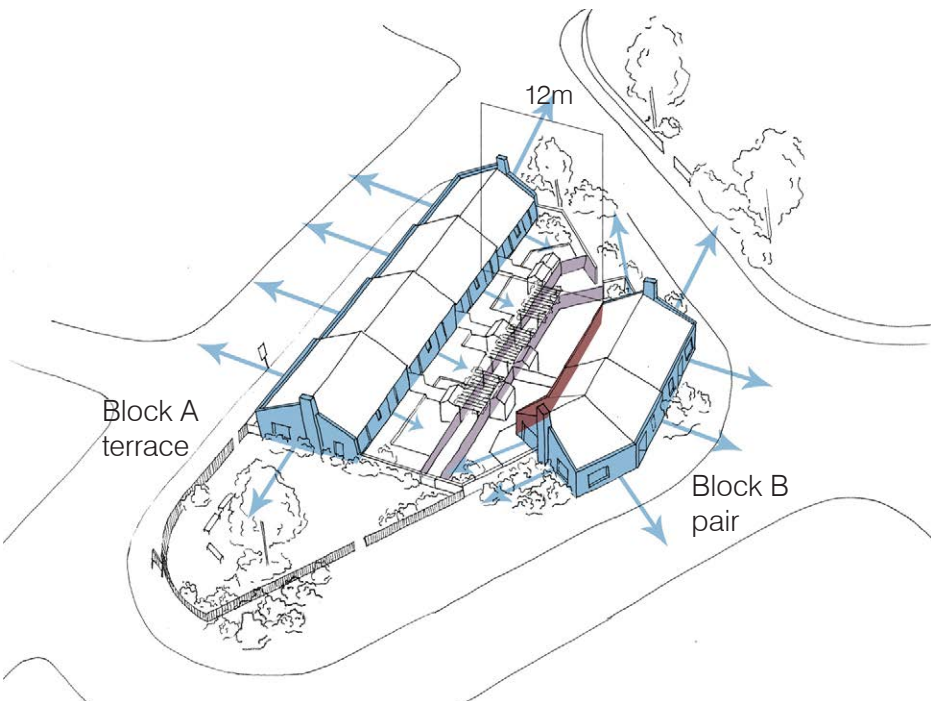


5.4
LAYOUT

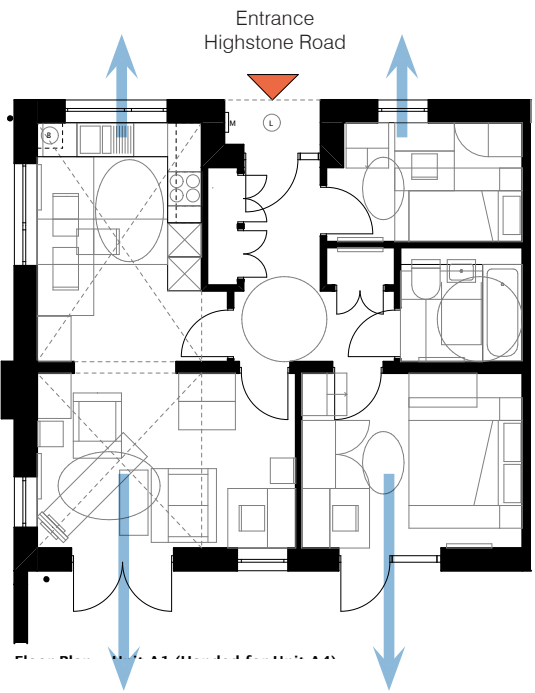
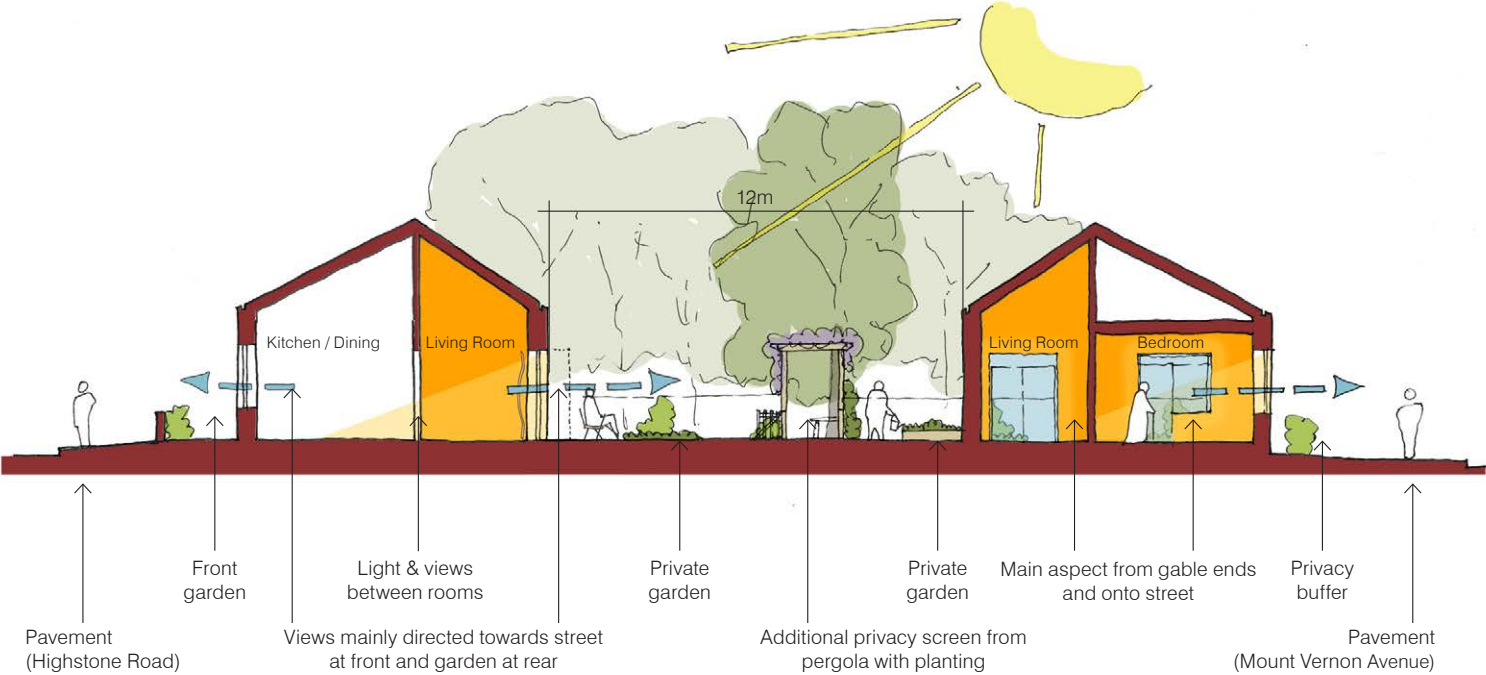
3. Layout protects privacy whilst maximising amenity

