Proposed Full Planning Application for a 83 no. Unit Residential Development

New Lodge, Barnsley

planning & design

Design Brochure

Ref: 11012 : DB002 Date: November 2011



MPSL Planning and Design Ltd

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keepmoat

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Aerial View

Development Overview

This document has been prepared on behalf of keepmoat Homes Limited to support a Full Planning Application for the creation of 83no. residential dwellings off New Lodge, Barnsley.

The application site measures 1.85 Ha and consists of 2 and 2 1/2 storey semi detached, detached and mews style properties.

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

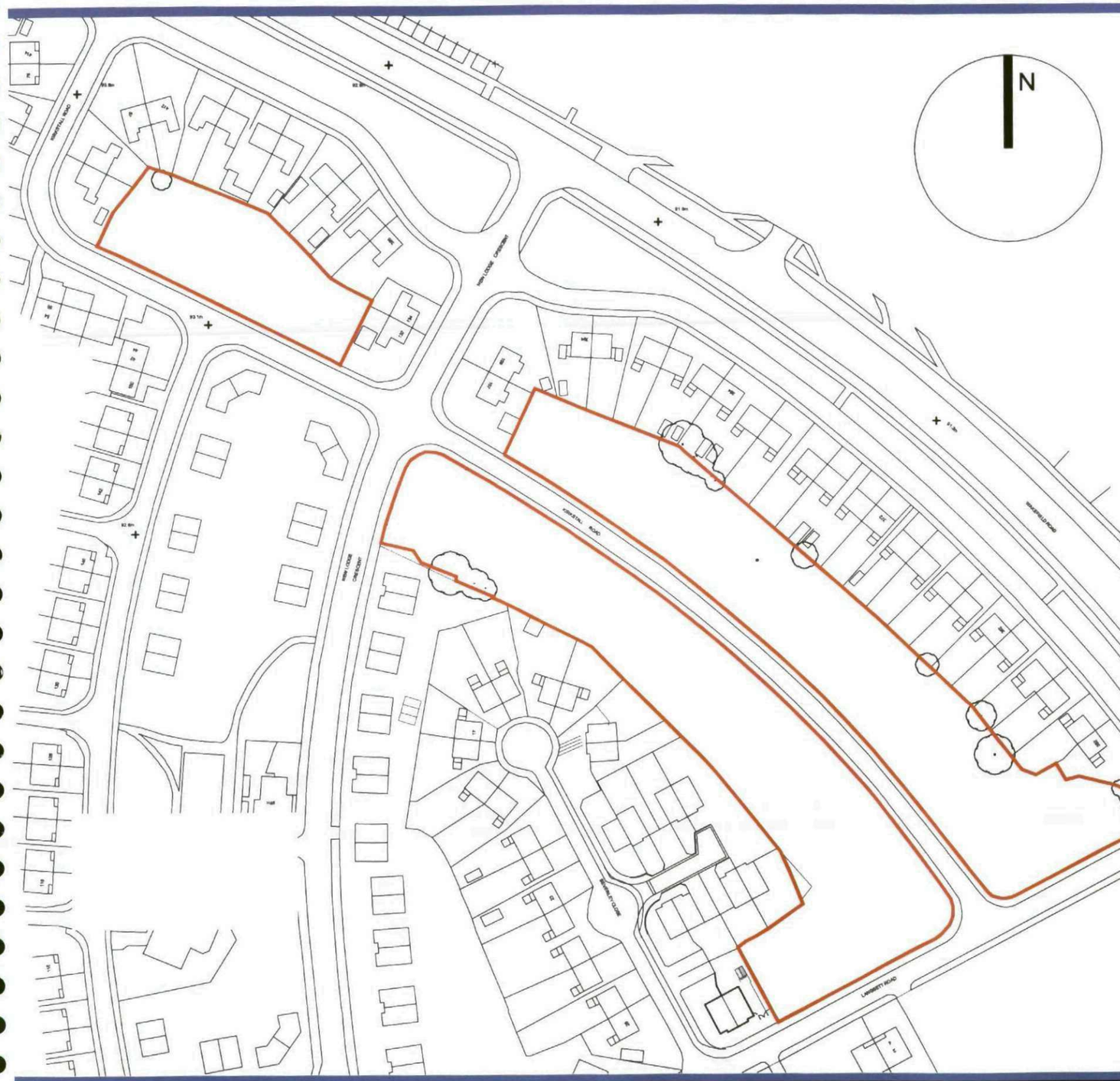
This document should be read in conjunction with the Design and Access Statement ref : 11012 / DA:002





Extract of proposed street scenes

Location Plan





Map View (NTS)



Aerial View (NTS)

Scale 1:1250

Topographical Survey



Scale 1:1000 @ A3

Site Layout



Key:

- Denotes existing trees to be retained
- Denotes proposed tree planting
- Denotes existing sewers & easements
- Denotes proposed dwarf wall to front boundary plots
- 1.8m high close boarded fence
- 1.5m high Plot divisional Fence
- 1.0m high railings
- 0.9m high Plot divisional Fence

Schedule Of Accommodation			
House Type		Size	No.
665	2 Bed Semi / Terrace	665 SqFt	25No.
783	3 Bed Semi / Terrace	783 SqFt.	36No.
828	3 Bed Detached / Semi	828 SqFt	6No.
843	3 Bed Detached	843 SqFt	2No.
1011	3 Bed Detached	1011 SqFt	12No.
1179	3 Bed Bungalow	1179 SqFt	2No.
Total		**66,297 sqft**	**83No**
Nett Site Area		3.60 Acres (1.46 Hec)	
Gross Site Area		4.57 Acres (1.85 Hec)	
Gross Site Density		18.16 UPA (44.86 UPH)	

