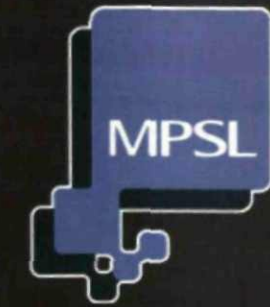


Proposed Full Planning Application for a 43 no. Unit Residential Development *Larch Place, Kendray, Barnsley*



planning
& design

Design Brochure

Ref: 11008 : DB002 Date: December 2011



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Aerial View

Development Overview

This document has been prepared on behalf of keepmoat Homes Limited to support a Full Planning Application for the creation of 43no. residential dwellings off Larch Place, Barnsley.

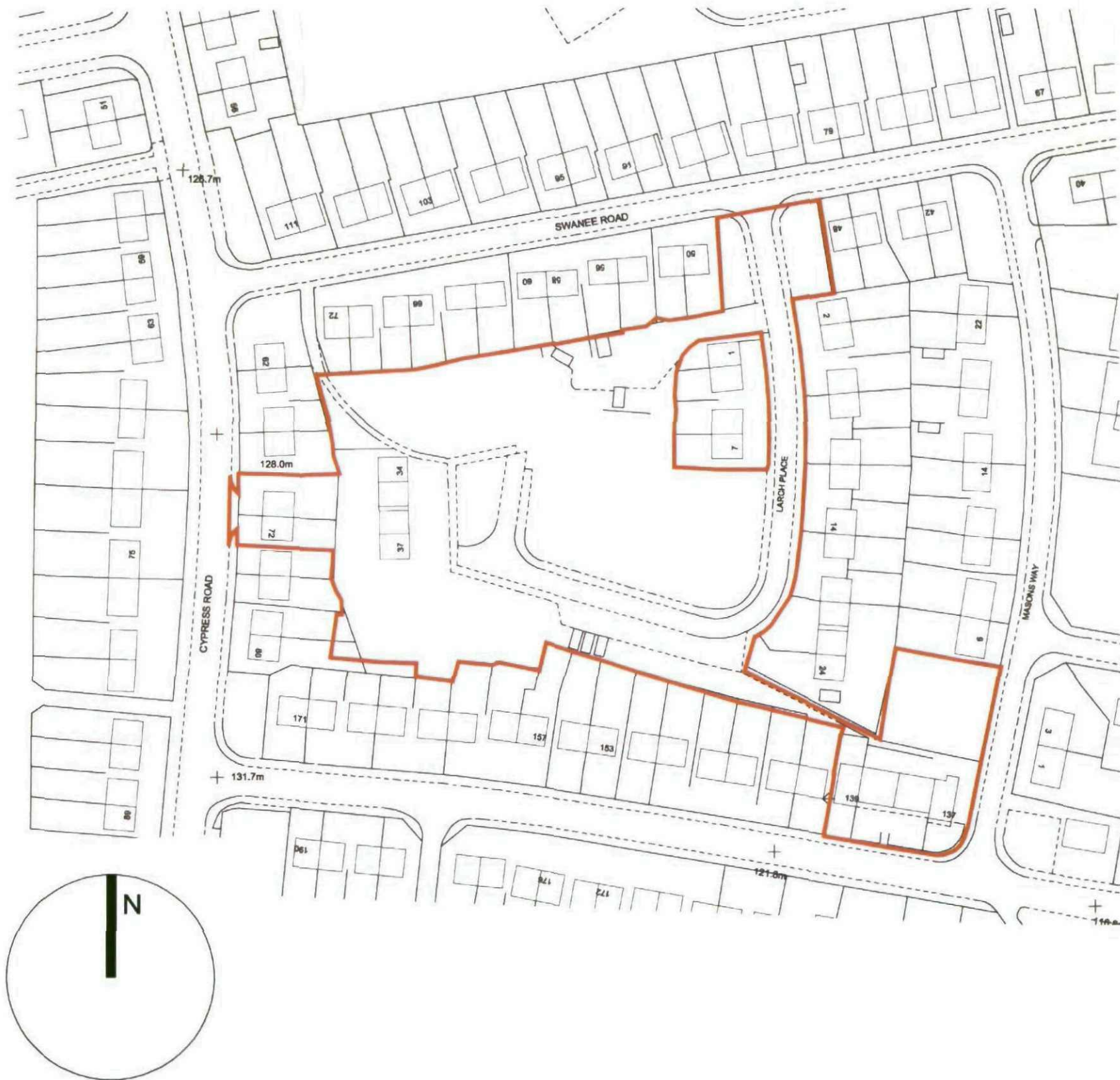
The application site measures 1.12 Ha and consists of 2 storey semi detached, detached and mews style properties.

The site is located to the north and south side of Larch Place, which is approximately 3.0 miles away from Barnsley centre.

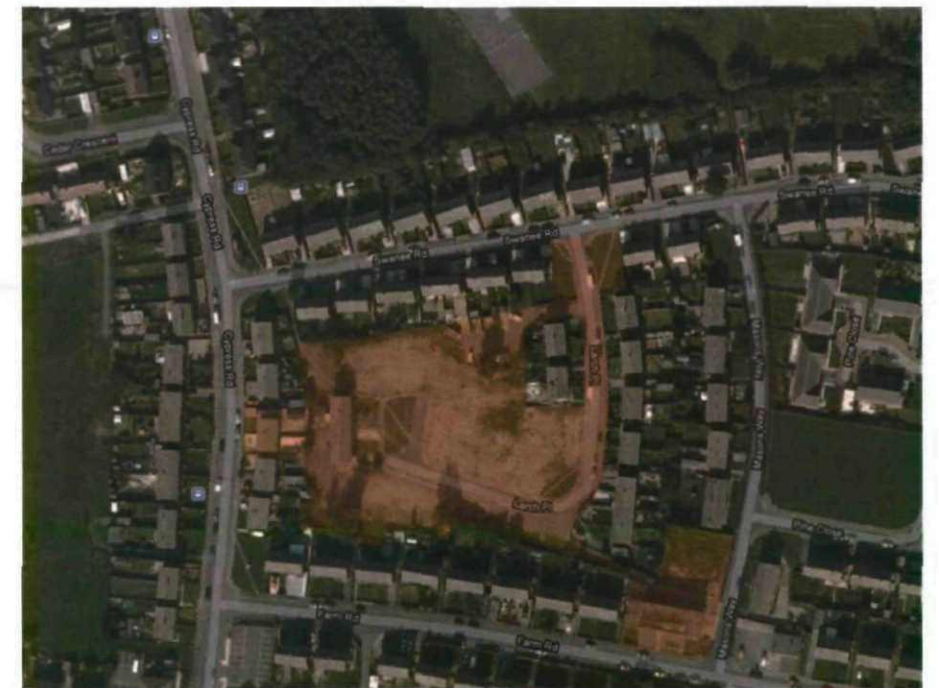
This document should be read in conjunction with the Design and Access Statement ref : 11008 / DA:002