- A sensitive and innovative approach has been taken with the layout of dwellings creating dual frontage development on this unique triangular site
- The orientation of habitable rooms has been directed so as to not overlook one another. Due to its terraced nature, Block A will have linear through-unit aspect between Highstone Road and rear gardens. Block B will enjoy views and garden access through the gables, and southerly front-facing views.
- Distance between the rear (principle) elevation of the terraced units (Block A) and the back elevation (not principle) of the paired units (Block B) is 12m as agreed with planners.
- All dwellings have been designed to have good spaces standards and amenity spaces. Best practice guidance has been adhered to, including Barnsley's Supplementary Planning Document: Designing New Housing Development, The South Yorkshire Residential Design Guide, as well as National Guidance including Building Regulations new Part M Criteria 1.
- Double height spaces have been incorporated above the living spaces, to maximise the single storey volume and its spatial value.

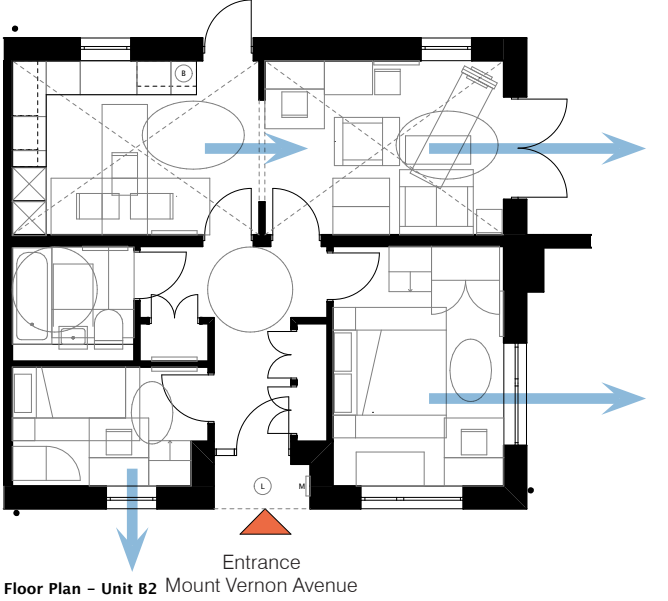


Layout orientating views to protect privacy whilst enhancing amenity and security

- Primary orientation of views
- Elevations with clear views
- Elevation with limited views
- Additional garden screening



Typical unit layout from Block A terrace



Typical unit layout from Block B pair

5.5 LANDSCAPING

Quality surfaces in private, communal and public realm

- All dwellings have areas of private gardens. Planting along the central pergolas and well located sheds provides screening between the gardens. Party wall fencing is higher directly adjacent to the dwellings, with other rear garden divisions at lower height to enable interaction between residents.
- Planting both behind and in front of the perimeter brick wall should also be sufficient to provide screening for privacy and security. This may be in the form of low shrubs as planting buffers, or as trellis and planting above the perimeter wall to gain height whilst maintaining permeability.
- The rear garden path is shared by residents to connect parking, refuse storage (located at the eastern end) and the residents' garden.
- The residents' garden provides a more open area of amenity for residents to use and enjoy the wide vista and activity on the adjacent streets, with planting, garden furniture and a tree to provide focus on this exposed corner.
- Surface treatments will be simple, robust and easy to maintain. Tegula block paving will define parking areas, front gardens, privacy buffers and hardscaping in the residents' garden and central pathway.



