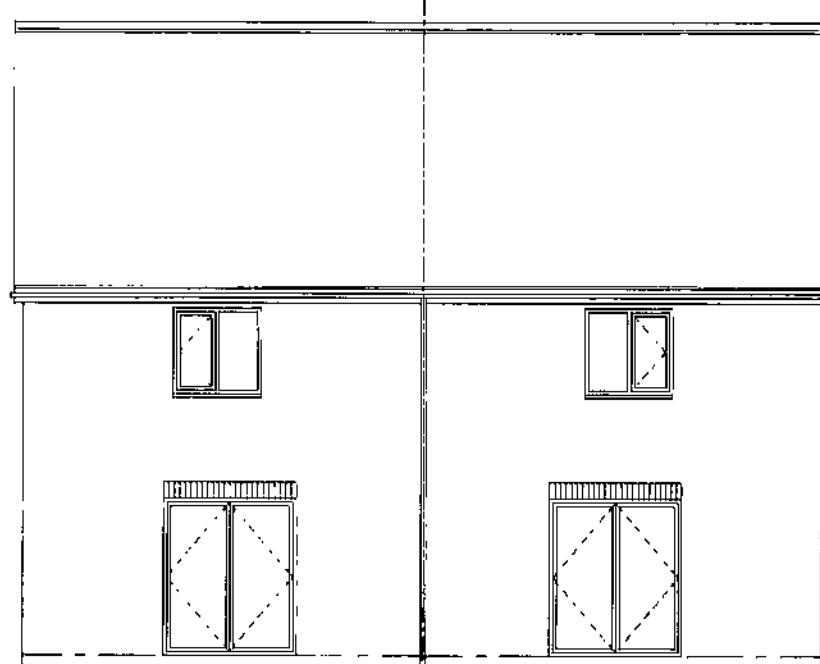




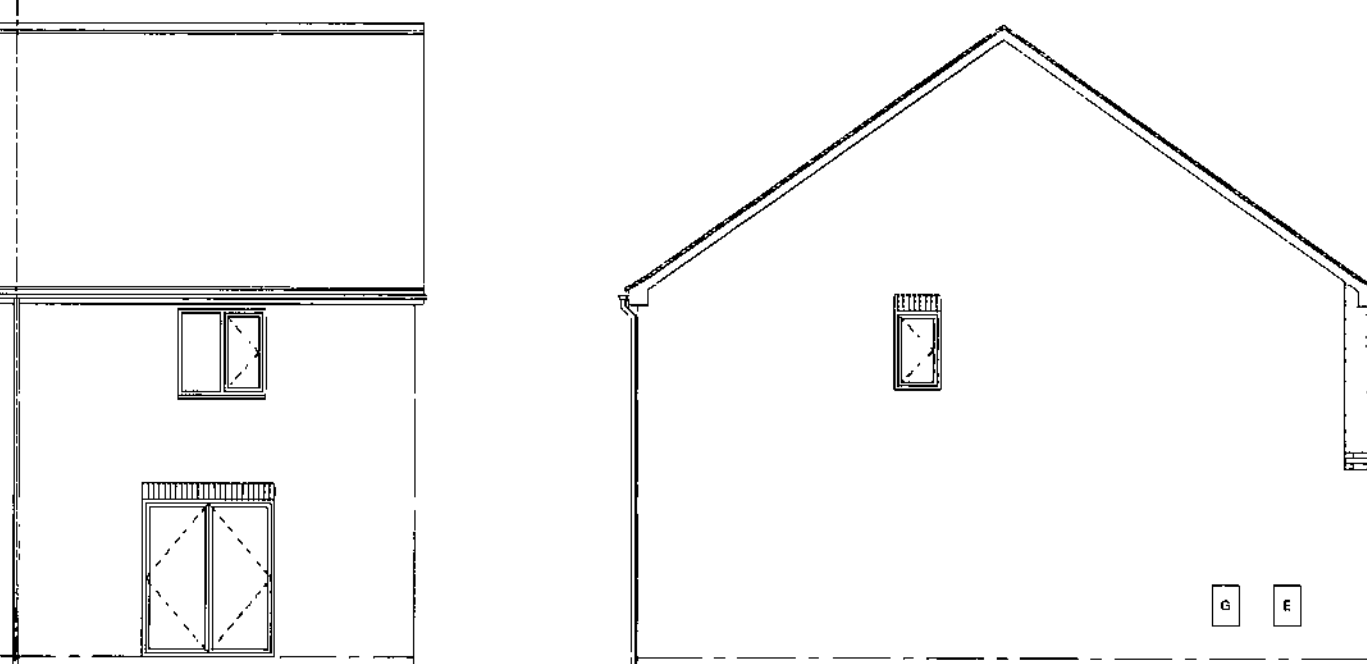
988 (as)
Front Elevation



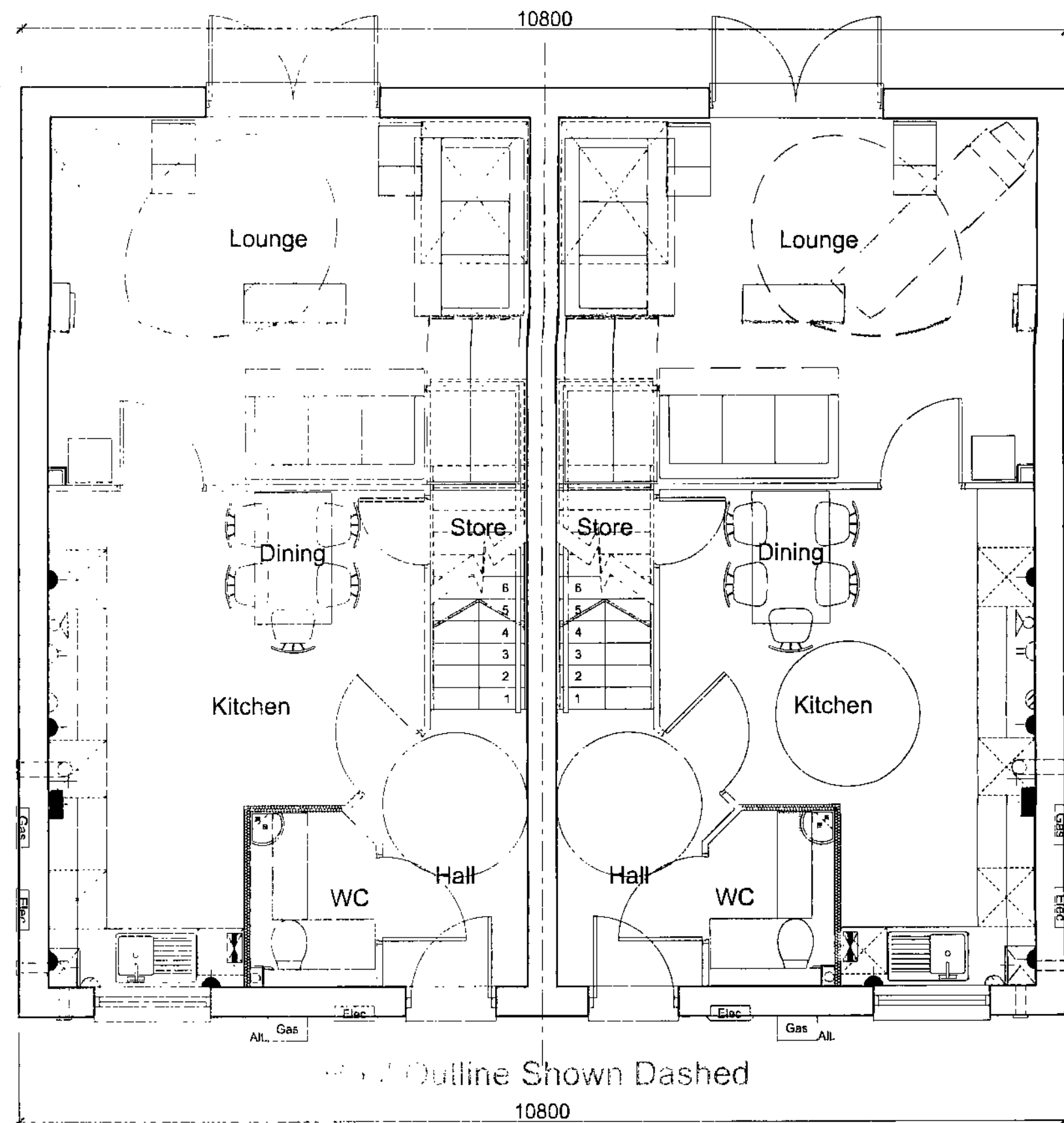
988 (opp)
Side Elevation



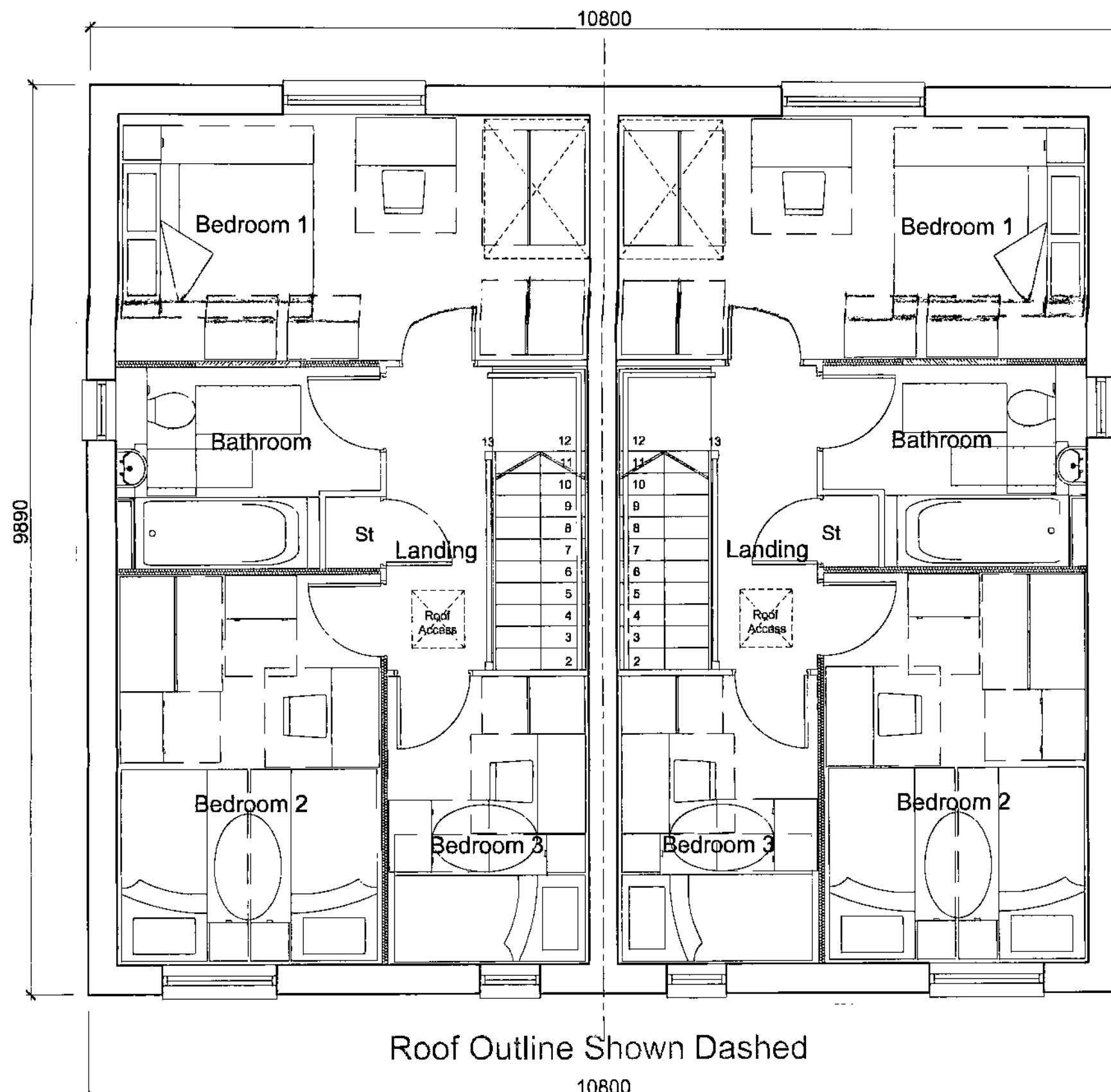
988 (opp)
Rear Elevation



988 (as)
Side Elevation



Ground Floor Plan



First Floor Plan

Note: Based on Keepmoat Homes Drawing,
House type 988 DQS Edition.
Dwg No. HH08/988-DQS/02

PLANNING
Keepmoat Homes
Leslie Road, Barnsley
House Type 988 DQS Half Render
Planning Drawing

Scale: 1:50, 1:100 @ A2
Date: January 2009
Drawn by: ND
E-mail: rich.dunwoode@queensberrydesign.co.uk

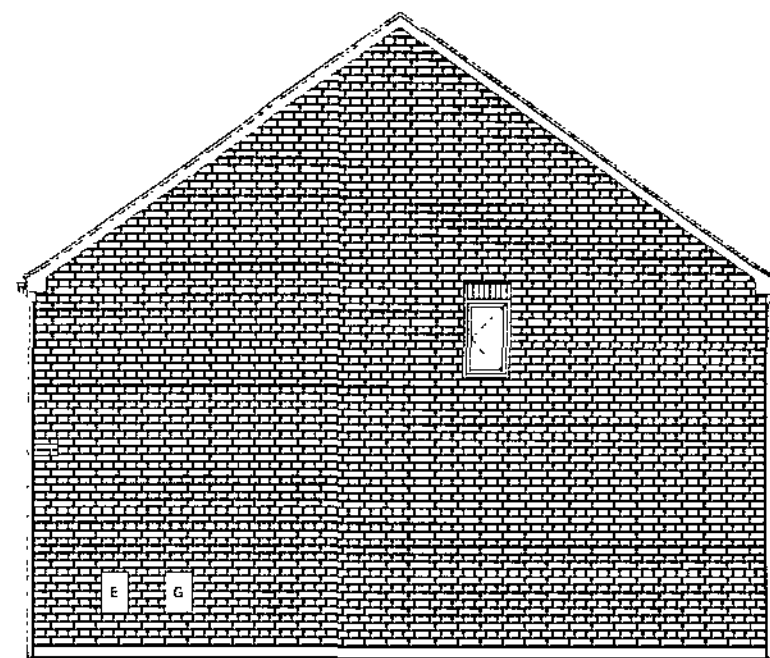
Drawn by: ND
Date: -
Client: Keepmoat Homes

QUEENSBERRY
DESIGN
RUSSELL ROAD & ALBERT ROAD, COVENTRY CV3 7JY
SUITE 70
NETTLETON PARK
STANLINGTON
NOTTINGHAM
NG16 6PP
Tel: 01576 709861
www.queensberrydesign.co.uk

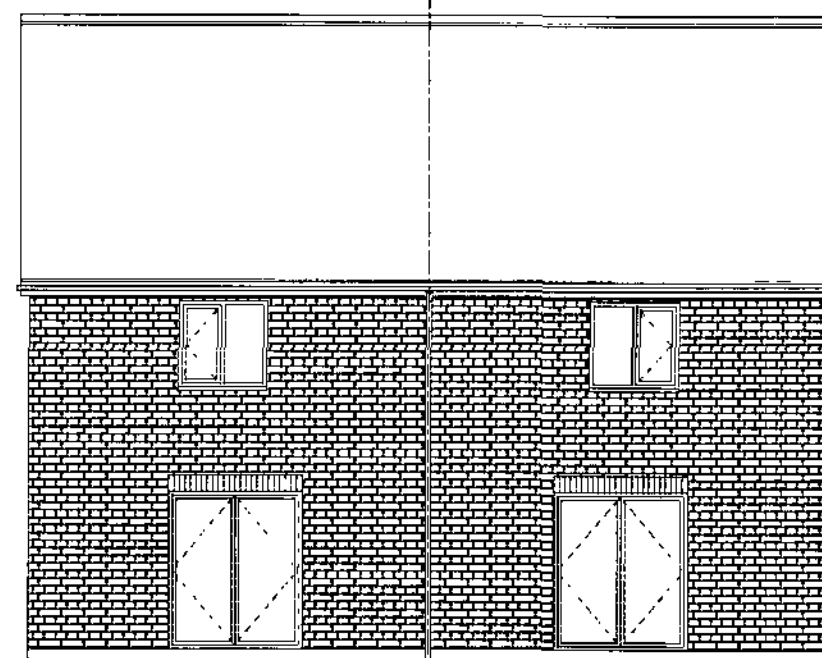
keepmoat
HOMES



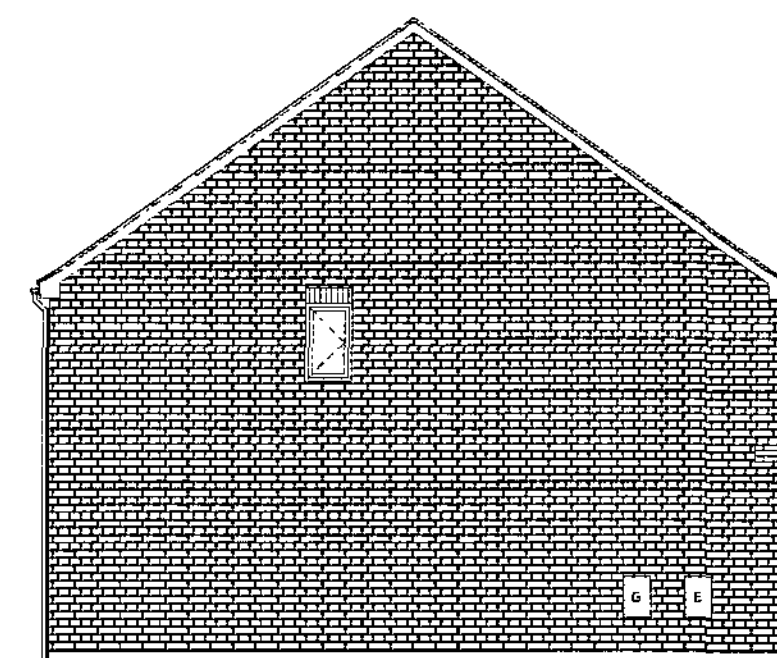
988 (as)
Front Elevation



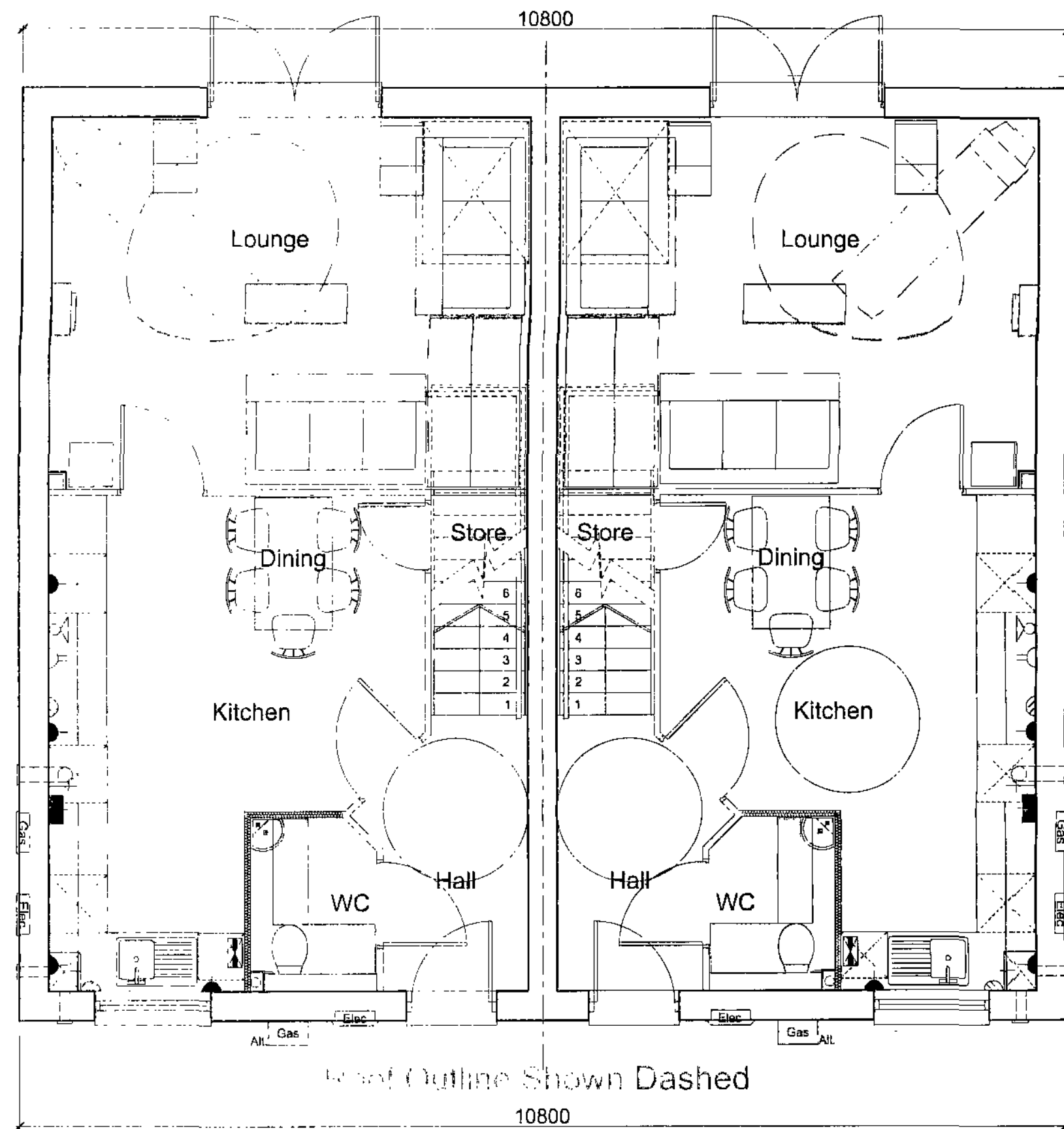
988 (opp)
Side Elevation



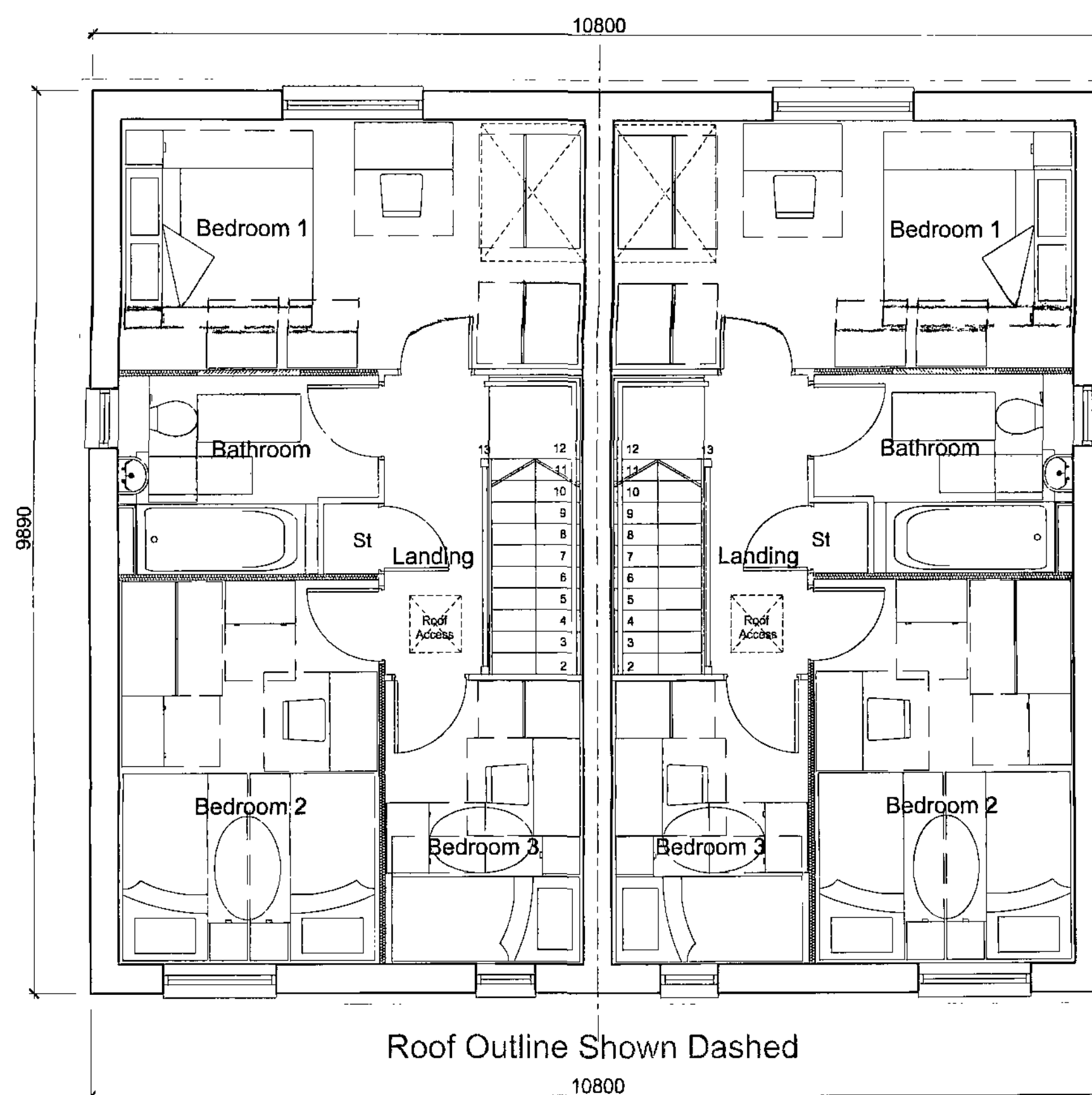
988 (opp)
Rear Elevation



988 (as)
Side Elevation



Ground Floor Plan



First Floor Plan

Note: Based on Keepmoat Homes Drawing,
House type 988 DQS Edition.
Dwg No. FH08/988-DQS/02

Planning

Keepmoat Homes
Leslie Road, Barnsley
House Type 988 DQS Stone
Planning Drawing

Scale: 1:50, 1:100 @ A2
Date: January 2009
Drawn by: ND
Checked by: ND

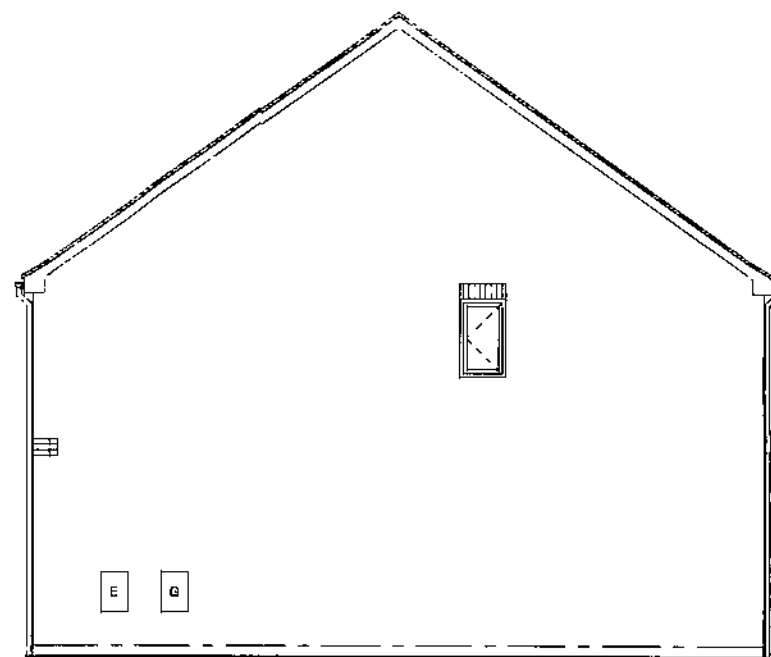
Project No: QD254-988DQS-03
Revision: -
Client Contract No: -

QUEENSBERRY
DESIGN
ENGINEERING & ARCHITECTURAL CONSULTANTS
SUITE 70
NORTHVIEW PARK
STANNINGTON
NORTHUMBERLAND
NE61 6EF
Tel: 01670 710861
Fax: 01670 710861
www.queensberrydesign.co.uk

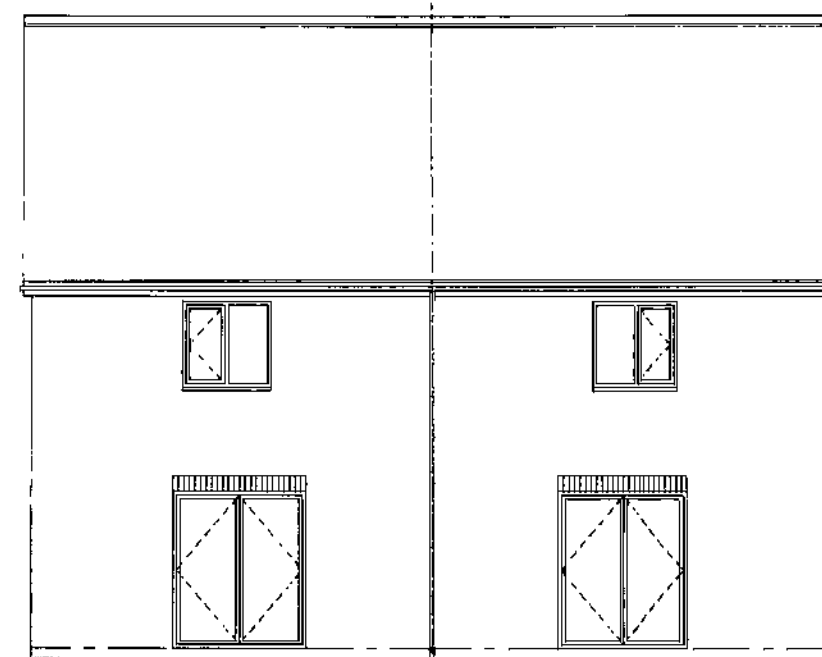
keepmoat
HOMES



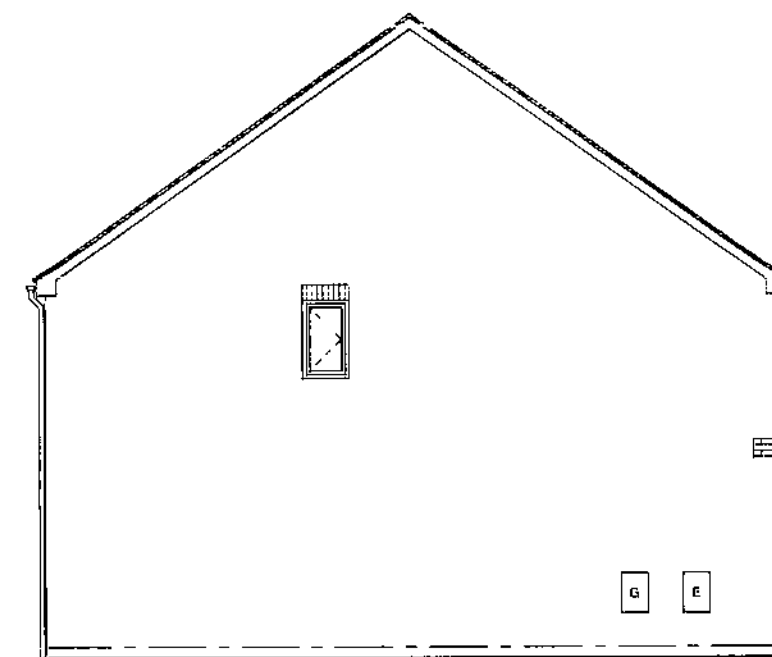
988 (as)
Front Elevation



988 (opp)
Side Elevation

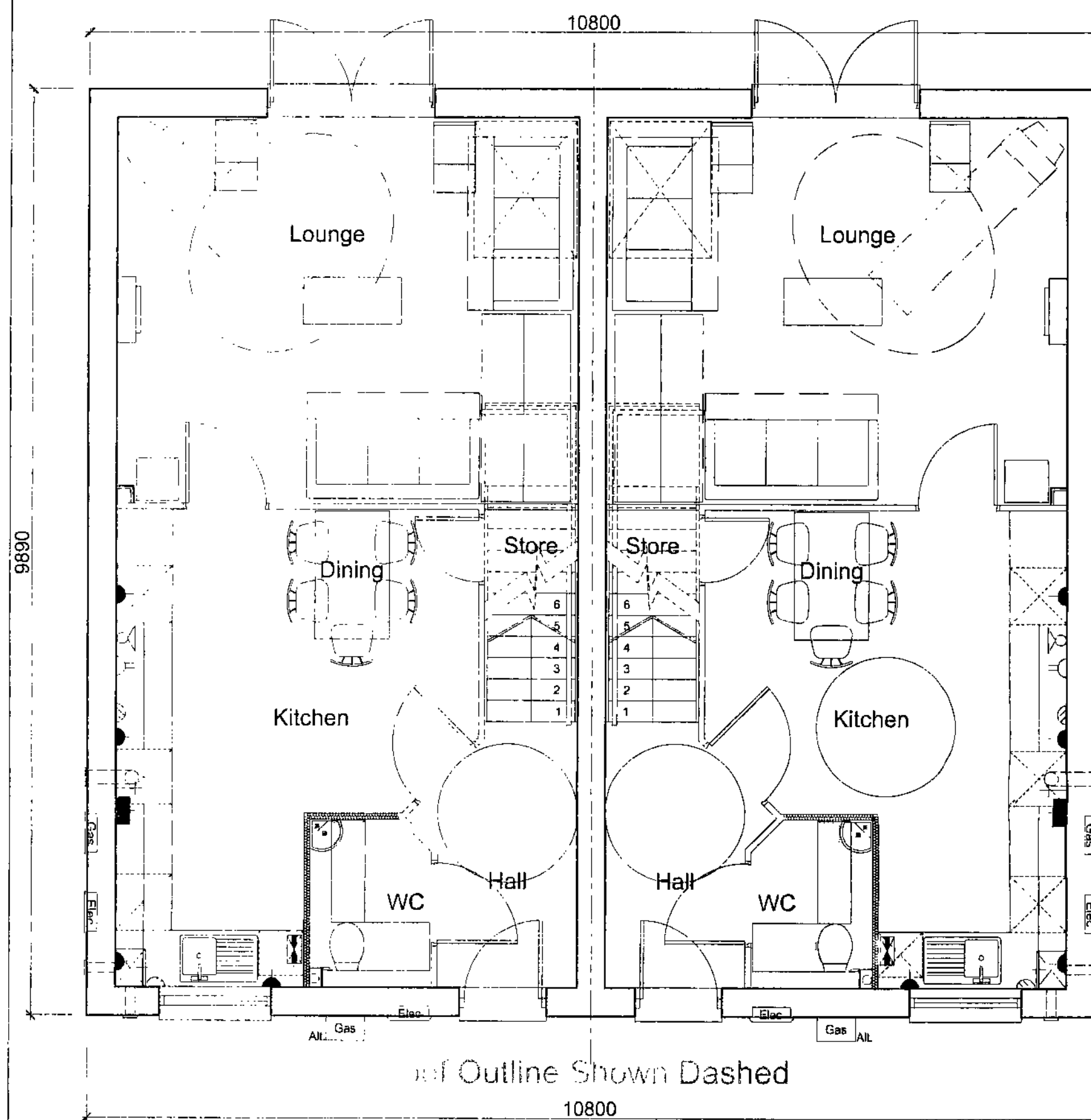


988 (opp)
Rear Elevation

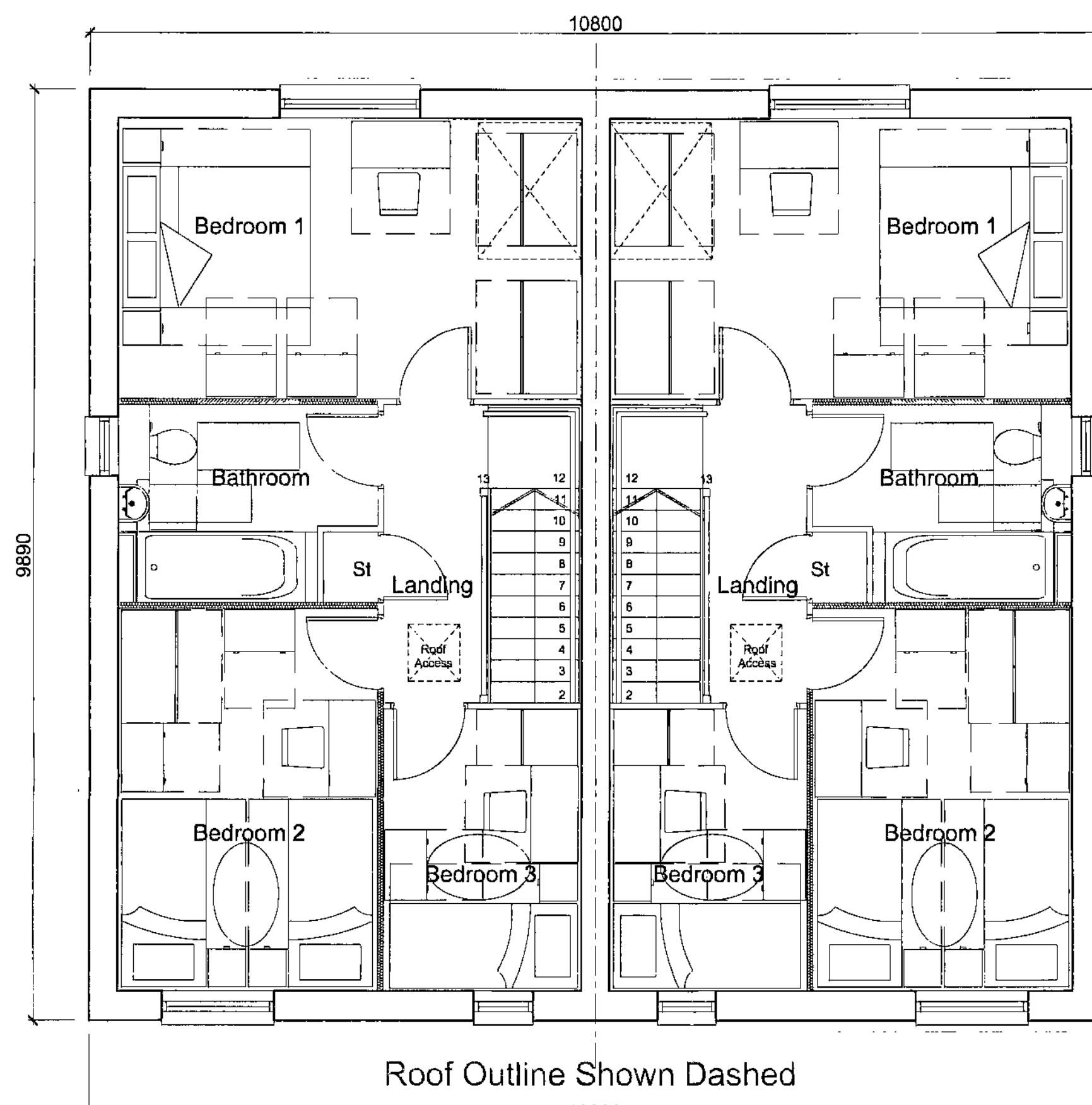


988 (as)
Side Elevation

REFER TO MAIN ELEVATION TYPE DRAWING FOR DETAILS



Ground Floor Plan



First Floor Plan

Note: Based on Keepmoat Homes Drawing,
House type 988 DQS Edition.
Dwg No. HH08/988-DQS/02