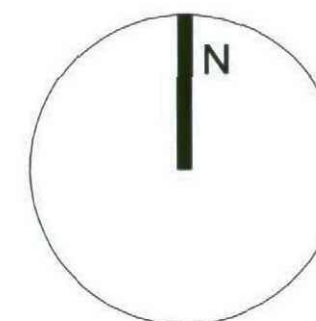
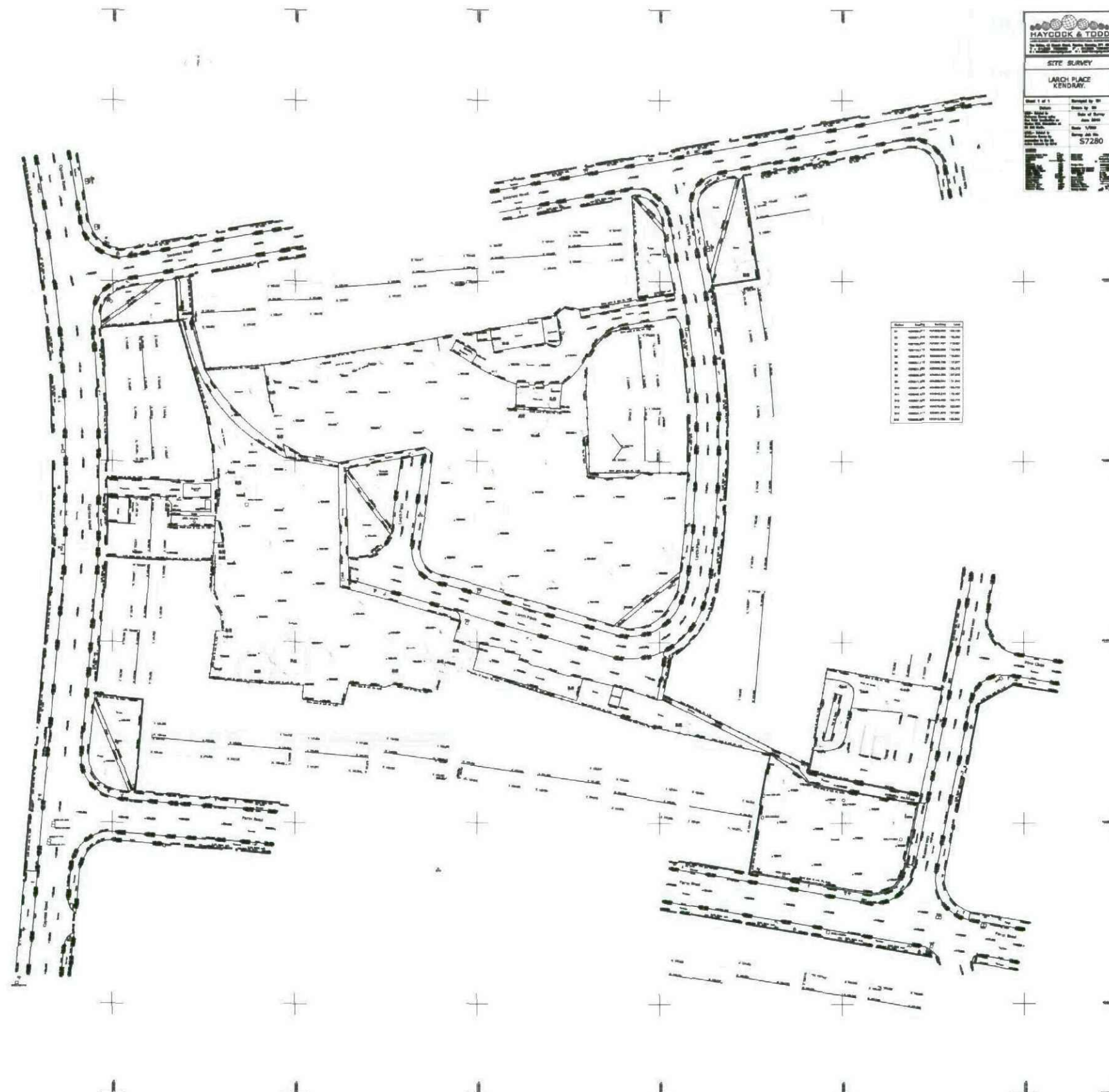
Extract of proposed street scenes



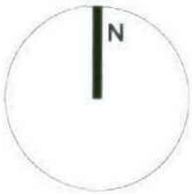
Map View (NTS)



Aerial View (NTS)



Site Layout



- Key:
- Denotes proposed tree planting
 - Denotes grass
 - Hatched area to be offered as rear garden extensions to existing properties.
 - Denotes contrasting surface
 - Denotes 1.8m high screen wall
 - Denotes 1.8m high screen fence
 - Denotes 1.0m high railings
 - Denotes 0.9m high plot divisional fence

Schedule Of Accommodation			
House Type		Size	No.
665	2 Bed Semi / Terrace	665 SqFt	9No.
763	3 Bed Semi / Terrace	763 SqFt	18No.
771	3 Bed Terrace	771 SqFt	7No.
828	3 Bed Detached / Semi	828 SqFt	4No.
843	3 Bed Detached	843 SqFt	1No.
844	3 Bed Detached	843 SqFt	4No.
Total		32,643 sqft	43No.
Gross Site Area		2.76 Acres (1.12 Hec)	
Gross Site Density		15.6 UPA (38.4 UPH)	