Scale: 1:1000 @ A3

Scale 1:200 @ A3

Street Scenes



Plot 1
Type 763
FFL: 93.50

Plot 2
Type 665
FFL: 93.50

Plot 3
Type 763
FFL: 93.50

Plot 4
Type 763
FFL: 93.40

Plot 5
Type 665
FFL: 93.40

Plot 6
Type 665
FFL: 93.40

Plot 7
Type 763
FFL: 93.40

Plot 9
Type 763
FFL: 93.25

Plot 9
Type 665
FFL: 93.25

Plot 10
Type 665
FFL: 93.25

Plot 11
Type 763
FFL: 93.25

Plots 12 & 13
Type 763
FFL: 93.05



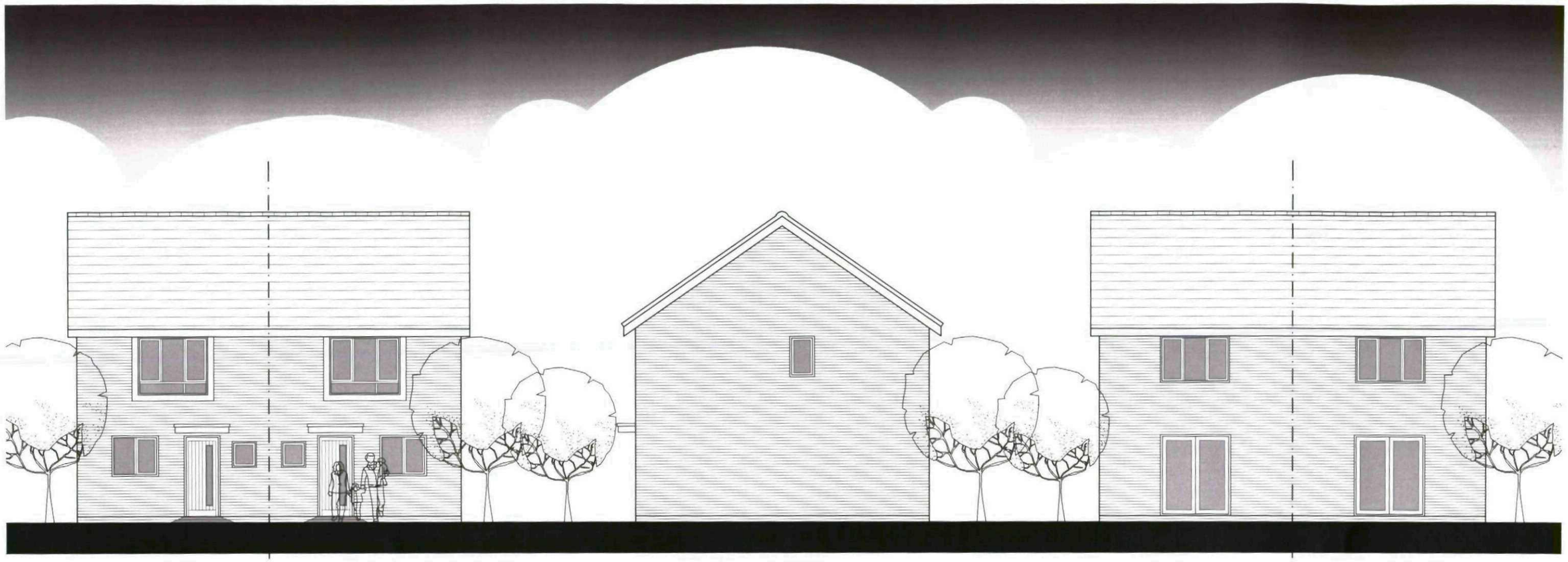
Plots 49 - 50
Type 1011
FFL: 94.95

Plots 51 - 52
Type 1011
FFL: 94.50

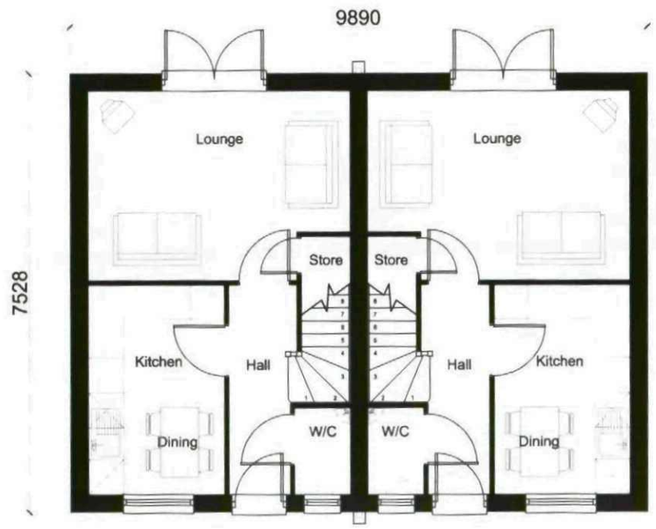
Plots 53 - 54
Type 828
FFL: 93.975

Plots 41 - 42
Type 828
FFL: 92.95

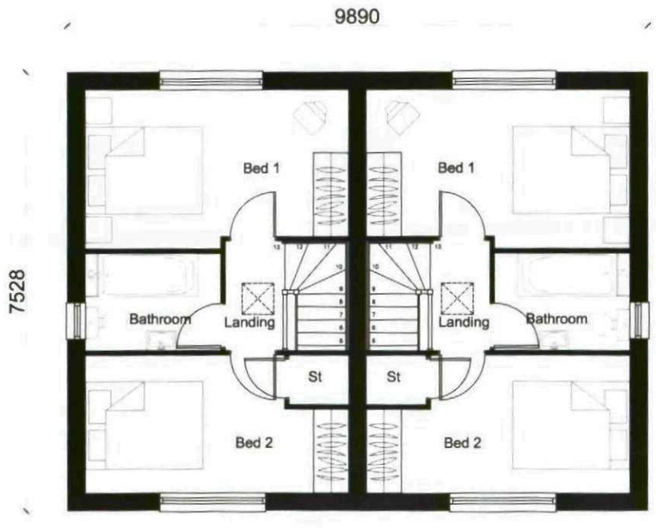
Plots 43 - 44
Type 1011
FFL: 92.70



Front Elevation | Side Elevation | Rear Elevation



Ground Floor Plan



First Floor Plan

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Revision		Date
A	Eaves dropped down by 300mm.	Sept 11

CLIENT: Keepmoat Homes

DRAWING TITLE: Type 665 Floor Plans & Elevations

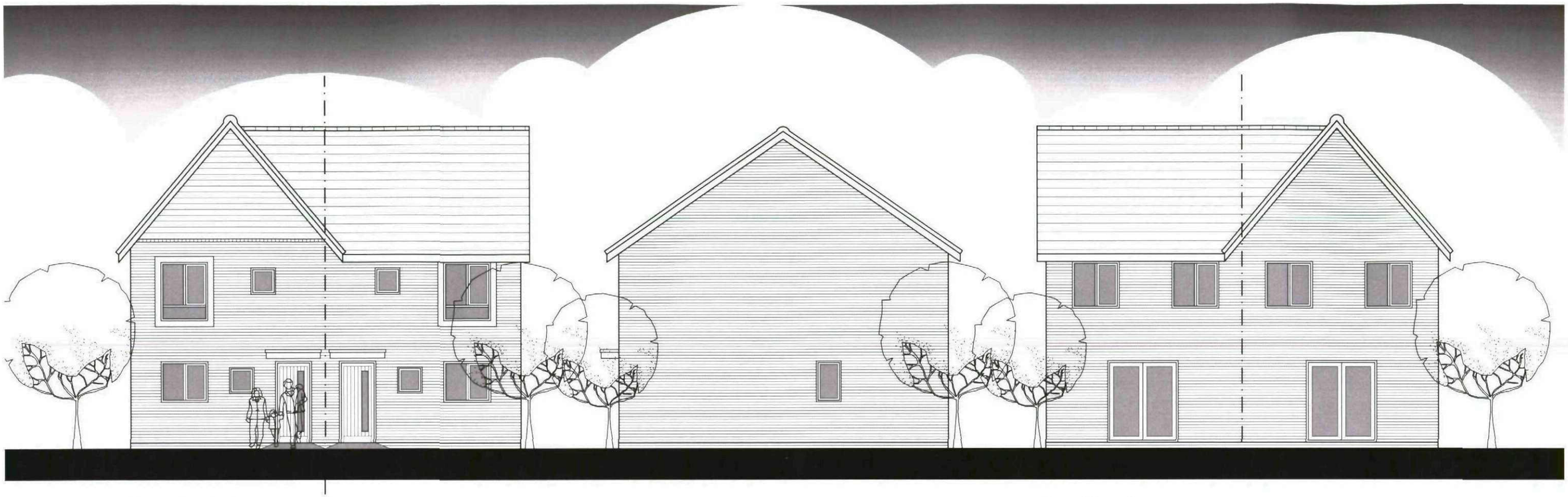
JOB: New Lodge, Barnsley.

JOB NO: 11012 | DRG NO: 07 | STAGE: Planning

SCALE: 1:100 | DATE: June 2011 | DRAWN: MPSL | REV: A

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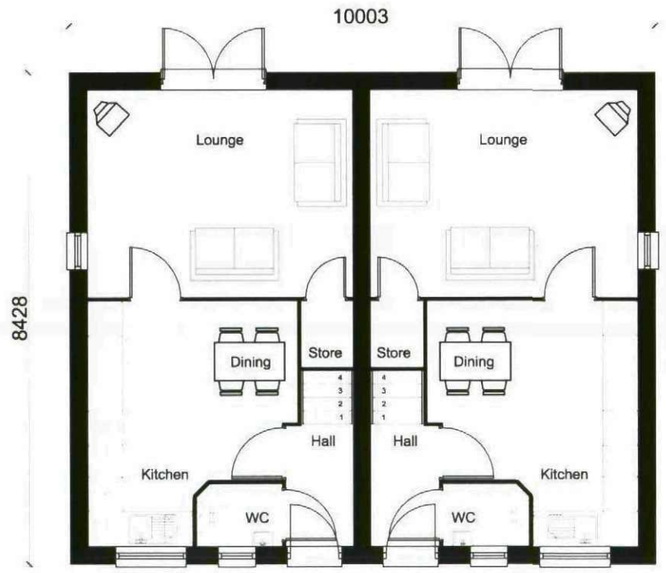
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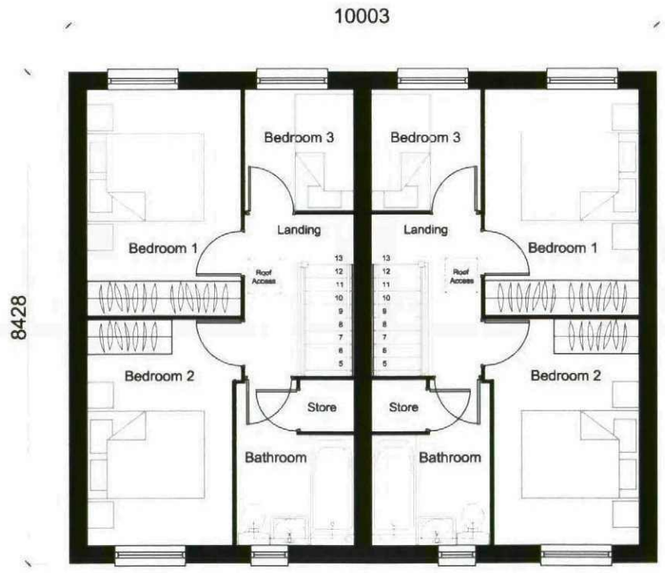
Front Elevation