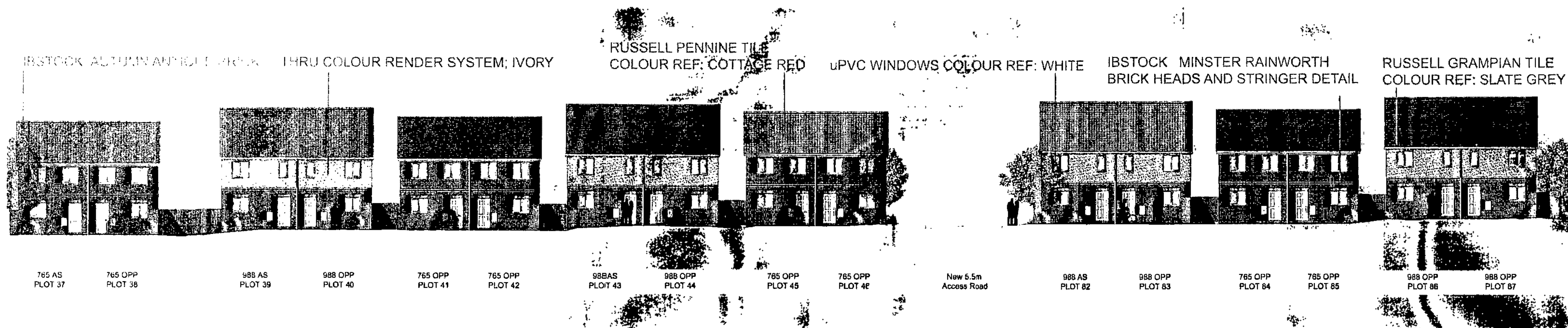
PLANNING

Keepmoat Homes
Leslie Road, Barnsley
House Type 988 DQS
Planning Drawing

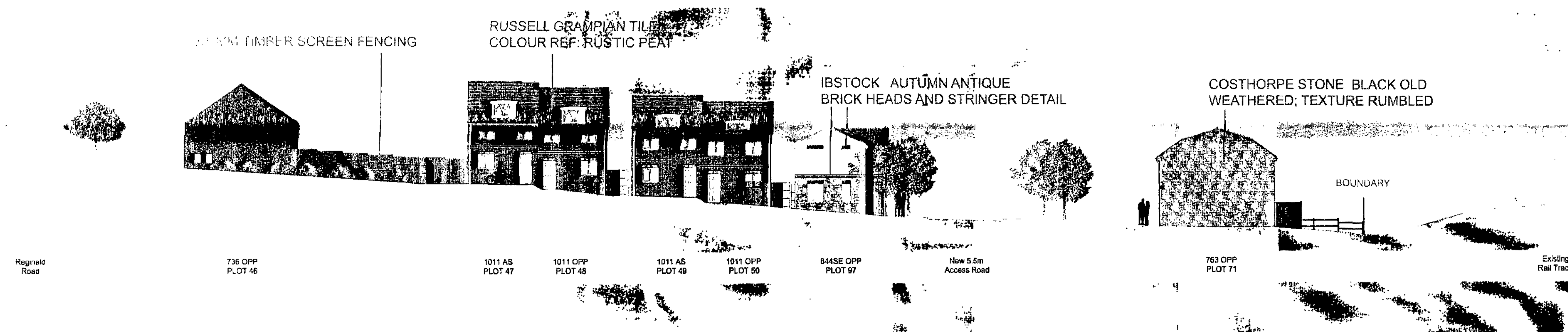
Scale: 1:50, 1:100 @ A2 Date: January 2009
Drawn by: ND
Checked by: hick.dunwoody@keepmoathomes.co.uk

Drawings: QD254-988DQS-01
Revisions: -
Client Contract No: -

QUEENSBERRY
DESIGN
ENGINEERING & ARCHITECTURAL CONSULTANTS
SUITE 20
WETTERTON PARK
STAMMINGTON
NORTHUMBERLAND
NE61 6EP
www.queensberrydesign.co.uk



SITE SECTION SITE LOOKING EAST TOWARDS PLOTS 37 - 46, 82 - 87.



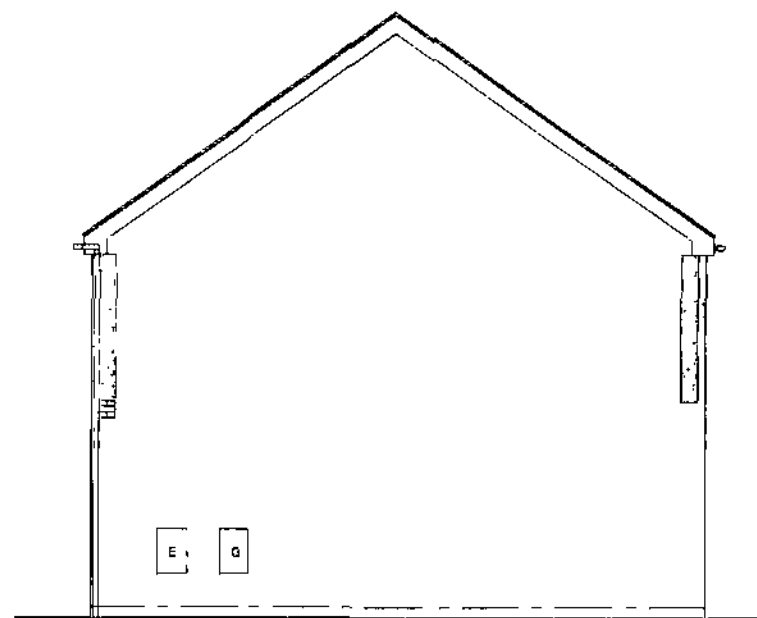
● SITE SECTION SITE LOOKING NORTH TOWARDS PLOTS 46 - 50, 71 & 97.

01/06/2009
 REV B: Street scene altered to suit amended layout LAR 22.03.09
 REV A: Roof tile colour changed at clients request AS 16.02.09
 Drawing Date: 01/06/2009
 PLANNING APPLICATION
 FOR ILLUSTRATION ONLY
 Title: Keepmoat Homes
 Residential Development
 98 Dwellings
 Leslie, Raymond and Reginald Road
 Kendray, Barnsley
 PROPOSED STREETSCAPES
 Last Issued By: Date Issued:
 Checked By: Date Checked:
 Scale: Date Drawn:
 Drawn By: C. Mad:
 Checked By: Date Checked:
 Client Name:

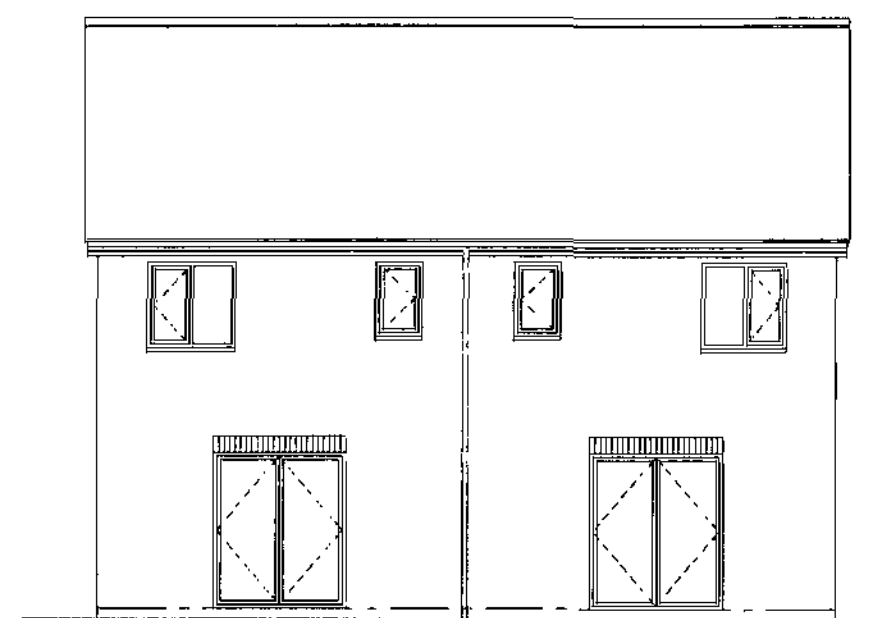
QUEENSBERRY DESIGN
 ENGINEERING & ARCHITECTURAL CONSULTANTS
 SUITE 20
 ASTERTON PARK
 STAININGTON
 NORTHUMBERLAND
 NE41 4BP
 T: 01670 788884
 F: 01670 788881
 www.queensberrydesign.co.uk



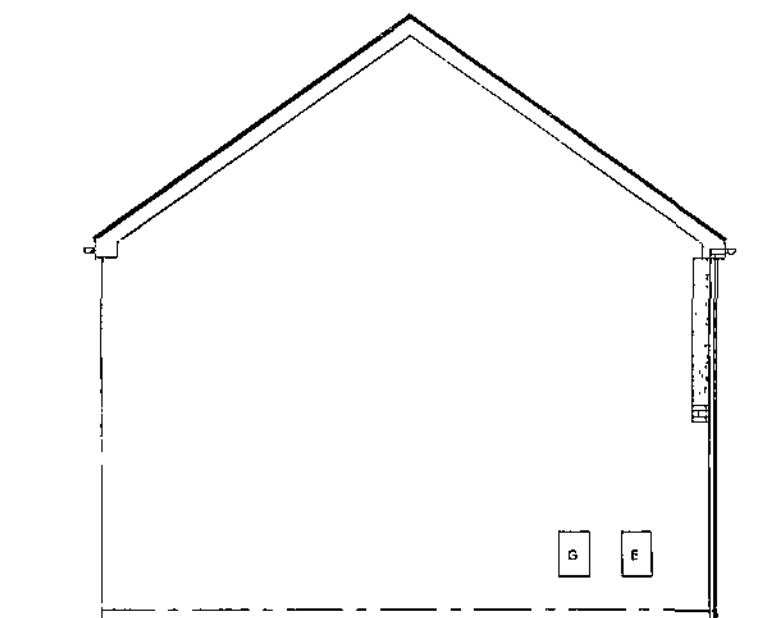
765 (as)
765 (opp)
Front Elevation



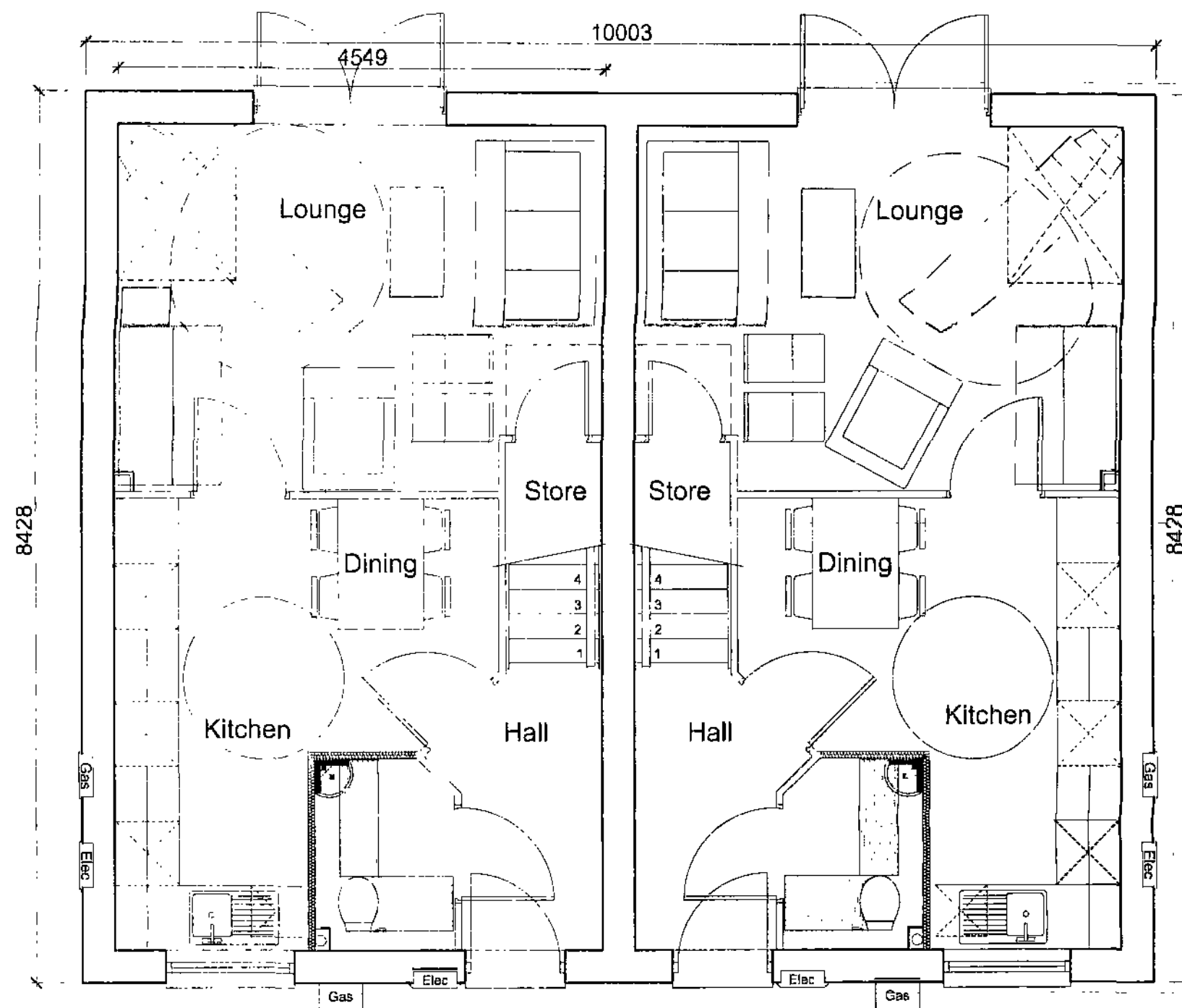
765 (opp)
Side Elevation



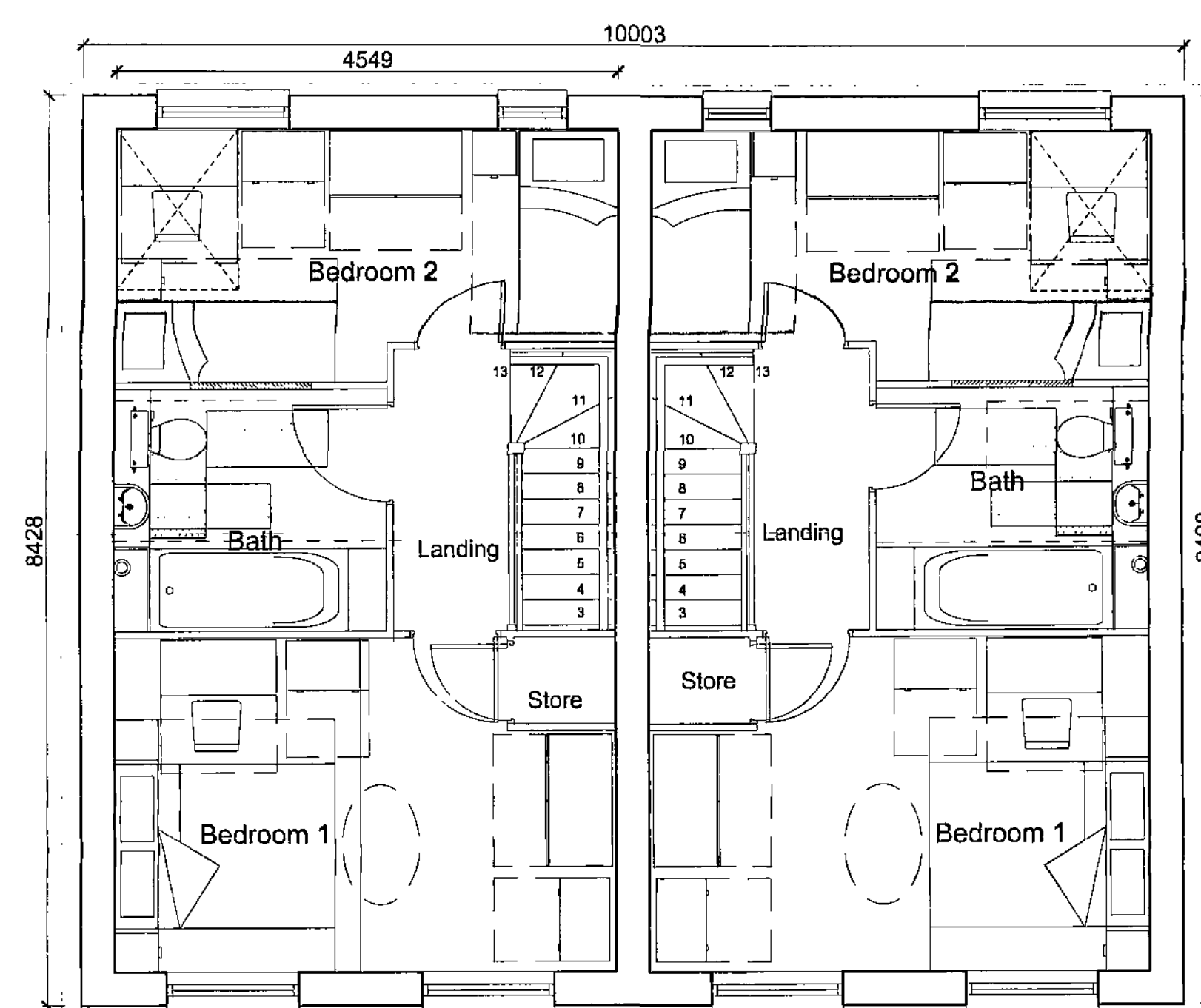
765 (opp)
765 (as)
Rear Elevation



765 (as)
Side Elevation



Ground Floor Plan



First Floor Plan

Note: Based on Keepmoat Homes Drawing,
House type 765 DQS Edition,
Dwg No. HH08/765-DQS/02

PLANNING
Keepmoat Homes
Leslie Road, Barnsley
House Type 765 DQS (Half Render)
Planning Drawing

Scale: 1:50, 1:100 @ A2
Date: March 2009
Drawn by: LJR
Checked by: [Signature]

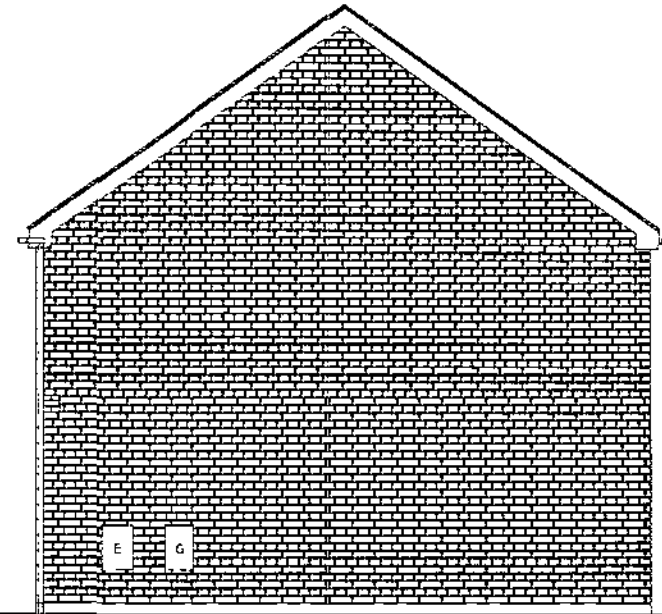
Drawing No: QD254-765DQS-03
Rev: -
Client: [Signature]

QUEENSBERRY DESIGN
ENGINEERING & ARCHITECTURAL CONSULTANTS
SUITE 20
NETTLETON PARK
STANNINGTON
NORTHUMBERLAND
NE51 5PP
01670 709634
www.queensberrydesign.co.uk

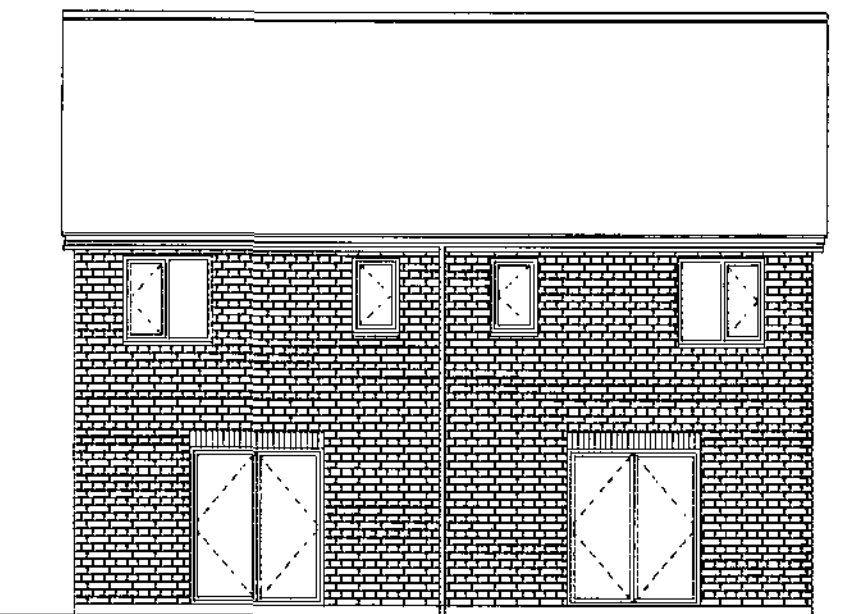




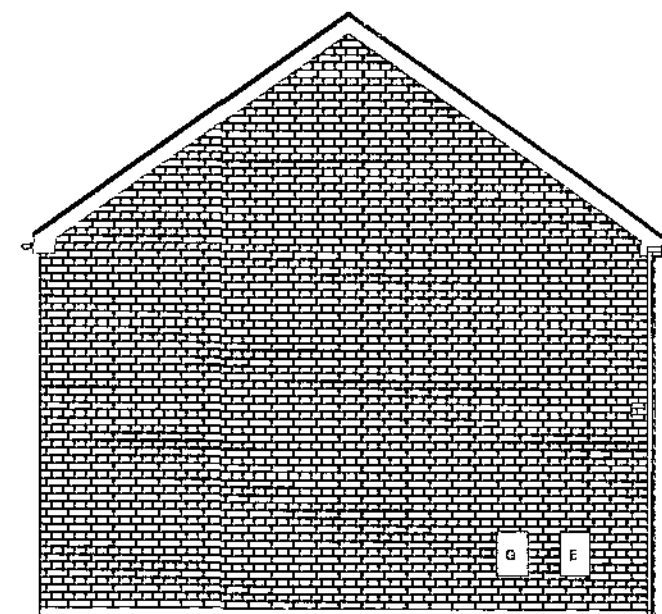
763 (as)
763 (opp)
Front Elevation



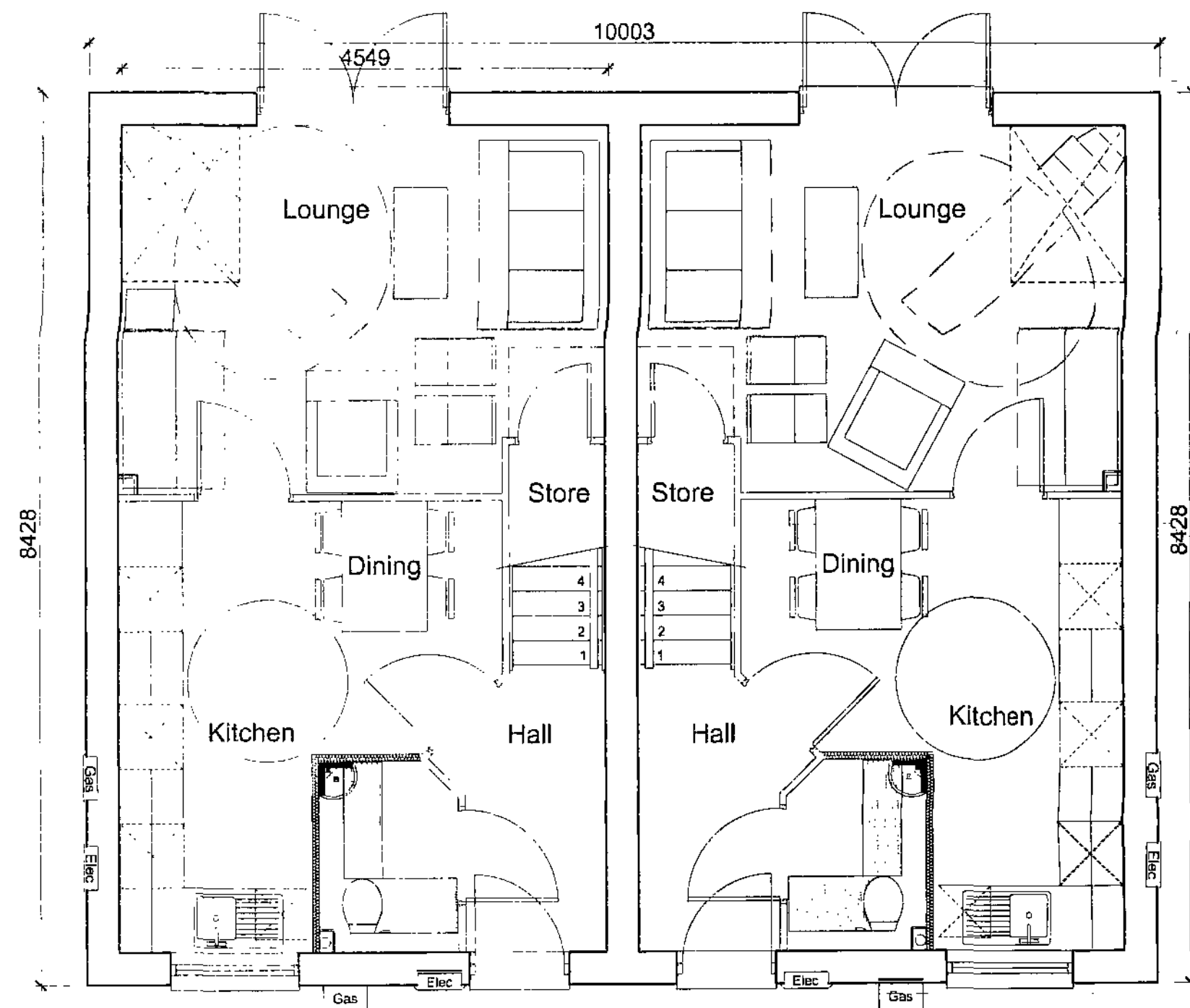
763 (opp)
Side Elevation



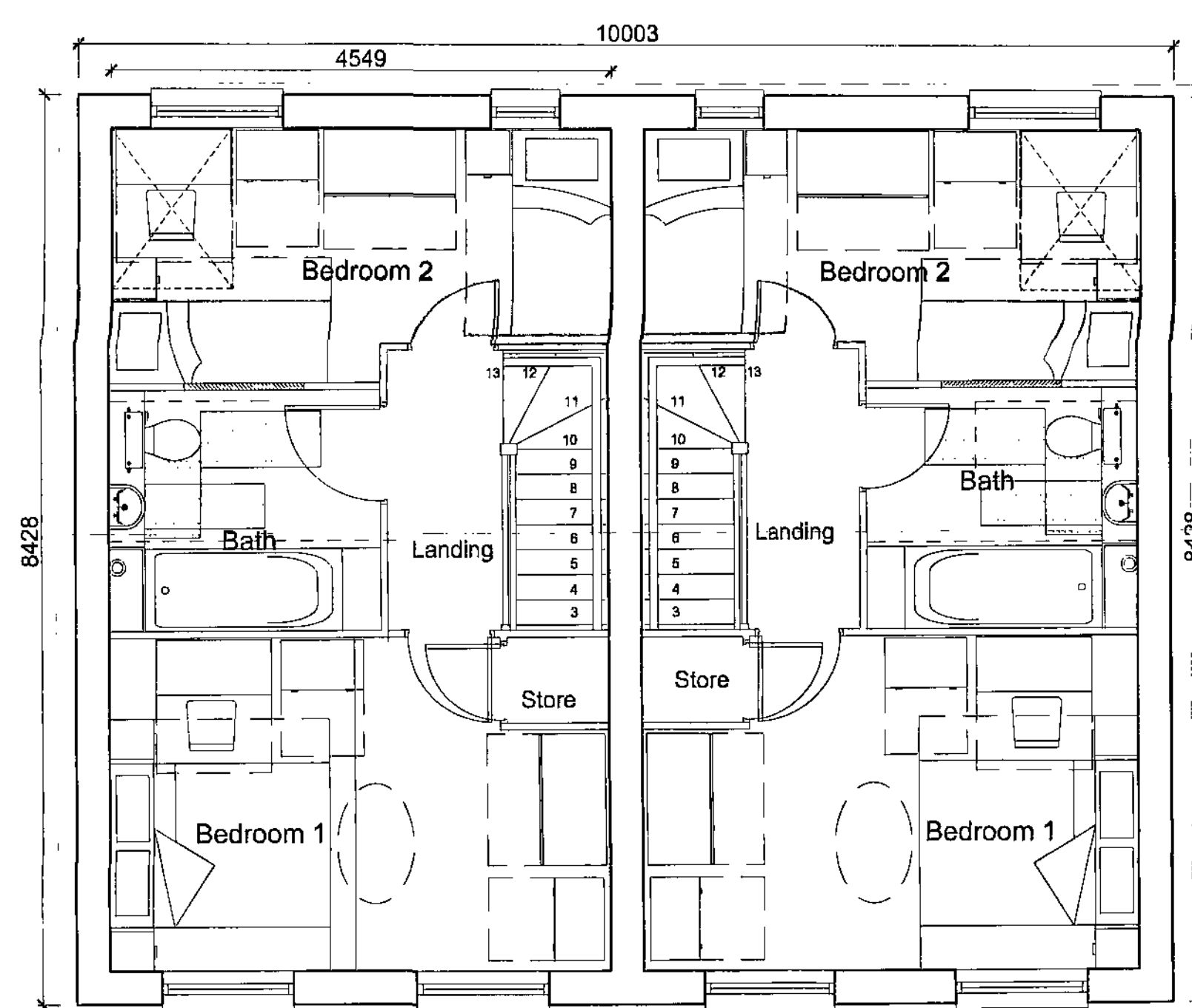
763 (opp)
763 (as)
Rear Elevation



763 (as)
Side Elevation



Ground Floor Plan



First Floor Plan

Roof Outline Shown Dashed

Roof Outline Shown Dashed

Note: Based on Keepmoat Homes Drawing,
House type 765 DQS Edition,
Dwg No. HH09/765-DQS/02

