

Local development typologies

Legend

- Site Boundary
- Existing vegetation
- Proposed vegetation
- Public Open Space
- Potential new roads
- Footpath / cycleway
- Existing buildings
- Proposed residential development - 2 /2.5-3.0 storey

Design Notes:

The development proposed will create a new and sustainable place that functions in terms of quality and choice within PPG3 density standards. Optimum block sizes allow for good quality residential plots with high levels of containment and privacy, with well proportioned back gardens and frontage areas and space for appropriate levels of car parking and attendant landscaping. Distances between the fronts and backs of dwellings will be maintained where possible to ensure privacy and penetration of daylight (solar gain).

The development has cognizance to the structure, pattern and grain of surrounding development and aims for the highest density possible within constraints presented by context and car parking standards.

The scheme offers a wide choice / mix of dwelling typologies predominantly arranged into 2 storey semi-detached or short terraced forms to align with the local area. Higher elements at the roundabout junction with the adjacent 'Summervale' development and around 'Green Square' perform a local gateway function. Ranging in scale from 1-5 bedrooms, homes will appeal to a wide spectrum of the community including smaller families etc. Dwellings to be constructed using a limited palette of materials with the prior approval of Barnsley Council - a predominance of red brick units / grey roofs with occasional stone coloured dwellings at key nodes or junctions will be most appropriate.

Links to the existing community and surroundings will be achieved via well located vehicular access points and footpaths. Development has the potential to reinforce the local community and existing local facilities with easy access to shops and other community facilities - particularly along Doncaster Road.

Development will create a safe and attractive new place; a place that contributes to a sense of personal and community safety and stimulates the senses through thoughtful, varied and detailed design. Footpaths will be provided alongside all residential roads to a minimum width of 1.8m. Vehicles to be taken away from street scene into parking courts or garaging set back from roadways wherever possible. A large well overlooked open space 'The Green' is located at the heart of the scheme surrounded by attractive 2.5 and 3 storey townhouses arranged in a formal manner. A further open space off 'West Street' offers the opportunity for the creation of a small children's play area (LAP) - well connected to the existing community via new footpath links as shown.

All areas to incorporate high levels of pedestrian permeability and a road hierarchy that will easily incorporate 'home zone' standards in their eventual detailed design if so required. Emphasis to be placed on high quality landscape/streetscape treatments with a co-ordinated materials palette to generate cohesion and sense of place.

The Phase Two area has been arranged into 3no 'Character Areas':

The key design objectives for Character Zone/Neighbourhood One are:

To provide a high quality entrance and access way the development and create a strong sense of arrival
To introduce an attractive tree-lined avenue approach and formal tree-lined square at the heart of the development
To incorporate predominantly 2.5 and 3 storey apartment, terraced and semi-detached forms
Zone to incorporate Landmark/Public Art features where possible

The key design objectives for Character Zone/Neighbourhood Two are:

To construct buildings that stand close to the back edge of pavement or behind small front gardens contained by low walls, railings or clipped hedgerow boundary treatments
To incorporate pedestrian streets and parking courts that act as links between development areas
To develop the Character Zone with predominantly high-density development arranged into perimeter blocks and squares
To establish development forms that enable dwellings to front onto main streets and elements that fall within the public realm
To enable views to be channelled along streets with glimpses between buildings contained by built form
To construct dwellings that are mainly 2 storeys with some higher buildings located at key corners and junctions as shown

The key design objectives for Character Zone/Neighbourhood Three are:

To provide a development area in which landscape begins to dominate over built form
To provide lanes and shared surface areas that adopt a rural character
The development of bungalows may be appropriate within these Character Zones
To establish development forms that incorporate more irregular plot sizes and a wide range of house types which reflect forms, massing and scale
To provide boundary treatments that adopt similarly rural and locally common forms including hedgerows, small walls, five bar gates etc.
To establish development forms that enable mostly on-plot parking
To construct buildings at zone margins that face out across open spaces wherever possible

Development Shown:

Approx 132 dwellings and 58 apartments (190 units total) on 4.15ha (46dph)

Approx 6,800m2 of public open space divided between the formal and centrally located 'The Green', West Street play space and informal open space to the south of 'Valley Rise' This represents approx 15% provision as required by Barnsley Council.

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Plan 1:1250

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.

Site entrance and access road from park

View looking north and west across site from point north of existing footpath

Phase Three land from point along rear lane south of Cross Street

Land at Former Goldthorpe Colliery (west part), Barnsley

(and adjacent area off Doncaster Road)

Illustrative Built Form Masterplan

For: Sir Robert Ogden CBE LLD
Scale: 1:1250@A1 Dwn: ajd
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