Series of amenity spaces in the private, shared and public realms

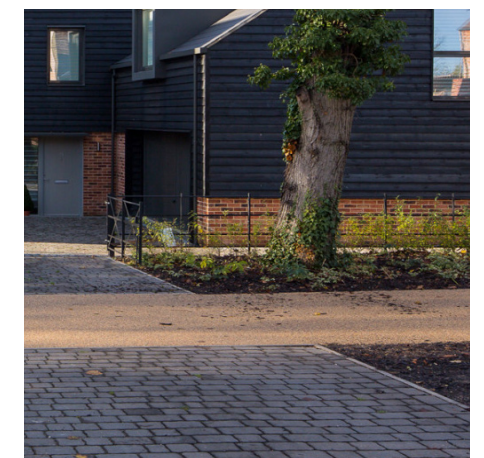
- Soft landscaping in gardens
- Planting for privacy & security
- Patio area in gardens
- Tegula block paving
- Timber sub-divisions (low fences, pergola, garden sheds)
- Location of communal bin storage



Planted timber pergola as visibility screen
Santa Clara Gardens



Usable, enjoyable residents' space, with
brick wall and dwellings as back drop



Quality planted areas, boundaries and
surfaces with (tegula block paving)

5.6 APPEARANCE

Simple, quality materials in clearly defined locations

- The appearance of the scheme is driven by the continuity and simplicity of the red brick wall. This envelope protectively wraps the dwellings on this exposed triangular site, creating a secure and robust walled garden set back from the public realm, visually connected with the local area.
- This red brick ties in with local buildings, which have a prevalence of red brick in the semi-detached dwellings particularly on Mount Vernon Avenue (B), and in parts of the new Regeneration phases (C).
- The inner garden elevations are lighter-weight, with black ship-lapped timber (H), in notable contrast to heavier external walls.
- The black feature elements such as sills and rainwater goods reference the characteristic details of the historic buildings that define the historic built character, particularly on Highstone Road (A).
- The Residents' garden is more open and connected with the public realm, bound by black railings (I), which wraps around to front Highstone Road.



A strong perimeter encouraging natural surveillance inside and out

- Continuous brick perimeter
- Black stained timber inner facades
- Black railings
- Timber garden divisions



A. Picking up on dark patina of stone and black features, Highstone Road



B. Existing red brick semi-detached units with slate roofs and black railings



C. New mottled red brick and cedar clad units in first Worsbrough phases



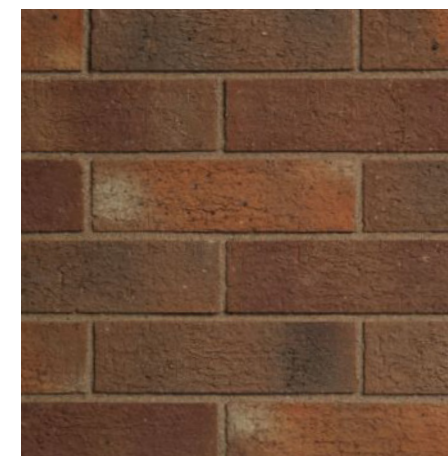
D. Continuous brick gables and wall, with large openings and secure gates



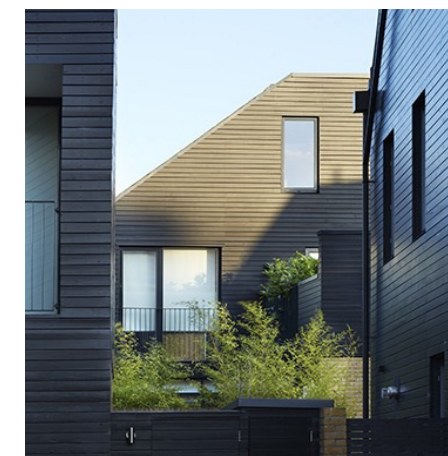
E. Simple brick elevations and details Craddock Cottages, Surrey



F. Occupied hard edge next to public realm. Footdee, Aberdeen



G. Red facing brick with colour match mortar. Carlton Wolds Minster blend



H. Black stained shed-like timber, black frames and details, Newhall Be, Essex



I. Simple black railings, with gate to residents' garden. Accordia, Cambridge



Material Key

- | | |
|--|---|
| 1. Red facing brick (Carlton Wolds Minster blend, Or Similarly Approved) | 7. PPC metal front garden railing - colour black (OSA) |
| 2. Reconstituted slate roof tiles (OSA) | 8. Timber cladding, horizontal ship-lapped - black stained (OSA) |
| 3. Windows and door frames - colour black, (OSA) | 9. Timber fencing, sheds and pergola |
| 4. Masonry coping and sills - colour dark grey (OSA) | 10. Brick boundary wall - to match facing brick |
| 5. PPC metal rainwater hopper and downpipe - colour black (OSA) | 11. PPC metal gutter and downpipe - square section, colour black (OSA) |
| 6. Composite front entrance door (OSA) | 12. All extracts and meter boxes black to match windows and rainwater goods |

5.7 REFUSE STRATEGY

Discreet and accessible shared storage for refuse

- Communal refuse storage is located at the eastern end within the secured communal space, instead of in front of individual homes. Residents will access bin stores via their back gardens.
- Bins are to be collected from Lockwood Lane via the secure gate with a dedicated key/fob, as agreed with Barnsley Council Refuse Department.
- The refuse store allows for 2no. 660l Eurobins for general waste, 1no. 240l brown wheelie bin for glass/aluminium/plastic, 1no. 240l green wheelie bin for garden waste, 1no. 240l blue wheelie bin for paper and optionally 1no. extra 240l green wheelie bin for cardboard for future needs.