PLANNING
Keepmoat Homes
Leslie Road, Barnsley
House Type 765 DQS (Stone)
Planning Drawing

Scale: 1:50, 1:100 @ A2
Date: January 2009
Drawn by: ND
Checked by: A.S. (architectural design)

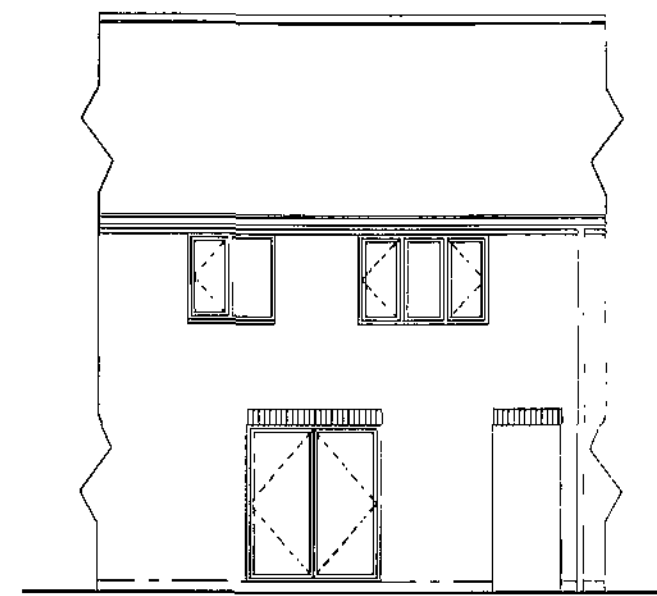
Drawn by: ND
Checked by: A.S. (architectural design)
Client Contract no.: QD254-765DQS-02

QUEENSBERRY
DESIGN
ARCHITECTS & ARCHITECTURAL CONSULTANTS
SUITE 70
NETHERTON PARK
STAMFORD PARK
NORTHUMBERLAND
NE5 8SF
www.queensberrydesign.co.uk

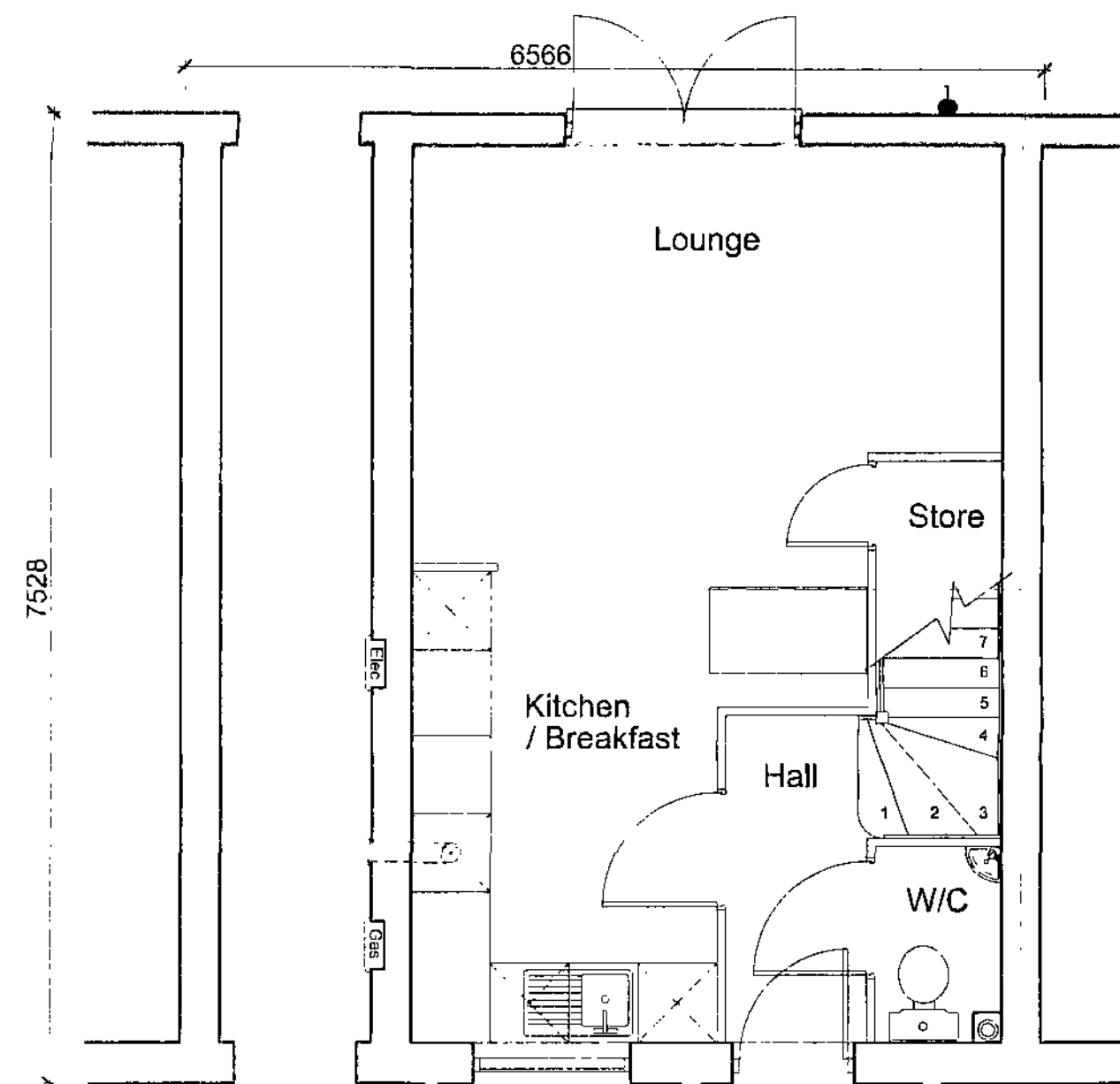
keepmoat
HOMES



Front Elevation

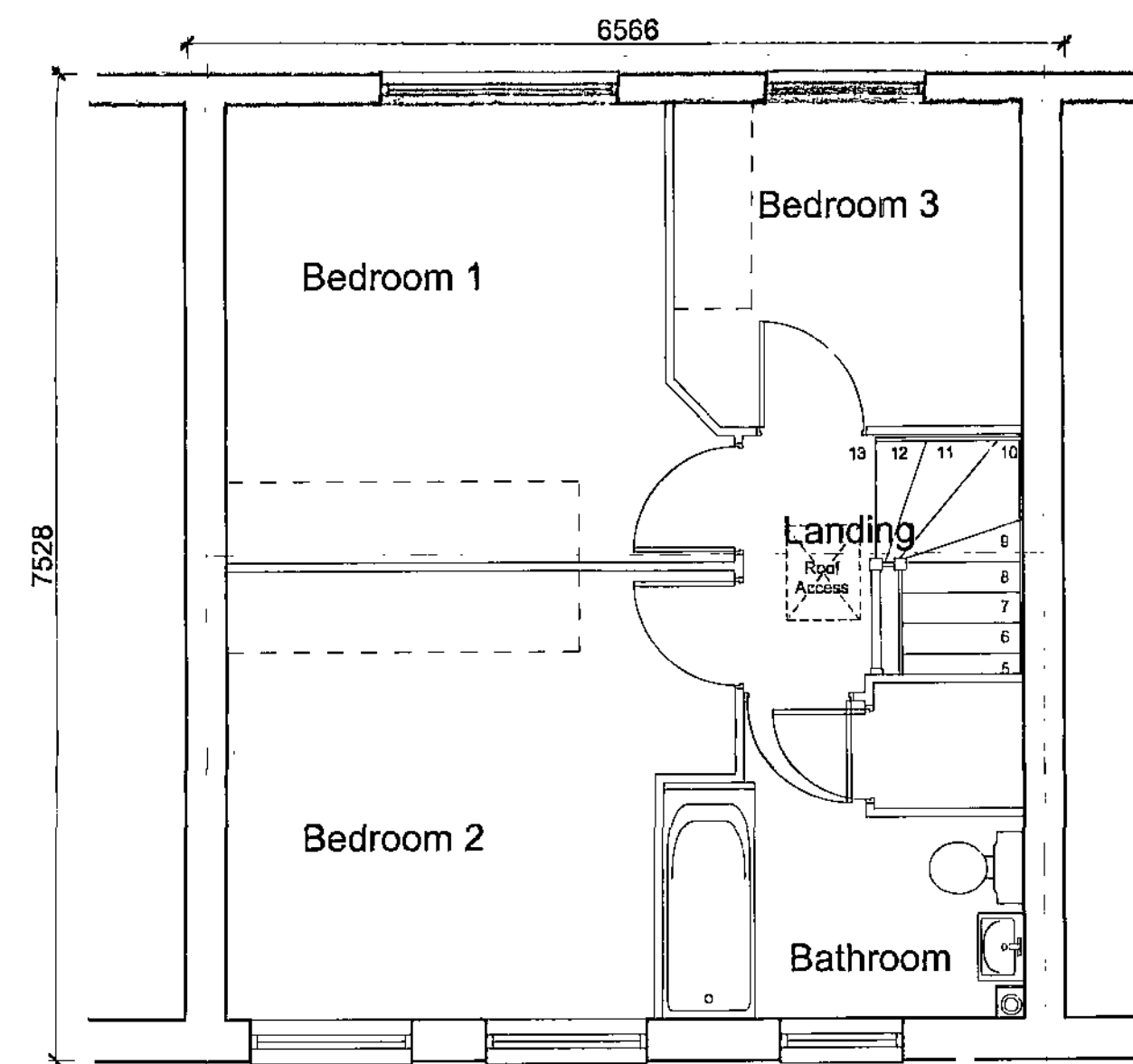


Rear Elevation



Roof Outline Shown Dashed

Ground Floor Plan



Roof Outline Shown Dashed

First Floor Plan



Note: Based on Keepmoat Homes Drawing,
House type 771 2008 100mm Edition,
Dwg No. HH08/771-100/02

Planning
PLANNING

Keepmoat Homes
Leslie Road, Barnsley
House Type 771
Planning Drawing

Scale: 1:50, 1:100 @ A2
Date: January 2009
Drawn by: ND
Checked by: ND

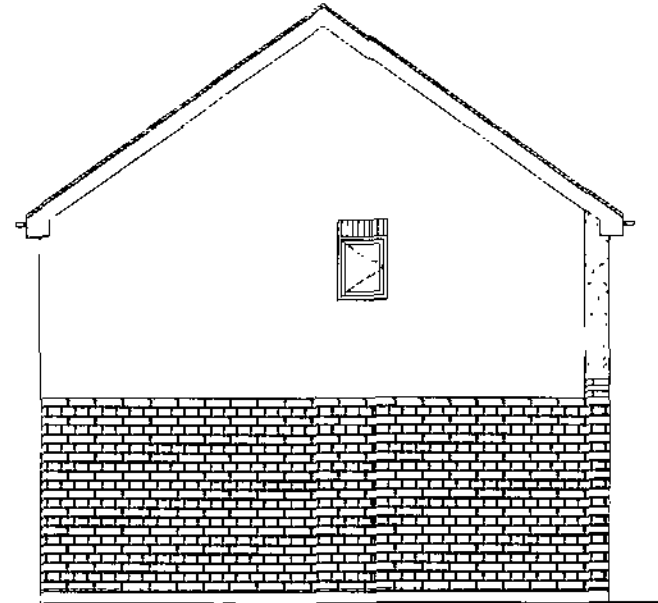
Drawing no: QD254-771-01
Revision: -
Client Contract no: -

QUEENSBERRY DESIGN
ENGINEERING & ARCHITECTURAL CONSULTANTS
SUITE 20
NETTLETON PARK
STANNINGTON
NORTHUMBERLAND
NE61 6EP
www.queensberrydesign.co.uk
Tel: 01670 715551
Fax: 01670 715551

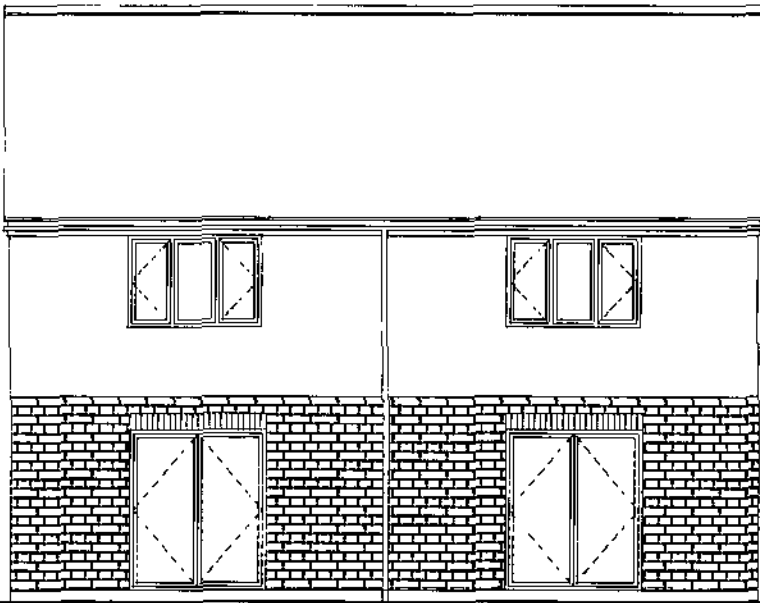


665 House Type (as)
Front Elevation

665 House Type (opp)

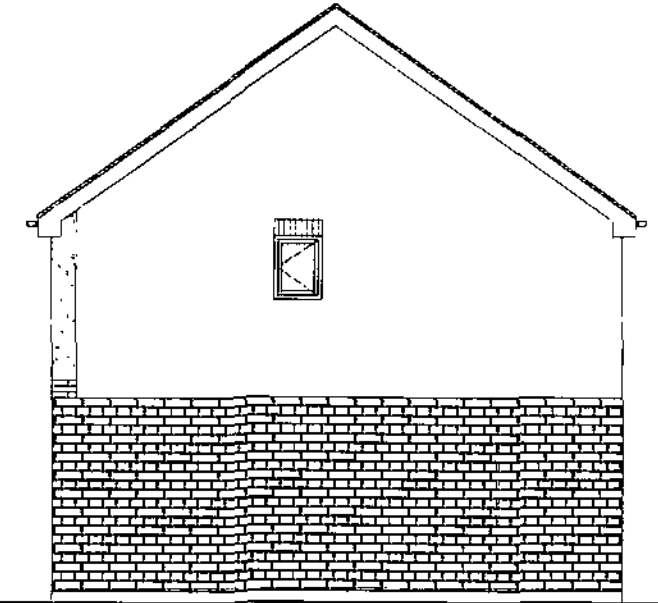


665 House Type (as)
Side Elevation

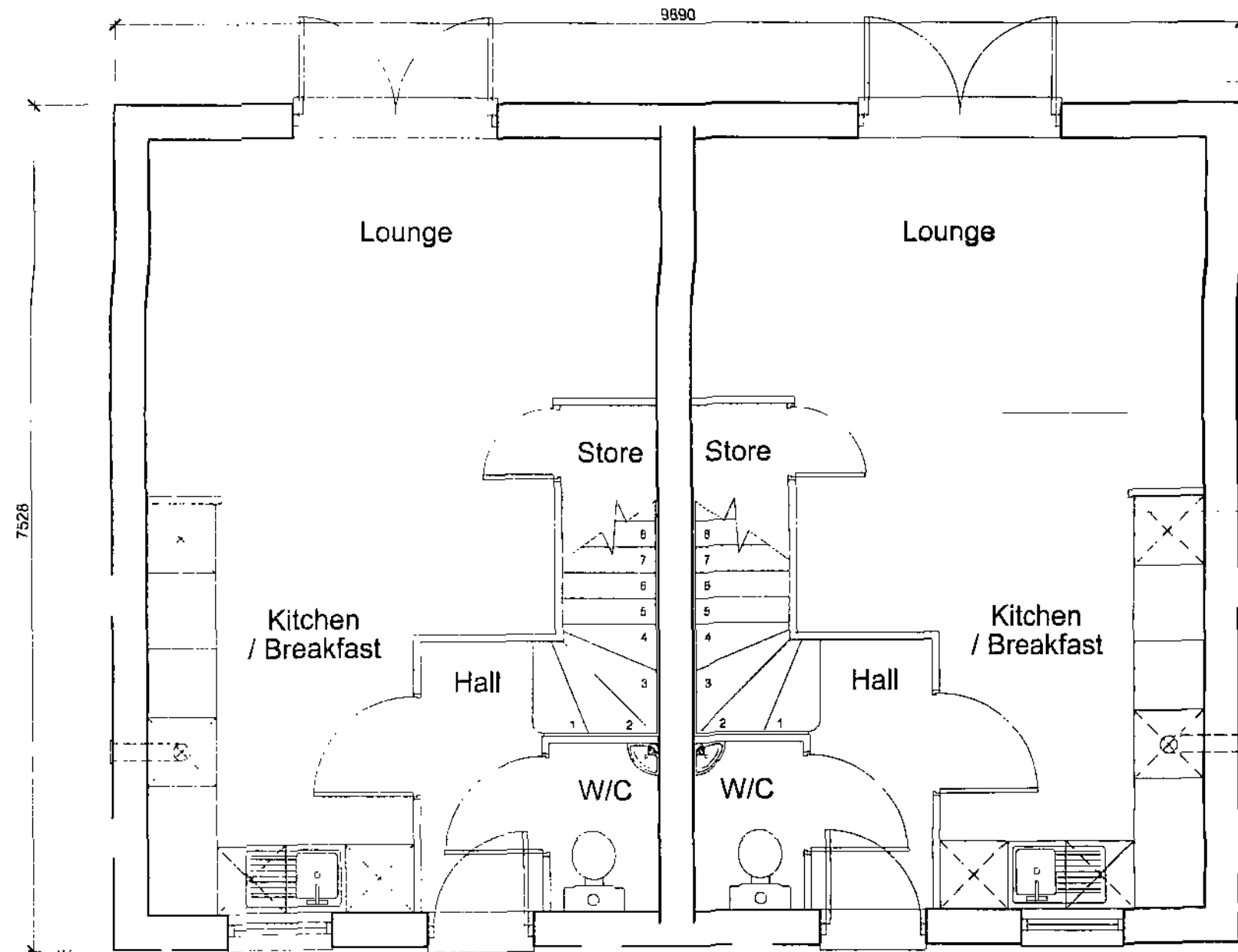


665 House Type (opp)
Rear Elevation

665 House Type (as)

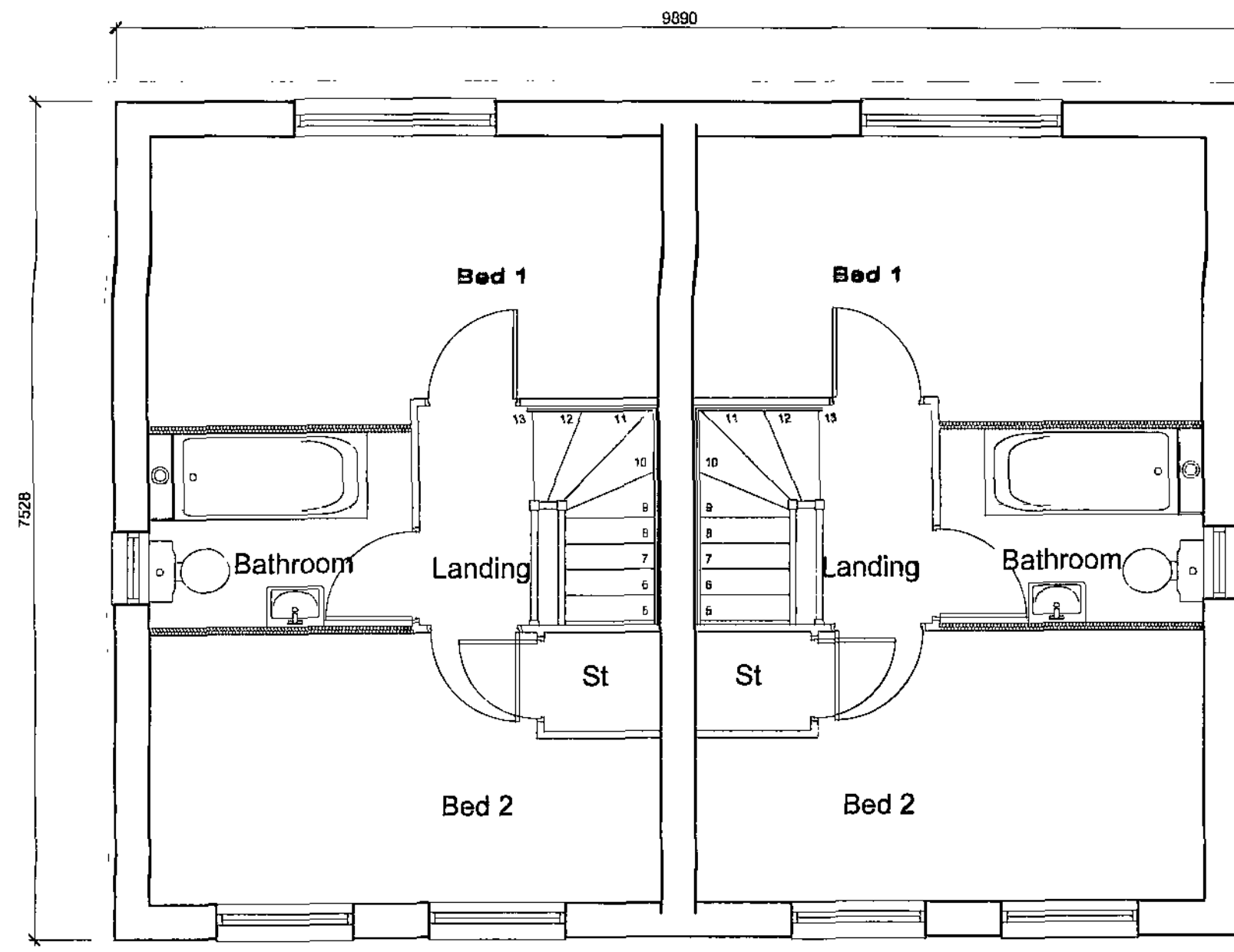


665 House Type (opp)
Side Elevation



Roof Outline Shown Dashed

Ground Floor Plan (as)



Roof Outline Shown Dashed

First Floor Plan (as)

Note: Based on Keepmoat Homes Drawing,
House type 665 2008 100mm Edition.
Dwg No. H108/665-100/02

Drawing Date
PLANNING
Keepmoat Homes
Leslie Road, Barnsley
House Type 665 (Stone Half Render)
Planning Drawing

Scale
1:50, 1:100 @ A2
Date
January 2009
Drawn by
ND
Checked by
ND

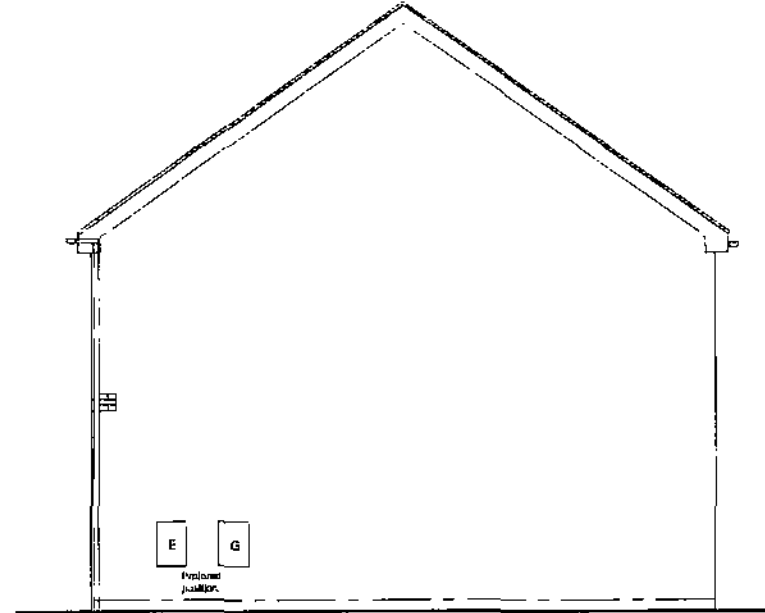
Drawing no.
QD254-665-04
Revision
-
Check Control no.
-

QUEENSBERRY DESIGN
Architectural & Structural Design
SUITE 70
NETHERTON PARK
STANNING CROFT
NORTHUMBERLAND
NE61 6EF
T: 01670 789334
F: 01670 789361
www.queensberrydesign.co.uk

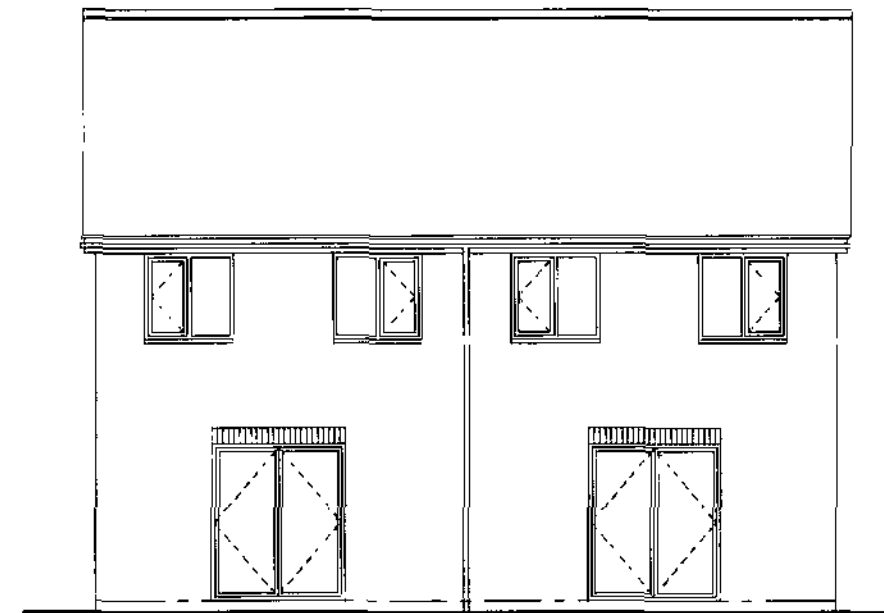
keepmoat
HOMES



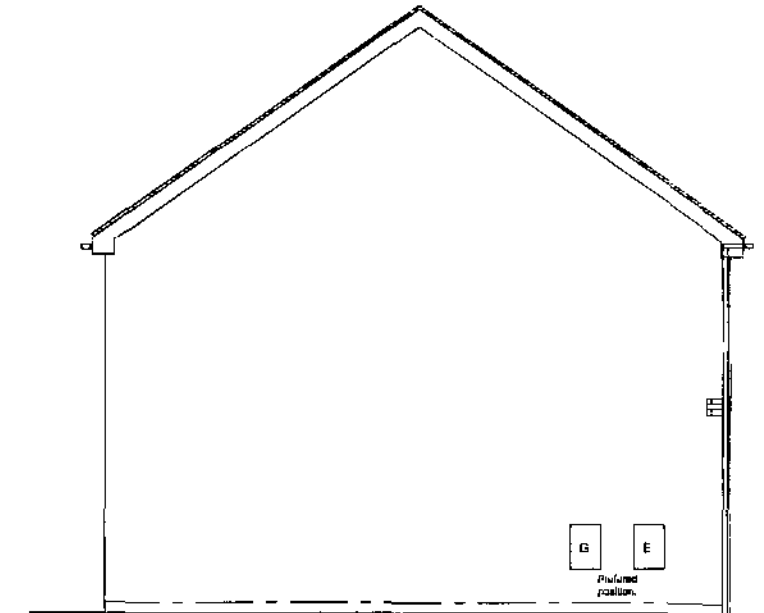
763 (as)
763 (opp)
Front Elevation



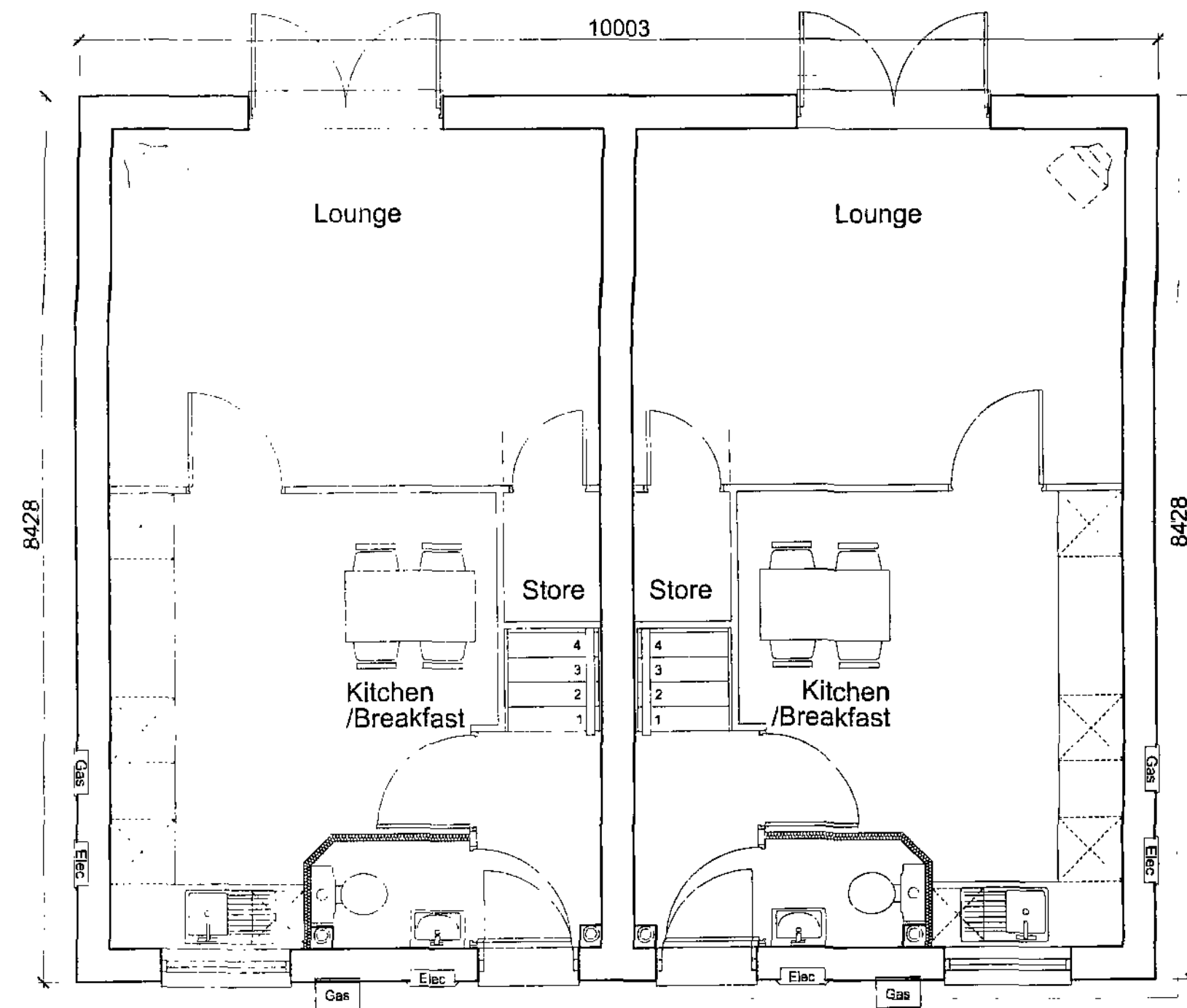
763 (opp)
Side Elevation



763 (opp)
763 (as)
Rear Elevation

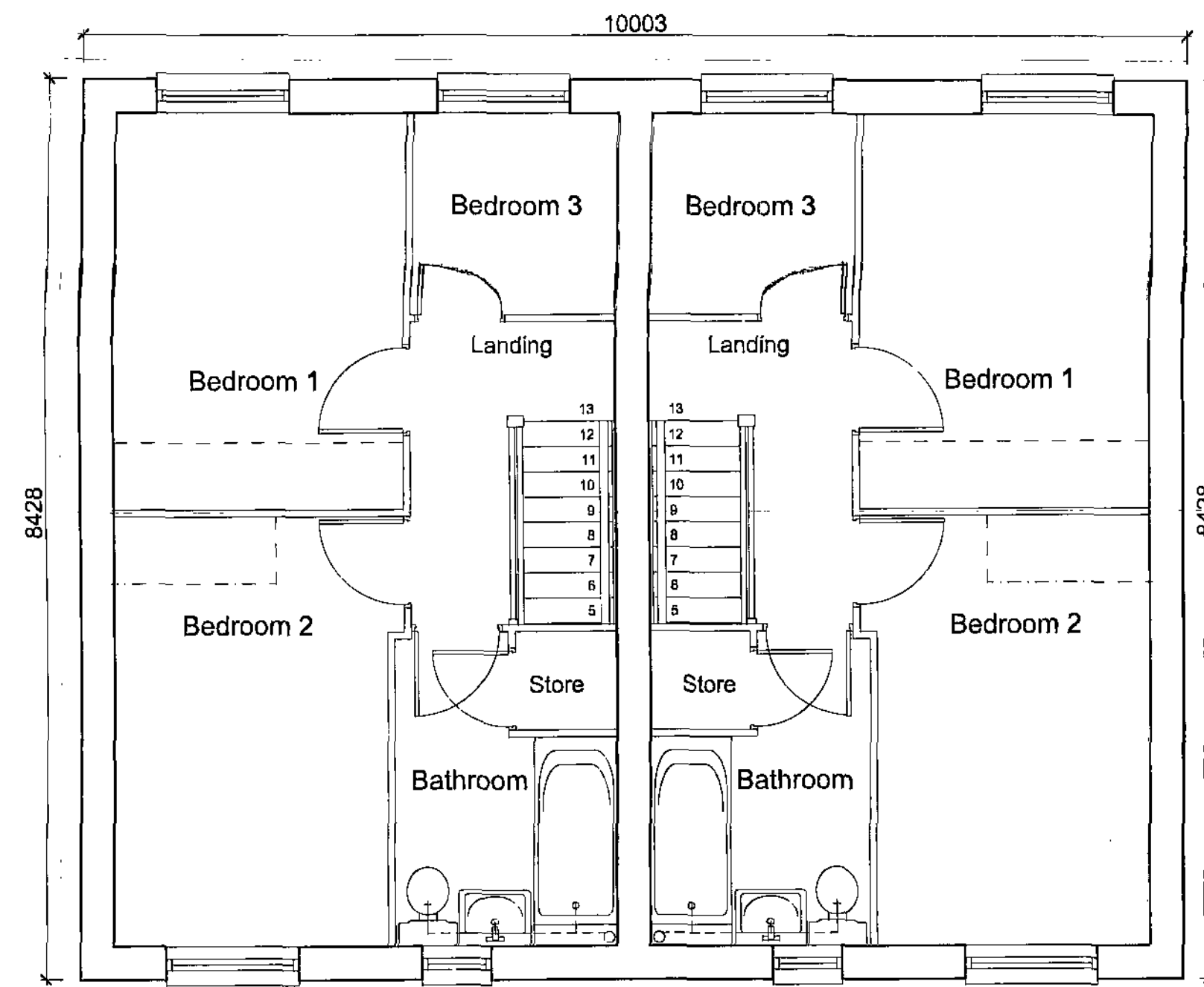


763 (as)
Side Elevation



Roof Outline Shown Dashed

Ground Floor Plan



Roof Outline Shown Dashed

First Floor Plan

Note: Based on Keepmoat Homes Drawing.
House type 763 2008 100mm Edition.
Dwg No. HH08/763-100/02

