

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

Legend

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

Conjectural position of main high wall

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

Potential for linkage into local footpath network beyond site

A

B

C

D

E

Shared service yard

Enterprise Way

Lower density single storey development for elderly people overlooking open space

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

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

Further green space at secondary node

New vehicular access off Coalfields Link Road to serve proposed development

Middle Lane

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

El Sub Sta

Existing TPO Horse Chestnut tree retained within 'The Square'. Building with potential for community use highlighted dark red. Ground floor use (up to 100m2) with two bed residential apartment above.

Shared service yard

Back Lane

The Square

Conjectural position of main high wall

Undergrounding of pylon line across site

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

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

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

Ings Lane

Track

Mill House

FB

Land Budget / Development Shown:

Total Site Area **- 4.46ha**

B2 Employment **- 1.90ha**

A - 1no unit with 8654sqm (93,245sqft) capacity; 13.8m
Approx 18 parking spaces required / 18 spaces shown

B* - 2no B2 units @ 4004sqm (4,300sqft) each; 8004sqm (8,600sqft) total capacity
Approx 26 parking spaces required / 19 spaces shown

C* - 1no unit with 6004sqm (6,450sqft) and 1no unit with 7654sqm (8,450sqft) capacity; 1,385sqm (14,900sqft) total capacity
Approx 23 parking spaces required / 25 spaces shown

D** - 1no B2 unit with 4004sqm (4,306sqft) capacity;
Approx 8 parking spaces required

E** - 11no B2 units @150sqm (1,615sqft) each plus 2no units with 1805sqm (1,930sqft); 2,010sqm (21,570sqft) total capacity
Approx 40 parking spaces required

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

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

Residential **- 2.56ha**

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

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

Gross density - 28dph

Net density - 38dph

Parking ratio - approx 150%

Community Use

Layout has the potential to accommodate a single ground floor 100m2 unit and 5no dedicated parking spaces (c) for community use.

NB: Plans are illustrative / indicative in nature.

N

Plan 1:1000

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

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



Design indicator images - housing square



The impact of street trees



Technology integral within scheme delivery



Recent development off Buttercross Dv



Traditional typologies, Middlecliffe Lane



Proposed routes to link into existing network



Existing playground opposite site at Ings Lane



Former pit wheel - memory and association



Buttercross Stone - memory and association

Land at Little Houghton, Barnsley

Illustrative Concept Masterplan

For: Harworth Estates Ltd.
Scale: 1:1000 @ A2 (portrait)
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