Scale: NTS @ A3



Plot 1
Type 763
FFL: 126.20

Plot 2
Type 665
FFL: 125.75

Plot 3
Type 771
FFL: 125.75

Plot 4
Type 763
FFL: 125.30

Plot 5
Type 763
FFL: 124.95

Plot 6
Type 665
FFL: 124.50

Plot 7
Type 763
FFL: 124.05



Plot 16
Type 763
FFL: 124.60

Plot 17
Type 763
FFL: 123.225

Plot 18
Type 665
FFL: 122.775

Plot 19
Type 771
FFL: 122.775

Plot 20
Type 763
FFL: 122.10

Plot 21
Type 828
FFL: 121.83

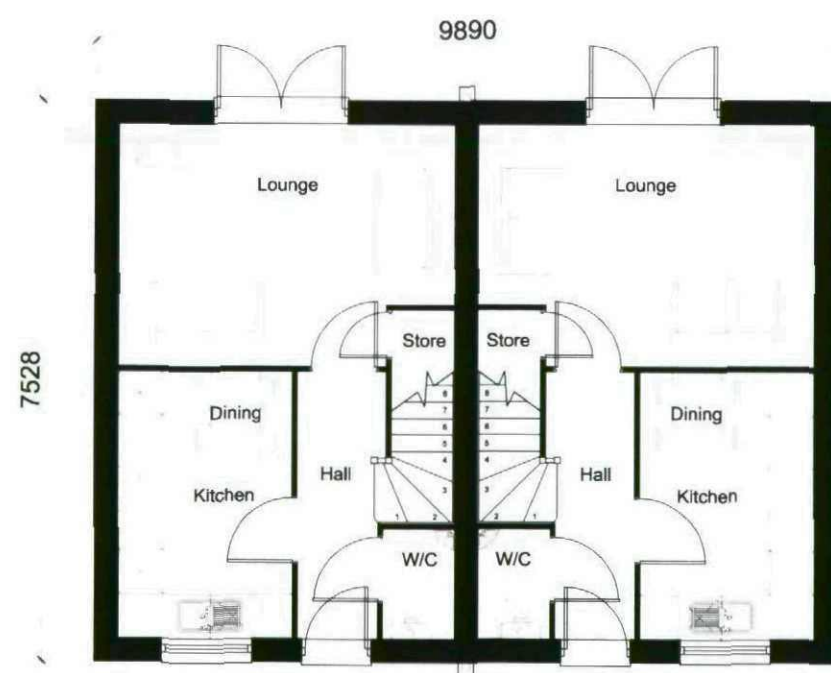
Plot 22
Type 828
FFL: 121.83



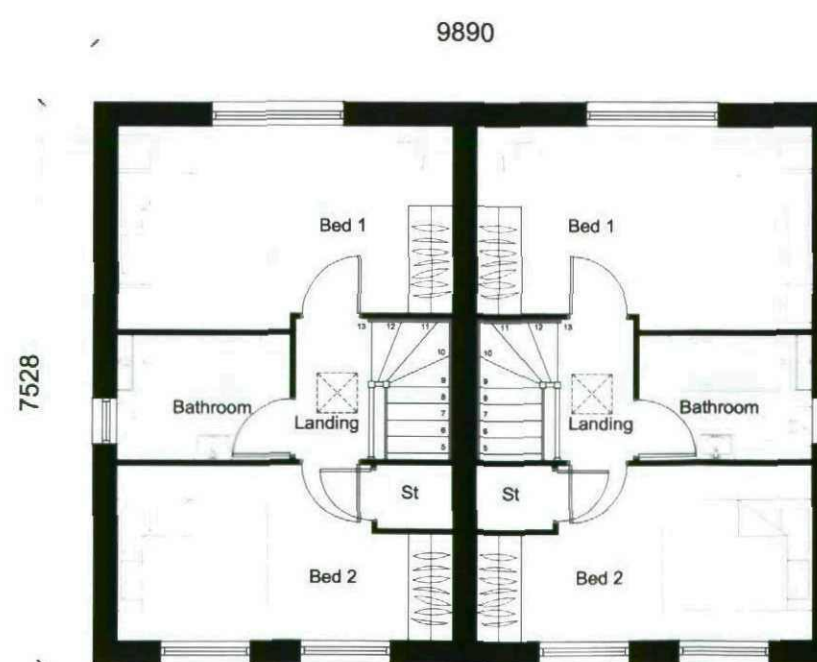
Front Elevation

Side Elevation

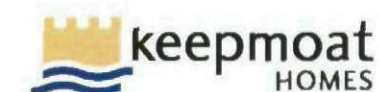
Rear Elevation



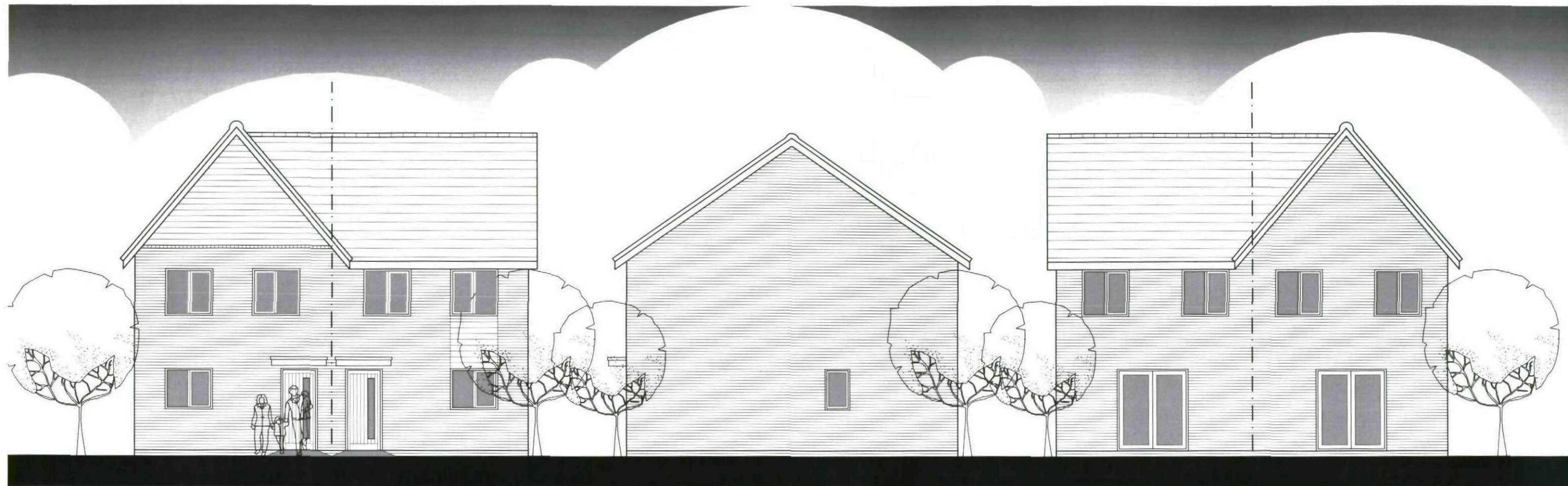
Ground Floor Plan



First Floor Plan



B Elevation style amended.		Sept 11	
	CLIENT Keepmoat Homes		DRAWING TITLE Type 665 Floor Plans & Elevations
	JOB Larch Place, Barnsley.		STAGE Planning
	JOB NO. 11008	DATE June 2011	REV B
	SCALE 1:100	DATE June 2011	REV B
MPST Planning & Design Ltd. Commercial House, 14 West Point Enterprise Park, Clarence Avenue, Trafford Park, Manchester. M17 1QS.			
Tel: 0161 772 1999 Email: admin@mpsdesign.co.uk		Fax: 0161 772 1980 www.mpsgroup.com	