Drawn By
PLANNING

For
Keepmoat Homes
Leslie Road, Barnsley
House Type 763
Planning Drawing

Scale
1:50, 1:100 @ A2
Date
January 2009

Drawn By
ND
Check By
ND

Drawn No.
QD254-763-01
Revision
-

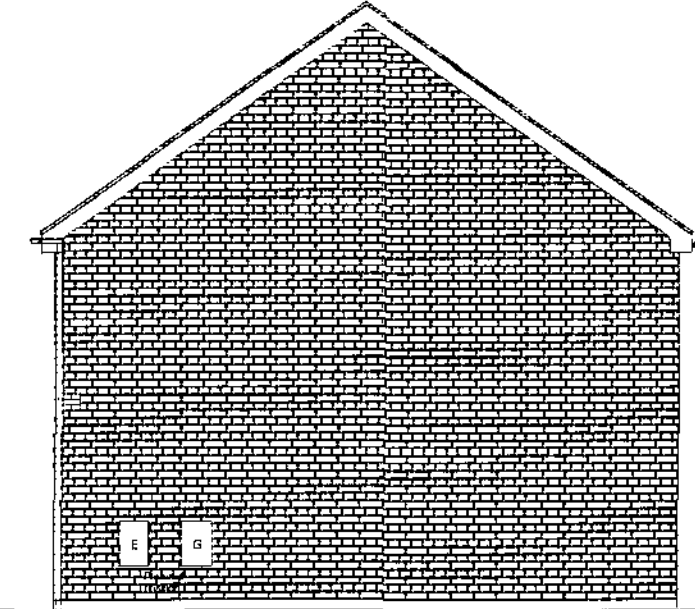
Client Code
-



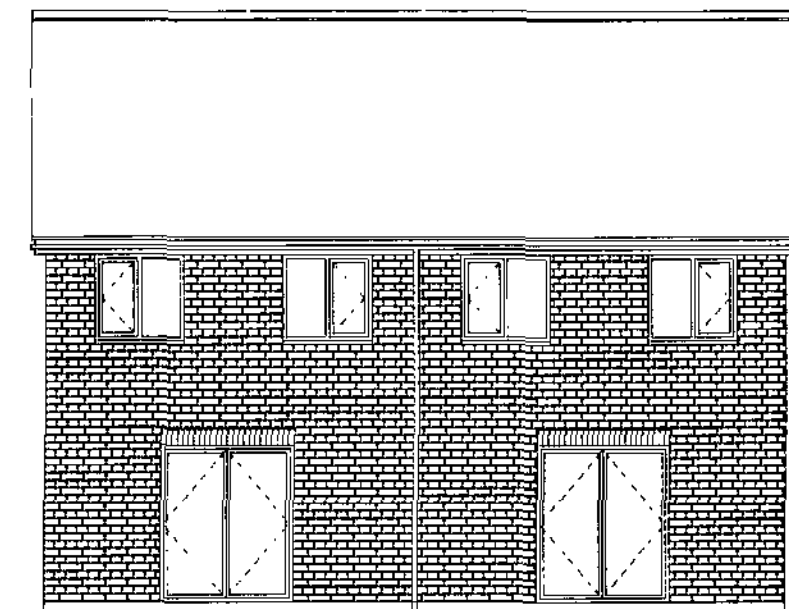
QUEENSBERRY DESIGN
PROFESSIONAL ARCHITECTURAL DESIGNERS
SUITE 2D
NETHERTON PARK
STANNINGTON
NORTHUMBERLAND
NE61 5EP
T:01670 788834
F:01670 788881
www.queensberrydesign.co.uk



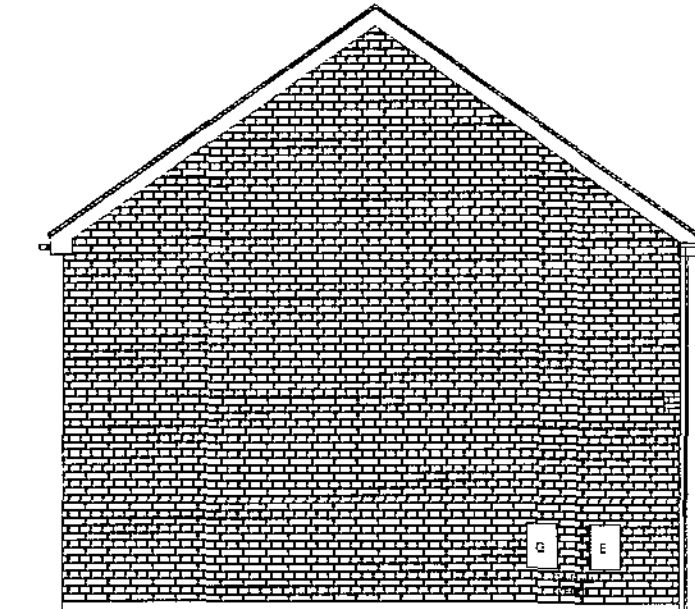
763 (as)
763 (opp)
Front Elevation



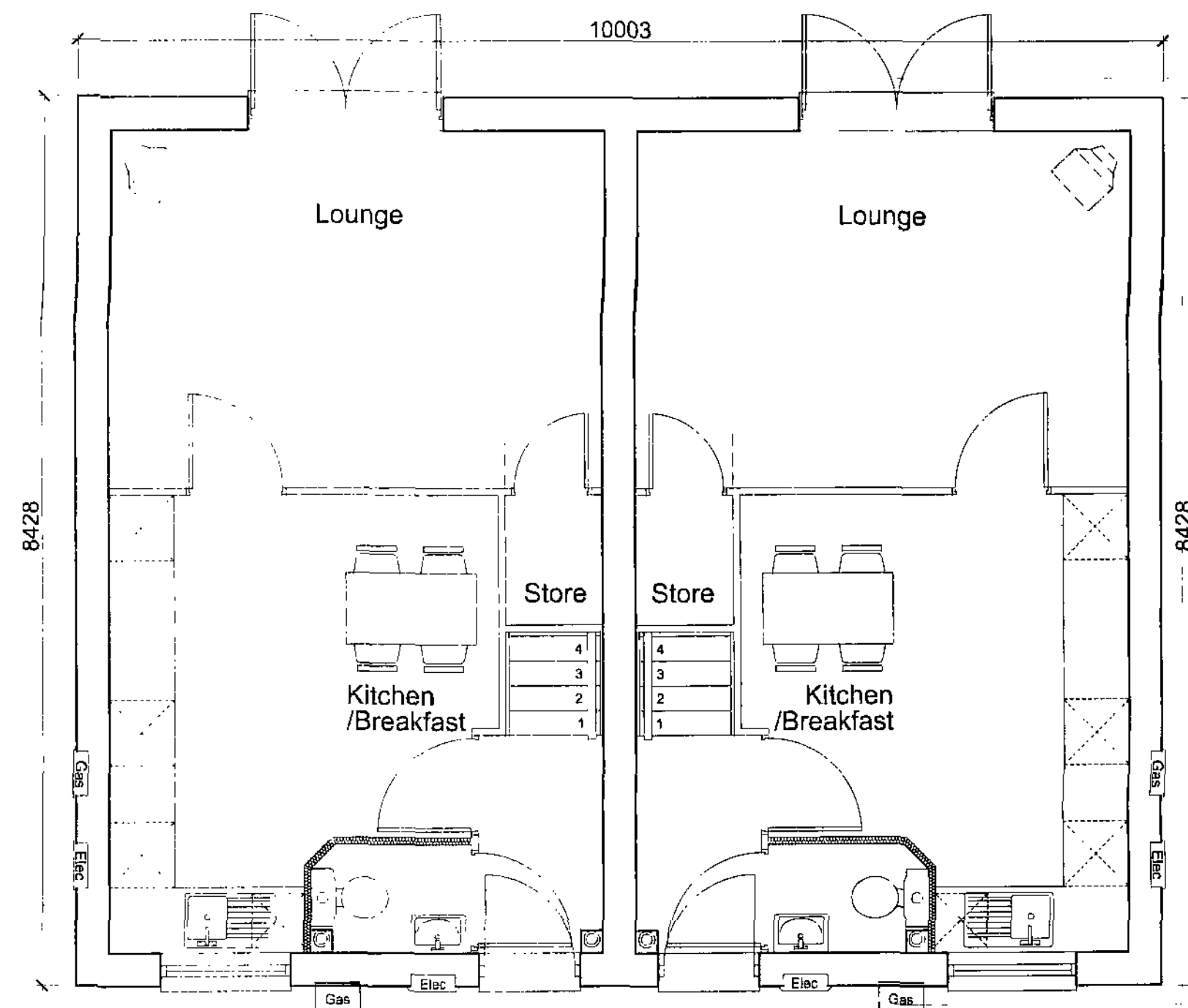
763 (opp)
Side Elevation



763 (opp)
763 (as)
Rear Elevation

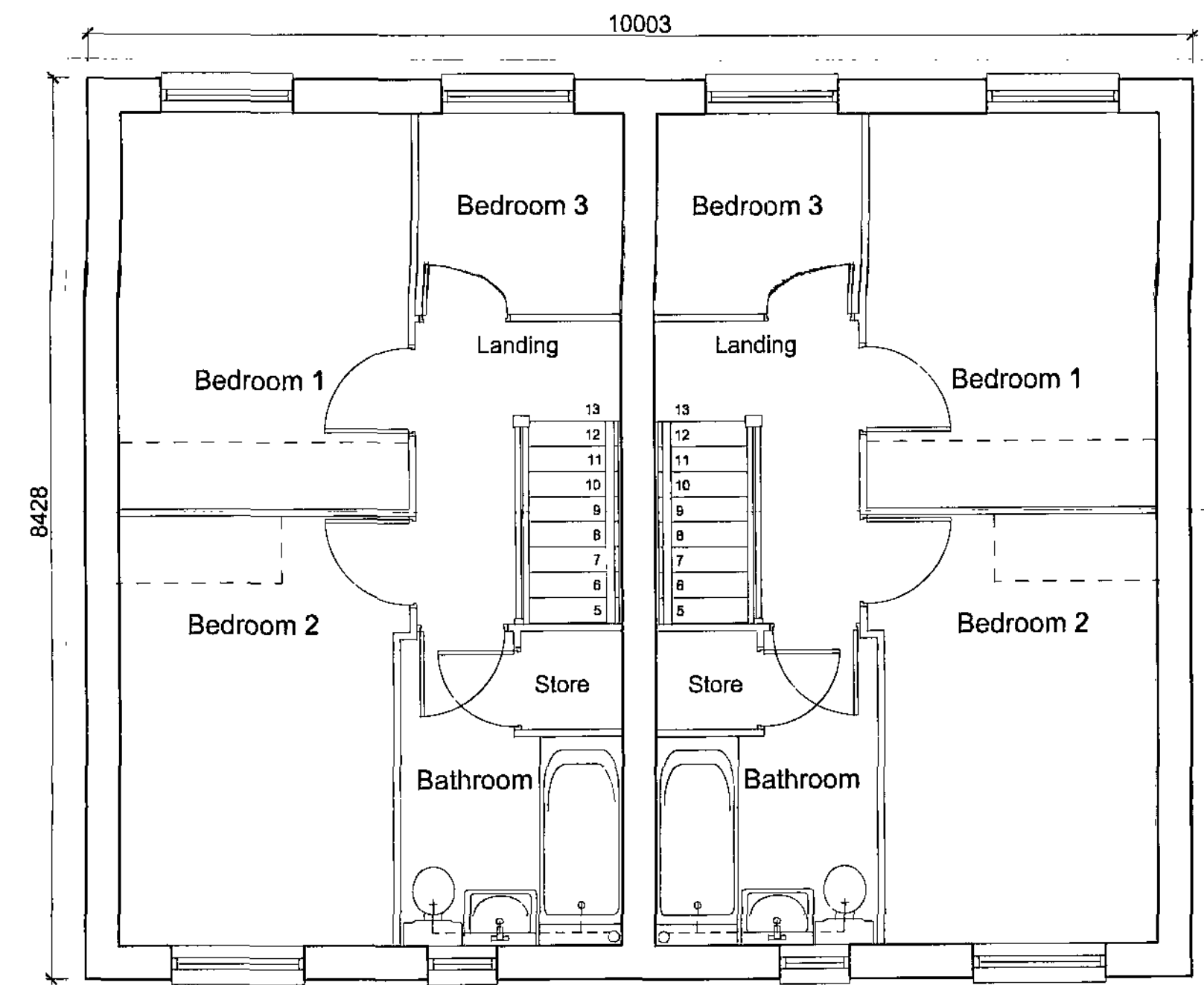


763 (as)
Side Elevation



Roof Outline Shown Dashed

Ground Floor Plan



Roof Outline Shown Dashed

First Floor Plan

Note: Based on Keepmoat Homes Drawing,
House type 763 2008 100mm Edition.
Dwg No. H108/763-100/02

PLANNING

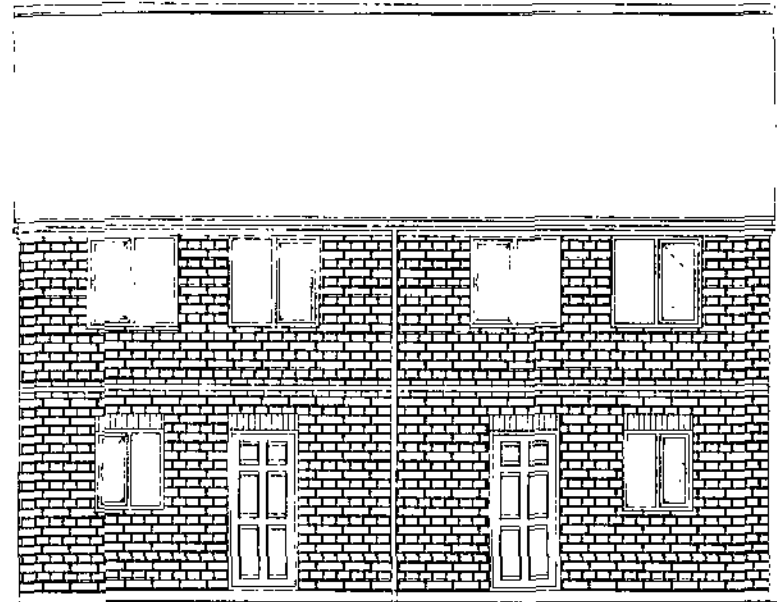
Keepmoat Homes
Leslie Road, Barnsley
House Type 763
Planning Drawing

Scale: 1:50, 1:100 @ A2
Date: January 2009

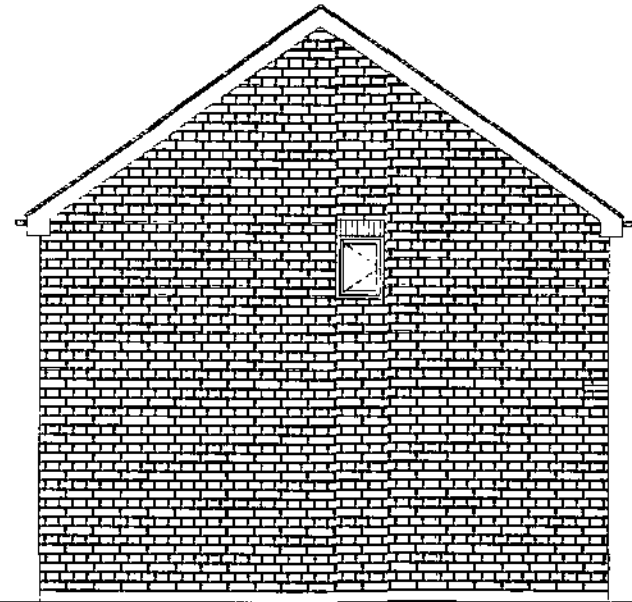
Drawn by: ND
Checked by: ND

QUEENSBERRY DESIGN
ENGINEERING & ARCHITECTURAL CONSULTANTS
SUITE 20
NETHERTON PARK
STANFORDHAM
NORTH LINCOLNSHIRE
NG16 7JF
T: 01670 755551
F: 01670 755551
www.queensberrydesign.co.uk

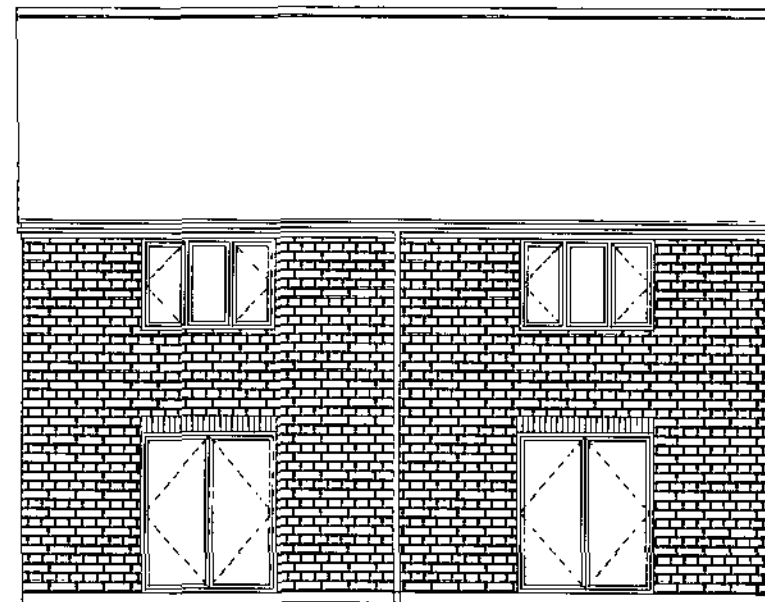
keepmoat
HOMES



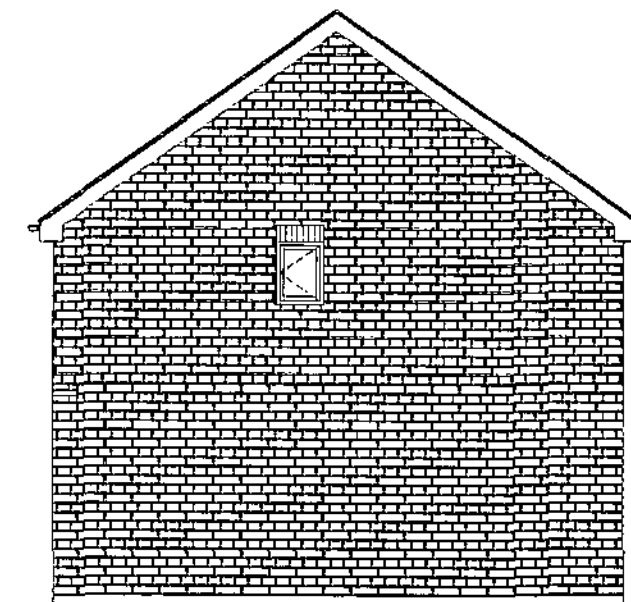
665 House Type (as)
Front Elevation



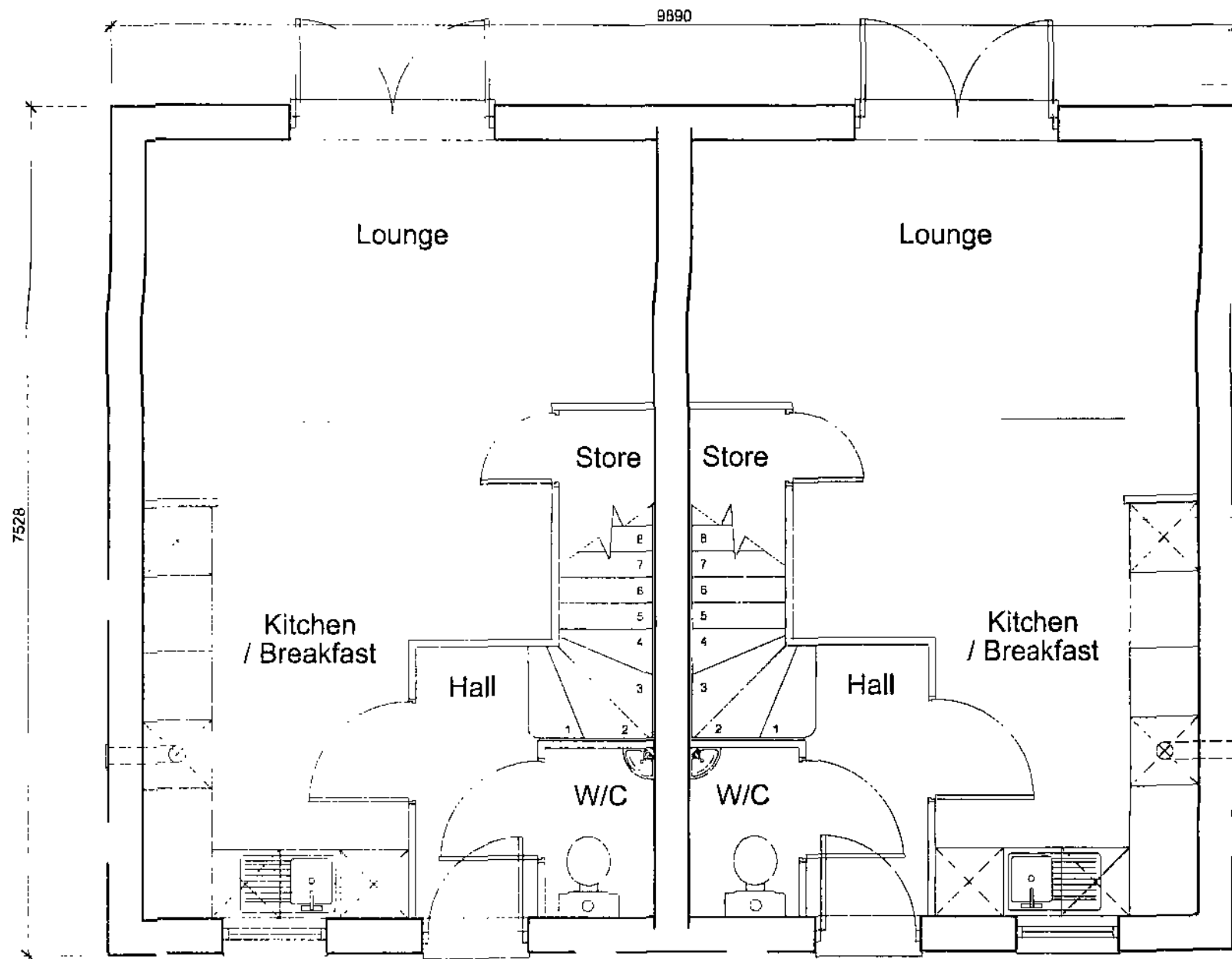
665 House Type (as)
Side Elevation



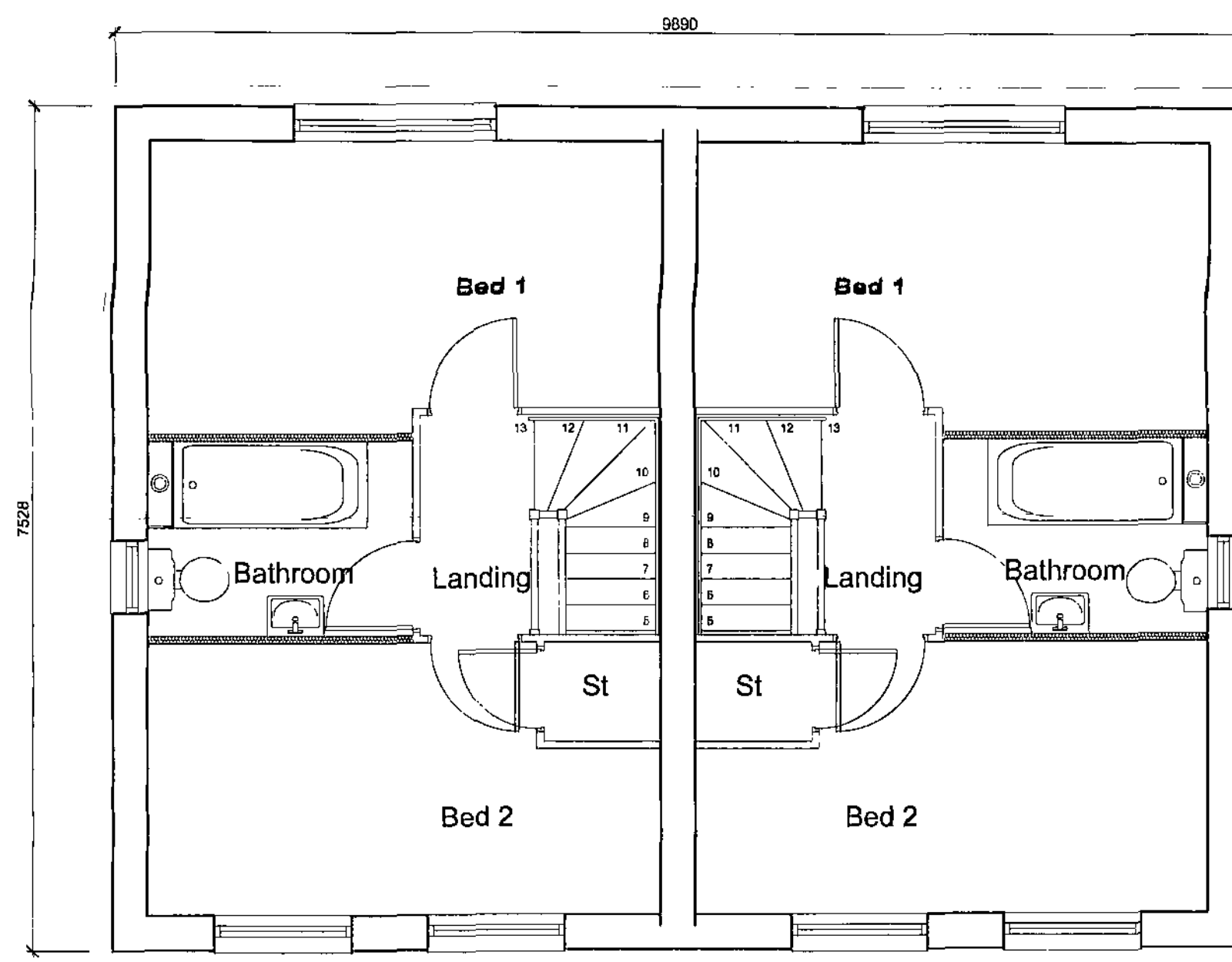
665 House Type (opp)
Rear Elevation



665 House Type (opp)
Side Elevation



Ground Floor Plan (as)



First Floor Plan (as)

Roof Outline Shown Dashed

Roof Outline Shown Dashed

Ground Floor Plan (opp)

First Floor Plan (opp)

Note: Based on Keepmoat Homes Drawing.
House type 665 2006 100mm Edition.
Dwg No. HH08/665-100/02

PLANNING

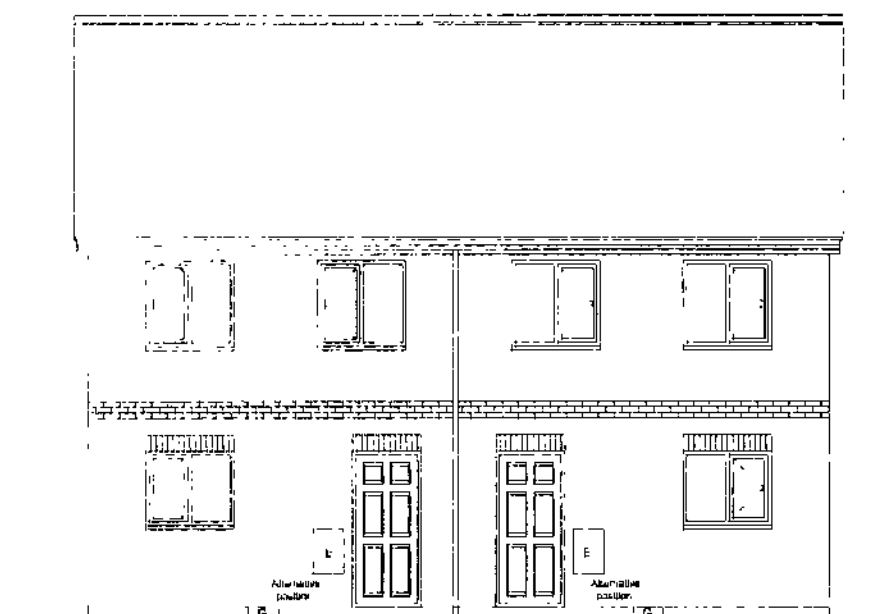
Keepmoat Homes
Leslie Road, Barnsley
House Type 665 (Stone)
Planning Drawing

Scale: 1:50, 1:100 @ A2
Date: January 2009
Drawn by: ND

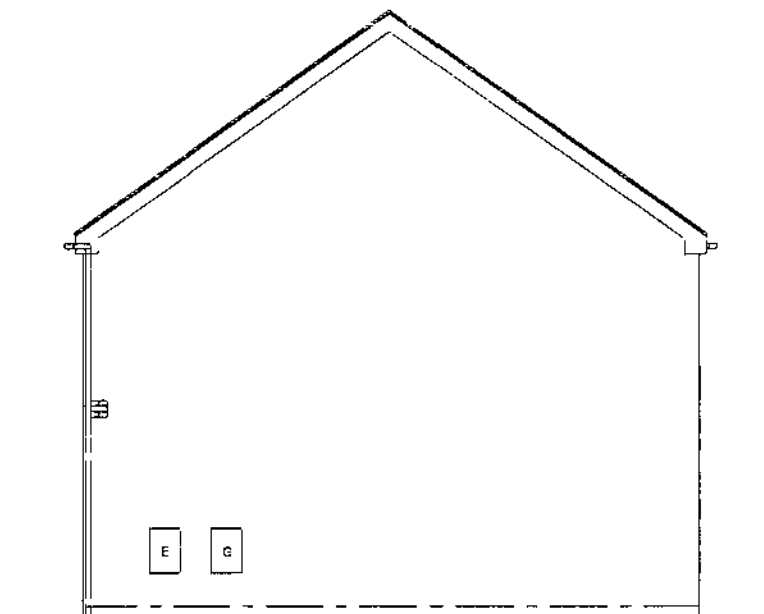
Drawn by: ND
Checked by: -
Dwg No: QD254-665-03

QUEENSBERRY
DESIGN
ENGINEERING & ARCHITECTURAL CONSULTANTS
SHEETS 2/2
NETHURTON PARK
STANNINGTON
NORTHUMBERLAND
NE5 5EP
T: 01678 799634
F: 01678 799661
www.queensberrydesign.co.uk





