

De NO CHA
Barnsley Metropolitan
Council

16 NOV 2009

Corporate Mail Room

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Alexandra Cotton
Barnsley Council
PO box 604, Barnsley S70 9FE

Friday 6th November 2009

Dear Alexandra Cotton,

RE; 2009 1233 Station Inn Darfield.

Thank you for your suggestions and sketch.

Your sketch suggestion would result in cars having to reverse onto the main road which could cause problems.

I think that you considered it a little far for some to walk from the car park at one end to their home, splitting the car parking areas reduces this distance.

The 2 x 2 bed houses are 12 metres at the closest point to the rear of the nearest overlooking property. This layout does mean that one 3 bed house has a 45 sq. metre garden, which, I hope, would be acceptable for the overall regularity of the run of houses. If not, it would be easy to step the house forward 2 metres to bring the garden up to 53 sq. metres, I have marked this in broken line and welcome your advice regarding that.

Each house would have a 2 x 1 metre flip top bin storage area, this is amply large enough for 3 standard bins, each area would have a ramped down path so that the flip top roof would be at 1 metre height. This is to allow for clear vision from 1.2 metre height kitchen window and so that the roof ties in with the top of the railings along the front brick wall.

The 2 bed houses have their bins storage in the car park alongside.

This layout uses existing road access points and all vehicles car turn within the parking areas to leave the site in forward gear onto the Doncaster road. All car sizes are set at large family estates.

Existing trees along the existing high brick wall would remain for everyone's benefit and each house would have a small front garden area for some shrubs.

Each house would have a front bay window on the ground floor to mirror traditional styles along the road.

Due to the postal delays I would welcome your reply either by phone, e-mail or fax please

Yours faithfully