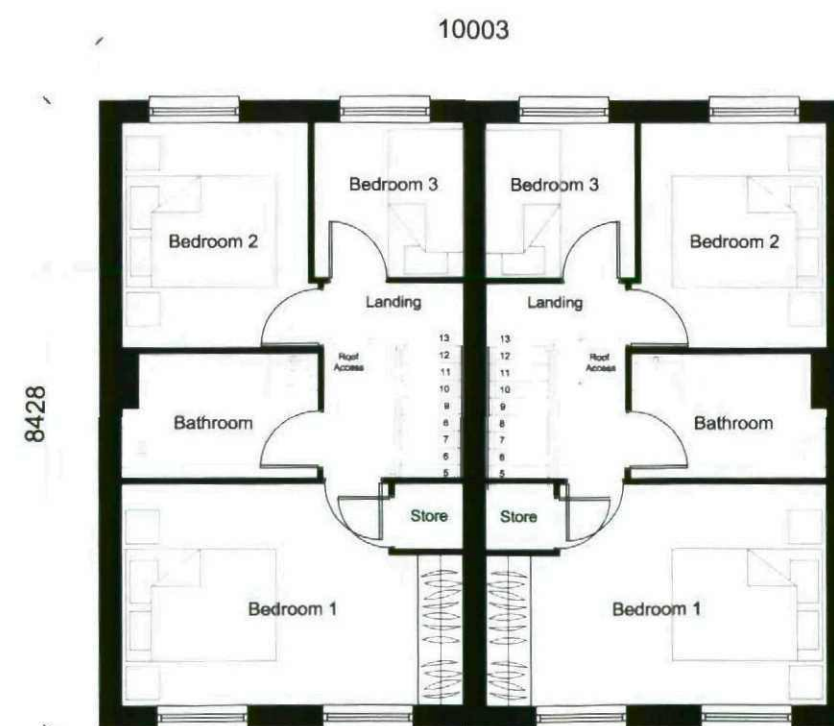
Front Elevation

Side Elevation

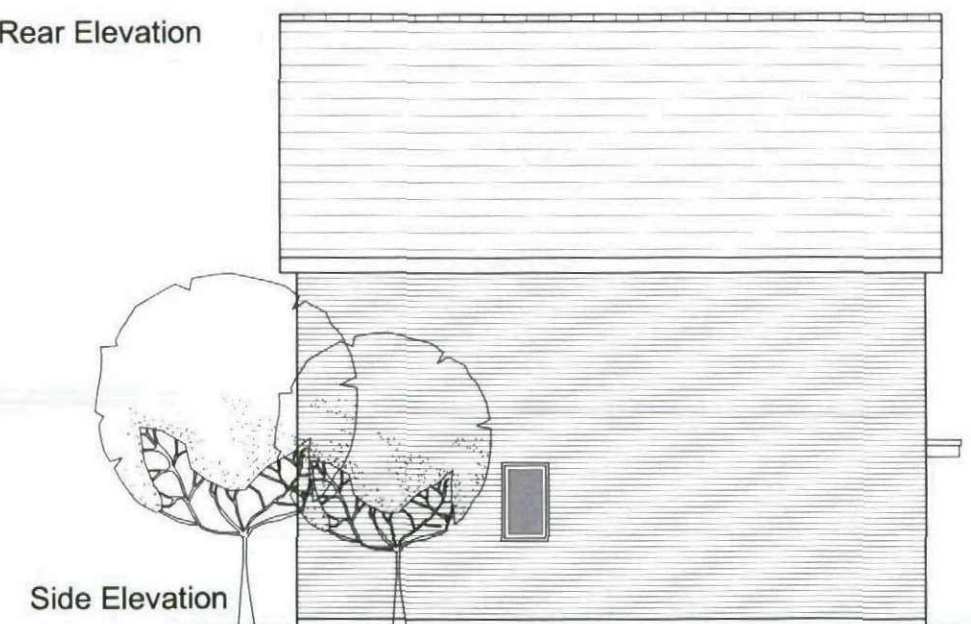
Rear Elevation



Ground Floor Plan



First Floor Plan



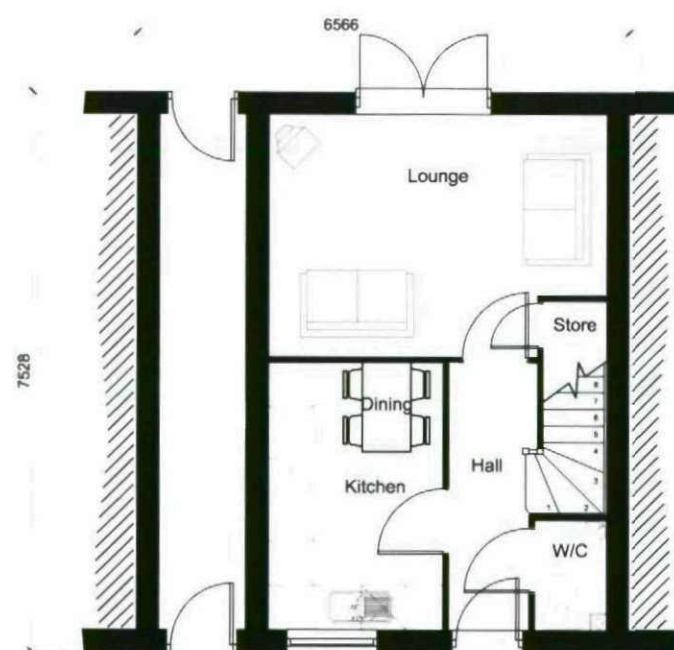
Side Elevation

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	MPSL Planning & Design Ltd. Commercial House, 14 West Point Enterprise Park, Clarence Avenue, Trafford Park, Manchester. M17 1QS. Tel: 0161 772 1999 Email: admin@mpsdesign.co.uk	STAGE Planning DATE June 2011 MPSL REV B Fax: 0161 772 1980 www.mpsgroup.com
	SCALE 1:100	DATE June 2011 MPSL REV B



Front Elevation

Rear Elevation



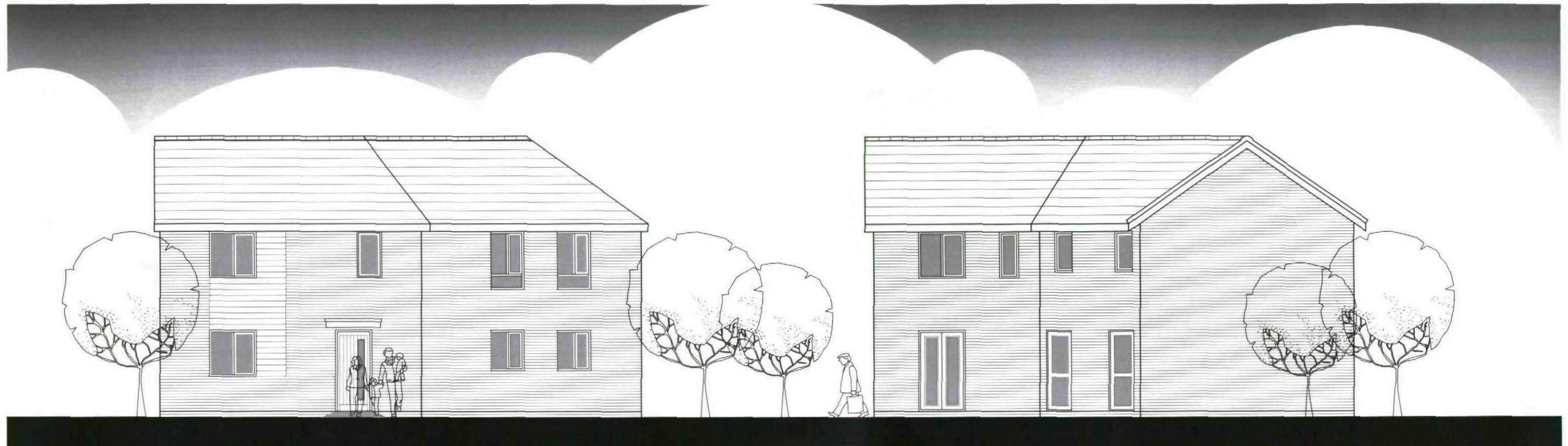
Ground Floor Plan



First Floor Plan

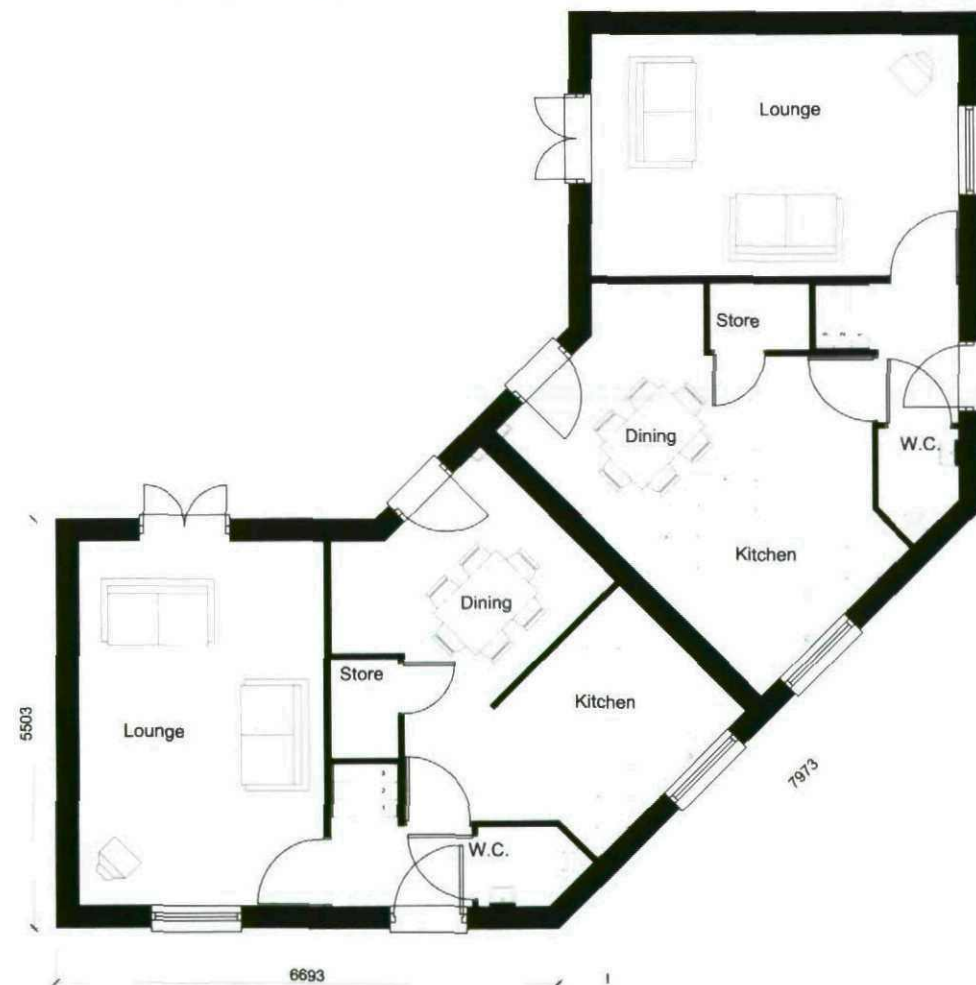


B	Elevation style amended.	Sept 11
	CLIENT Keepmoat Homes	DRAWING TITLE Type 771 Floor Plans & Elevations
	JOB Larch Place, Barnsley.	JOB NO. 11008
	MPST Planning & Design Ltd. Commercial House, 14 West Point Enterprise Park, Clarence Avenue, Trafford Park, Manchester. M17 1QS. Tel: 0161 772 1999 Email: admin@mpstdesign.co.uk	DATED June 2011 DRAWN MPSL REV B
		SCALE 1:100