A strong perimeter encouraging natural surveillance inside and out

5.8 TRANSPORT AND ACCESS

Accessibility and inclusivity for both residents and visitors

- Parking is located off the highway in safe and convenient locations on plot close to the dwellings. One space is provided per dwelling.
- In response to planning suggestions, the parking areas have been located in two areas with three spaces each, accessed off Lockwood Lane and Mount Vernon Avenue. With the alignment and height of the brick perimeter wall also influenced by planning feedback, these spaces are well overlooked, in plain sight of dwellings.
- Levels across the whole site have been considered to ensure accessibility to all parts of the plan, with level entrances and step-free internal layouts. The communal pathway provides accessible ramps to enable smooth passage between the parking, residents' garden, private rear garden gates and refuse storage.
- The bus stop is retained as a key feature of this stretch of Highstone Road, to be identified with a bus stop pole on the pavement.
- The bus shelter itself is proposed for removal, as suggested with SYPTE. This enables a viable proposal to be put forward whilst maximising separation distances on the tight site. The terrace is able to front onto Highstone Road in a linear run, without any set backs or hidden corners which would pose security issues. The front gardens in front of the terrace allow clear visibility of the bus stop, and provide privacy and separation from the pavement and bus stop area.
- The retention of the bus stop is a positive asset to the site, in enabling residents more flexibility and accessibility for public transport.

6.0

APPENDICES

Please find overleaf the following drawings:

- 1410_04_001 Location Plan
- 1410_04_101 Existing Site Plan
- 1410_04_201 Existing Street Sections
- 1410_07_101 Proposed Block Plan
- 1410_07_102 Proposed Roof Plan
- 1410_07_110 Proposed Unit Plans
- 1410_07_201 Proposed Street Sections
- 1410_07_210 Proposed Site Section
- 1410_07_301 Proposed Block A Front and Rear Elevations
- 1410_07_302 Proposed Block A & B Gable Elevations
- 1410_07_303 Proposed Block B Front and Rear Elevations

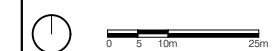


	GENERAL NOTES
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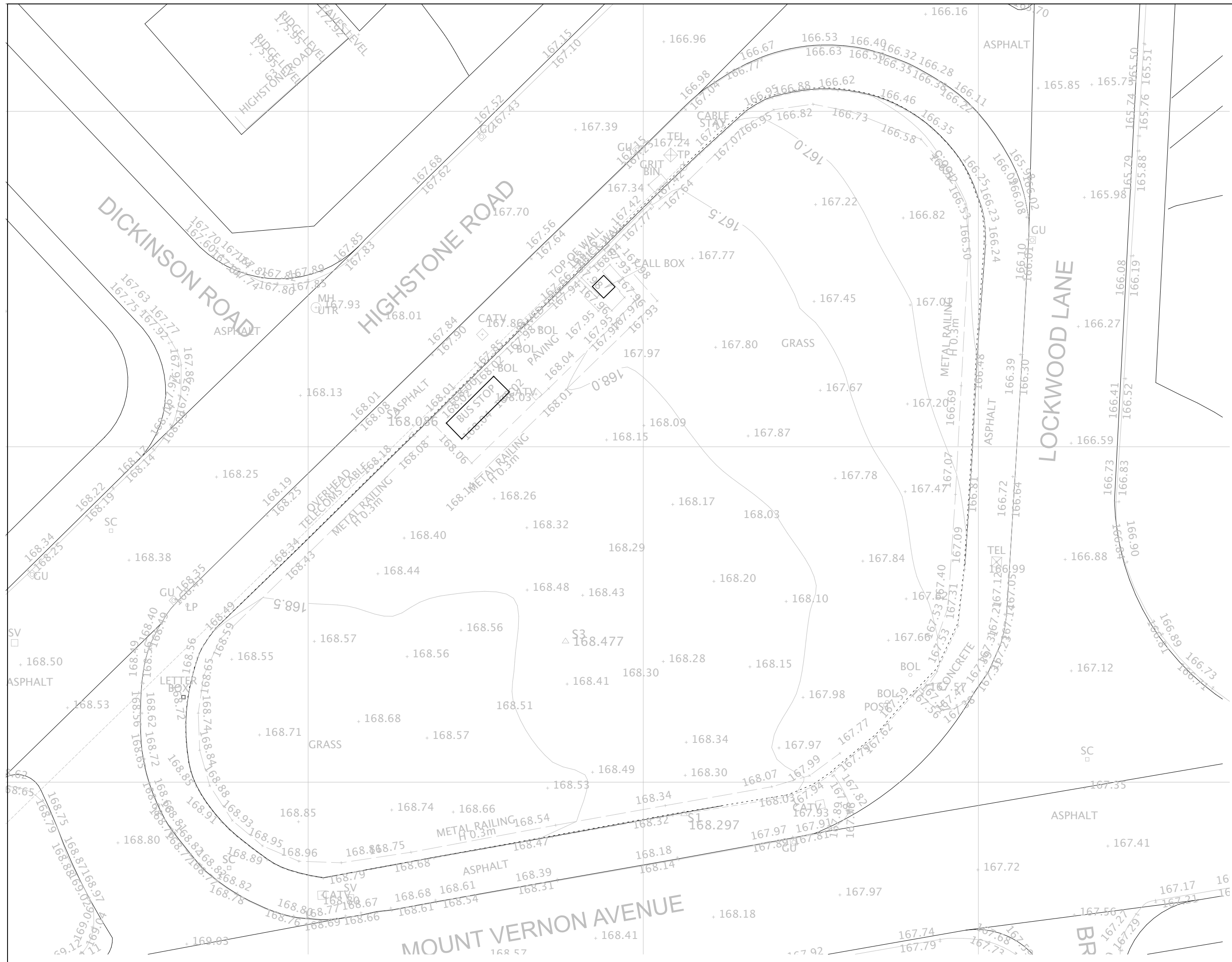
1. Measurements are based on metric system.
2. All levels are in meters to Ordnance Datum Newlyn (ODN) unless noted otherwise.
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REV.	DATE	DESCRIPTION