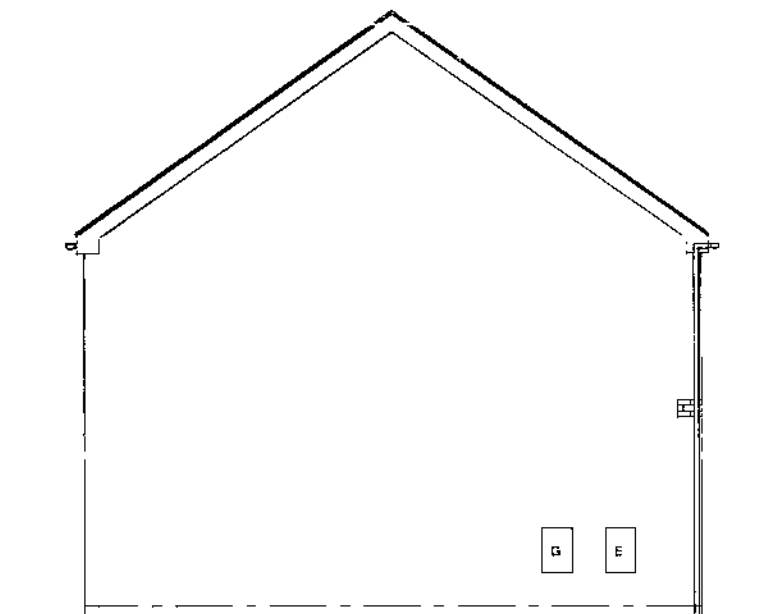
763 (as)
Front Elevation



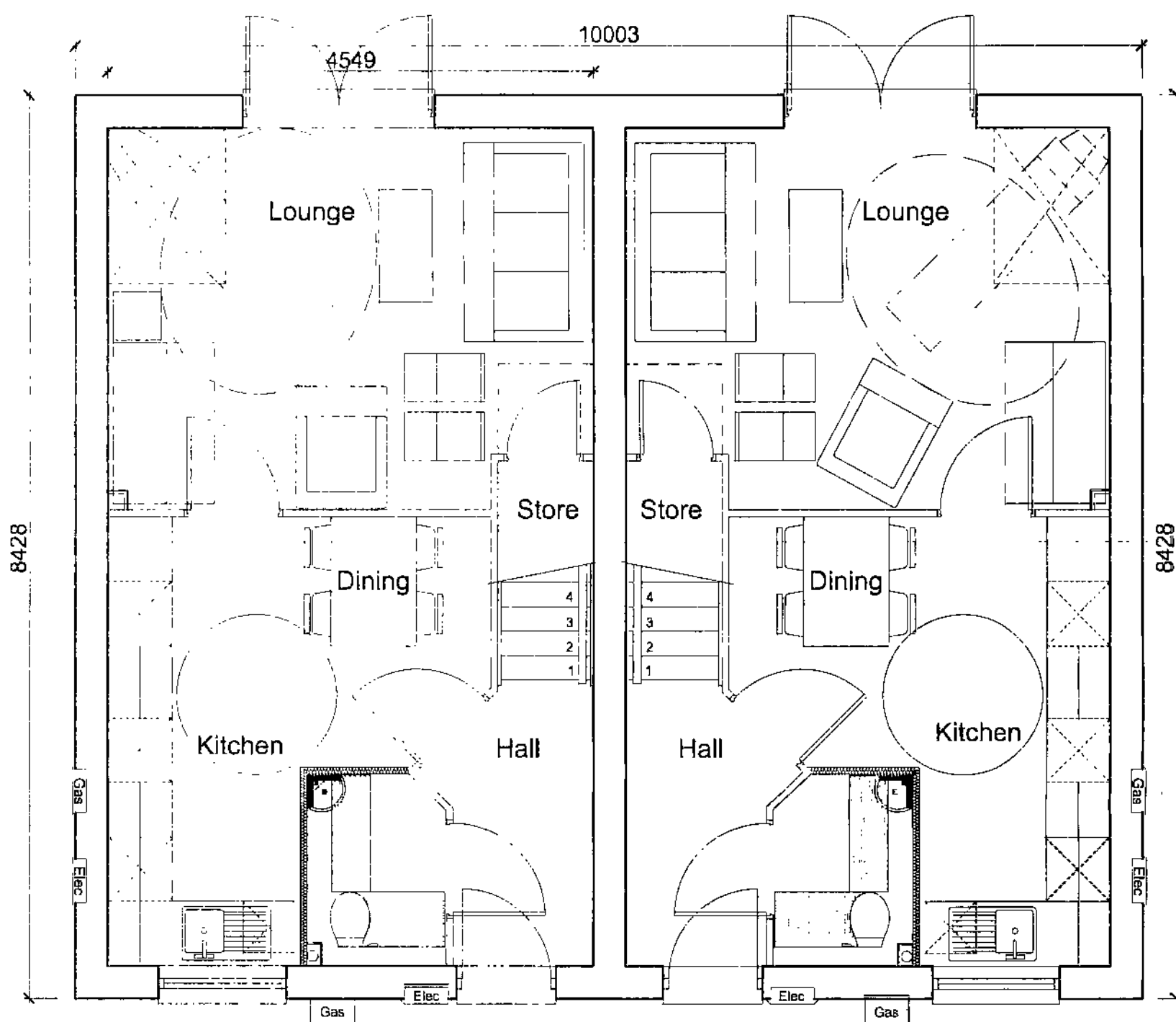
763 (opp)
Side Elevation



763 (opp)
Rear Elevation

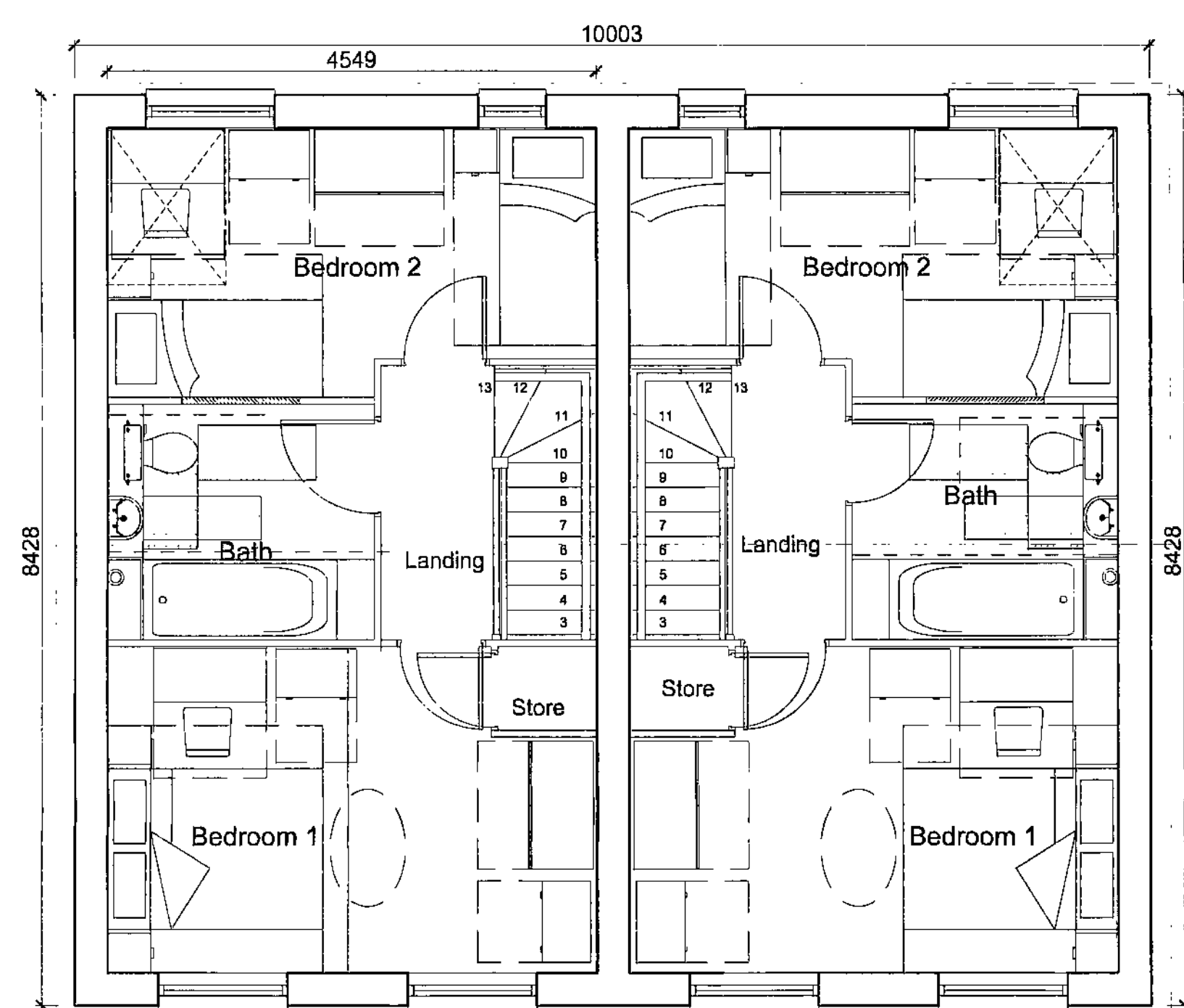


763 (as)
Side Elevation



Roof Outline Shown Dashed

Ground Floor Plan



Roof Outline Shown Dashed

First Floor Plan

Note: Based on Keepmoat Homes Drawing,
House type 765 DQS Edition.
Dwg No. HH08/765-DQS/02

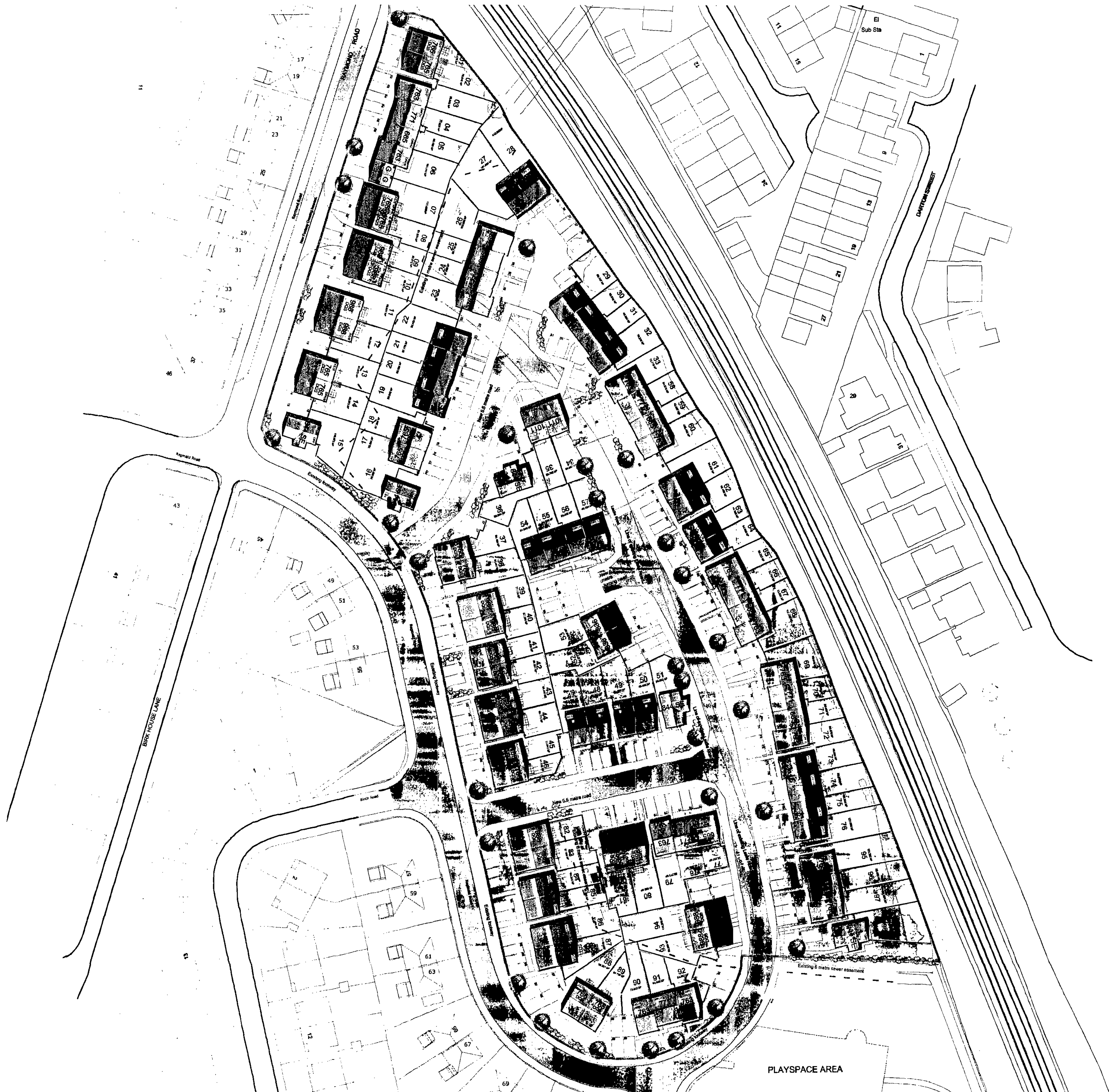
Planning
Keepmoat Homes
Leslie Road, Barnsley
House Type 765 DQS
Planning Drawing

Scale: 1:50, 1:100 @ A2
Date: January 2009
Drawn by: ND
E-mail: h.c@keepmoathomes.co.uk

Drawing No: QD254-765DQS-01
Revision: -
Client Contact No: -

QUEENSBERRY
DESIGN
ENGINEERING & ARCHITECTURAL CONSULTANTS
SUITE 70
NETHURSTON PARK
STANLINGTON
NORTHUMBERLAND
NE51 5PF
Tel: 01670 788834
Fax: 01670 788833
www.queensberrydesign.co.uk





N

W

E

S

EXISTING TREES

PROPOSED TREES

SEWER EASEMENTS

PLANNING BOUNDARY

Barnsley Metropolitan
Council
20 MAY 2009
Corporate main room

ACCOMMODATION SCHEDULE

A	665	2BED	= 12 UNITS
B	763	3BED	= 23 UNITS
C	771	3BED	= 12 UNITS
D	836	3BED	= 6 UNITS
E	844	3BED	= 5 UNITS
F	1011	3BED	= 6 UNITS
G	765 (pos)	2BED	= 18 UNITS
H	988 (pos)	3BED	= 16 UNITS

TOTAL = 98 UNITS
(47.3 UNITS PER HA)

PARKING PROVISION

184 SPACES FOR 98 UNITS = 1.87 SPACES PER UNIT

SITE AREA

20,819 m2
2.082 ha
5.145 acre
224,100ft2

REV B: Layout amended to dsuit DQS requirements at clients request
AS 22.03.09
REV A: Roof tile colour changed at clients request. AS 16.02.09

Drawing Status
PLANNING APPLICATION
FOR ILLUSTRATION ONLY

Title
Keepmoat Homes
Residential Development
98 Dwellings
Leslie, Raymond and Reginald Road
Kendray, Barnsley

PROPOSED RENDERED PLAN

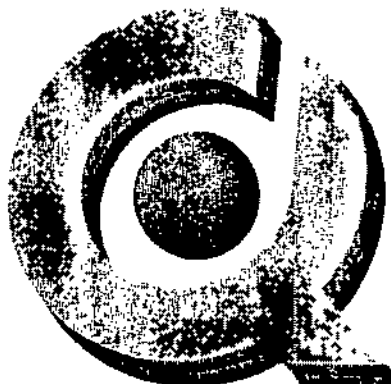
Last Issued By
Date Issued

Checked By
Date Checked

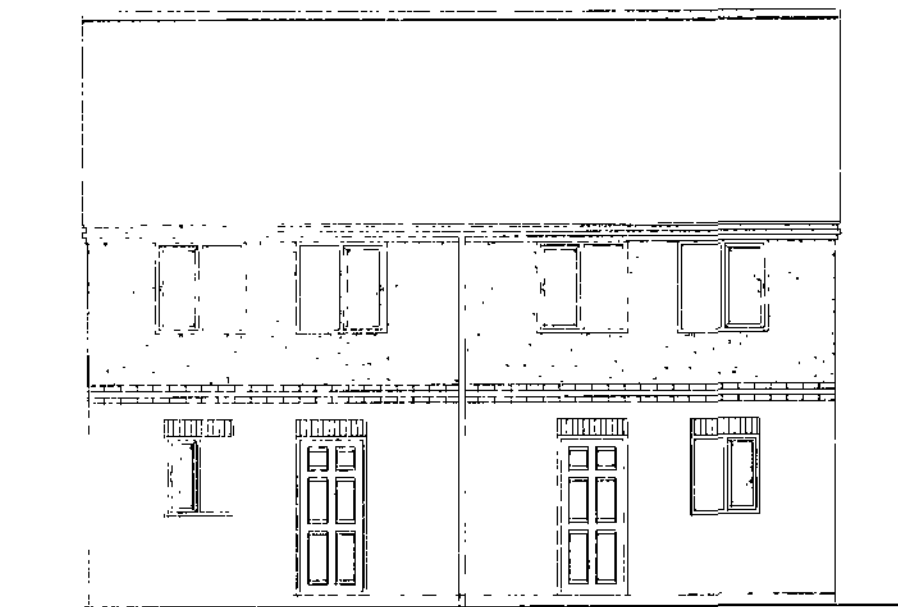
Scale
Date Drawn

Drawn By
E-Mail

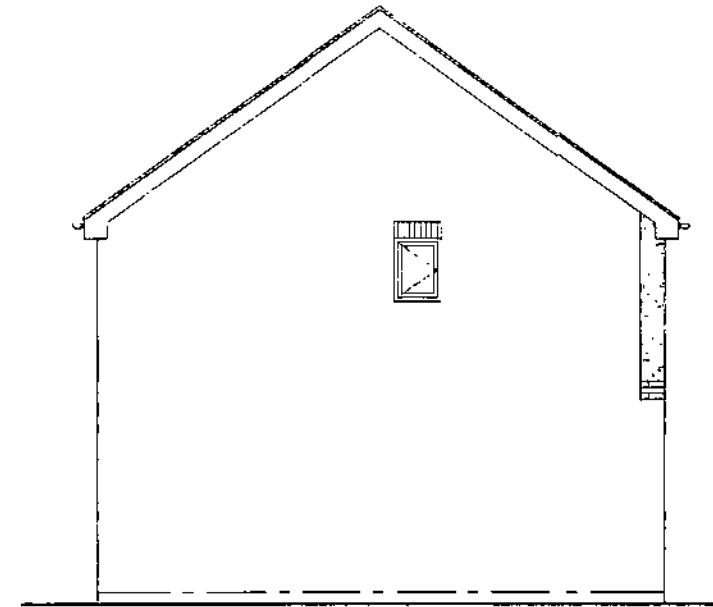
Drawing No.
Revision
Client Contact No.



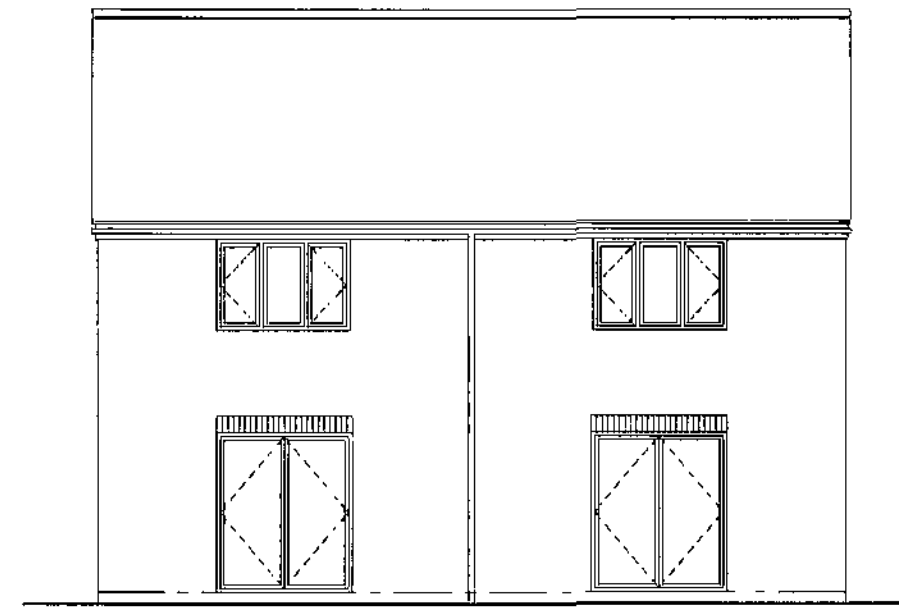
QUEENSBERRY
DESIGN
ENGINEERING & ARCHITECTURAL CONSULTANTS
SUITE 7D
NETHERTON PARK
STANNINGTON
NORTHUMBERLAND
NE61 6EF
T:01670 789834
F:01670 789861
www.queensberrydesign.co.uk



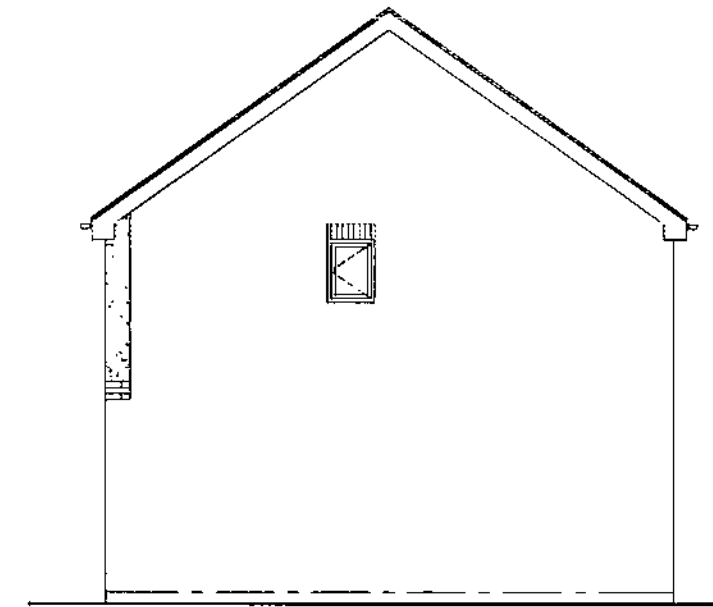
665 House Type (as)
Front Elevation



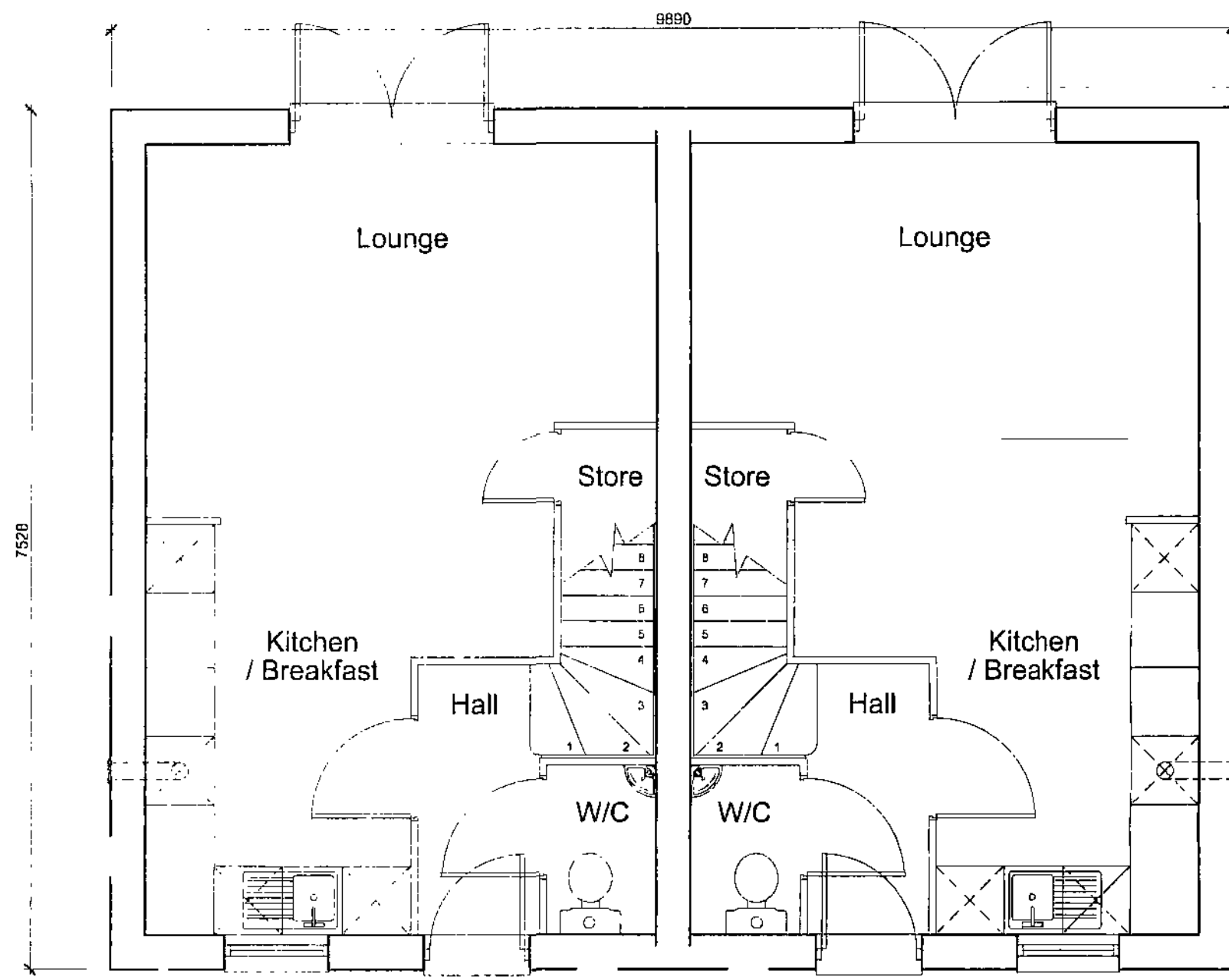
665 House Type (as)
Side Elevation



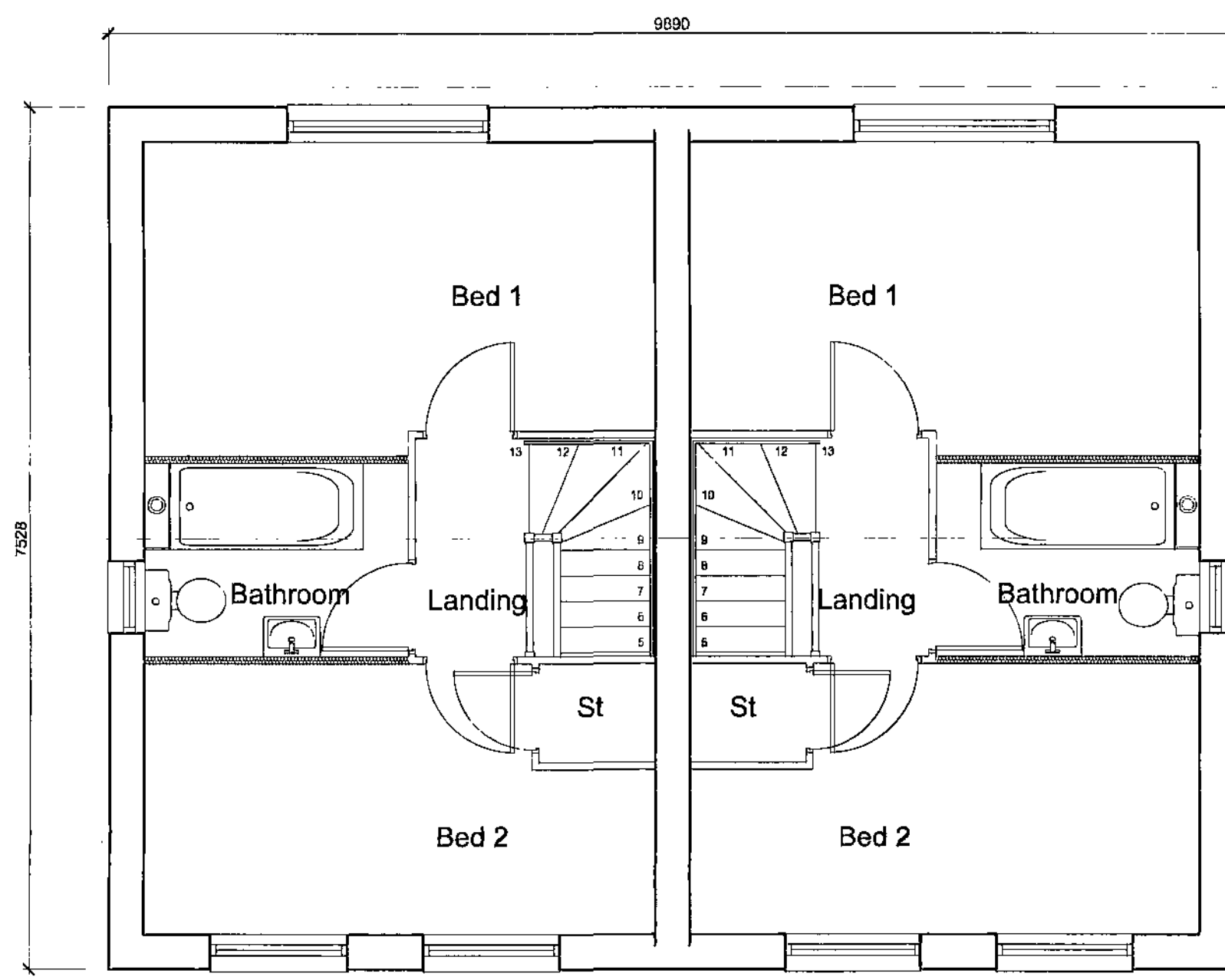
665 House Type (opp)
Rear Elevation



665 House Type (opp)
Side Elevation



Ground Floor Plan (as)



First Floor Plan (as)

Outline Shown Dashed

Roof Outline Shown Dashed

Ground Floor Plan (opp)

First Floor Plan (opp)

Note: Based on Keepmoat Homes Drawing,
House type 665 2006 100mm Edition.
Dwg No. HH08/665-100/02

Planning

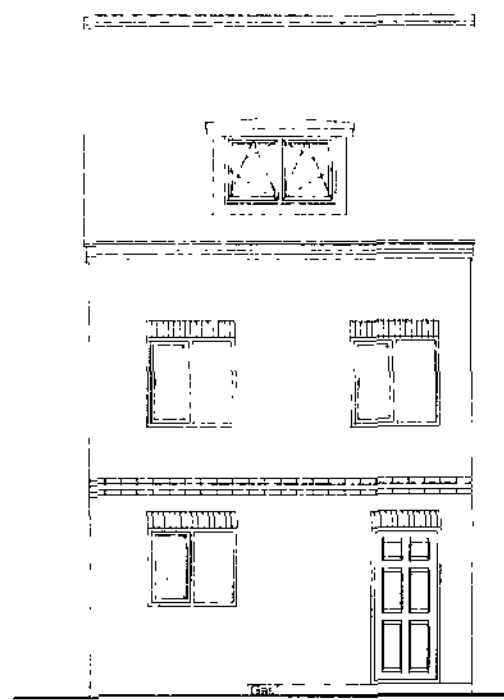
Keepmoat Homes
Leslie Road, Barnsley
House Type 665 (Half Render)
Planning Drawing

Scale: 1:50, 1:100 @ A2
Date: January 2009
Drawn by: ND

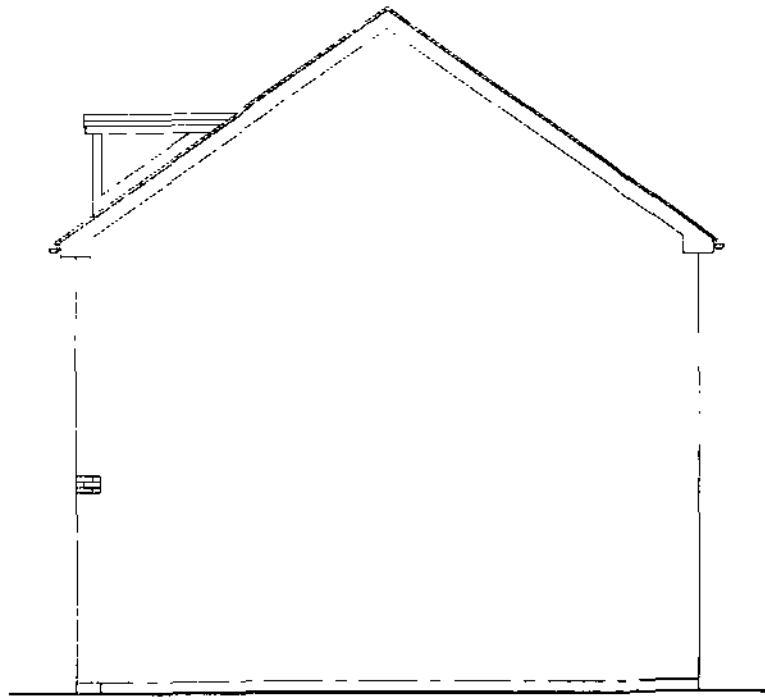
Drawing No: QD254-665-02

QUEENSBERRY
DESIGN
ENGINEERING & ARCHITECTURAL CONSULTANTS
SUITE 70
WESTBURY PARK
STANNINGTON
NORTHAMPTON
NN5 6EP
Tel: 01670 789634
Fax: 01670 789651
www.queensberrydesign.co.uk

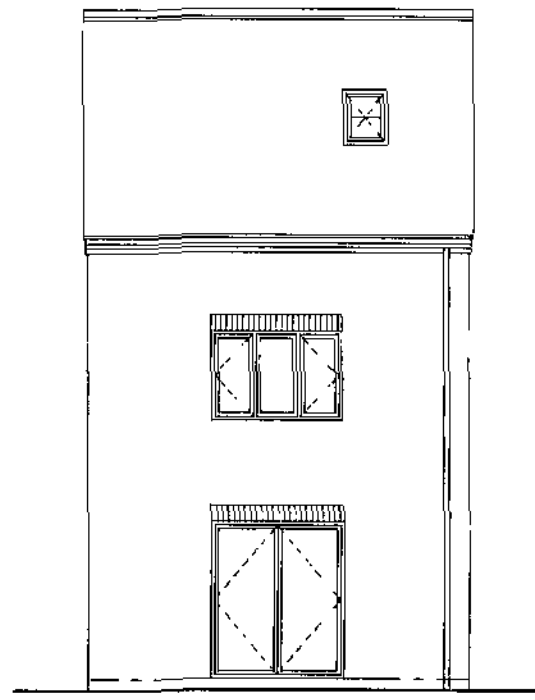
keepmoat
HOMES



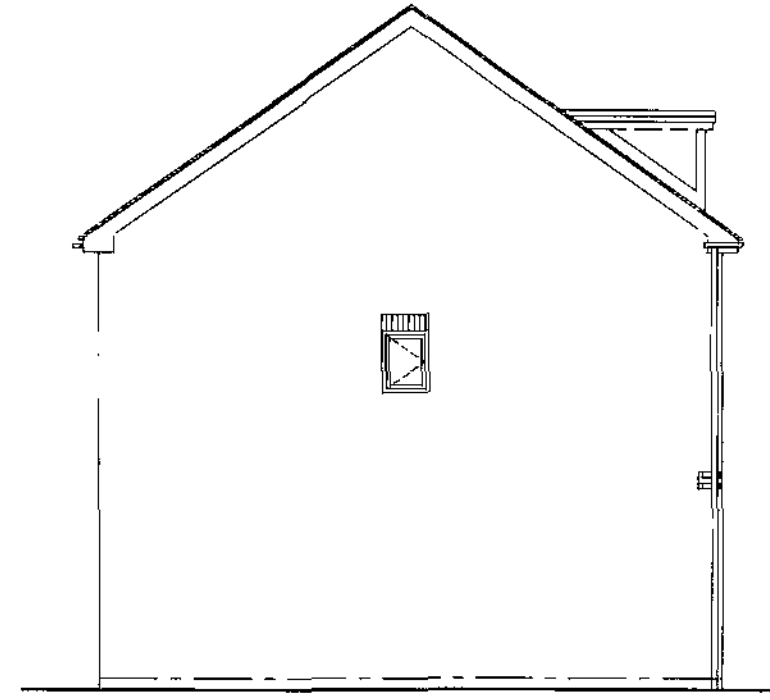
Front Elevation (As)



Side Elevation (as)