Front / Side Elevation

Rear / Side Elevation



Ground Floor Plan



First Floor Plan



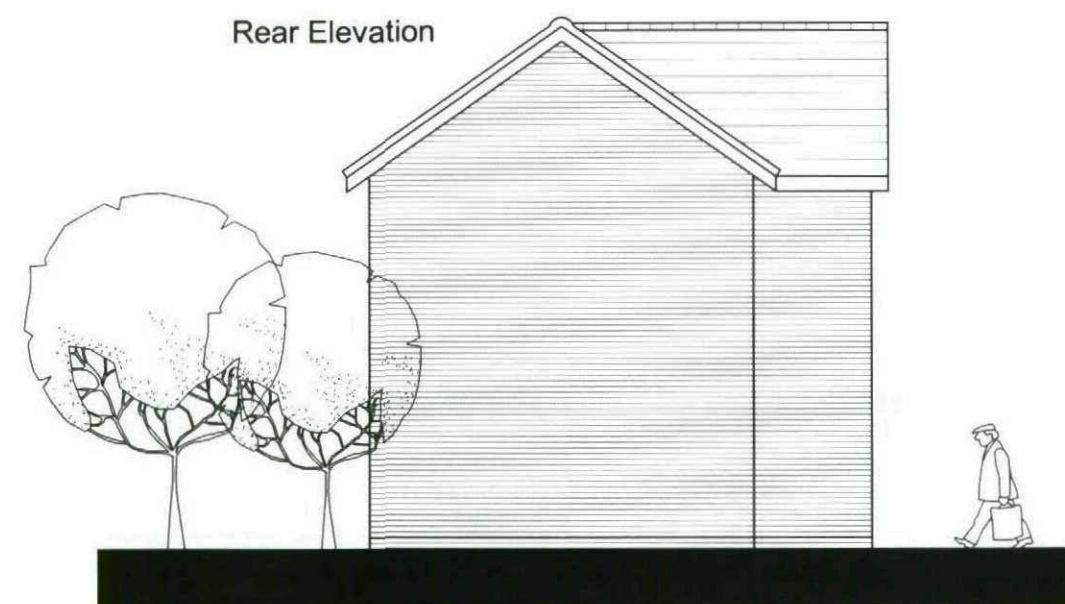
Number	C	Elevation style amended.	Date	Sept 11
	Client		Keepmoat Homes	
	Job		Larch Place, Barnsley.	
	Drawing Title		Type 828 Floor Plans & Elevations	
	Job No.	11008	Draw No.	10
	Scale	1:100	Date	June 2011
			Drawn	MPSL
			Rev	C
MPSL Planning & Design Ltd. Commercial House, 14 West Point Enterprise Park, Clarence Avenue, Trafford Park, Manchester, M17 1QS.				
Tel: 0161 772 1999			Fax: 0161 772 1980	
Email: admin@mpsdesign.co.uk			www.mpsgroup.com	