Side Elevation

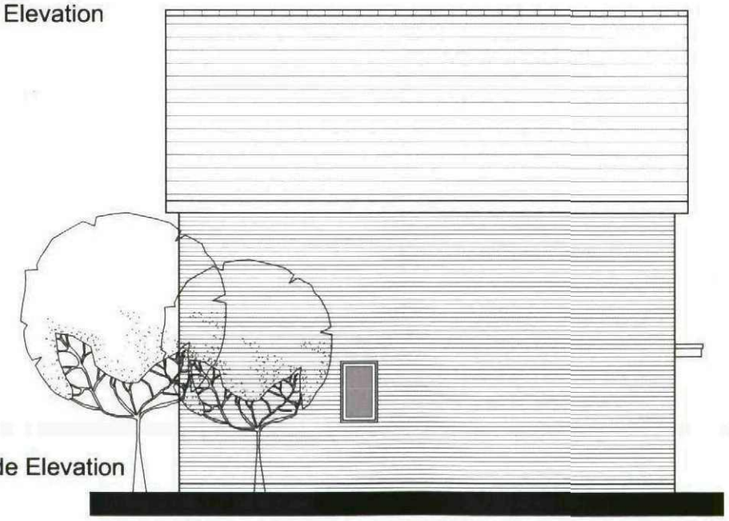
Rear Elevation



Ground Floor Plan



First Floor Plan



Side Elevation

keepmoat HOMES

Revision		Date
A	Eaves dropped down by 300mm.	Sept 11

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CLIENT: Keepmoat Homes

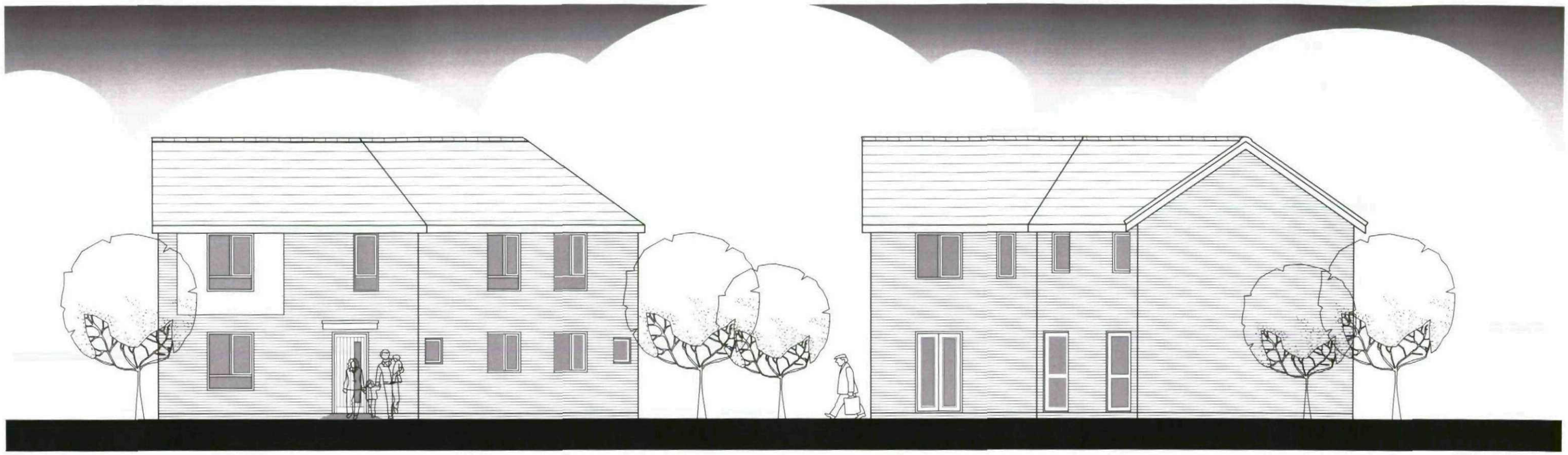
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JOB: New Lodge, Barnsley.

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SCALE	DATE	DRAWN	REV
1:100	June 2011	MPSL	A

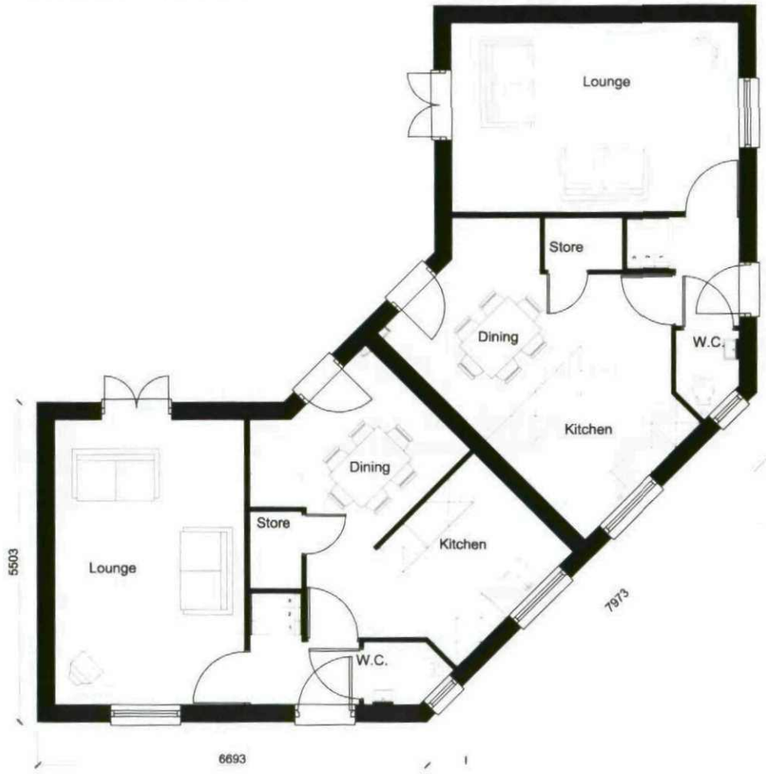
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Front / Side Elevation

Rear / Side Elevation



Ground Floor Plan



First Floor Plan

keepmoat HOMES

No.	Revision	Date
B	Eaves dropped down by 300mm.	Sept 11

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Client: Keepmoat Homes

Drawing Title: Type 828 Floor Plans & Elevations

Job: New Lodge, Barnsley.

