Proposed Residential Development, off Dodworth Road, Barnsley

Legend

- Site Boundary - 10.8 ac / 4.37 ha
- Existing 2 / 2 ½ storey terrace housing.
- Existing Nursing Home positioned on elevated land.
- Existing Petrol Station with 2 vehicular access points onto Dodworth Road. Opportunity to remove unsightly built form of Petrol Station from Dodworth Road and treat contaminated surface area.
- Original aesbestos clad, delapodated buildings now demolished to creat a clear flat site.
- Existing site access and existing right turn lane to be utilised.
- Existing Right of Way along Western Boundary.
- Opportunity to provide link to existing footpath network.
- Existing access to petrol station to be closed
- Existing public footpath network around the perimiter of the site.
- Existing planting to be retained where possible.
  Opportunity to introduce more significant planting within the site.
- 5m high quarry face. Opportunity to reprofile quarry face along the south and eastern boundary to maximise site potential (subject to a Structural and Ecology Survey).
- Opportunity to orientate dwellings to face Dodworth Road and refect the built form along Dodworth Road.
- Existing Sewer easement entering the site from Harewood Avenue and Arncliffe Drive.
- Embankment and retaining wall within the boundary lowering the site from surrounding dwellings and nursing home.
- Areas of Open Space immediately surrounding the site.
- Raised mound area.

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DODWORTH ROAD
HAREWOOD AVENUE
BEAUMONT AVENUE
ARNCLIFFE DRIVE
ST HILDA AVENUE
Nursing Home
Factory
Tanks
Pond
Gov
El Sub Sta

B A R R A T T

Constraints & Opportunities

Scale 1:1250 Date Sept 08