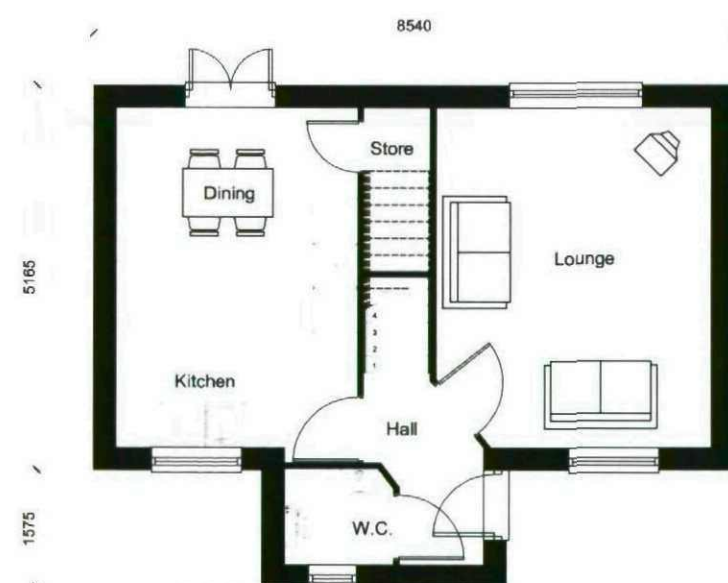
Front Elevation

Side Elevation

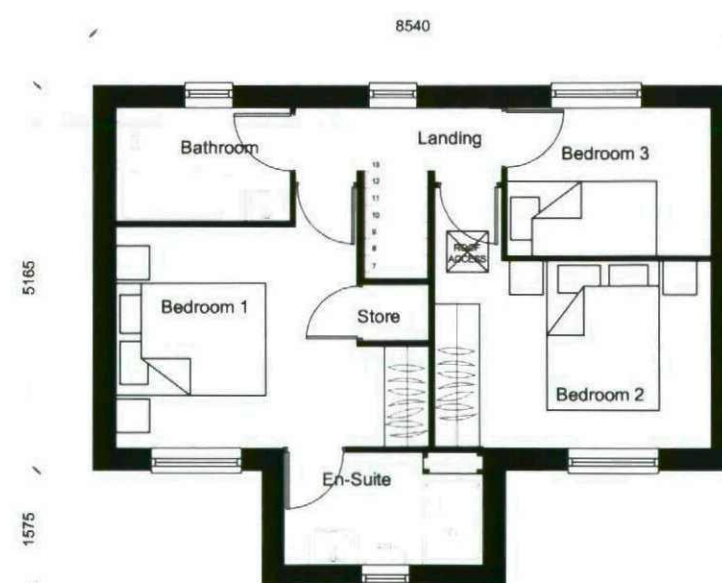
Rear Elevation



Side Elevation



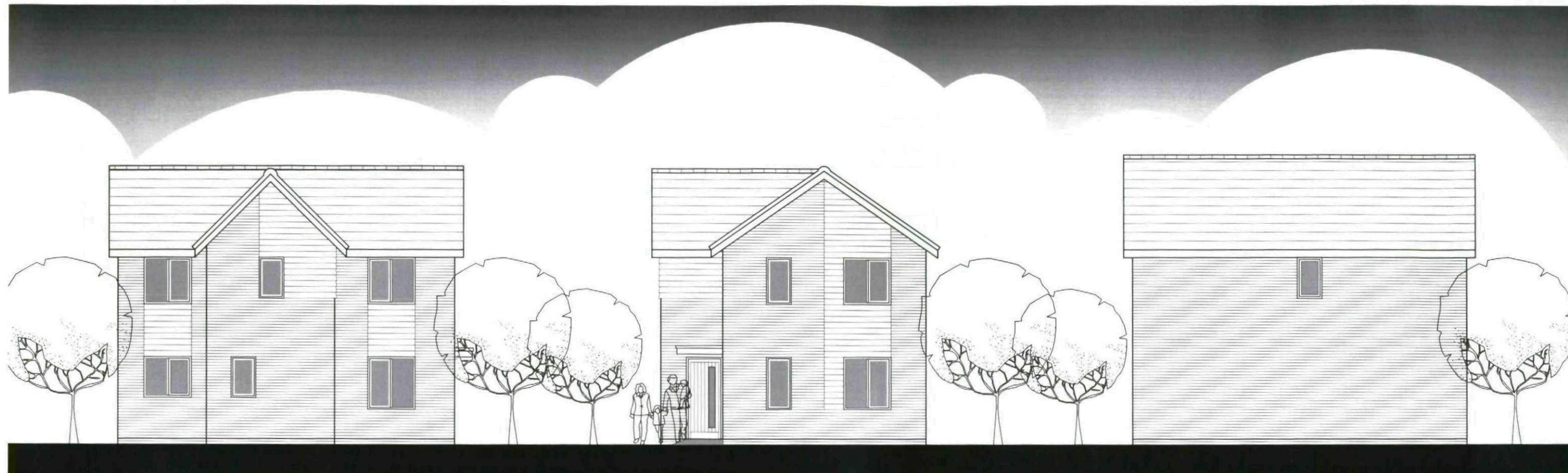
Ground Floor Plan



First Floor Plan



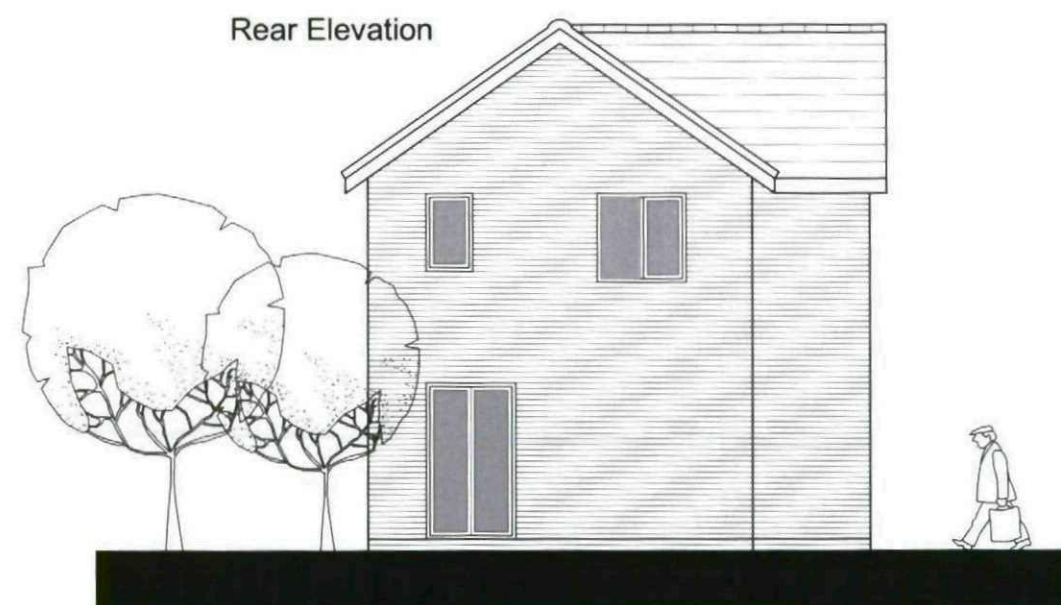
Revision			Date	
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	CLIENT		DRAWING TITLE	
	Keepmoat Homes		Type 843 FE Elevations	
	JOB	JOB NO.	DWG NO.	STAGE
	Larch Place, Barnsley.	11008	11	Planning
	SCALE:	DATE	DRAWN	REV
1:100	June 2011	MPSL	B	
MPSL Planning & Design Ltd. Commercial House, 14 West Point Enterprise Park, Clarence Avenue, Trafford Park, Manchester. M17 1QS.				
Tel: 0161 772 1999 Email: admin@mpsidesign.co.uk		Fax: 0161 772 1980 www.mpsigroup.com		



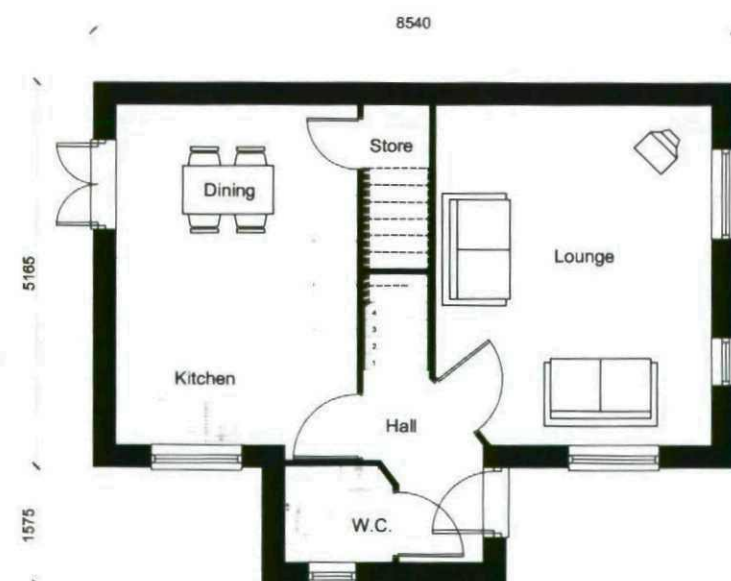
Front Elevation

Side Elevation

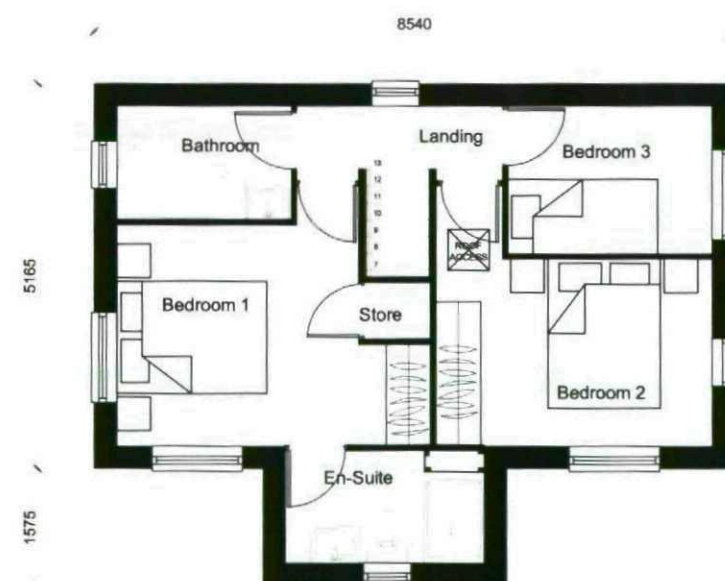
Rear Elevation



Side Elevation



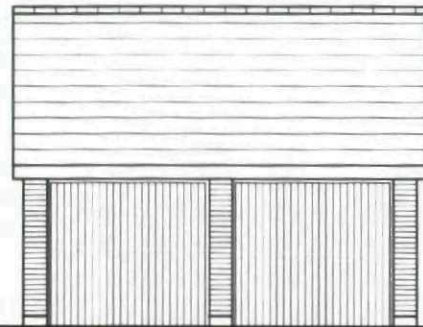
Ground Floor Plan



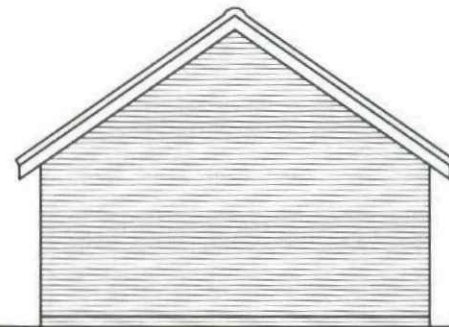
First Floor Plan



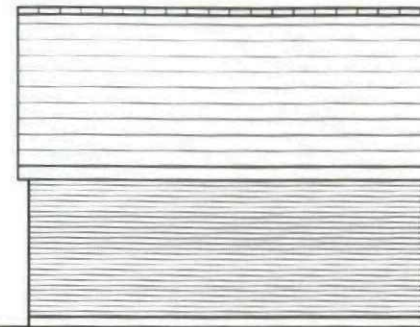
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	JOB Larch Place, Barnsley.	JOB NO. 11008
	SCALE 1:100	DATE June 2011
	Email: admin@mpsdesign.co.uk	Fax: 0161 772 1980 www.mpsgroup.com