Job No.	Dwg No.	Stage
11012	09	Planning

Scale	Date	Drawn	Rev
1:100	June 2011	MPSL	B

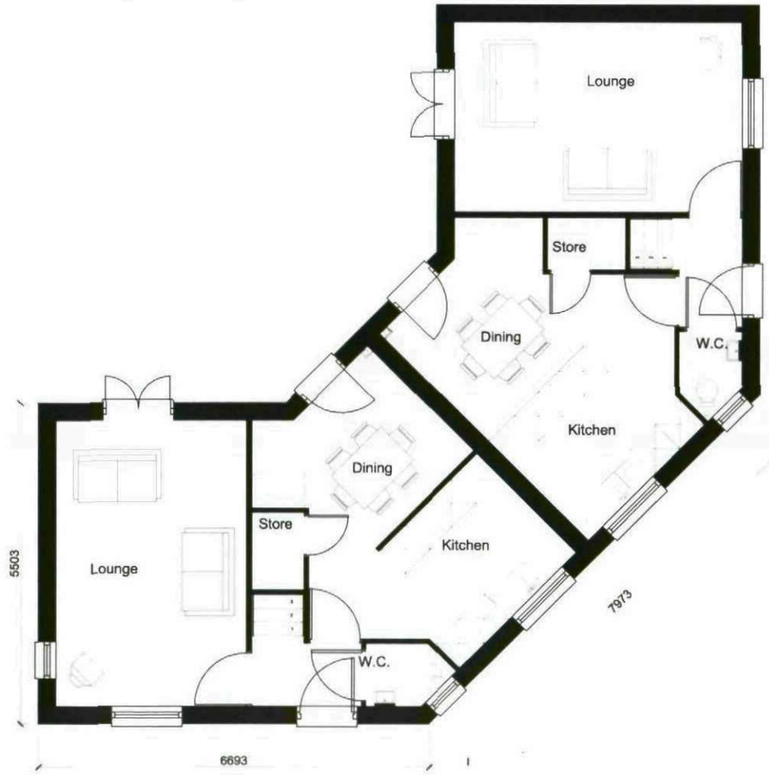
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Front / Side Elevation

Rear / Side Elevation (Plot 81 Only)



Ground Floor Plan



First Floor Plan

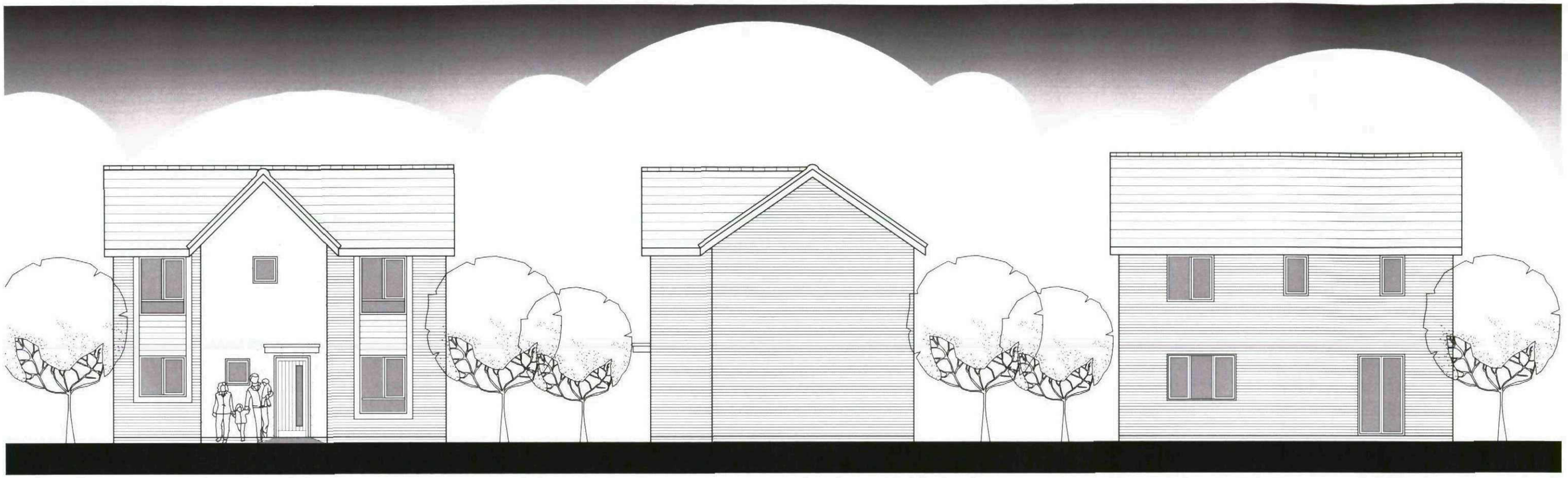
keepmoat HOMES

Revision				Date
CLIENT: Keepmoat Homes			DRAWING TITLE: Type 828 (Plot 81 Only) Floor Plans & Elevations	
JOB: New Lodge, Barnsley.	JOB NO. 11012	DRG NO. 09a	STAGE Planning	
	SCALE 1:100	DATE June 2011	DRAWN MPSL	REV --

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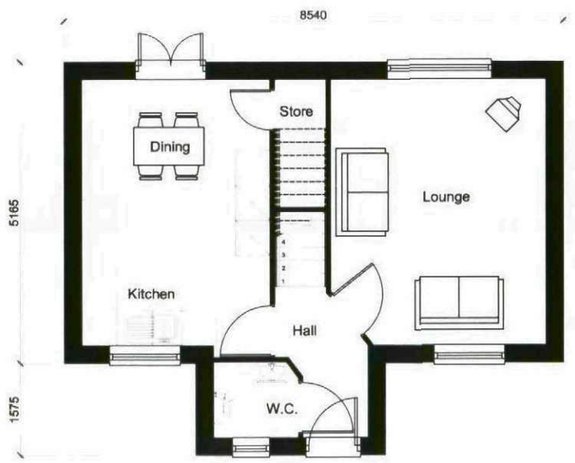
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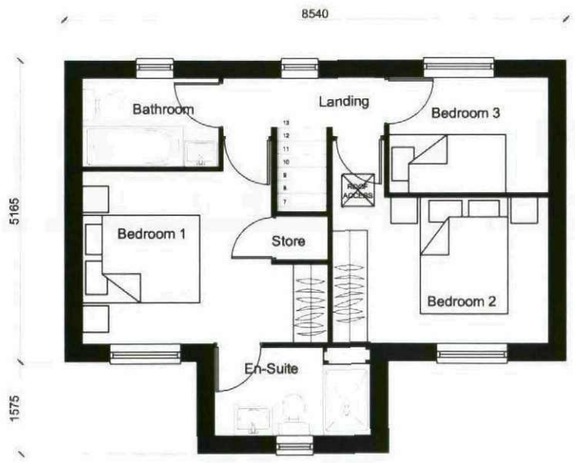
Front Elevation

Side Elevation

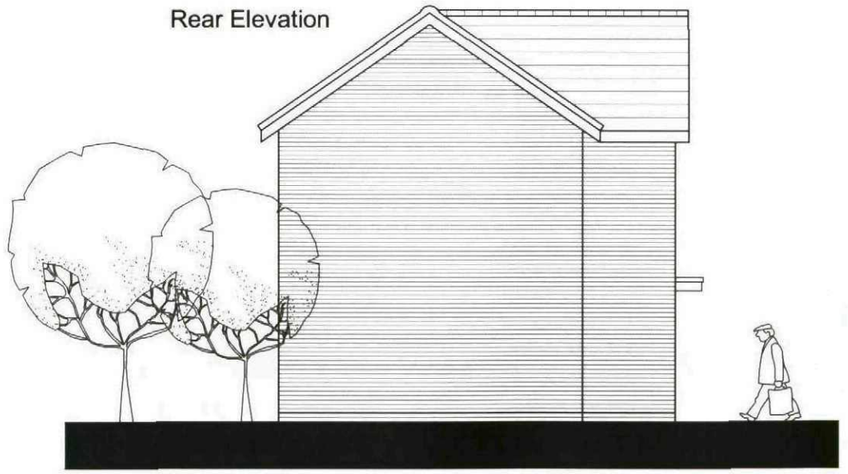
Rear Elevation



Ground Floor Plan



First Floor Plan



Side Elevation

Revision		Date
A	Eaves dropped down by 300mm.	Sept 11

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CLIENT: Keepmoat Homes

DRAWING TITLE: Type 843 SE Elevations

JOB: New Lodge, Barnsley.