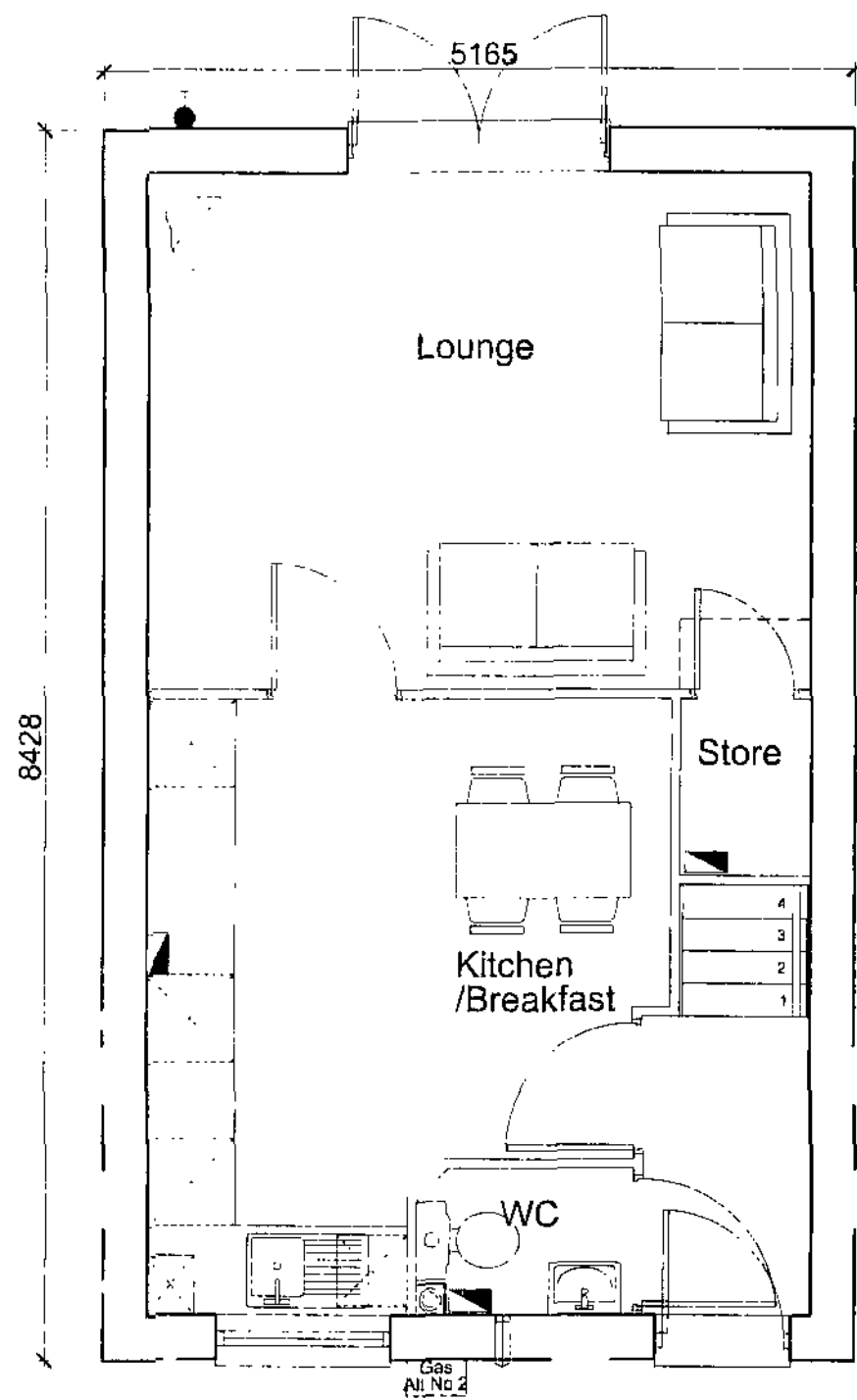


Rear Elevation (as)



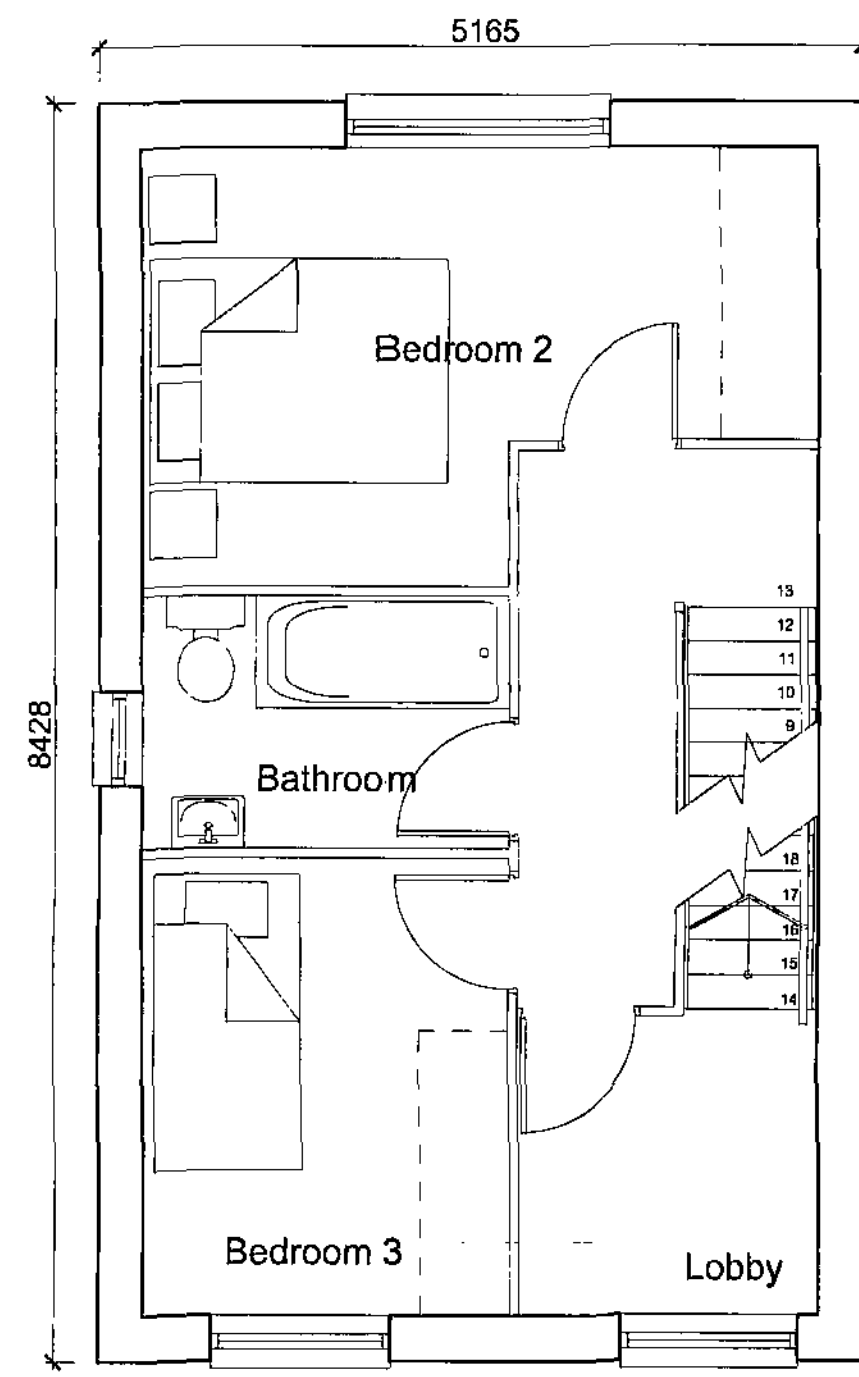
Side Elevation (as)

REFER TO MAIN ELEVATION TYPE DRAWINGS FOR DETAILS



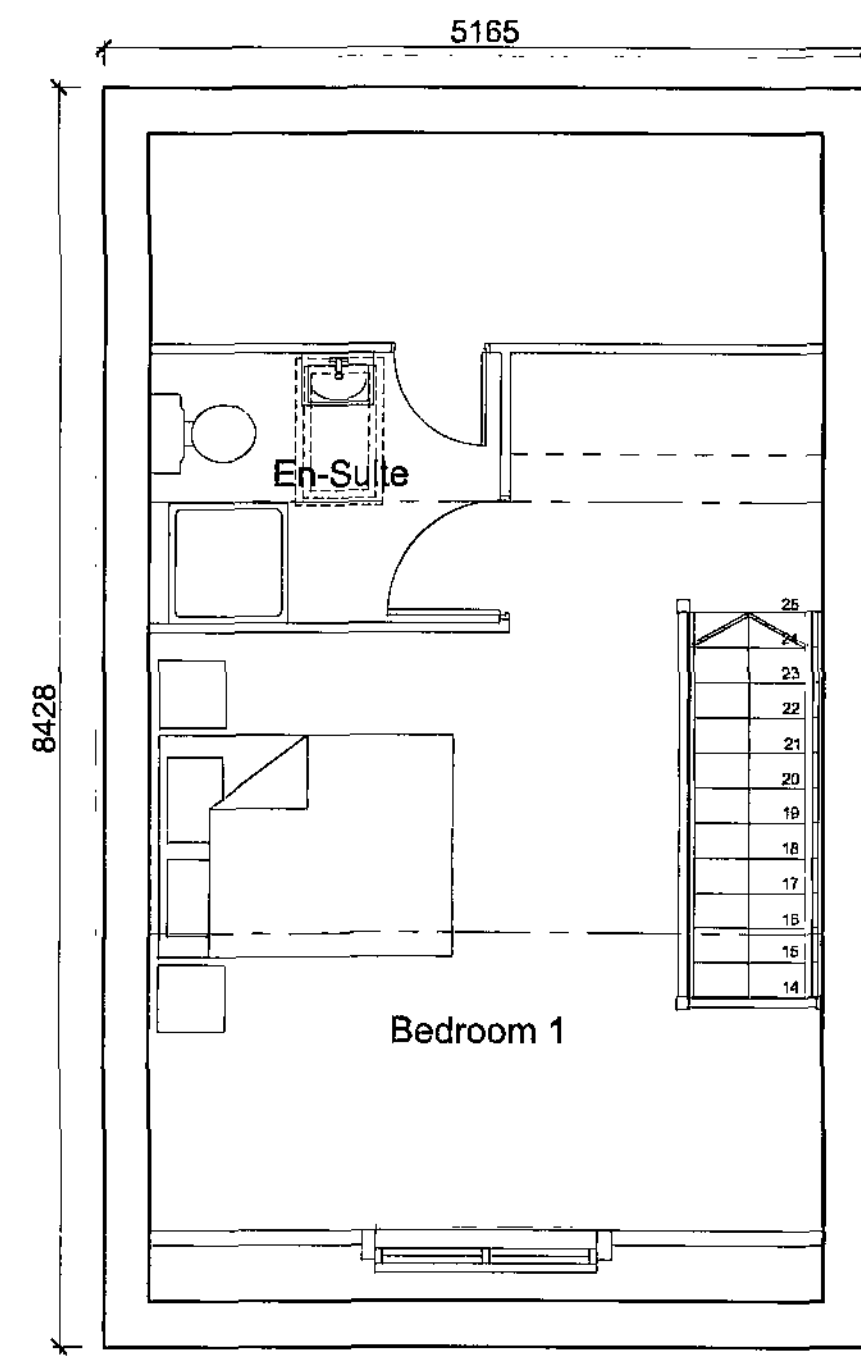
Roof Outline Shown Dashed

Ground Floor Plan



Roof Outline Shown Dashed

First Floor Plan



Roof Outline Shown Dashed

Second Floor Plan



Note: Based on Keepmoat Homes Drawing,
House type 1011 2008 100mm Edition Rev A.
Dwg No. HH08/1011-100/02

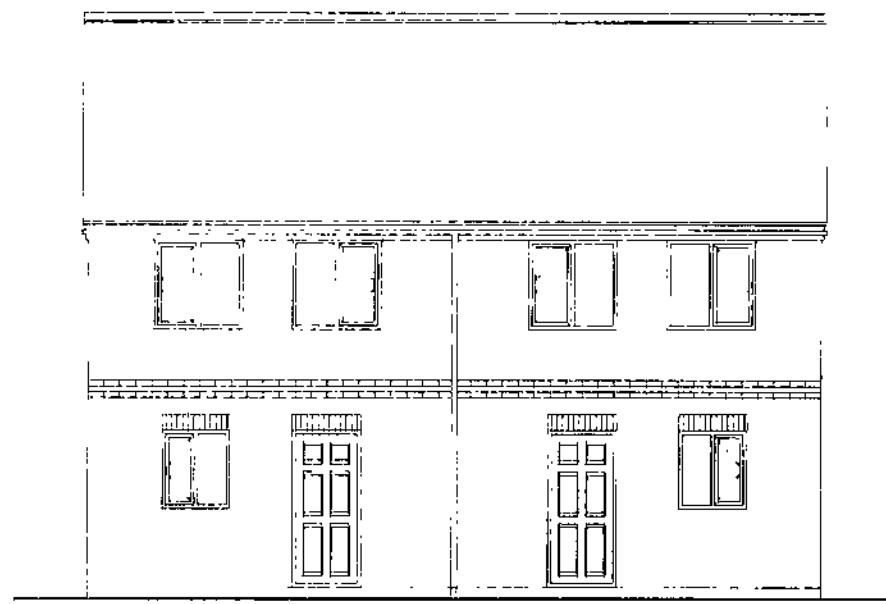
PLANNING

Keepmoat Homes
Leslie Road, Barnsley
House Type 1011
Planning Drawing

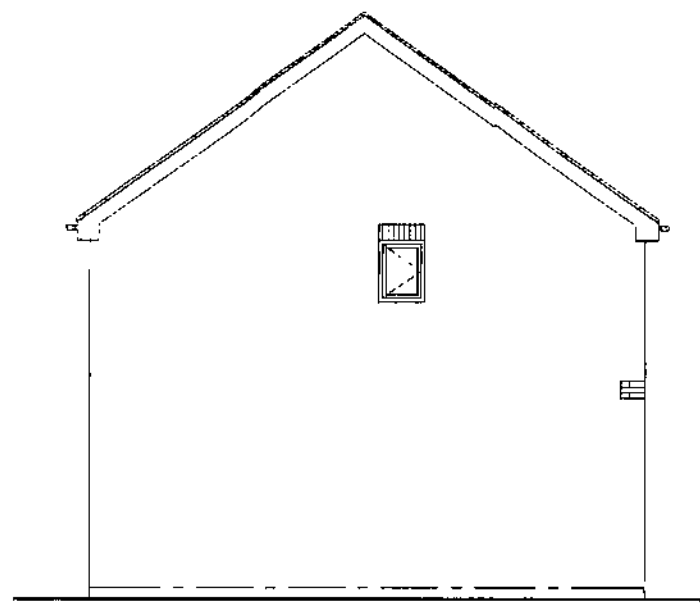
Scale: 1:50, 1:100 @ A2 Date: January 2009
Drawn by: ND
Checked by: jk@queensberrydesign.co.uk

Project no.: QD254-1011-01
By date: -
Client Contract no.: -

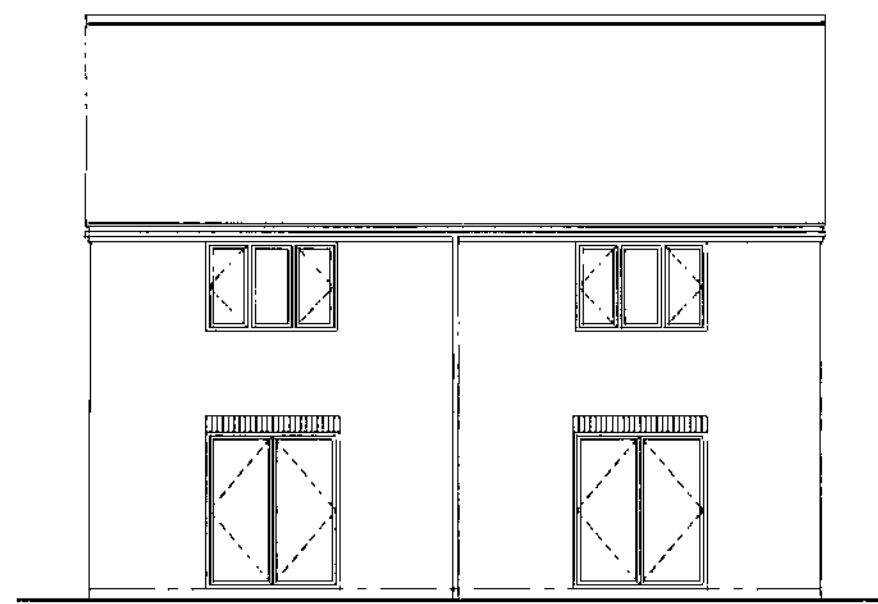
QUEENSBERRY
DESIGN
ENGINEERING & ARCHITECTURAL CONSULTANTS
SUITE 70
NETHERTON PARK
STANINGTON
NORTHUMBERLAND
NE81 5EP
TEL: 01670 788834
FAX: 01670 789881
www.queensberrydesign.co.uk



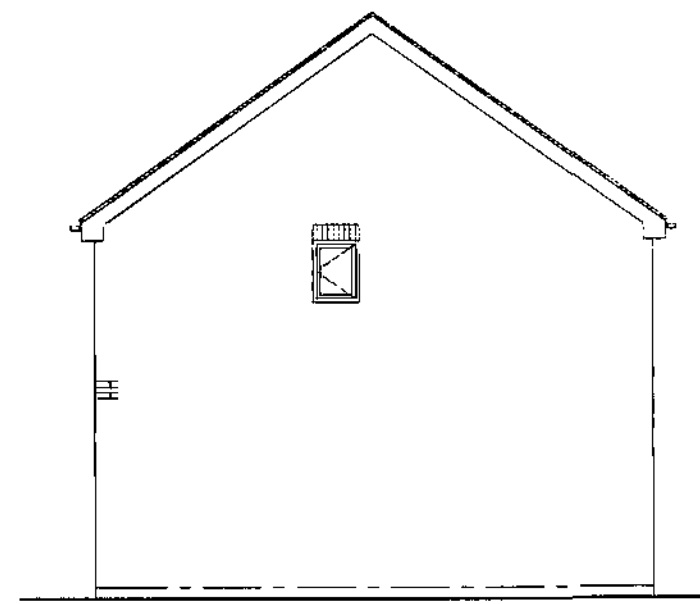
665 House Type (as)
Front Elevation



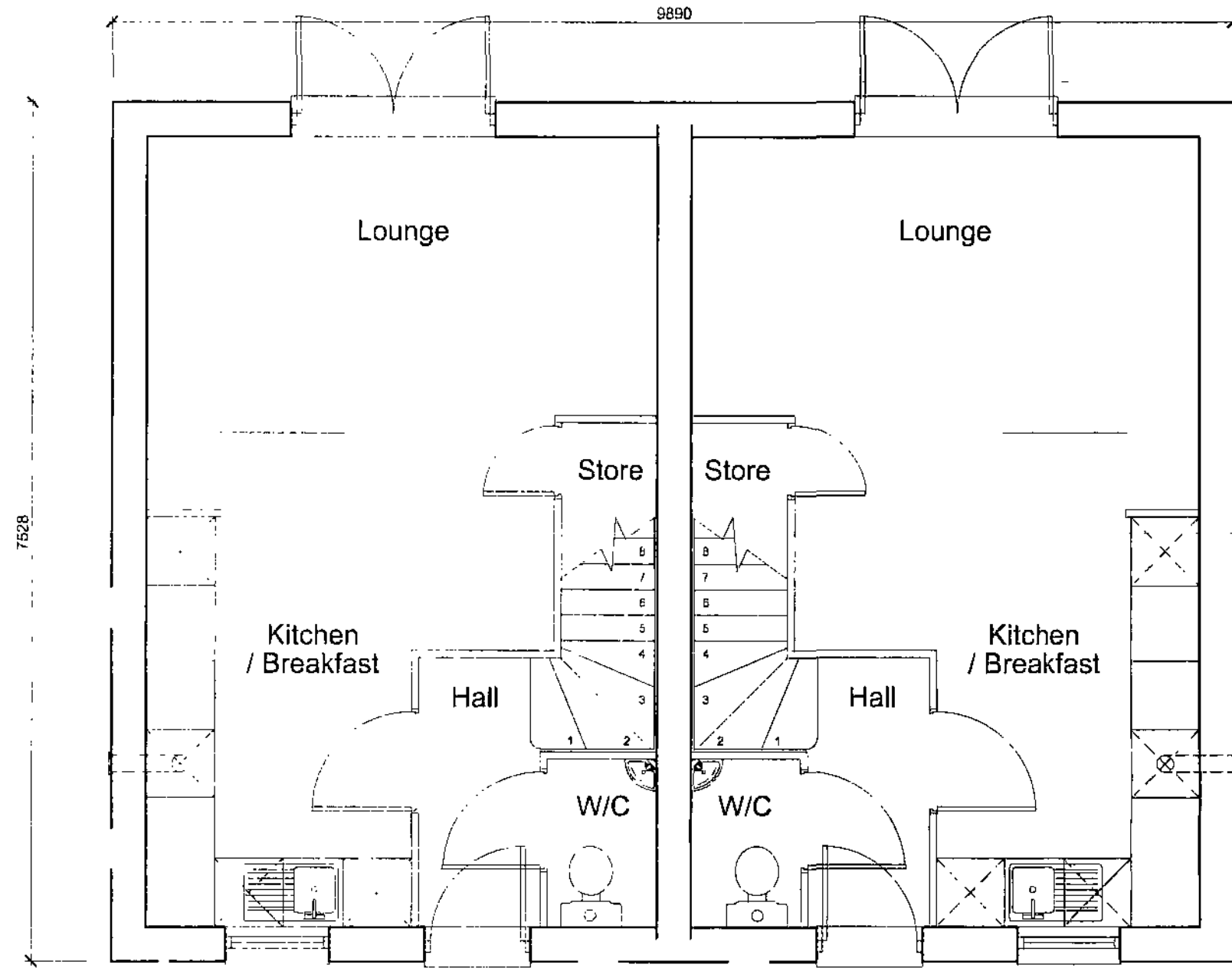
665 House Type (as)
Side Elevation



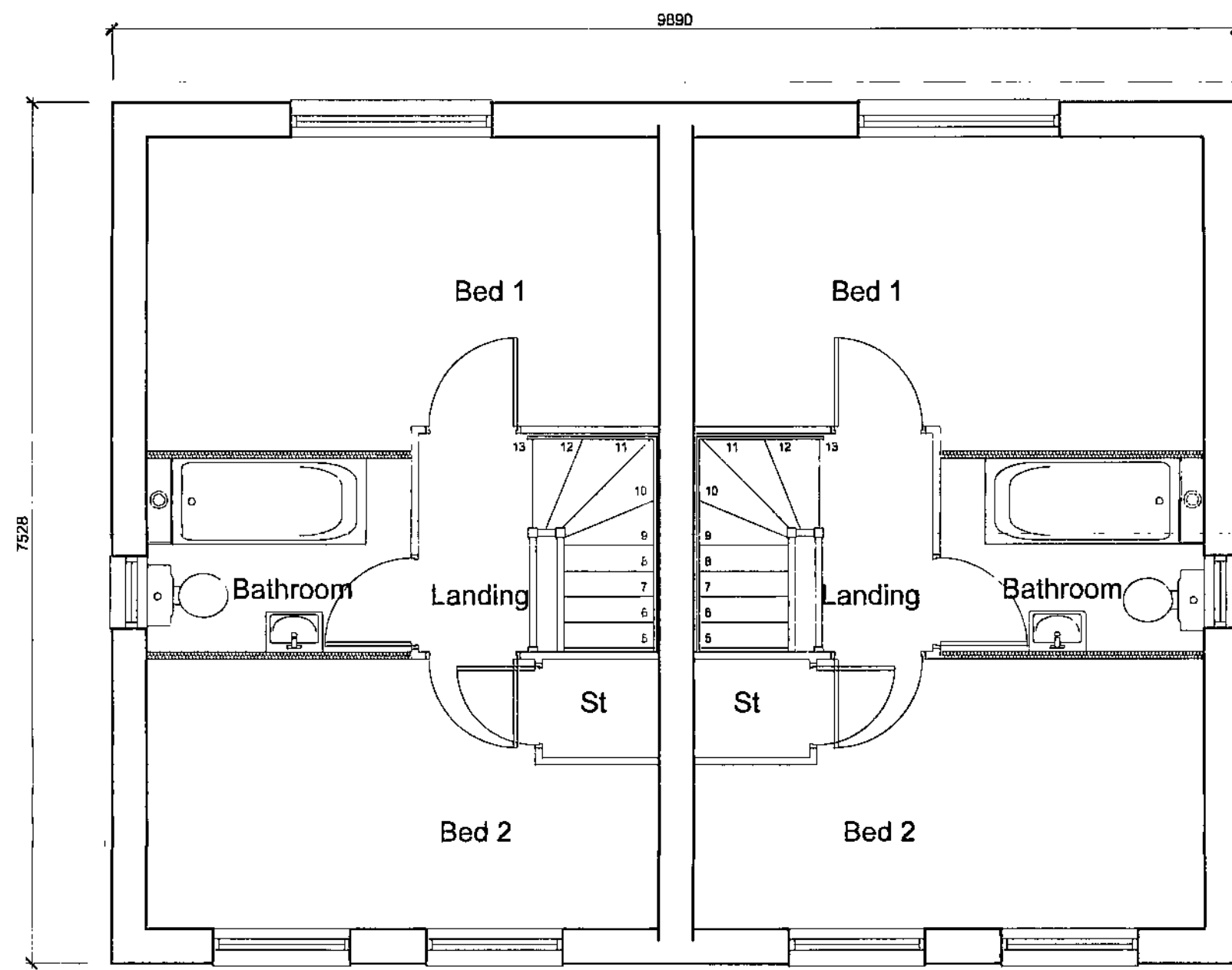
665 House Type (opp)
Rear Elevation



665 House Type (opp)
Side Elevation



Ground Floor Plan (as)



First Floor Plan (as)

Roof Outline Shown Dashed

Roof Outline Shown Dashed

Ground Floor Plan (opp)

First Floor Plan (opp)

Note: Based on Keepmoat Homes Drawing.
House type 665 2008 100mm Edition.
Dwg No. HH08/665-100/02

PLANNING

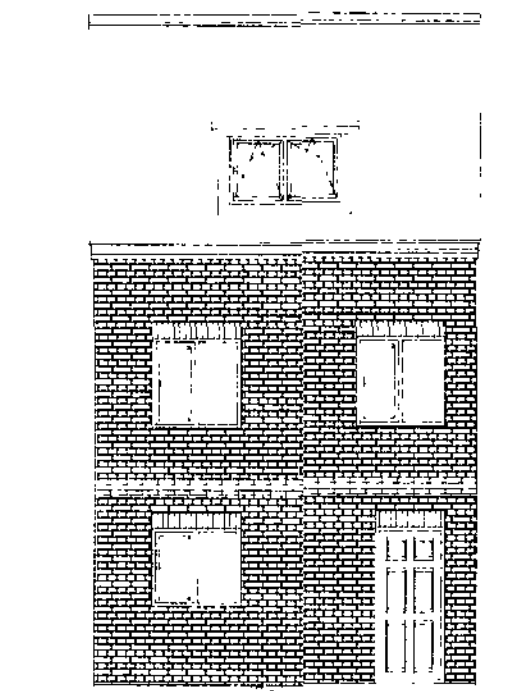
Keepmoat Homes
Leslie Road, Barnsley
House Type 665
Planning Drawing

Scale: 1:50, 1:100 @ A2
Date: January 2009
Drawn by: ND
e-mail: nh@keepmoathomes.co.uk

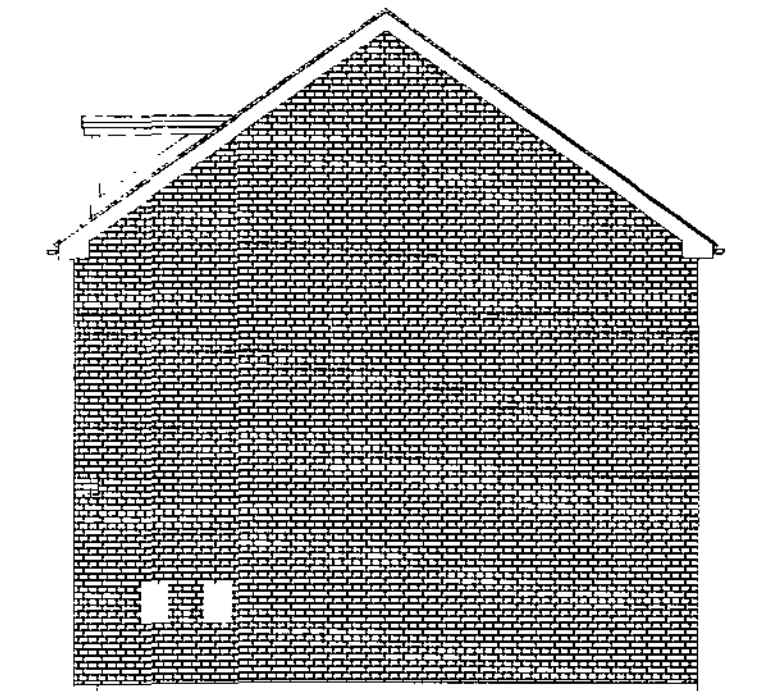
Drawing no: QD254-665-01
Revision: -
Client Contract no: -

QUEENSBERRY
DESIGN
ENGINEERING & ARCHITECTURAL CONSULTANTS
SUITE 70
WETHERTON PARK
STANNINGTON
ROTHAM, DERBYSHIRE
S26 1BP
Tel: 01675 789334
Fax: 01675 789361
www.queensberrydesign.co.uk

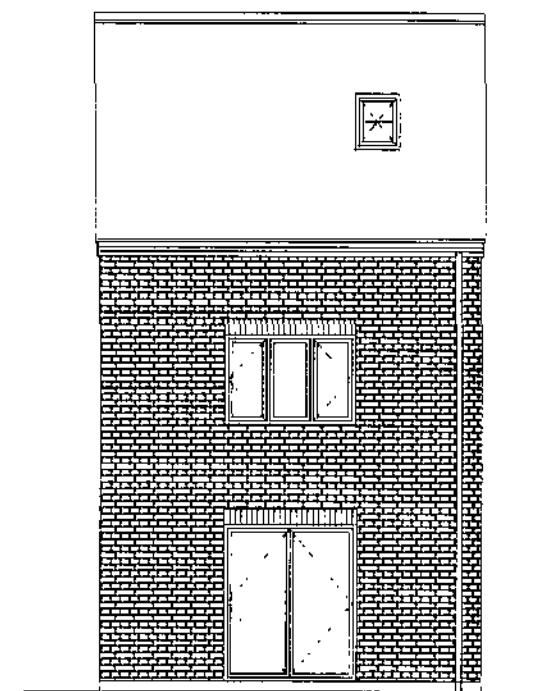
keepmoat
HOMES



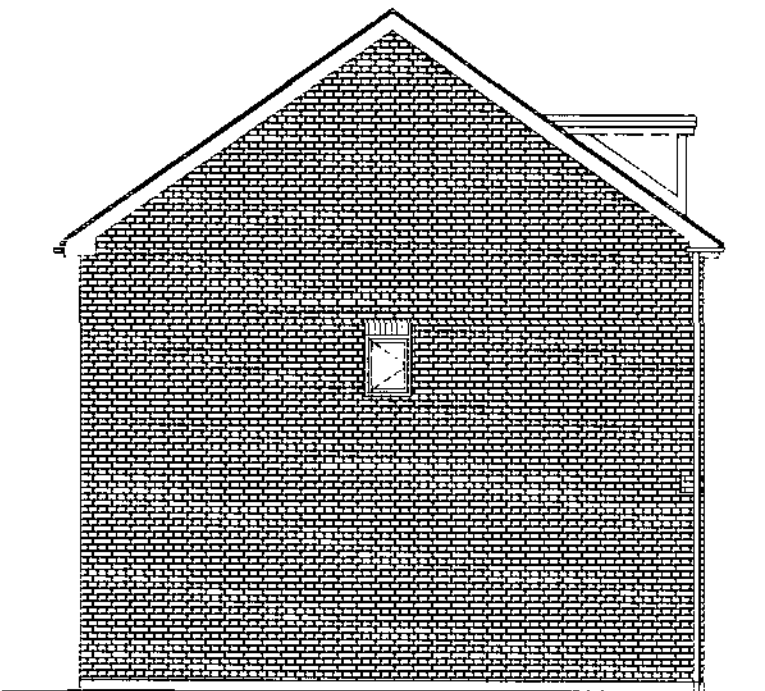
Front Elevation (As)



Side Elevation (as)

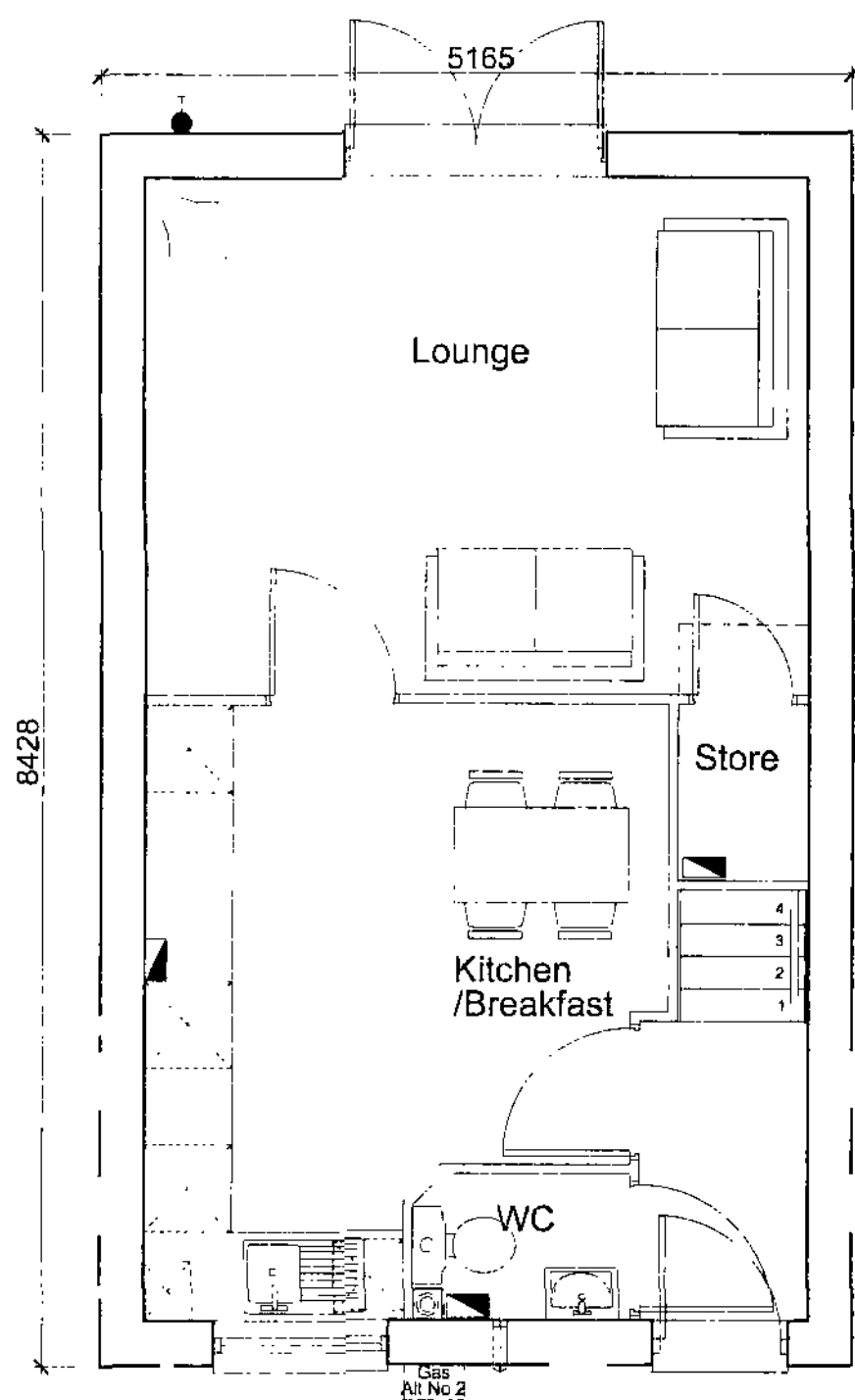


Rear Elevation (as)