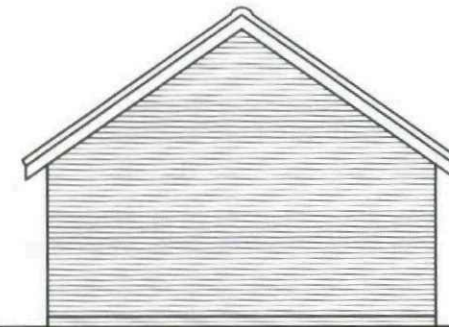
Front Elevation



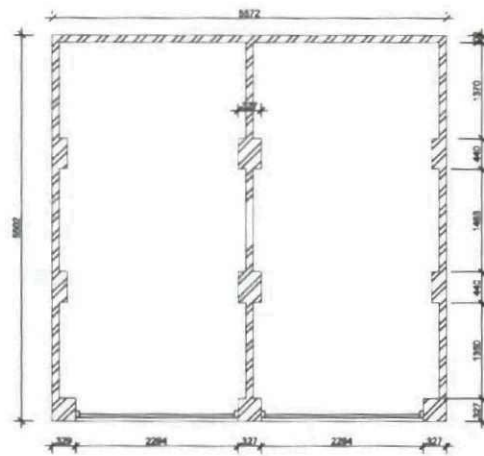
Side Elevation



Rear Elevation



Side Elevation



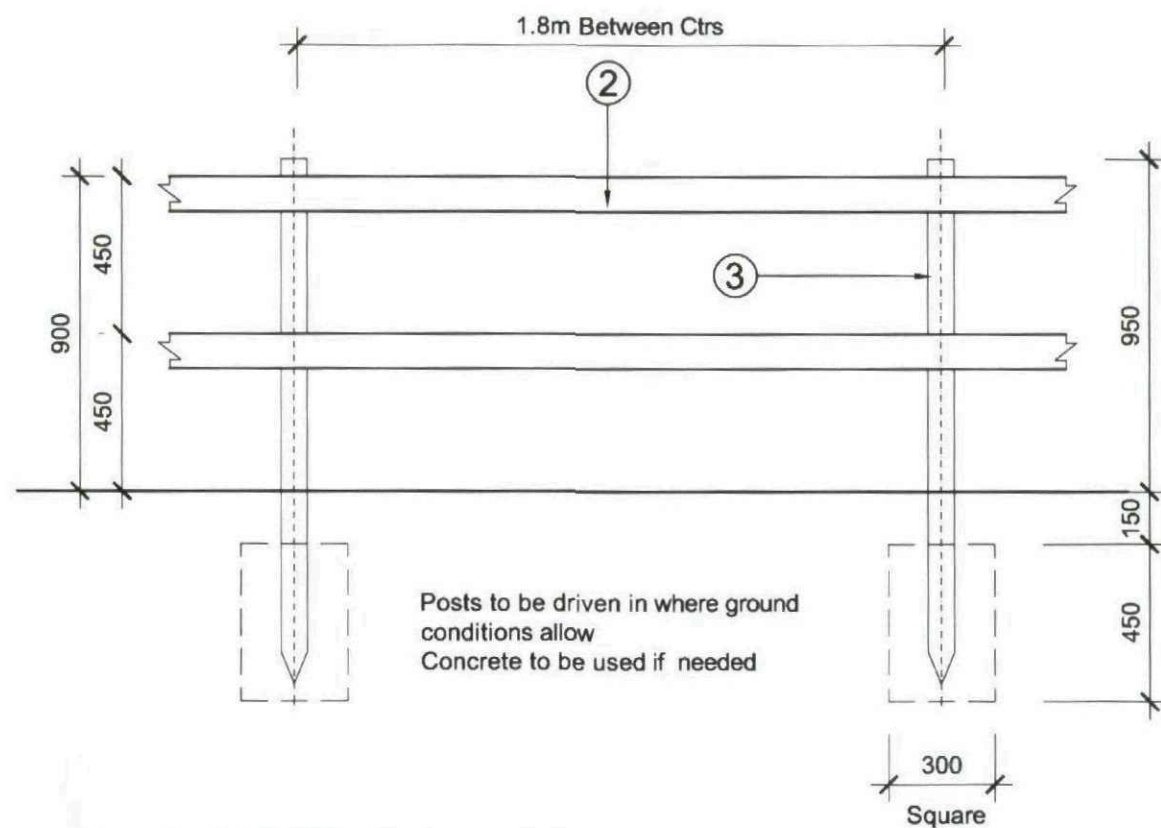
Plan



Location

900mm HIGH POST & RAIL FENCE

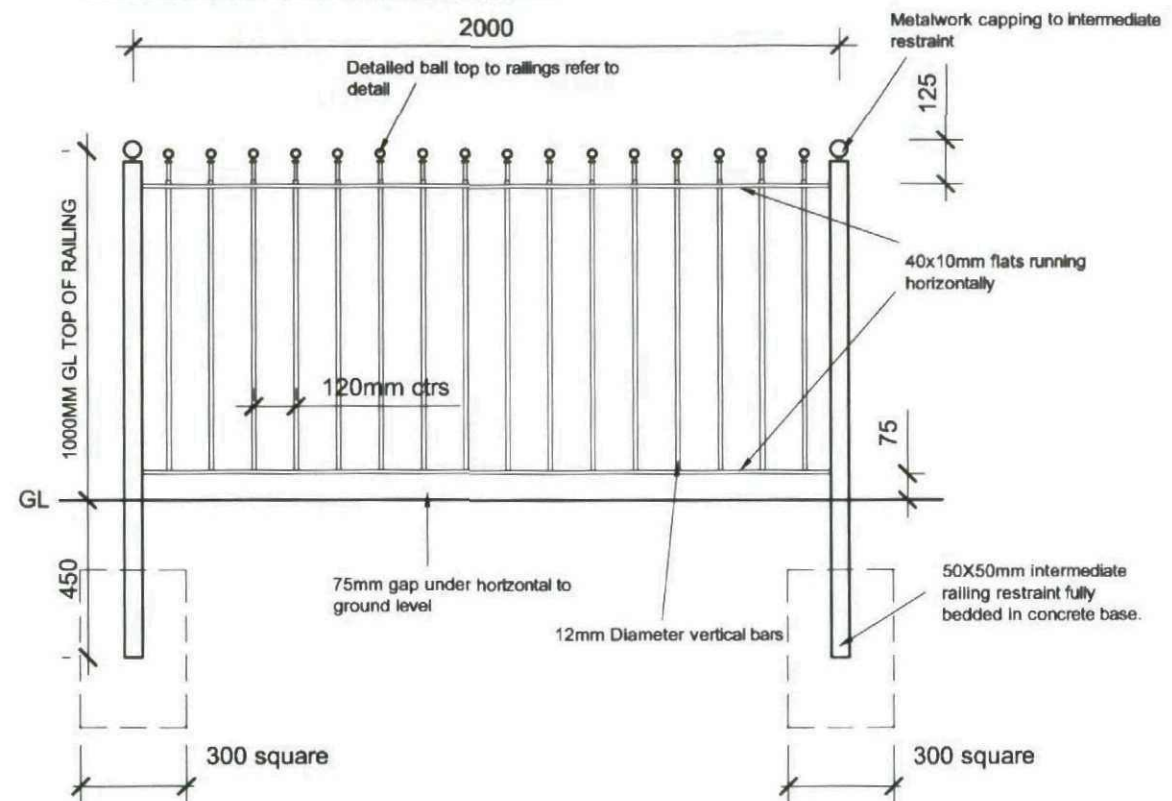
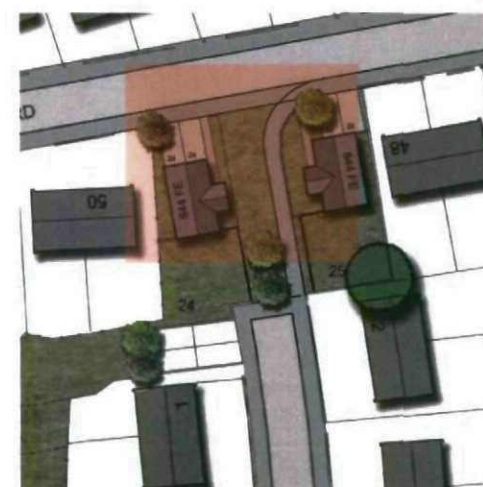
1. All fencing woodwork to be Tanatone or Tanalized 2. 100x22mm sw rails 3. 75x50mm sw posts