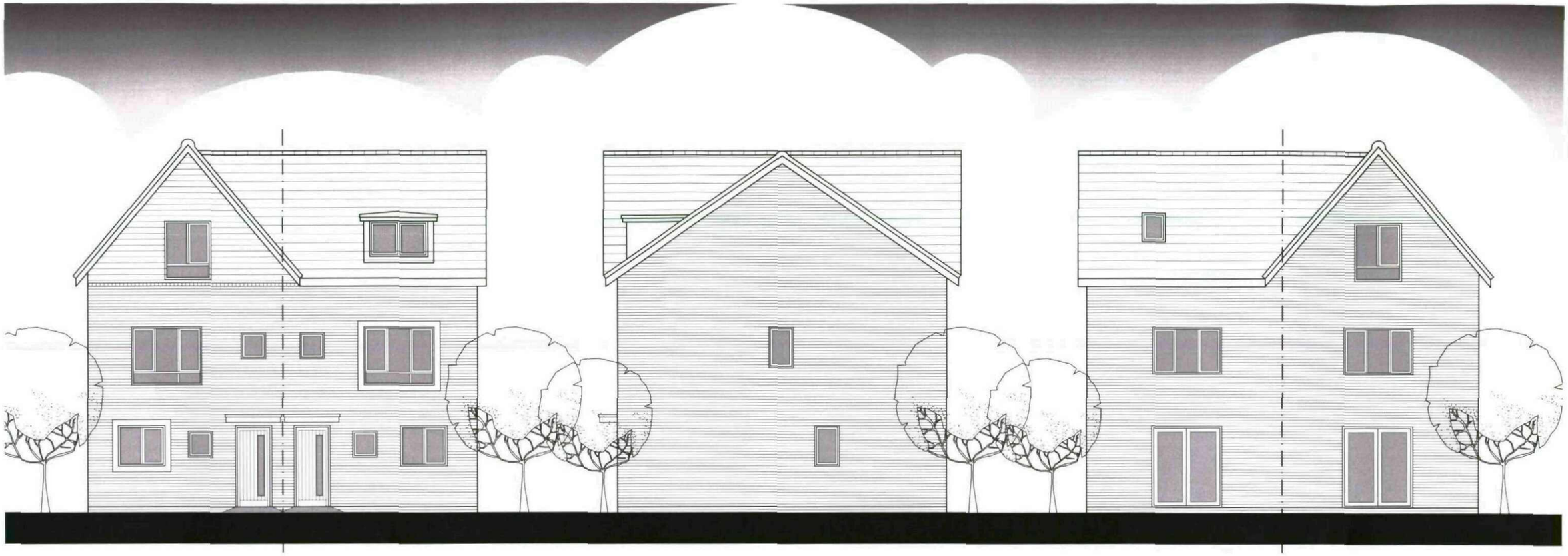
JOB NO.	DRG NO.	STAGE
11012	10	Planning

SCALE	DATE	DRAWN	REV
1:100	June 2011	MPSL	A

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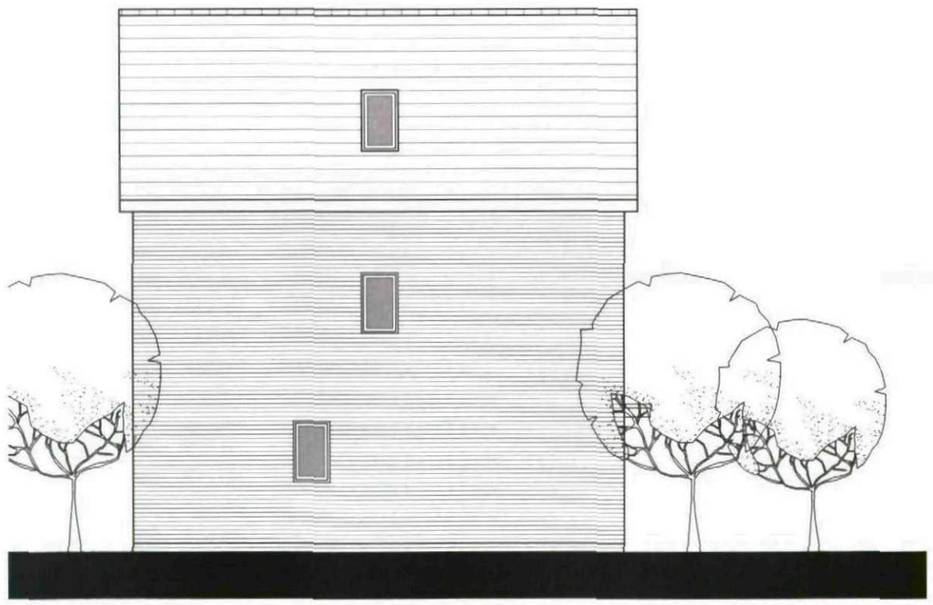
keepmoat HOMES



Front Elevation

Side Elevation

Rear Elevation



Side Elevation

keepmoat HOMES

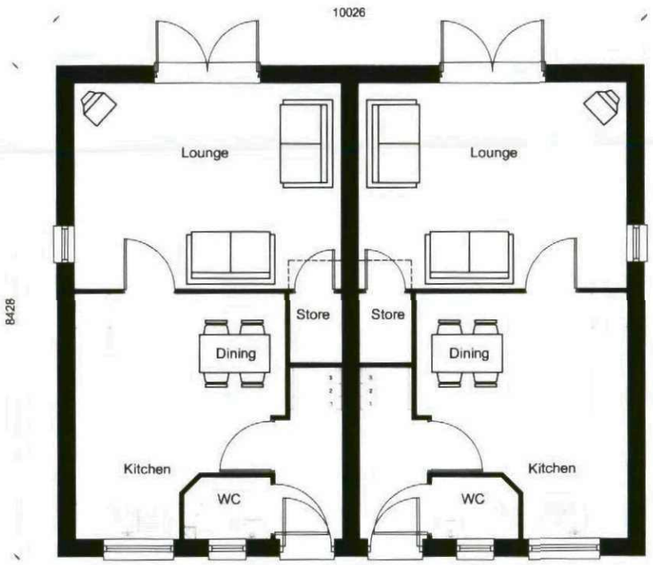
Revision		Date
A	Eaves lifted up by 450mm.	Sept 11

MPSL

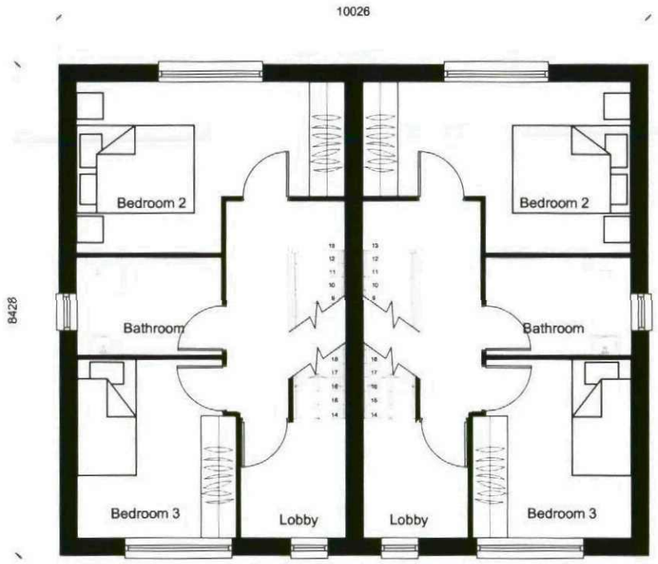
CLIENT: Keepmoat Homes	DRAWING TITLE: Type 1011 Elevations			
JOB: New Lodge, Barnsley.	JOB NO. 11012	DRG NO. 11	STAGE Planning	
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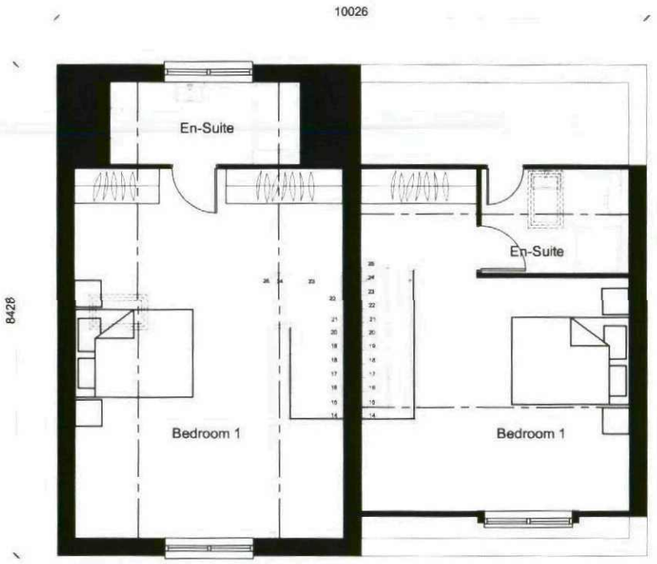
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Ground Floor Plan