CLIENT South Yorkshire Housing Association	
PROJECT NAME Highstone Road	
PROJECT NO. 1410	STATUS Planning
DRAWING NAME Location Plan	
SCALE 1:1250 @ A3	DATE 21/12/2015
DRAWN BY LJ	CHECKED BY DP
DRAWING NO. 1410 04 001	REV P1

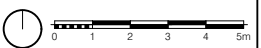
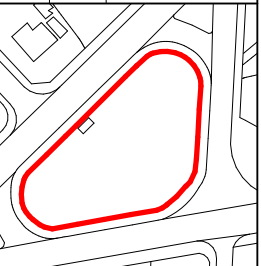


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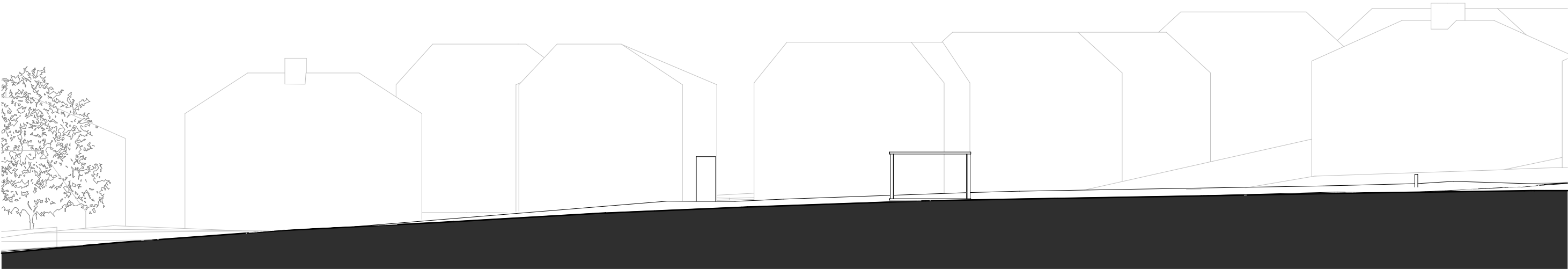
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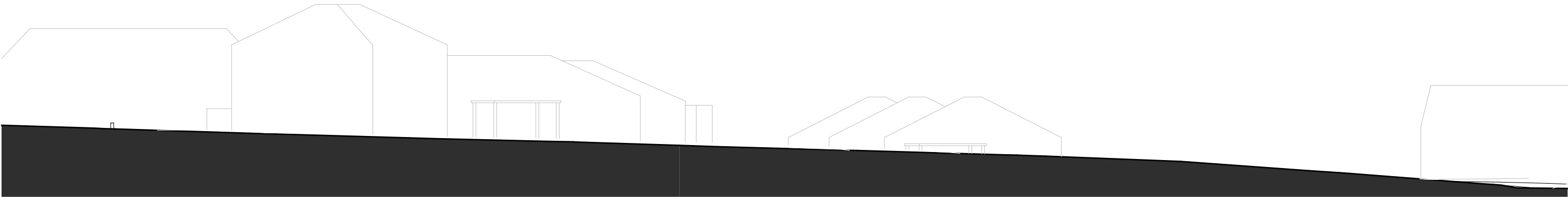


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e office@mae-llp.co.uk
w mae-llp.co.uk

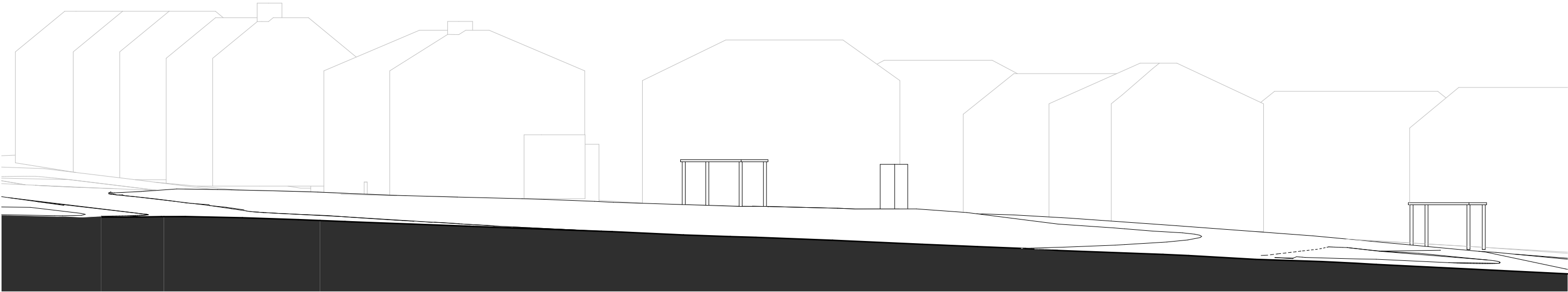
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SCALE	DATE
1:200 @ A3	21/12/2015
DRAWN BY	CHECKED BY
LJ	DP
DRAWING NO.	REV
1410_04_101	P1