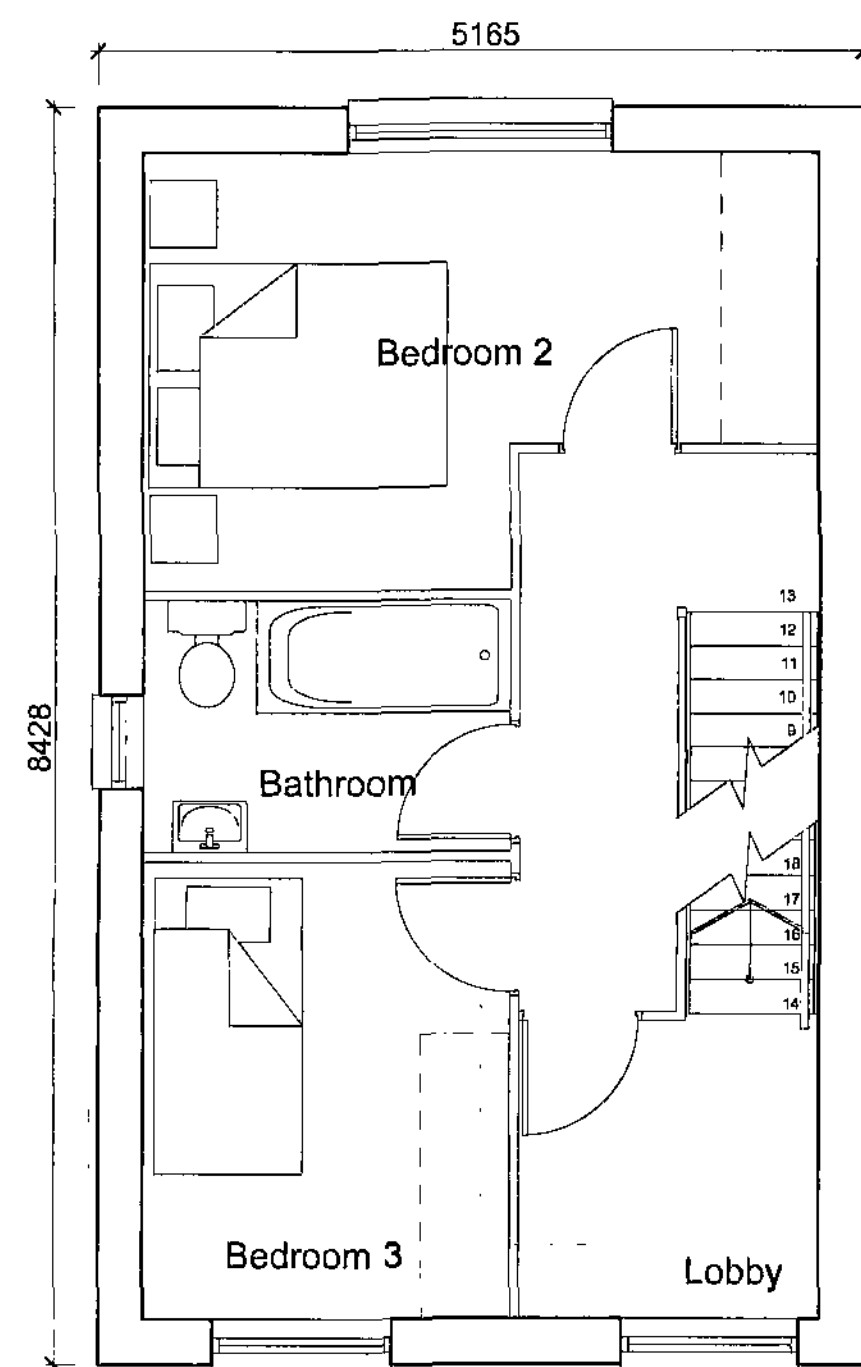
Side Elevation (as)

REFER TO MAIN ELEVATION TYPE DRAWINGS FOR DETAILS



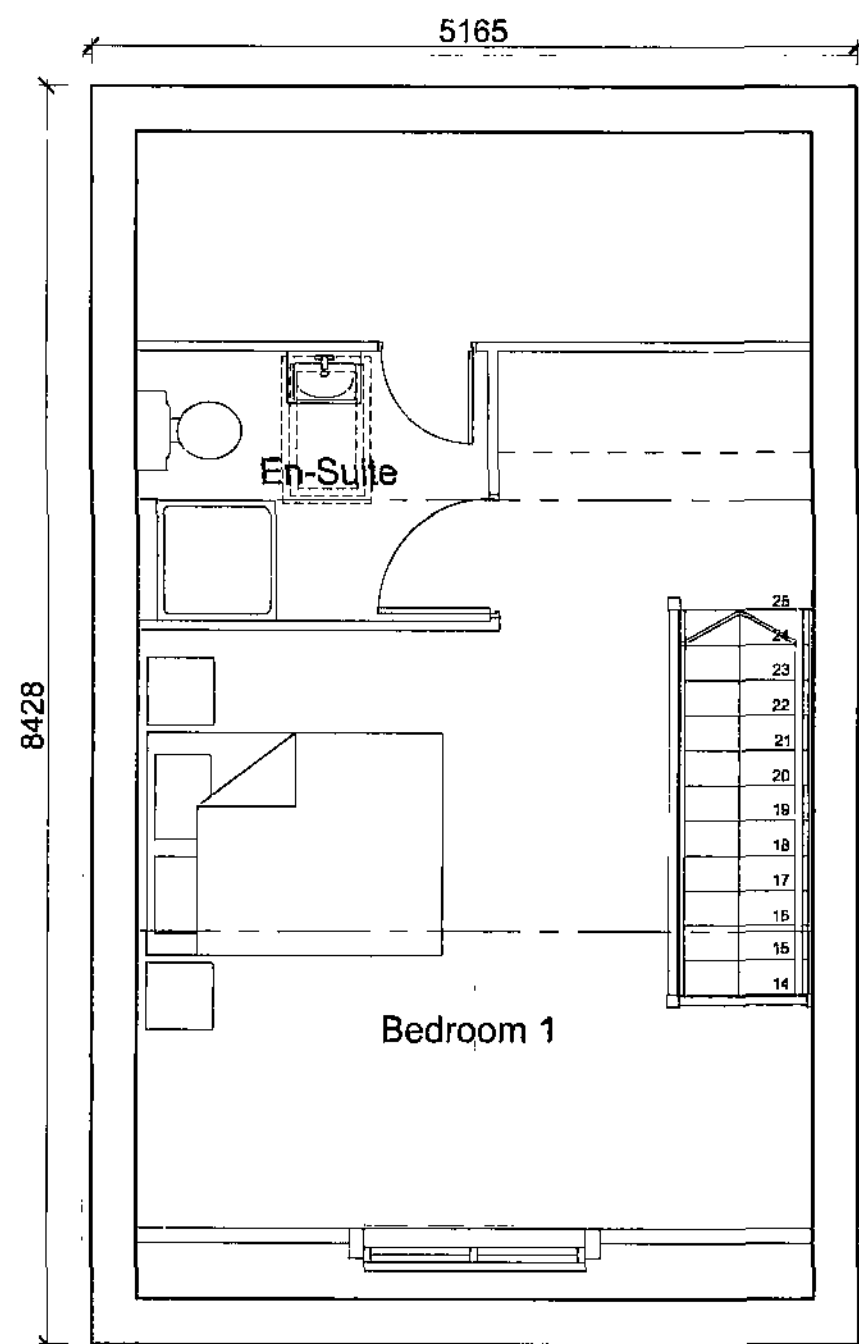
Roof Outline Shown Dashed

Ground Floor Plan



Roof Outline Shown Dashed

First Floor Plan



Roof Outline Shown Dashed

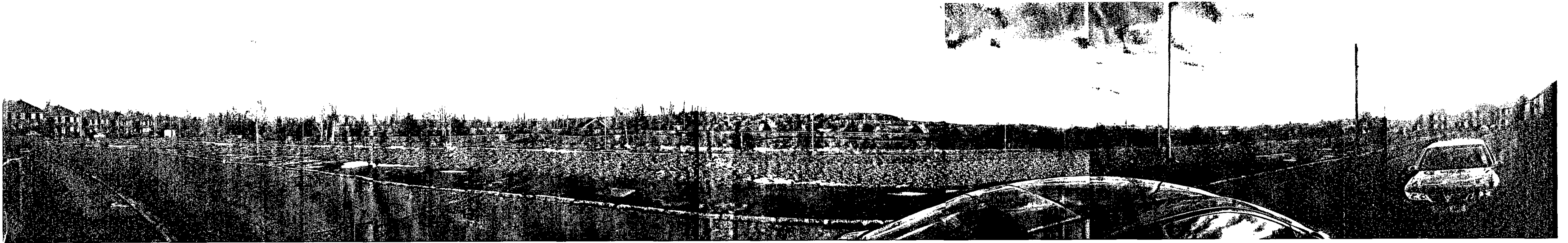
Second Floor Plan



Note: Based on Keepmoat Homes Drawing,
House type 1011 2008 100mm Edition Rev A.
Dwg No. HH08/1011-100/02

Drawing Status		
PLANNING		
Title		
Keepmoat Homes Leslie Road, Barnsley House Type 1011 Planning Drawing		
Scale		Date
1:50, 1:100 @ A2		January 2009
Drawn by		Plotted by
ND		RLD.L.J.Woodthorpe@queensberrydesign.co.uk
Drawing no.		Client Contract no.
QD254-1011-02		-

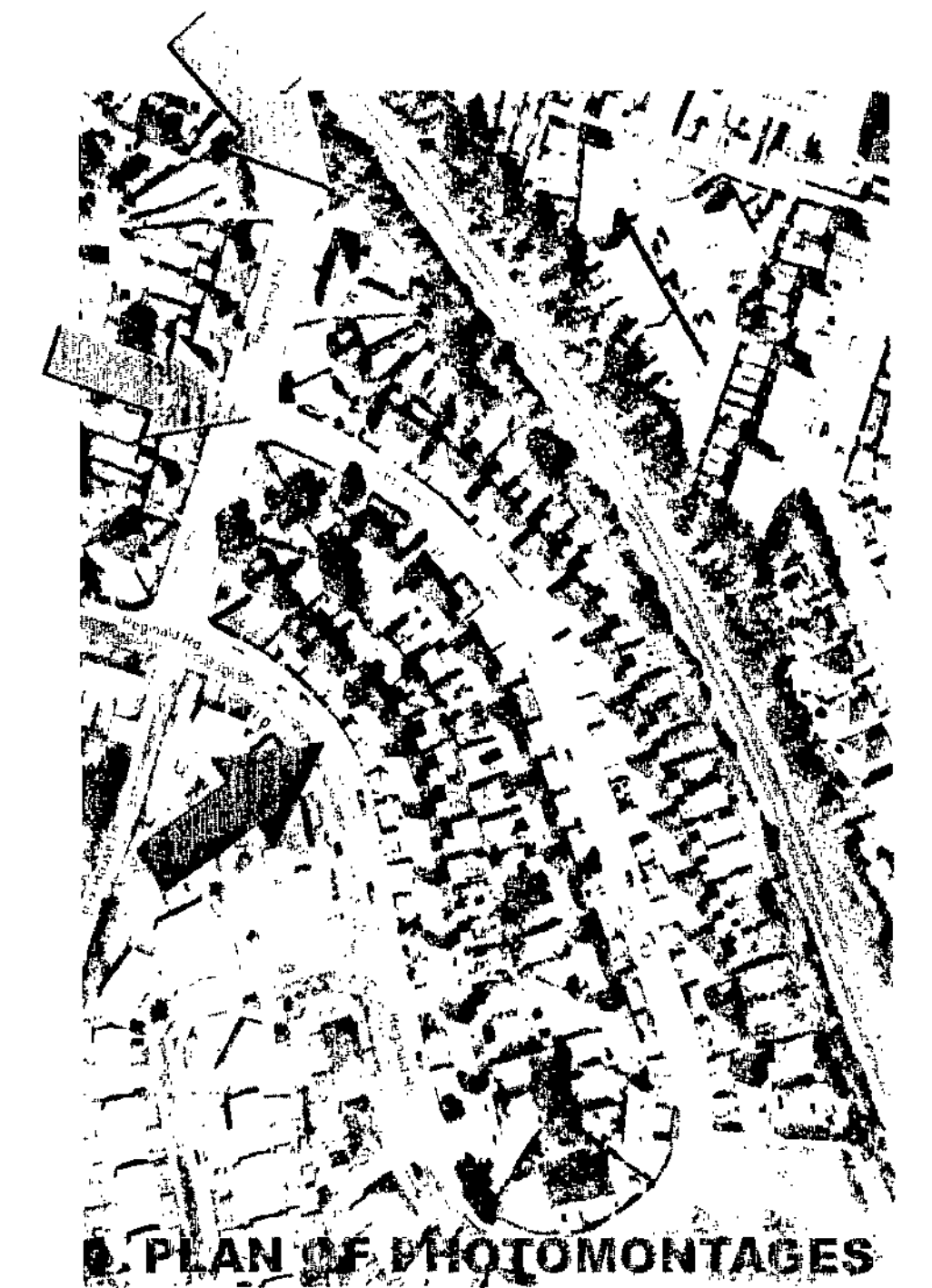




EXISTING STREET SCENE A - VIEW OF SITE LOOKING EAST



EXISTING STREET SCENE B - VIEW OF SITE LOOKING SOUTH EAST



EXISTING STREET SCENE C - VIEW OF SITE LOOKING SOUTH

Drawing Stage
**PLANNING APPLICATION
 FOR ILLUSTRATION ONLY**

Title
**Keepmoat Homes
 Residential Development
 97 Dwellings
 Leslie, Raymond and Reginald Rd
 Kendray, Barnsley**

EXISTING PHOTOMONTAGES

<u>Last Issued By</u>	<u>Date Issued</u>
<u>Checked By</u>	<u>Date Checked</u>
<u>Scale</u>	<u>Date Drawn</u>
<u>Drawn By</u>	<u>E-Mail</u>
<u>Drawing No.</u>	<u>Revision</u>
	<u>Client Contact No.</u>

**QUEENSBERRY
 DESIGN**
 ENGINEERING & ARCHITECTURAL CONSULTANTS
 SUITE 7D
 NETHERTON PARK
 STANNINGTON
 NORTHUMBERLAND
 NE61 6EP
 T: 01670 789834
 F: 01670 789861
 www.queensberrydesign.co.uk

FRONT ENTRANCE DOORS :-

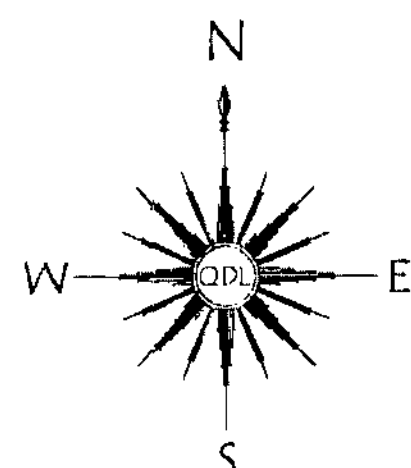
(STYLE 1) (STYLE 2) (STYLE 3) (STYLE 4)

The Style 4 front door will have either Clear Type 1, Regal Screenprint Red Hummock Type 2 Regal Screenprint or Type 3 Diamond Screenprint glazing. All other glazing will be clear.

REAR / SIDE DOORS / GARAGE PERSONNEL DOORS :-

(STYLE 1)

All rear doors will have clear glazing. Side doors will have Clearglaze (Nagla) glazing. Garage personnel doors will have Clearglaze (Nagla) glazing. Please note - This door will have the same finish as the front door.



FACING BRICKS

- COTTAGE BRICK BLACK OLD WEATHERED STONE RUMBLE TEXTURE WITH AUTUMN ANTIQUE DETAIL BRICK
- AUTUMN ANTIQUE BRICK WITH BRITISH MINSTER RAINWORTH DETAIL BRICK

RENDER

- TOP HALF RENDER

ROOF TILES AND COLOUR

- RUSSELL RUSTIC PEAT
- RUSSELL PENNINE COTTAGE RED (COTTAGE RED)
- RUSSELL GRAMPAN SLATE GREY

NOTE: RED RIDGES TO BRICK UNITS

DOOR COLOURS AND STYLE (STYLE NUMBER REF ONLY - SEE STYLES CHART BELOW)

- WHITE
- GARAGE PERSONNEL DOORS
- BIN STORE
- WINDOW STYLE
- SINGLE CASEMENT WINDOWS

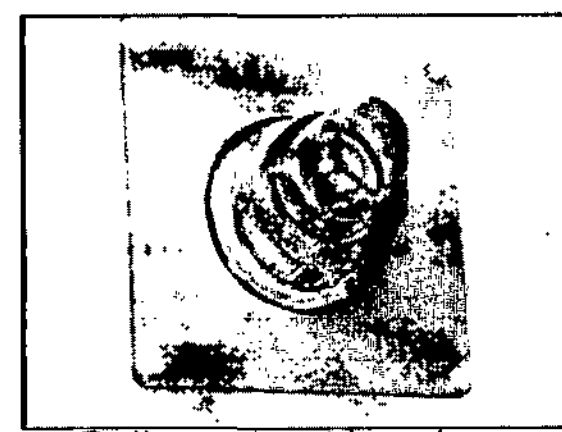
SURFACE MATERIALS

- 1. TACTILE PAVING CROSSING
- 2. PAVING
- 3. TARMAC/GRASS
- 4. BLOCK PAVING (COLOUR: STYLE 118)
- 5. GRASS (50% / 50% PRIVATE GARDENS)
- 6. REAR GARDENS
- 7. GRAVEL
- 8. TREES TO BE REMOVED
- 9. TREES TO BE REPLANTED
- 10. HEDGES TO BE PLANTED
- 11. HEDGES TO BE REMOVED
- 12. ENCLOSURES
- 13. 1800MM HIGH SCREEN WALL TYPE 1
- 14. 1800MM HIGH TIMBER SCREEN FENCE TYPE 4
- 15. 900MM HIGH TIMBER BOUNDARY FENCE TYPE 7
- 16. 1200MM HIGH METAL RAILING TYPE 9
- 17. RETAINING WALL (RC)

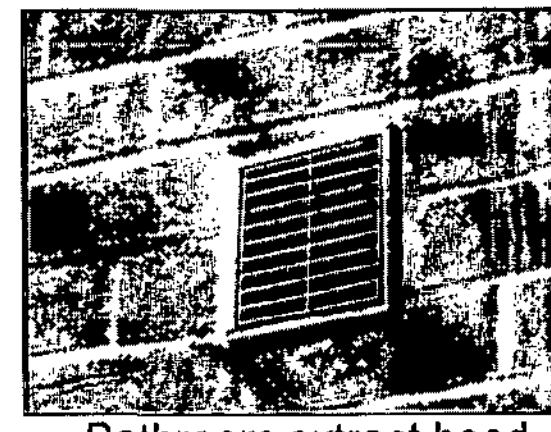
* ALL FRONT ELEVATIONS TO BE STYLE AS PER SCHEDULE, AND ALL OTHER PROMINENT ELEVATIONS
 * ALL REMAINING ELEVATIONS TO BE PLAIN CASEMENT WINDOWS WITH STRETCHER BOARD
 * BROCKWORTH THROUGHOUT
 * WHITE GUTTERS, DOWNPIPES, FASCIAS, SOFFITS, WEATHERBOARDING AND METEOR BOXES TO BE USED THROUGHOUT



Cooker hood



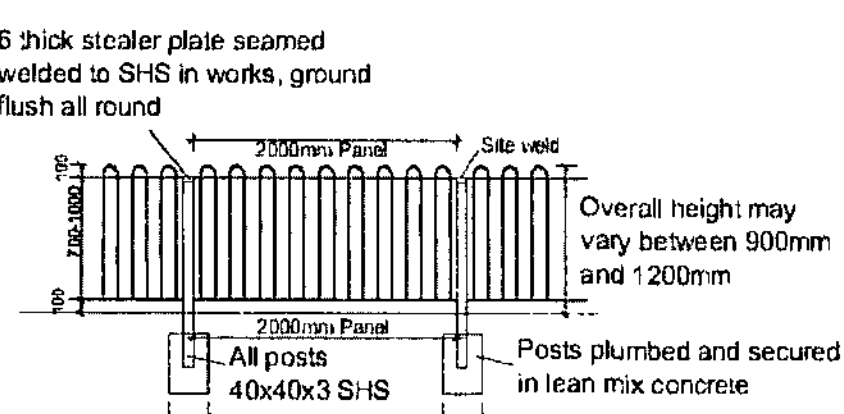
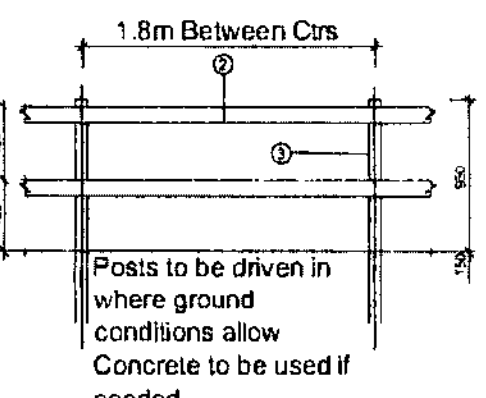
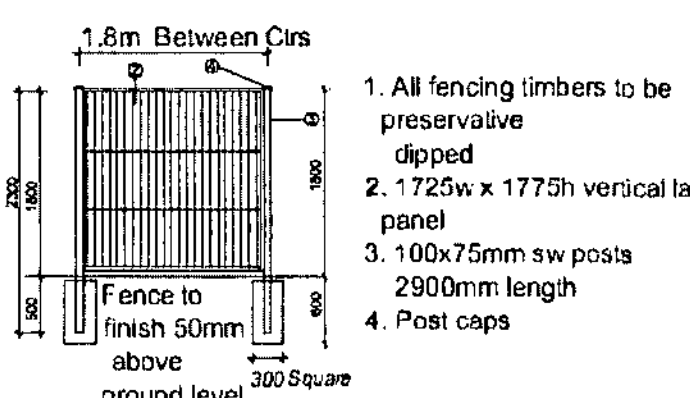
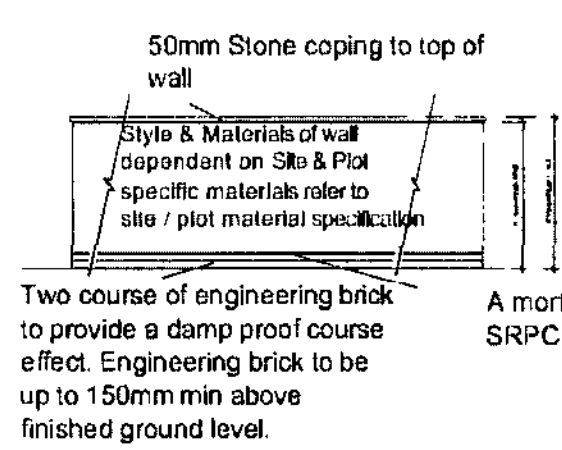
Boiler extract hood



Bathroom extract hood



roof tile extract hood
(colour to match roof tile colour)



Rev B: Layout amended and 1 no unit added. AS 25 03 09
 Rev A: Roof tiles changed as per clients request. Picket fence notation removed. Fence details updated. ND 10 02 09

PLANNING

Keemot Homes
 Leslie Road, Kendray
 Barnsley

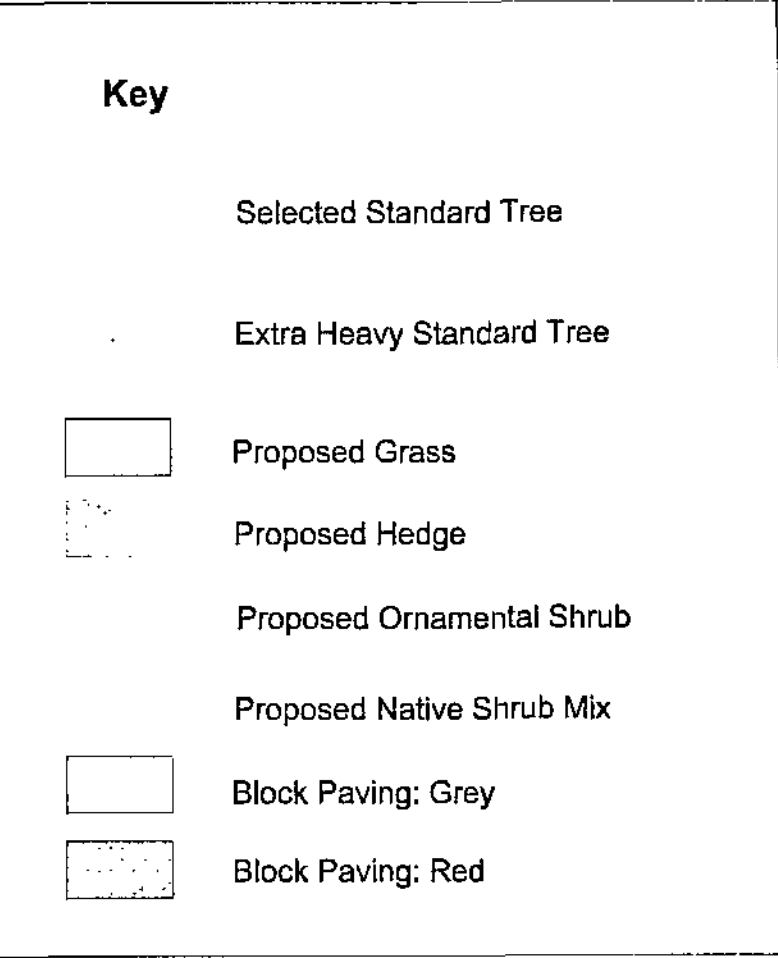
External Finishes Layout

Scale: 1:250 @ A0
 Date: January 2009
 Drawn by: ND
 Checked by: ND

Project No: QD-254-90-01
 Revision: B
 Date: 24 MAY 2009
 Corporate name: ND

QUEENSBERRY DESIGN
 SUITE 70
 NETHERTON PARK
 STANNINGTON
 NORTHUMBERLAND
 NE15 6BP
 T: 01670 789834
 F: 01670 789861
 www.queensberrydesign.co.uk

PLAYSPACE AREA



GENERAL
All works to be in accordance all relevant British Standards and the Landscape Consultant's planting plans and specification (to be issued) and in compliance with the National Landscape Specification (NBS) 1998, latest revision.

SETTING OUT
All dimensions and levels should be checked and adjusted on site. Contractor responsible for care around all services. Do not scale from this drawing.

SITE PREPARATION
Building rubble in excess of 50mm dimension to be removed, compaction ripped 150mm deep or broken out by JCB back-actor leaving surface rough. Ensure free drainage.

TOPSOIL
General purpose Grade topsoil BS:3882 medium loam, not more than slightly stoney, pH 5.7-7.5.
Depth 450mm all planting areas. 150mm to all other areas.
1 litre sample of topsoil should be sent to Weddies office for pH testing and approval.

TREE PIT
Select Standard 1200mmØ x 750mm depth
Extra Heavy Standard 1200mmØ x 750mm depth

PREPARATORY HERBICIDE
Weed allowed to grow and treated with up to three applications glyphosate prior to cultivation or planting during the fallow period.

GRASSING
Grassing between April-October.
Cultivate to prepare seed bed. Finished seed bed levels 25mm
above pavings and kerb edges. Stones pick to 25mm.
Pre-seeding fertiliser 50g/m². Grass mix chosen for low
maintenance requirements:-
GRASS SEED MIX from DLF Trifolium Tel: 01386 791102:
LAWN 'Pro 50 Quality lawn' (with Ryegrass)

PLANTS
General
Plant material in accordance with the HTA's National Plant Specification 1997. All plants container grown, well formed and free from disease. Plant handling to CPSE Plant Handling Code

Quality as supplied by:
Johnsons of Whixley Ltd, York YO26 8AQ. Tel: 01423 330234
Or other nursery listed in the Horticultural Trades Association
Nursery Certification Scheme.

Planting
Plant November to March.
Planting areas cultivated 150 mm deep and stone picked of material greater than 50mm. Plant material pit planted 300 x 3 x 200 minimum. Approved planting compost incorporated into the soil during planting.

Backfill mix	Enmag	P4	Compost
Shrubs	35g	5g	10 litres
Select Standard	75g	50g	75 litres
Extra Heavy Standard	75g	50g	75 litres

Backfill mix (30%) incorporated into topsoil (70%) during planting

TREE STAKING

Select Standard/Extra Heavy Standard -Short Double Staking
Preserved softwood 100mm min diameter. Driven vertically 450mm into base of pit on either side. Cross bar - timber, as stake. Secured with rubber J Tom's 37.5mm wide standard nylon reinforced rubberbell ref L2 ties including rubber spacer pads r L1.

MULCH
Total cover coarse bark mulch to shrub areas, Melcourt Bark Nuggets 75mm deep.

AFTERCARE
24 months aftercare by planting contractor. Including grass cutting, weed, pest and disease control, pruning and watering

Weed control: by residual herbicide to a weed free condition around plants. Spot treat with glyphosate and hand weed as necessary.

Watering 10 litres per plant in periods of drought.

DEFECTS LIABILITY
Twenty-four months on plant material and grass. Replacement
in November in year of loss.

ONGOING MAINTENANCE
Continue to maintain for five years from completion of planting hand weeding and spot treatment of glyphosate herbicide to any weed in planted areas until plants close canopies. Replace failures for 5 years.

Based on client's layout drawing.
no.QD254-01-01, Rev.C

Weddle Landscape Design
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING

Mews Studio, Charnwood House,
8 Kenwood Bank, Sheffield S7 1NU
www.weddles.co.uk

Tel (0114) 250 1181
Fax (0114) 250 1181
mail@weddles.co.uk

Job **KEEPMOAT HOMES**

Title
LESLIE ROAD KENDRAY BARNSELEY
LANDSCAPE MASTERPLAN

scale@A1	drawn	date	job number	number	revis
1:500	XL	APR 09	316	KHLK01	-

'Code for Sustainable Homes' Enhancements to Site Ecology

1 ☐ Incorporate native plant species
Include native species to provide pollen, nectar and cover for invertebrates, integrated with selected cultivars of native plants and additional ornamental species. Selected to attract and provide habitat for wildlife, and maximum visual amenity

2☐ Bat roosts
3 no. artificial bat roosting boxes will be incorporated on buildings

3□ Bird nesting
To initiate bird nesting habitat, 5 no. bird nesting boxes will be secured to walls.