First Floor Plan



Second Floor Plan

keepmoat HOMES

Revision		Date
A	Eaves lifted up by 450mm.	Sept 11

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CLIENT: Keepmoat Homes	DRAWING TITLE: Type 1011 Floor Plans			
JOB: New Lodge, Barnsley.	JOB NO: 11012	DRG NO: 12	STAGE: Planning	
	SCALE: 1:100	DATE: June 2011	DRAWN: MPSL	REV: A

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Type A

Type B

Front Elevation

Side Elevations



Type A

Type B

Rear Elevation

keepmoat HOMES

Revision		Date
A	Eaves lifted up by 150mm.	Sept 11

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CLIENT: Keepmoat Homes

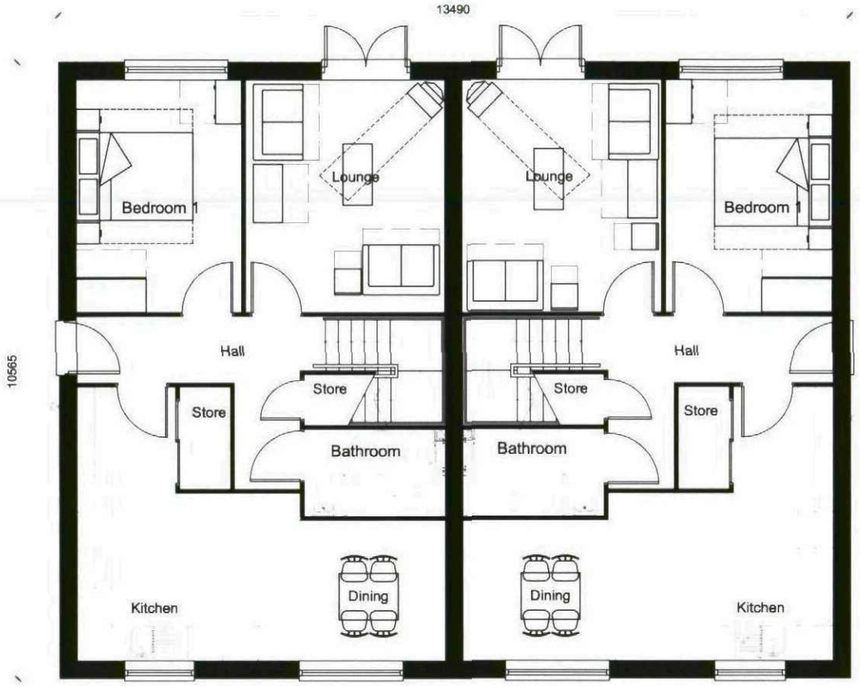
DRAWING TITLE: Type 1179 Elevations

JOB: New Lodge, Barnsley.

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11012	13	Planning	
SCALE	DATE	DRAWN	REV
1:100	June 2011	MPSL	A

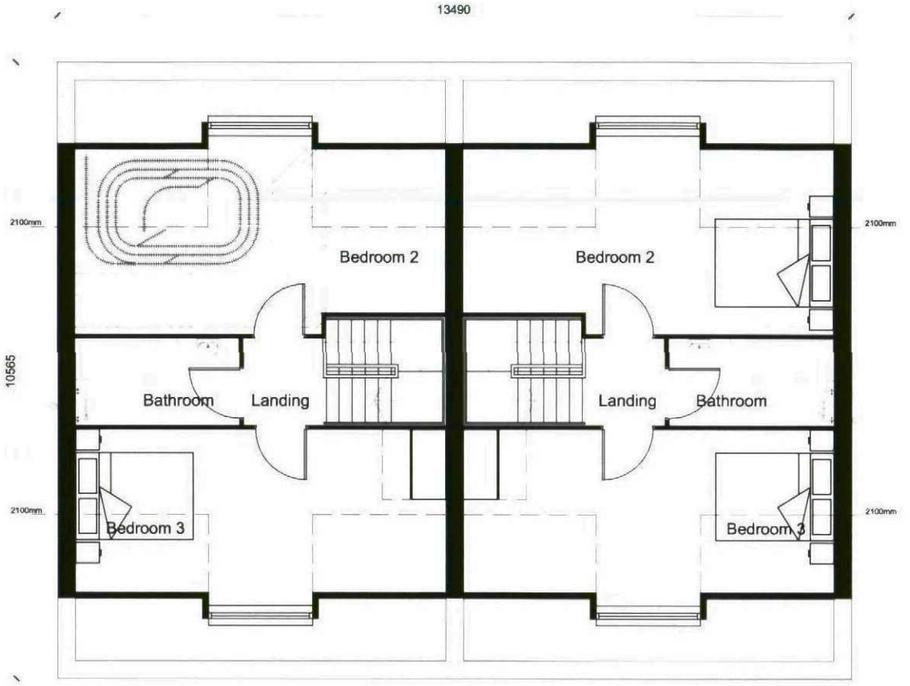
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Type A Type B

Ground Floor Plan



Type A Type B

First Floor Plan

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Revision		Date
A	Eaves lifted up by 150mm.	Sept 11

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CLIENT: Keepmoat Homes

DRAWING TITLE: Type 1179 Floor Plans

JOB: New Lodge, Barnsley.

JOB NO.	DRG NO.	STAGE
11012	14	Planning

SCALE	DATE	DRAWN	REV.
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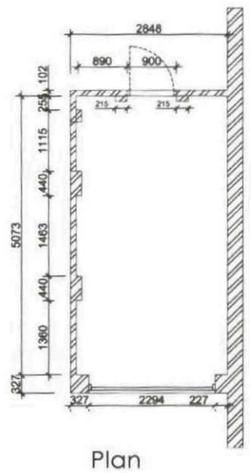
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Email: admin@mpsldesign.co.uk www.mpslgroup.com