Section A Highstone Road



Section B Mount Vernon Avenue



Section C Lockwood Lane

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3. Do not scale drawing.

4. Figure dimensions are to be followed.

5. Do not use for construction unless expressly permitted.

6. Contractor should verify all conditions on site and notify contract administrator of any variations from dimensions before construction.

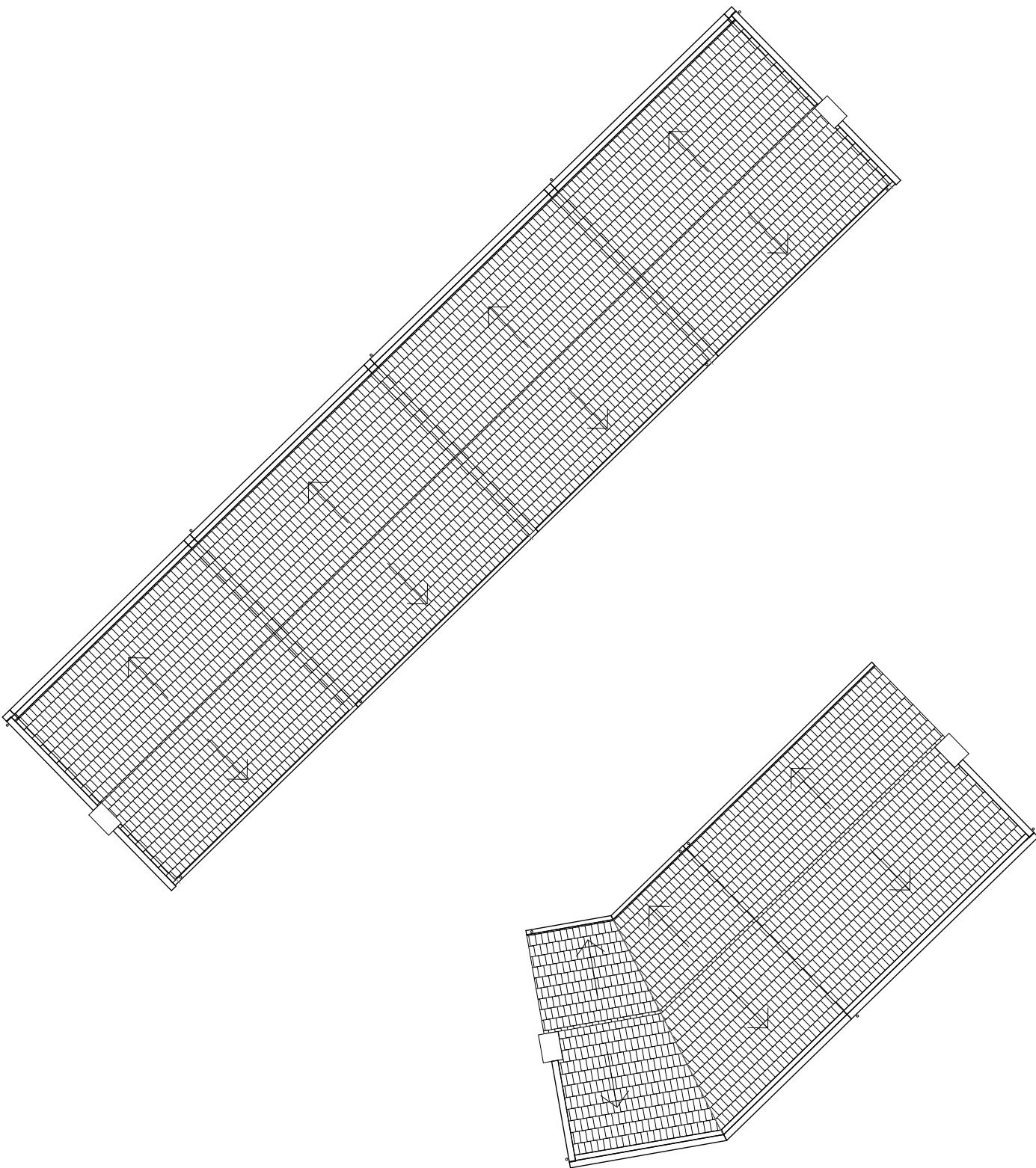
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CLIENT South Yorkshire Housing Association	
PROJECT NAME Highstone Road	
PROJECT NO. 1410	STATUS Planning
DRAWING NAME Existing Street Sections	
SCALE 1:200 @ A3	DATE 21/12/2015
DRAWN BY LJ	CHECKED BY DP
DRAWING NO. 1410_04_201	REV P1



