



Building for life 12



Dedicated trees to be retained



Dedicated trees to be removed



1.8m high pier & panel wall, 200mm thick wall



1.8m high double boarded timber screen fence, 100mm thick



1.8m high timber screen fence, 100mm thick



100mm high timber fence, 100mm thick



400mm high timber knee roll, 100mm thick

All work to be carried out in accordance with the requirements of the Building Regulations, Water Authority and the Construction (Design and Management) Regulations currently in force.

Do not scale from this drawing. Architect to be notified of any discrepancies. Verify relevant dimensions on site before commencing work or preparing shop drawings. This drawing is copyright.

REV	DATE	AMENDMENT	INITIALS
A	30/08/18	Layout amended following pre-app meeting with planning	JMB
B	04/12/18	Layout amended to accommodate existing ecological features	JMB
C	14/01/19	Layout amended to accommodate highway planning comments	JMB
D	22/03/19	Plots 43-46 amended to address public consultation comments	JMB
E	04/03/20	Plots 11-20 redesigned, dormer bungalows added	JMB
F	23/07/21	Plots 32-47 redesigned, dormer bungalows added on plots 44-47	JMB
G	12/10/21	Plotting feature added, layout redrawn	JMB
H	06/12/21	Plotting feature redesigned, layout amended	JMB
J	09/12/21	Turning head to plots 11-20 amended	JMB
K	11/01/22	Plotting feature & layout amended	JMB



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scale: 1:500 | drawn by: JMB | date: June 18'

Project: Land off Goldthorpe Road, Goldthorpe, Barnsley

Drawing: Site Layout

Drawing Number: GT/SK-01 | Revision: K

Integrating into
the neighbourhood

1. Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

The proposed scheme introduces a North– South footpath link from the existing estate and village centre to the Dearne advance learning centre and the Goldthorpe medical centre. It also includes an East– West link from the existing POS through the site to the existing estate and facilities.

We therefore provide a “Green” rating for this criteria.



2. Facilities & Services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

There are a number of community facilities in close proximity to the development, these are listed in table 3.1 in the Transport Statement.

We therefore provide a "Green" rating for this criteria.

3. Public transport

Does the scheme have good access to public transport to help reduce car dependency?

There are links and frequent bus services from the bus stops on Goldthorpe Road and High Street which are within 300m of the site. From these stops, regular departure and arrivals are available via the 208 and 218 routes which link Grimethorpe to Rotherham Interchange and Barnsley to Rotherham Interchange respectively. Other services are available on a less frequent basis including local school services.

Goldthorpe Railway Station is only 1.1 km from the site and provide frequent services to the national rail network including, London, Sheffield, Manchester, Leeds, Doncaster, Barnsley, Wakefield and local stations.

Please see Tables 3.2 & 3.3 in the Transport Assessment.

We therefore provide a "Green" rating for this criteria.

4. Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

The proposed development has a mix of dwelling types including 2, 3, 4 bedroom terraced, semi detached and detached housing.

This mix is in accordance with the objectives of Policy H6 of the Barnsley Local Plan (2019)

We therefore provide a "Green" rating for this criteria.

Creating a place

5. Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

The site is large enough to create its own character and to that end the proposed units have been designed with a common thread of brickwork detailing window and door styles. This linked with the overall landscape masterplan and the inclusion of the existing walls and railings to the main road frontages we believe that we are proposing a well designed scheme.



We therefore provide a "Green" rating for this criteria.

6. Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

The site has a number of trees on the frontage to Goldthorpe Road and on the access road to the Dearne advance learning centre which we are looking to retain along with the original school wall and railings.

An area to the North-eastern part of the site which has been identified by BMBC as being of ecological interest our scheme has been design to retain as much of this area as possible within the onsite POS.

We therefore provide a "Green" rating for this criteria.

7. Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

The scheme has been designed to broadly follow the existing desire lines which cross site the to give legibility. The POS has been split into 2 distinct areas, the first being a formal play area with dwellings grouped around its perimeter on 3 sides and the second area has been designed to encompass the onsite ecology and to provide links to the existing open space to the East. We have dual aspect units which have been used on specific corners.



We therefore provide a "Green" rating for this criteria.

8. Easy to find your way around

Is the scheme designed to make it easy to find your way around?

As stated in question 7. "The scheme has been designed to broadly follow the existing desire lines which cross site the to give legibility."

We therefore provide a "Green" rating for this criteria

Street & home

9. Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

The scheme has been designed in accordance with the South Yorkshire Residential design guide.

We therefore provide a "Green" rating for this criteria

10. Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

The scheme has been design to meet BMBC's parking criteria, with most of the units having driveways adjacent to the dwellings.

We therefore provide a "Green" rating for this criteria

11. Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

The Landscape masterplan shows how we intend to use various types of hedgerows to define the public private boundaries to the “main” streets and associated dwellings, with the cul-de-sacs having a more informal open plan feel to suit the street design. The POS public/ private boundaries are again delineated by hedge planting but this is reinforced by the use of timber knee railing. Where we have rear gardens adjacent to the main streets we are proposing to build pier and timber panel walling to give privacy/ security to the future occupiers and a strong quality aesthetic to the street.

We therefore provide a “Green” rating for this criteria

12. External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

We have provided footway access to the rear of all of the proposed properties on the site, this allows for bin storage. As previously stated most of the properties have driveways adjacent to the dwellings which allows the future occupiers the option to construct garages/ sheds for additional storage over and above that already provided within the houses.

We therefore provide an "Amber" rating for this criteria