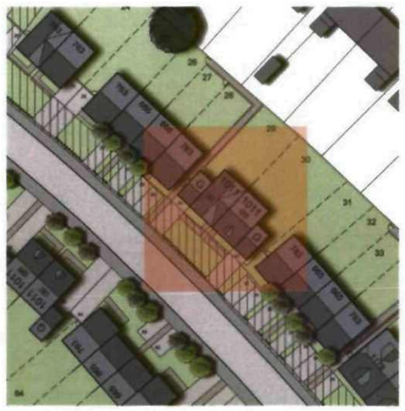
Front Elevation Type 1011

Side Elevation

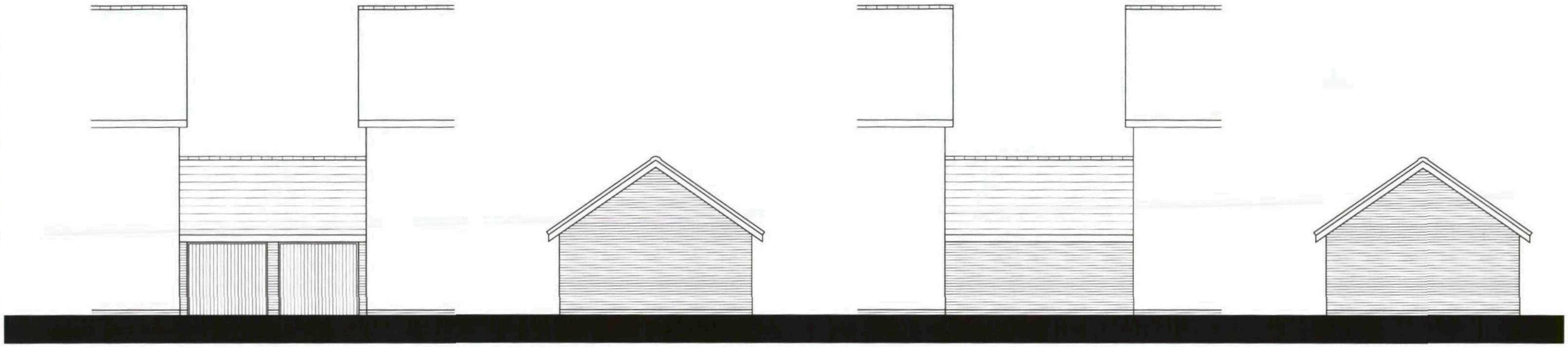
Type 1011 Rear Elevation



Plan



Location

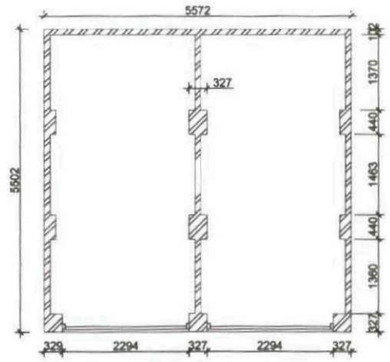


Type 1011 Front Elevation

Type 1011 Side Elevation

Type 1011 Rear Elevation

Type 1011 Side Elevation



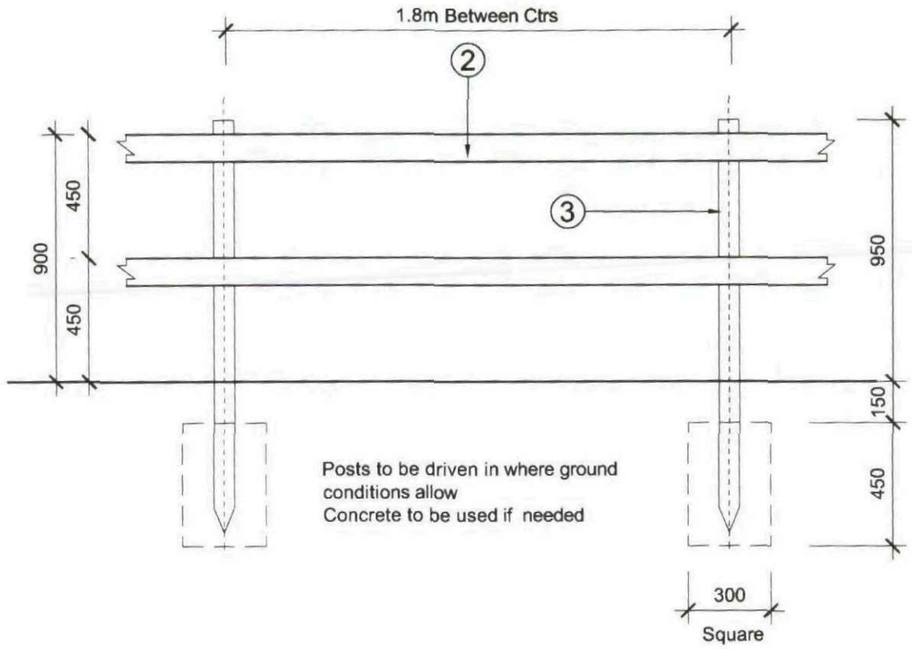
Plan



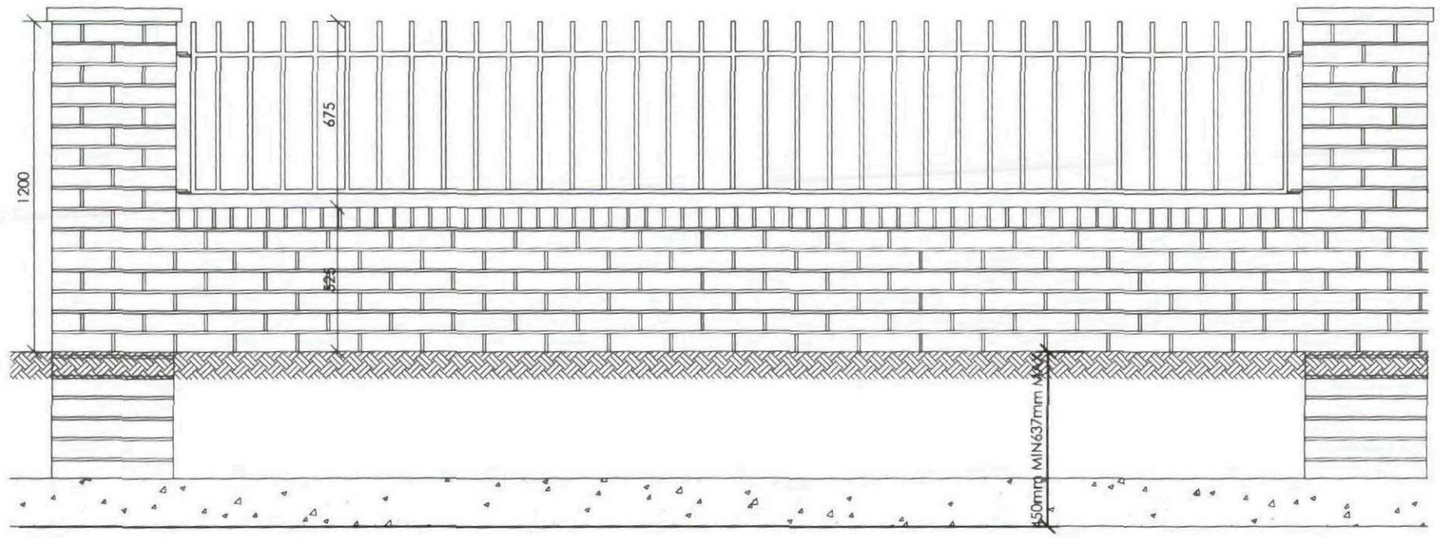
Location

900mm HIGH POST & RAIL FENCE

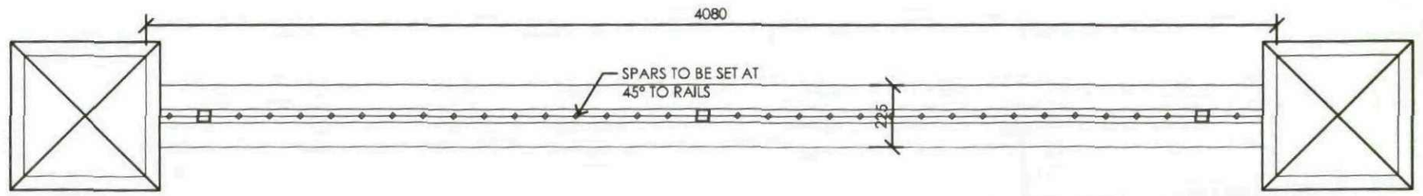
1. All fencing woodwork to be Tanatone or Tanalized
2. 100x22mm sw rails
3. 75x50mm sw posts