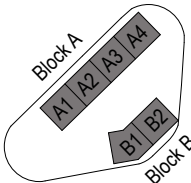
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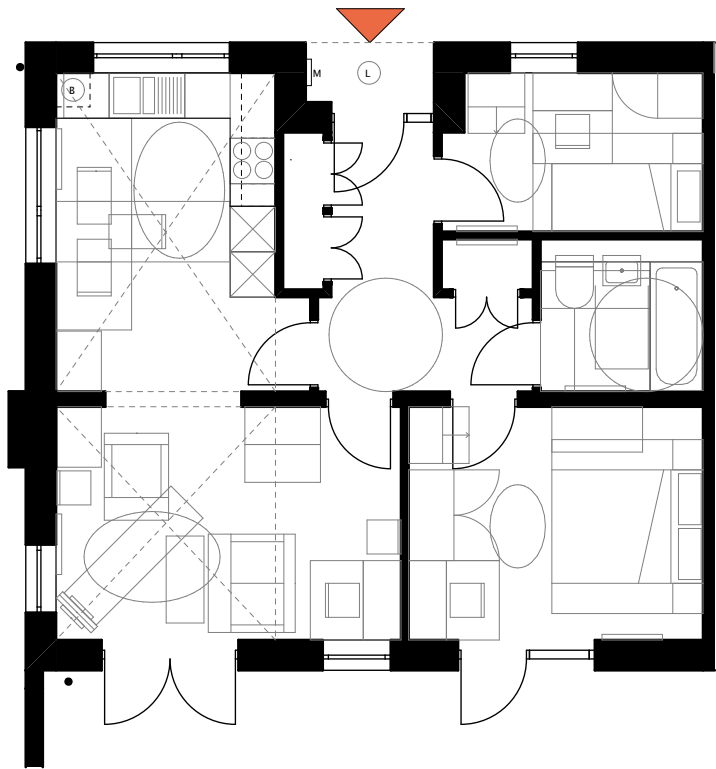
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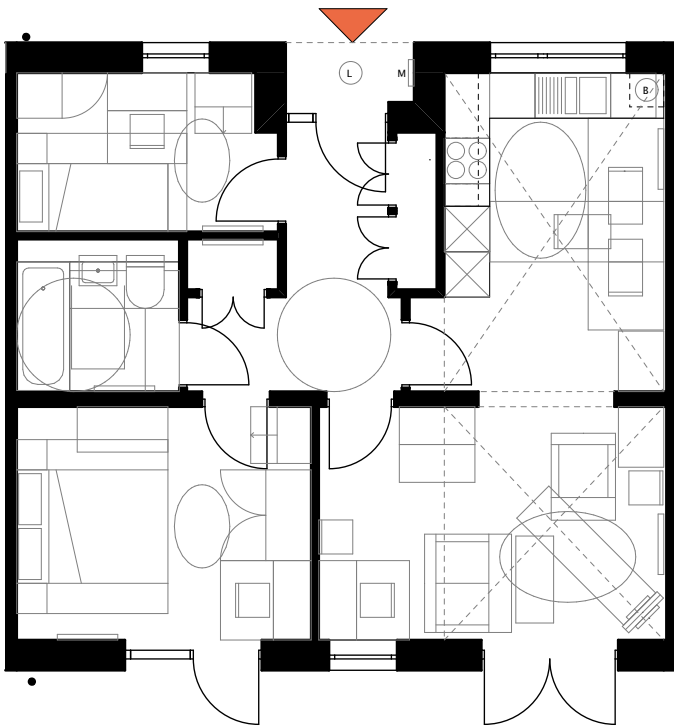


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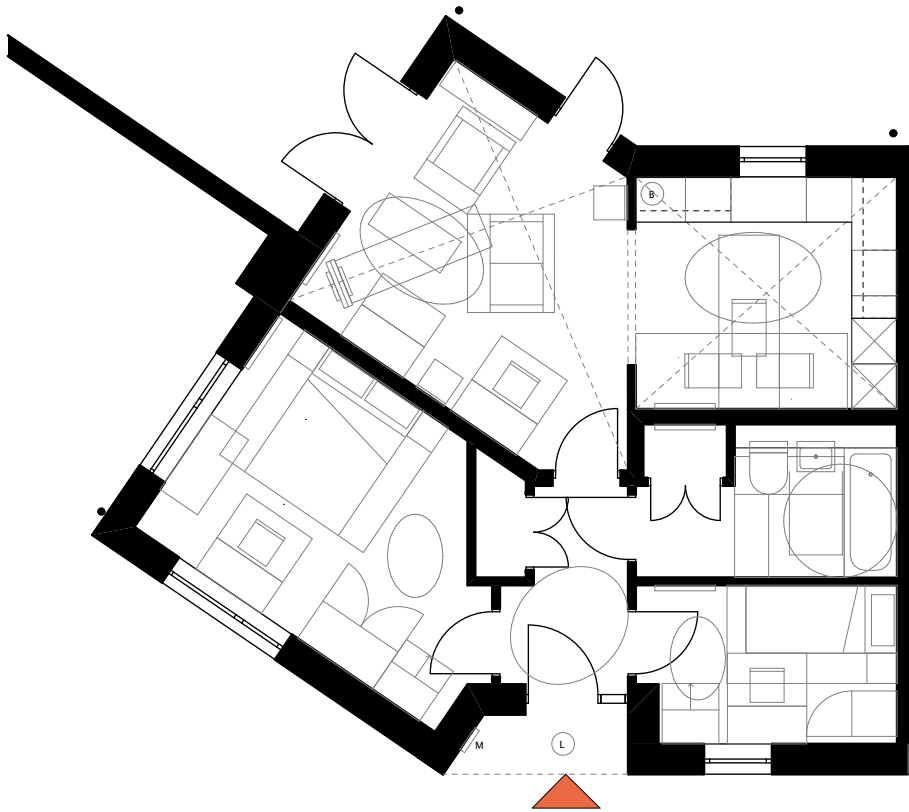
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PROJECT NAME	
Highstone Road	
PROJECT NO.	STATUS
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DRAWING NAME	
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DRAWN BY	CHECKED BY
LJ	DP
DRAWING NO.	REV
1410_07_102	P1



