



Chris Carr Associates  
ARCHITECTS

DC  
Barnsley Metropolitan Borough Council

14 APR 2009

Corporate Mail Room

Barnsley Metropolitan Borough Council  
Planning & Transportation Service  
Westgate Plaza 1  
PO Box 604  
BARNSELEY  
S70 4FE

9 April 2009

CJC/JG 20/62

For the attention of Mr S Kirkham

Dear Steve

**Re: Hilltop Farm, Redbrook Road, Barnsley**

I refer to our recent correspondence and, in particular, to your e-mail of 25 March with comments that have been raised by the Tree and Highways Officers.

I am attaching for your attention three copies of our revised layout drawing which illustrate the following adjustments.

*Highways*

We have revised the new access carriageway which is now shown at 4.5m wide with 0.6m paved strips to both sides.

I can confirm that the walls adjoining the entrance will be at a maximum of 1.05m high above pavement level.

I can confirm that the junction of the access onto Redbrook Road has been revised to take the form of a dropped crossing and not the radius crossing previously shown.

*Trees*

I note that there is no objection in principle to the development, to the removal of some trees and to the retention of trees Nos T12, T13 and T17.

I note the comments raised by the Tree Officer with regard to a communal garden, excess hard surfacing and the desire to have fewer parking spaces. I would make the following points:

- The parking and hard surfaced areas currently proposed will have less impact upon the retained ash tree than is the case with the existing condition. The two parking spaces numbered P5 are currently occupied by a three storey stone building. Any impact upon the retained tree will be dramatically reduced by the removal of this structure and adjoining single storey farm buildings.

6A Eastgate, Barnsley S70 2EP

Tel: (01226) 286256. Fax: (01226) 207304. email: mail@cca-arch.co.uk

Also at Orchard Farm, Goathland, Whitby YO22 5JX. Tel/Fax: (01947) 896001.

Managing Director: C J Carr Dip. Arch. R.I.B.A. Director: M J Booth M.C.I.A.T.

Chris Carr Associates Ltd., Registered No. 2001115 England. Registered Office: 6A Eastgate, Barnsley S70 2EP

- 2 No parking spaces per dwelling are required for Units Nos 1, 2, 5 and 6. These spaces have to be provided within the communal courtyard space whilst still retaining turning/manoeuvring room for an emergency or delivery vehicle, maintaining access to the separate parking courtyard which serves No 32 and the new parking spaces in respect of Units 3 and 4, and retains a pedestrian right of access through to the proposed residential development to the rear of the site. No alternative layout is possible that achieves all these aims.
- I have amended our drawing to illustrate the parking spaces Nos P5 and P6 surfaced with a free-draining gravel finish rather than block paving as previously shown.
- By reducing the overall dimensions of the road, omitting footpaths and allowing for maximum 600mm strips to both sides, we have increased the area of greenery surrounding the retained ash tree.
- The boundary wall to the gardens of Plots Nos 5 and 6 has been replaced with a hedge.
- The practical difficulties of parking immediately adjoining the existing ash tree cannot be avoided and falling debris (leaves, sap etc) will have to be accepted by the owners of the adjoining houses.

I note that there have been several objections but these are not considered to raise significant issues. My clients are represented by Messrs Newman & Bond who are acting on behalf of the Trustees and, so far as I am aware, they have been in contact with all existing residents, most of which are tenants of the Trust.

I hope that this letter and the attached drawings answer all outstanding queries and that you will be able to make a favourable recommendation in the new future.

If you require any additional information, please do not hesitate to contact me.

Yours sincerely



**CJ Carr**  
**FOR CHRIS CARR ASSOCIATES**

Encs