1200mm HIGH WALL AND RAILINGS



ELEVATION



TYPICAL PLAN



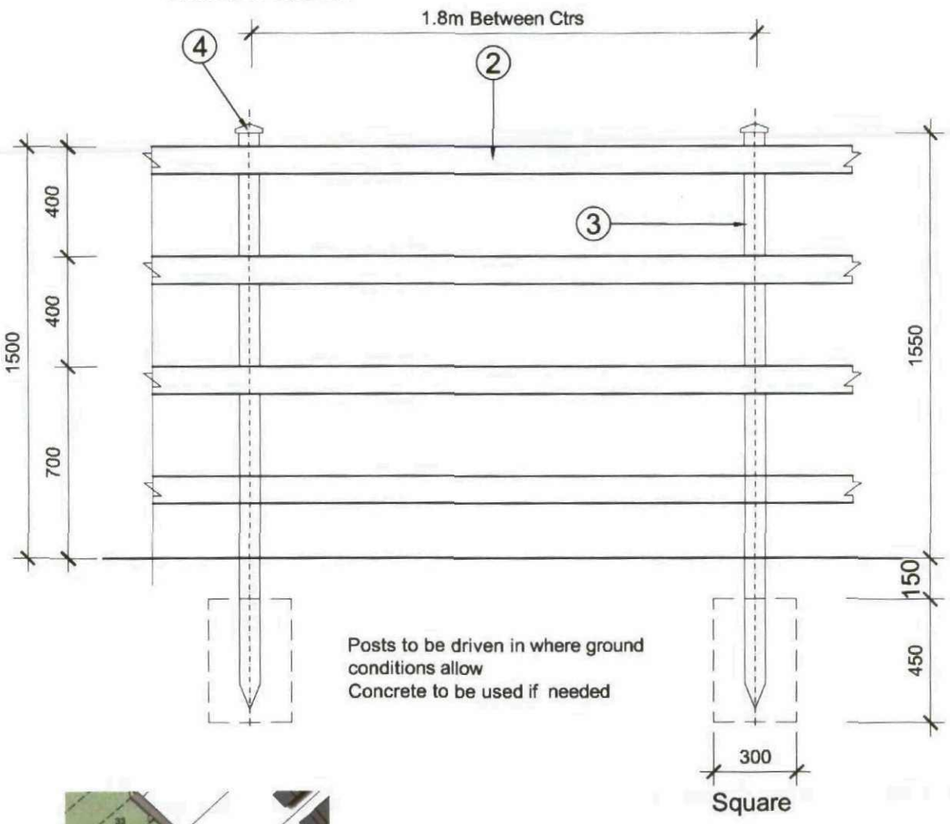
Location

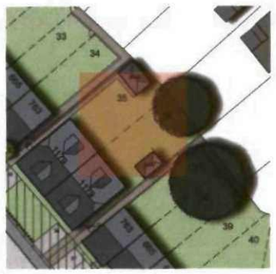


Location

1500mm HIGH POST & RAIL FENCE

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

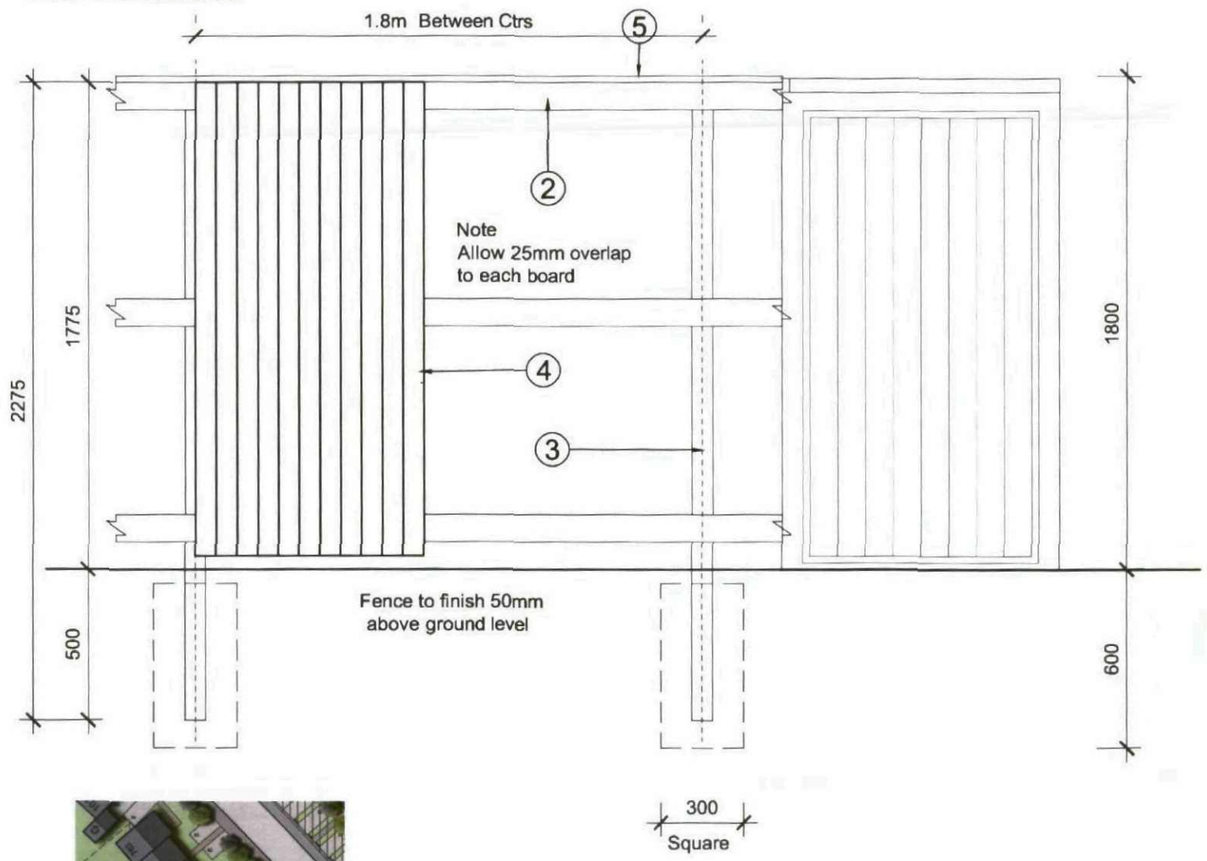




Location

1800mm SCREEN FENCE & GATE

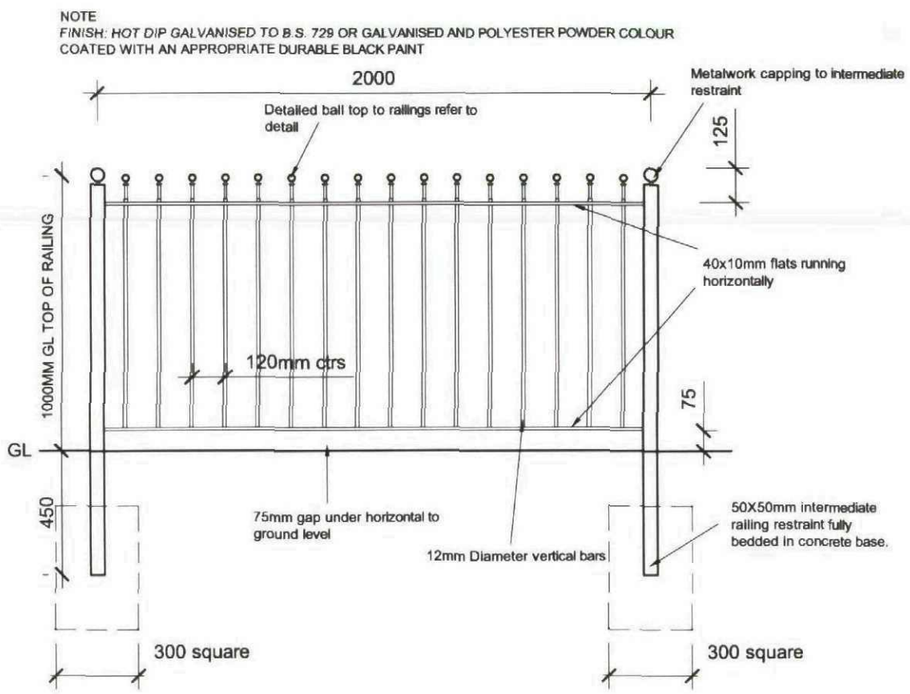
1. All fencing woodwork to be preservative dipped
2. 100x38mm sw rails
3. 115x75mm sw posts 2275mm length
4. 100x17x7mm min vertical boards
5. 75x25mm weather bar

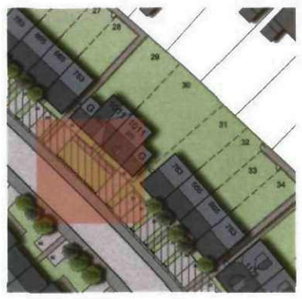




Location

1000mm HIGH METAL RAILING DETAIL





Location