



From: King , Nicholas (SENIOR URBAN DESIGN OFFICER) [REDACTED]

Sent: Tuesday, March 5, 2024 11:42 AM

To: [REDACTED]
[REDACTED]

Subject: 2021/1089 Barnsley West (Employment)

Hello [REDACTED]

Here are the urban design comments on planning application 2021/1089, for the employment proposal for Barnsley West, following the amendments dated October 2023. Apologies for the delay in sending.

I note that apart from the strategic landscaping and means of access most matters are left to reserved matters, to be determined at a later date. Several of my comments therefore relate to future considerations.

Reducing the visual impact of the height and scale of the employment units

The indicative 3d images of the employment units show a mix of mainly horizontal and some vertical stripes on the elevations. I am not convinced that the vertical stripes help to reduce the impact of the height and scale of the structures. I think staying with a horizontal emphasis would be more effective. I note from the long range landscape view looking from the north, towards the structures, that the combined effect of several employment units located next to each other is a quite an elongated, long horizontal mass. I also note from this view that the top of the employment units can be seen below the horizon line. This leads me to suggest that a strong emphasis on horizontal banding is the best way forward, ensuring that the top-most colour is not too light in shade. I think it would be worthwhile to further explore colour and striping, (for example, perhaps having horizontal stripes of different heights and widths), before any reserved matters application regarding appearance is submitted.

I would suggest that we are provided with montages of the employment units with their colouring schemes set within the landscape, especially views from: the entrance of the site, velvet village, the M1 and the long range views from the north

External rest area/ amenity area for employees

Given the sheer size of the employment development it would be desirable to have an external rest/ amenity area for employees. For the large scale Evri development at Hoyland West an external rest/ amenity area was provided for employees. It is noted that there is a landscaped

area to east of the employment structures which could potentially provide such a space.

Lighting effect on long range views

For the long distance views from the north the lighting of the areas around the employment structures will be particularly visible. Besides the lighting for car park areas the lighting for some of the loading bays may be visible. There will need to be careful consideration of these, in order to reduce their impact on long range views in the evenings.

Density of planting of trees for the strategic landscaping

Please can we ensure a high density of tree planting for the strategic landscaping, including on the northern boundary facing the residential character area of 'velvet village' and to the boundary to the M1, to help reduce the visual impact of the scale and height of the employment units.

Enabling future flexibility for the provision of wayfinding signage

I note that the masterplan framework included provision for wayfinding signage (on page 131, in the design code section of the framework). I also note the suggested locations given on page 130, include some within the red line boundary of the employment application. Given that this is a landscape-led development with a particular emphasis on healthscape, wayfinding signage would play a key part in promoting active travel.

I am therefore asking if some planning provision can be made to ensure that wayfinding signage is included in the employment development, at the appropriate time, in order to show the connections across the wider site and promote active travel.

Enabling future flexibility for the provision of an entrance feature

For the employment development at Hoyland West we asked for entrance features to be provided. The resulting development included dry stone walls at the bell mouths of the entrances. These provide an added sense of quality to the boundary landscaping and are a distinctive feature of the development. There is an opportunity with the Barnsley West employment proposal to similarly have an entrance feature. Given the proximity of the employment units to the front of the development such an entrance feature could help to reduce the visual impact of the height of the structures. I am therefore asking if some planning provision can be made so an entrance feature could be included as part of the employment development.

Heights of Buildings

Please note that I have not made any comments on the proposed heights of the buildings. I will leave this for development management to make any comments on.

thanks,
regards,

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