4 Invertebrate habitat
Native and other selected plant species will help provide habitat for invertebrates.

Barnsley Metropolitan
Borough Council
20 MAY 2009
Corporate Mail Room

1	15	17	19	21	23	25	27	29	31	33	35	37	43	45	47	49	51	53	55	57	59	61	63	65	67	69	71	73	75	77	79	81	83	85	87	89	91	93	95	97	99	101	103	105	107	109	111	113	115	117	119	121	123	125	127	129	131	133	135	137	139	141	143	145	147	149	151	153	155	157	159	161	163	165	167	169	171	173	175	177	179	181	183	185	187	189	191	193	195	197	199	201	203	205	207	209	211	213	215	217	219	221	223	225	227	229	231	233	235	237	239	241	243	245	247	249	251	253	255	257	259	261	263	265	267	269	271	273	275	277	279	281	283	285	287	289	291	293	295	297	299	301	303	305	307	309	311	313	315	317	319	321	323	325	327	329	331	333	335	337	339	341	343	345	347	349	351	353	355	357	359	361	363	365	367	369	371	373	375	377	379	381	383	385	387	389	391	393	395	397	399	401	403	405	407	409	411	413	415	417	419	421	423	425	427	429	431	433	435	437	439	441	443	445	447	449	451	453	455	457	459	461	463	465	467	469	471	473	475	477	479	481	483	485	487	489	491	493	495	497	499	501	503	505	507	509	511	513	515	517	519	521	523	525	527	529	531	533	535	537	539	541	543	545	547	549	551	553	555	557	559	561	563	565	567	569	571	573	575	577	579	581	583	585	587	589	591	593	595	597	599	601	603	605	607	609	611	613	615	617	619	621	623	625	627	629	631	633	635	637	639	641	643	645	647	649	651	653	655	657	659	661	663	665	667	669	671	673	675	677	679	681	683	685	687	689	691	693	695	697	699	701	703	705	707	709	711	713	715	717	719	721	723	725	727	729	731	733	735	737	739	741	743	745	747	749	751	753	755	757	759	761	763	765	767	769	771	773	775	777	779	781	783	785	787	789	791	793	795	797	799	801	803	805	807	809	811	813	815	817	819	821	823	825	827	829	831	833	835	837	839	841	843	845	847	849	851	853	855	857	859	861	863	865	867	869	871	873	875	877	879	881	883	885	887	889	891	893	895	897	899	901	903	905	907	909	911	913	915	917	919	921	923	925	927	929	931	933	935	937	939	941	943	945	947	949	951	953	955	957	959	961	963	965	967	969	971	973	975	977	979	981	983	985	987	989	991	993	995	997	999	1001	1003	1005	1007	1009	1011	1013	1015	1017	1019	1021	1023	1025	1027	1029	1031	1033	1035	1037	1039	1041	1043	1045	1047	1049	1051	1053	1055	1057	1059	1061	1063	1065	1067	1069	1071	1073	1075	1077	1079	1081	1083	1085	1087	1089	1091	1093	1095	1097	1099	1101	1103	1105	1107	1109	1111	1113	1115	1117	1119	1121	1123	1125	1127	1129	1131	1133	1135	1137	1139	1141	1143	1145	1147	1149	1151	1153	1155	1157	1159	1161	1163	1165	1167	1169	1171	1173	1175	1177	1179	1181	1183	1185	1187	1189	1191	1193	1195	1197	1199	1201	1203	1205	1207	1209	1211	1213	1215	1217	1219	1221	1223	1225	1227	1229	1231	1233	1235	1237	1239	1241	1243	1245	1247	1249	1251	1253	1255	1257	1259	1261	1263	1265	1267	1269	1271	1273	1275	1277	1279	1281	1283	1285	1287	1289	1291	1293	1295	1297	1299	1301	1303	1305	1307	1309	1311	1313	1315	1317	1319	1321	1323	1325	1327	1329	1331	1333	1335	1337	1339	1341	1343	1345	1347	1349	1351	1353	1355	1357	1359	1361	1363	1365	1367	1369	1371	1373	1375	1377	1379	1381	1383	1385	1387	1389	1391	1393	1395	1397	1399	1401	1403	1405	1407	1409	1411	1413	1415	1417	1419	1421	1423	1425	1427	1429	1431	1433	1435	1437	1439	1441	1443	1445	1447	1449	1451	1453	1455	1457	1459	1461	1463	1465	1467	1469	1471	1473	1475	1477	1479	1481	1483	1485	1487	1489	1491	1493	1495	1497	1499	1501	1503	1505	1507	1509	1511	1513	1515	1517	1519	1521	1523	1525	1527	1529	1531	1533	1535	1537	1539	1541	1543	1545	1547	1549	1551	1553	1555	1557	1559	1561	1563	1565	1567	1569	1571	1573	1575	1577	1579	1581	1583	1585	1587	1589	1591	1593	1595	1597	1599	1601	1603	1605	1607	1609	1611	1613	1615	1617	1619	1621	1623	1625	1627	1629	1631	1633	1635	1637	1639	1641	1643	1645	1647	1649	1651	1653	1655	1657	1659	1661	1663	1665	1667	1669	1671	1673	1675	1677	1679	1681	1683	1685	1687	1689	1691	1693	1695	1697	1699	1701	1703	1705	1707	1709	1711	1713	1715	1717	1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741	1743	1745	1747	1749	1751	1753	1755	1757	1759	1761	1763	1765	1767	1769	1771	1773	1775	1777	1779	1781	1783	1785	1787	1789	1791	1793	1795	1797	1799	1801	1803	1805	1807	1809	1811	1813	1815	1817	1819	1821	1823	1825	1827	1829	1831	1833	1835	1837	1839	1841	1843	1845	1847	1849	1851	1853	1855	1857	1859	1861	1863	1865	1867	1869	1871	1873	1875	1877	1879	1881	1883	1885	1887	1889	1891	1893	1895	1897	1899	1901	1903	1905	1907	1909	1911	1913	1915	1917	1919	1921	1923	1925	1927	1929	1931	1933	1935	1937	1939	1941	1943	1945	1947	1949	1951	1953	1955	1957	1959	1961	1963	1965	1967	1969	1971	1973	1975	1977	1979	1981	1983	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005	2007	2009	2011	2013	2015	2017	2019	2021	2023	2025	2027	2029	2031	2033	2035	2037	2039	2041	2043	2045	2047	2049	2051	2053	2055	2057	2059	2061	2063	2065	2067	2069	2071	2073	2075	2077	2079	2081	2083	2085	2087	2089	2091	2093	2095	2097	2099	2101	2103	2105	2107	2109	2111	2113	2115	2117	2119	2121	2123	2125	2127	2129	2131	2133	2135	2137	2139	2141	2143	2145	2147	2149	2151	2153	2155	2157	2159	2161	2163	2165	2167	2169	2171	2173	2175	2177	2179	2181	2183	2185	2187	2189	2191	2193	2195	2197	2199	2201	2203	2205	2207	2209	2211	2213	2215	2217	2219	2221	2223	2225	2227	2229	2231	2233	2235	2237	2239	2241	2243	2245	2247	2249	2251	2253	2255	2257	2259	2261	2263	2265	2267	2269	2271	2273	2275	2277	2279	2281	2283	2285	2287	2289	2291	2293	2295	2297	2299	2301	2303	2305	2307	2309	2311	2313	2315	2317	2319	2321	2323	2325	2327	2329	2331	2333	2335	2337	2339	2341	2343	2345	2347	2349	2351	2353	2355	2357	2359	2361	2363	2365	2367	2369	2371	2373	2375	2377	2379	2381	2383	2385	2387	2389	2391	2393	2395	2397	2399	2401	2403	2405	2407	2409	2411	2413	2415	2417	2419	2421	2423	2425	2427	2429	2431	2433	2435	2437	2439	2441	2443	2445	2447	2449	2451	2453	2455	2457	2459	2461	2463	2465	2467	2469	2471	2473	2475	2477	2479	2481	2483	2485	2487	2489	2491	2493	2495	2497	2499	2501	2503	2505	2507	2509	2511	2513	2515	2517	2519	2521	2523	2525	2527	2529	2531	2533	2535	2537	2539	2541	2543	2545	2547	2549	2551	2553	2555	2557	2559	2561	2563	2565	2567	2569	2571	2573	2575	2577	2579	2581	2583	2585	2587	2589	2591	2593	2595	2597	2599	2601	2603	2605	2607	2609	2611	2613	2615	2617	2619	2621	2623	2625	2627	2629	2631	2633	2635	2637	2639	2641	2643	2645	2647	2649	2651	2653	2655	2657	2659	2661	2663	2665	2667	2669	2671	2673	2675	2677	2679	2681	2683	2685	2687	2689	2691	2693	2695	2697	2699	2701	2703	2705	2707	2709	2711	2713	2715	2717	2719	2721	2723	2725	2727	2729	2731	2733	2735	2737	2739	2741	2743	2745	2747	2749	2751	2753	2755	2757	2759	2761	2763	2765	2767	2769	2771	2773	2775	2777	2779	2781	2783	2785	2787	2789	2791	2793	2795	2797	2799	2801	2803	2805	2807	2809	2811	2813	2815	2817	2819	2821	2823	2825	2827	2829	2831	2833	2835	2837	2839	2841	2843	2845	2847	2849	2851	2853	2855	2857	2859	2861	2863	2865
---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------

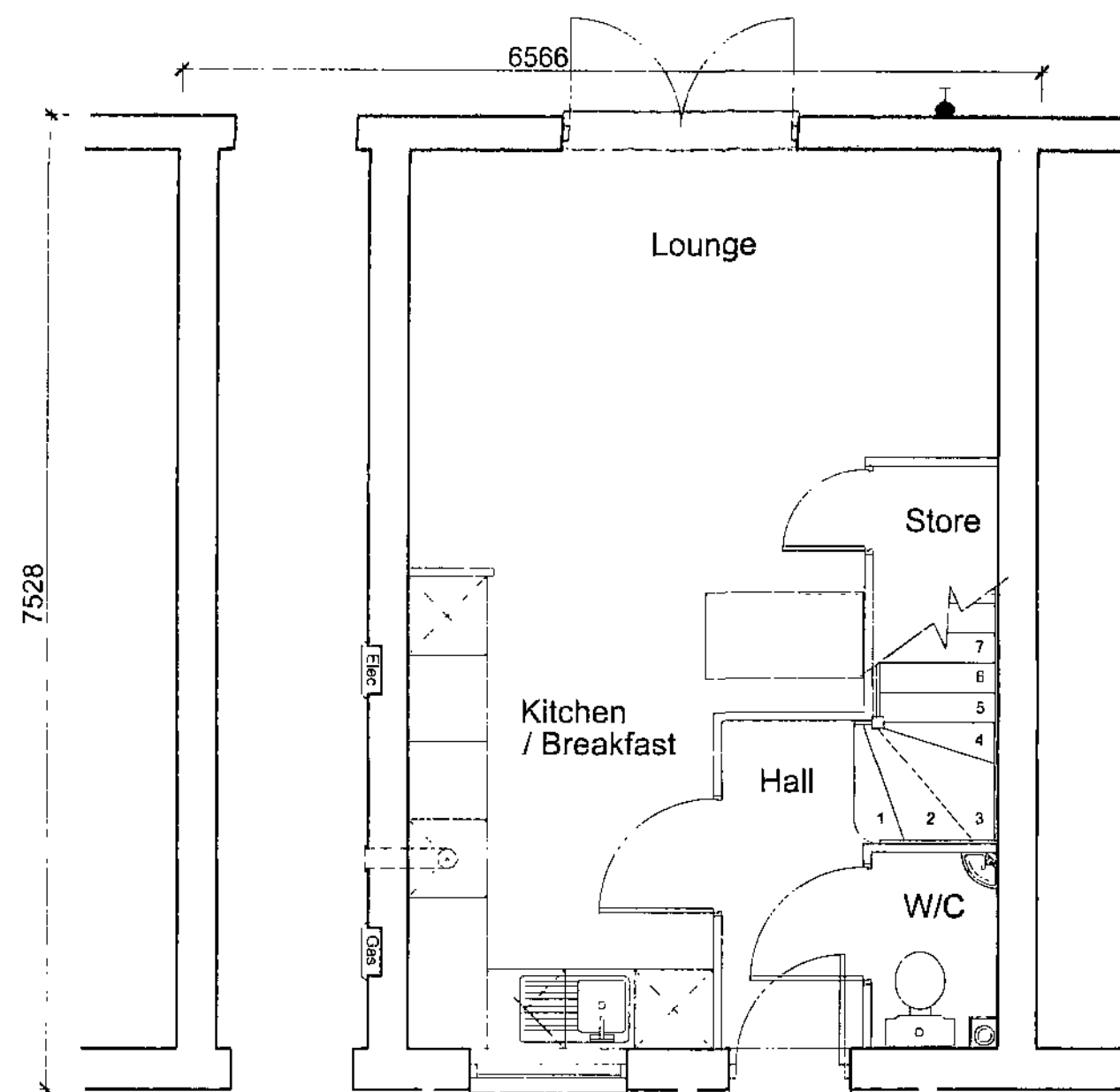


Front Elevation



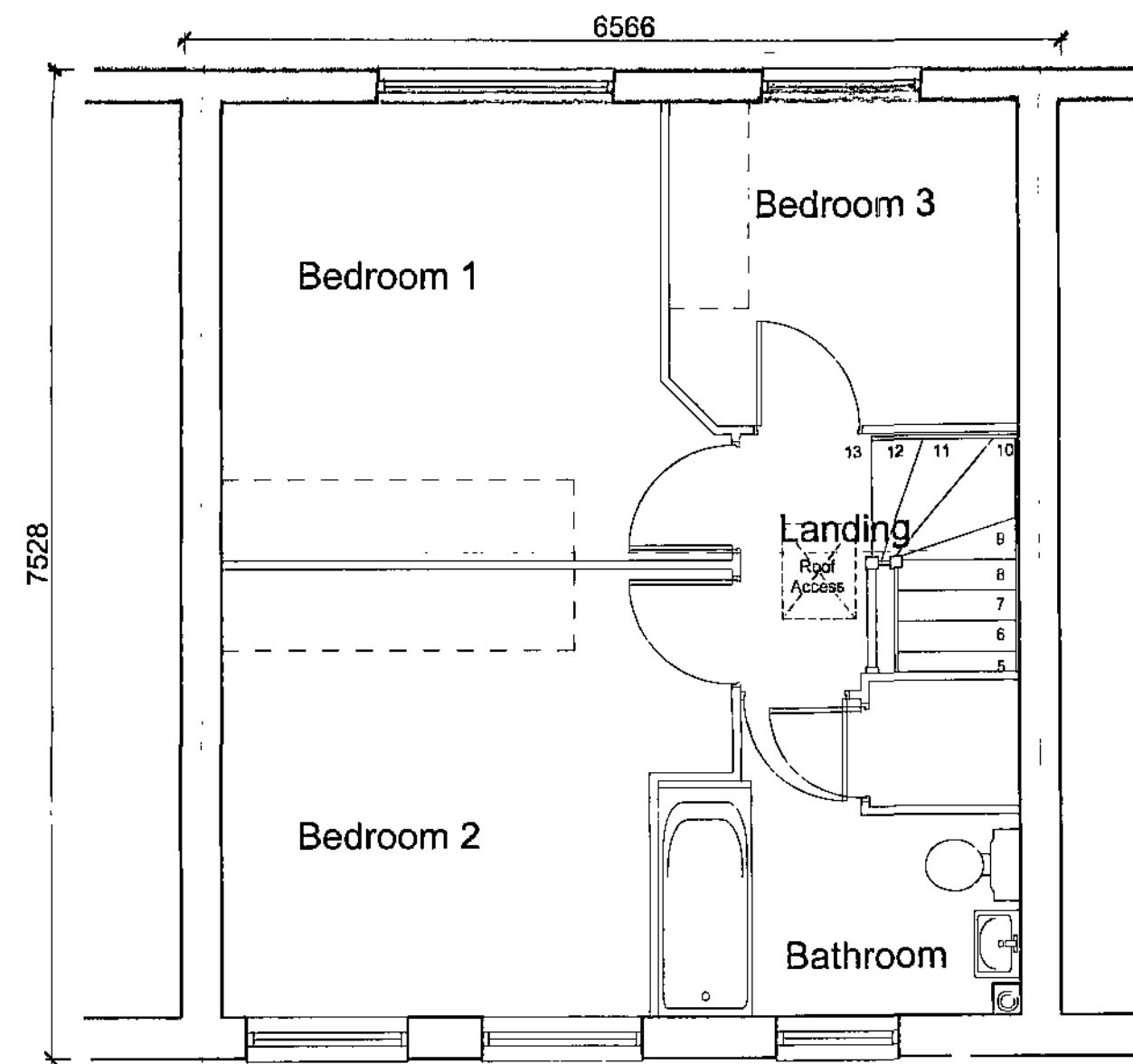
Rear Elevation

REFER TO MAIN ELEVATION TYPE DRAWINGS FOR DETAILS



Roof Outline Shown Dashed

Ground Floor Plan



Roof Outline Shown Dashed

First Floor Plan



Note: Based on Keepmoat Homes Drawing.
House type 771 2008 100mm Edition.
Dwg No. RH08/771-100/02

Drawing Status
PLANNING

Keepmoat Homes
Leslie Road, Barnsley
House Type 771 Half Render
Planning Drawing

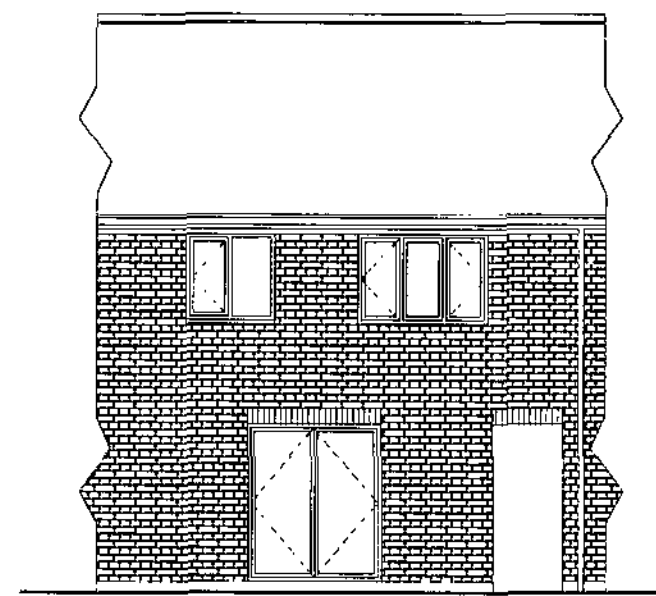
Scale
1:50, 1:100 @ A2
Date
January 2009
Drawn by
ND
Checked by
nd@queensberrydesign.co.uk

Drawing No.
QD254-771-02
Revision
-
Client Contract No.
-

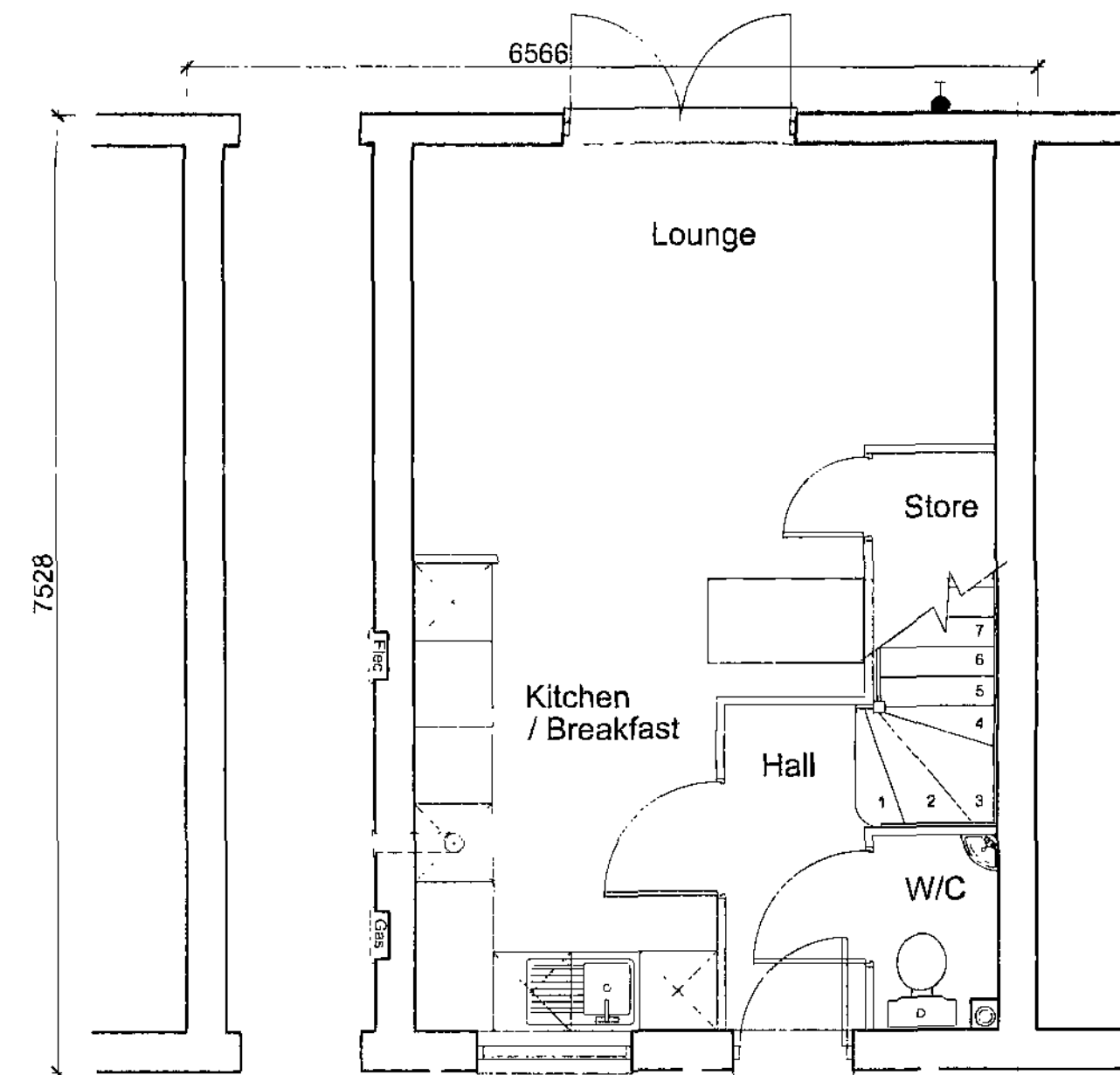
QUEENSBERRY DESIGN
ARCHITECTS & ARCHITECTURAL CONSULTANTS
SUITE 20
METHERTON PARK
CLANNINGTON
NORTHUMBERLAND
NE61 4EP
T: 01670 760034
F: 01670 760061
www.queensberrydesign.co.uk



Front Elevation

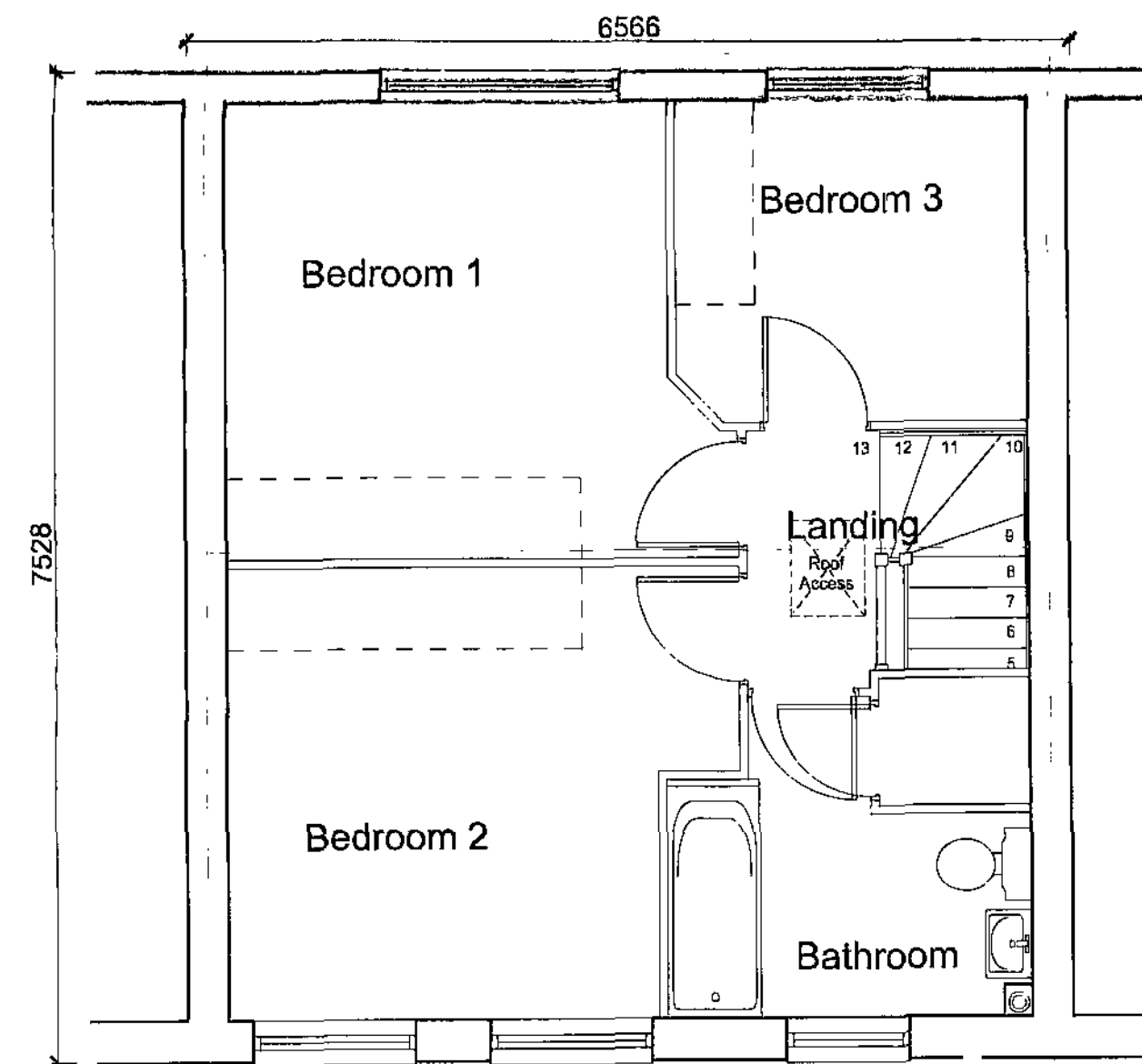


Rear Elevation



Roof Outline Shown Dashed

Ground Floor Plan



Roof Outline Shown Dashed

First Floor Plan

Note: Based on Keepmoat Homes Drawing.
House type 771 2008 100mm Edition.
Dwg No. HH08/771-100/02

PLANNING

Keepmoat Homes
Leslie Road, Barnsley
House Type 771 Stone
Planning Drawing

Scale: 1:50, 1:100 @ A2
Date: January 2009
Drawn by: ND
Checked by: nds.durham@keepmoathomes.co.uk

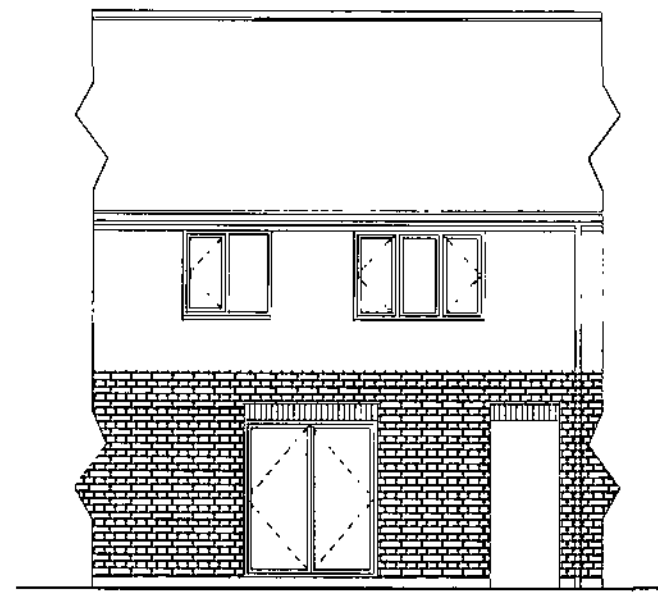
Drawing no: QD254-771-03
Revisions: -
Client Contract no: -

QUEENSBERRY
DESIGN
ENGINEERING & ARCHITECTURAL CONSULTANTS
SUITE 20
NETHERTON PARK
STANNINGTON
NORTHUMBERLAND
NE1 6EP
01675 786234
01675 786881
www.queensberrydesign.co.uk

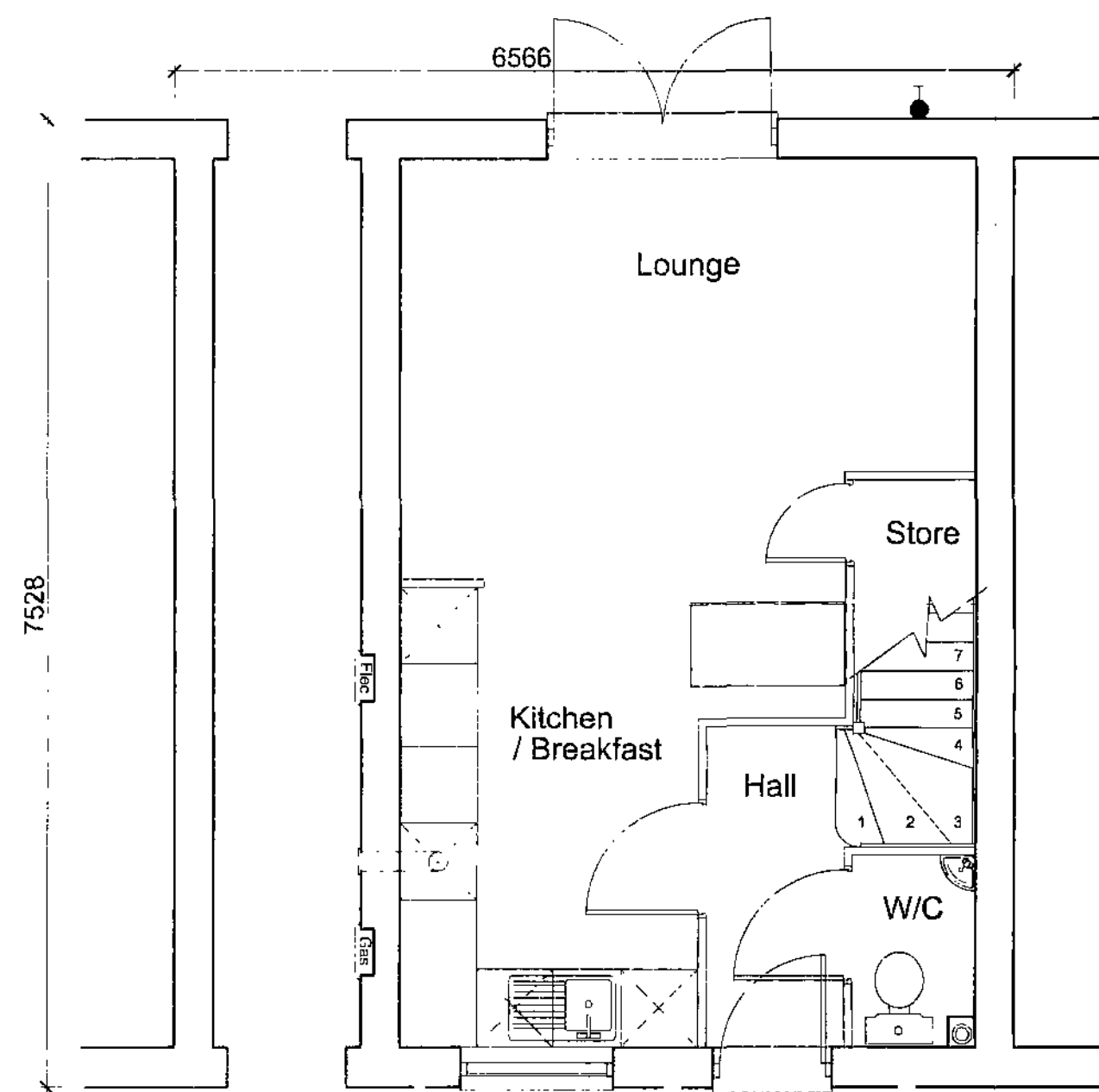
keepmoat
HOMES



Front Elevation

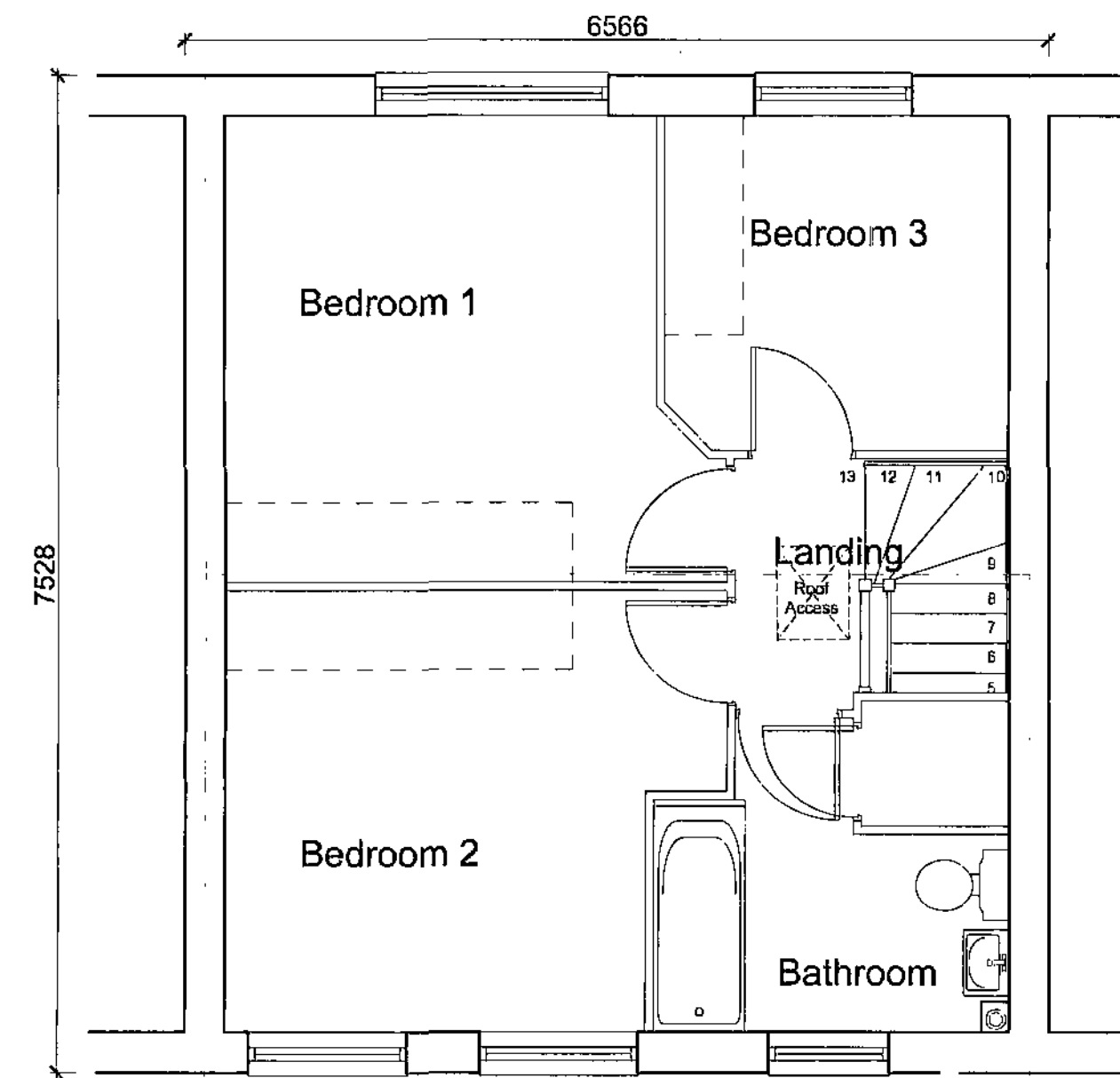


Rear Elevation



Roof Outline Shown Dashed

Ground Floor Plan



Roof Outline Shown Dashed

First Floor Plan



Note: Based on Keepmoat Homes Drawing,
House type 771 2008 100mm Edition.
Dwg No. HH08/771-100/02

Drawn By
PLANNING

Title
**Keepmoat Homes
Leslie Road, Barnsley
House Type 771 Stone Half Render
Planning Drawing**

Scale
1:50, 1:100 @ A2
Date
January 2009
Drawn By
ND
Checked By
R.A. Newbold
R.A. Newbold@queensberrydesign.co.uk

Drawing No.
QD254-771-04
Revision
-
Client Comments
-

**QUEENSBERRY
DESIGN**
ENGINEERING & ARCHITECTURAL CONSULTANTS
SUITE 20
NETHERTON PARK
STANNINGTON
NORTHUMBERLAND
NE81 6EP
Tel: 01670 788083
Fax: 01670 788081
www.queensberrydesign.co.uk