Location

1000mm HIGH METAL RAILING DETAIL

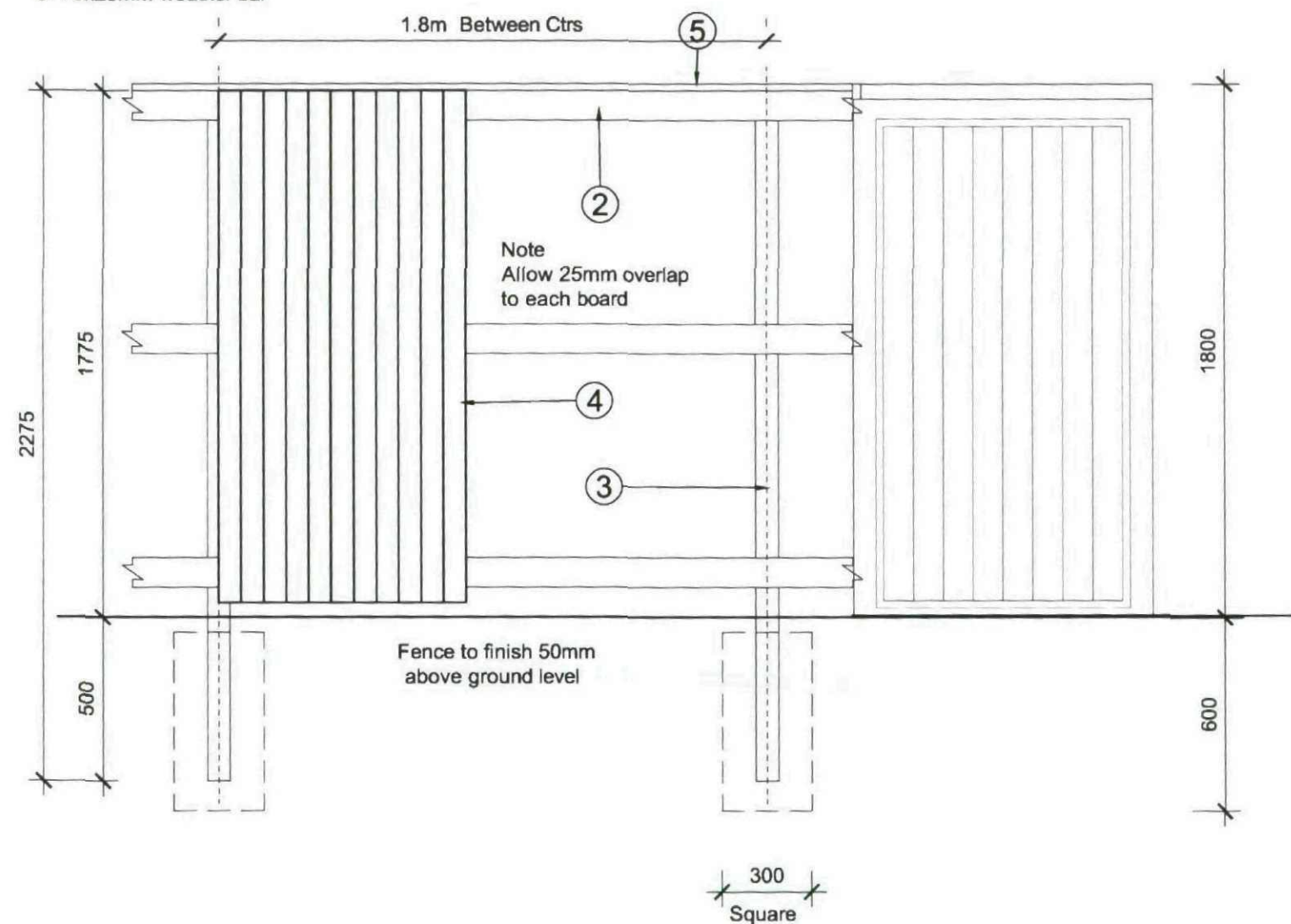
NOTE
FINISH: HOT DIP GALVANISED TO B.S. 729 OR GALVANISED AND POLYESTER POWDER COLOUR COATED WITH AN APPROPRIATE DURABLE BLACK PAINT



Location

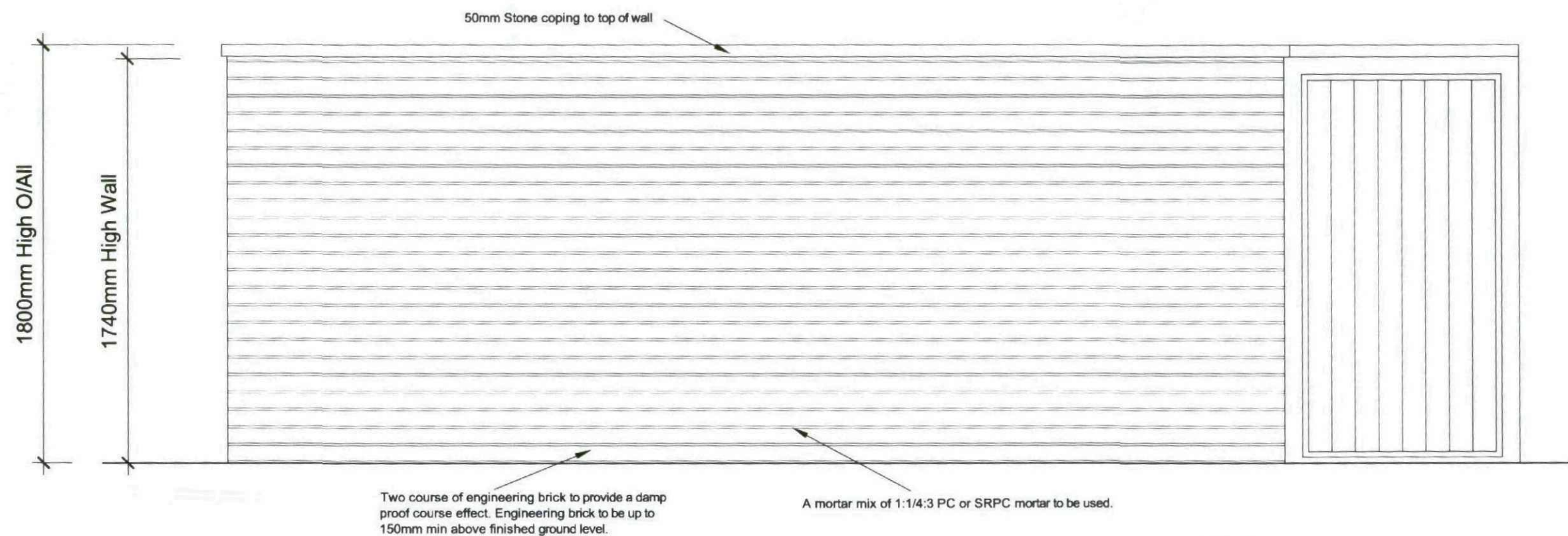
1800mm SCREEN FENCE & GATE

1. All fencing woodwork to be preservative dipped
2. 100x38mm sw rails
3. 115x75mm sw posts 2275mm length
4. 100x17x7mm min vertical boards
5. 75x25mm weather bar



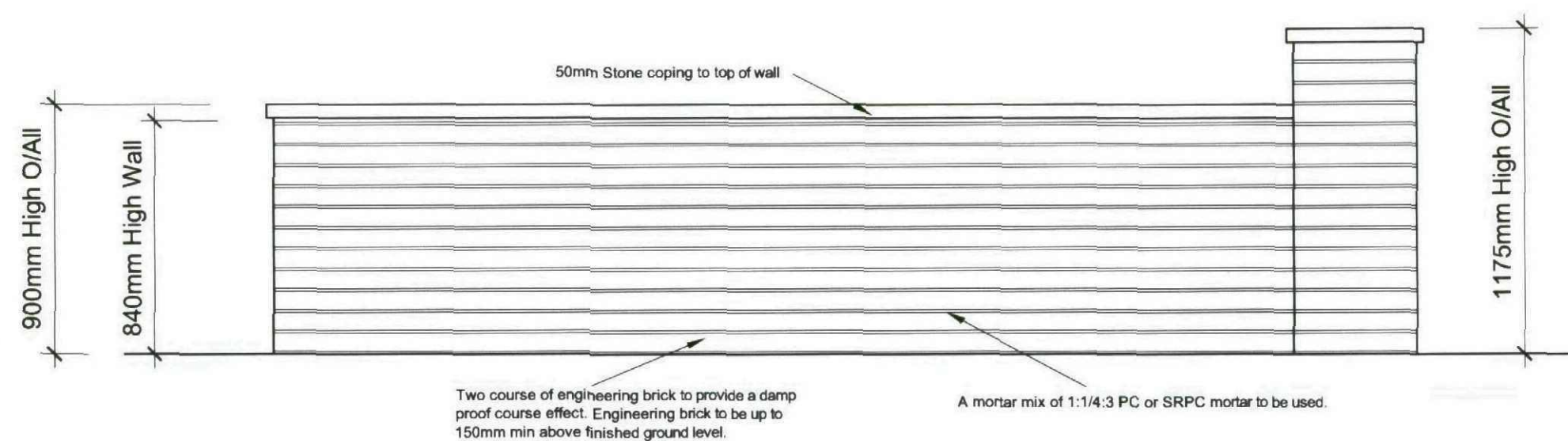
Location

1800mm SCREEN WALL



Location

900mm SCREEN WALL & PIER



Location