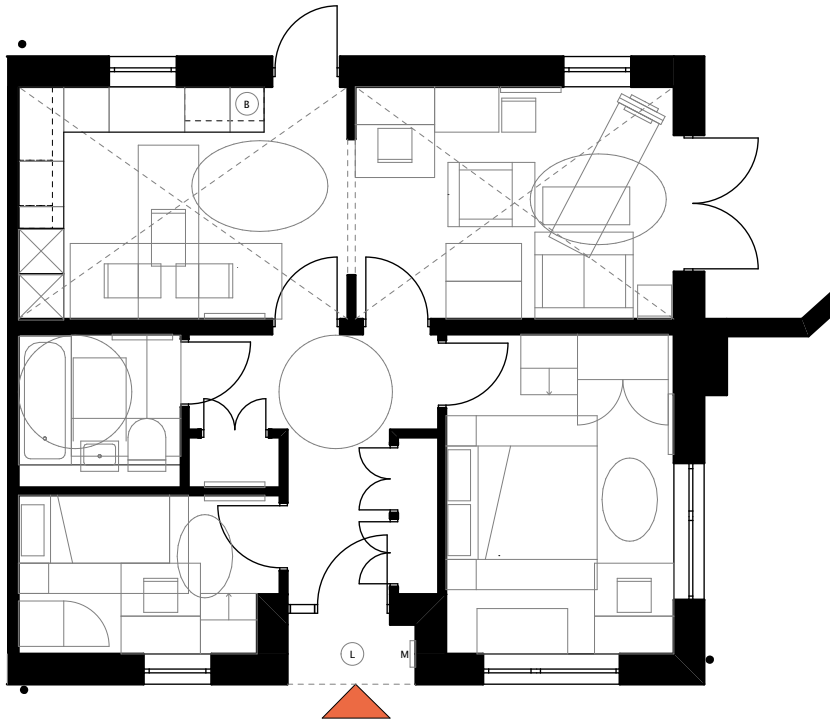
Floor Plan – Unit A1 (Handed for Unit A4)
2B3P
Area 62.2sqm



Floor Plan – Unit A2 and A3
2B3P
Area 62.2sqm



Floor Plan – Unit B1
2B3P
Area 62.8



Floor Plan – Unit B2
2B3P
Area 62.9sqm

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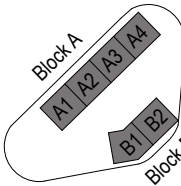
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Drawing Notes

Boilers, entrance lights and meter boxes shown indicatively

B = Boiler
L = Entrance ceiling light
M = Meter box

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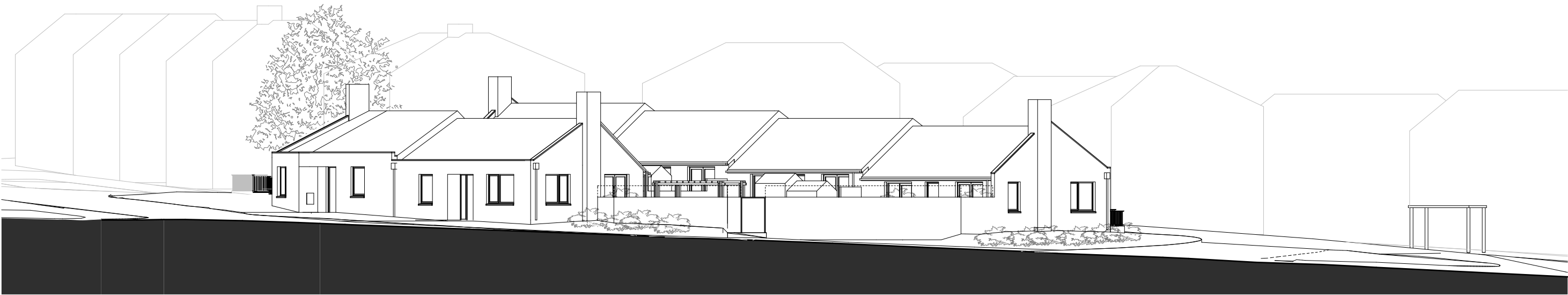
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PROJECT NO. 1410	STATUS Planning
DRAWING NAME Proposed Unit Plans	
SCALE 1:100 @ A3	DATE 21/12/2015
DRAWN BY LJ	CHECKED BY DP
DRAWING NO. 1410_07_110	REV P1



Section A Highstone Road

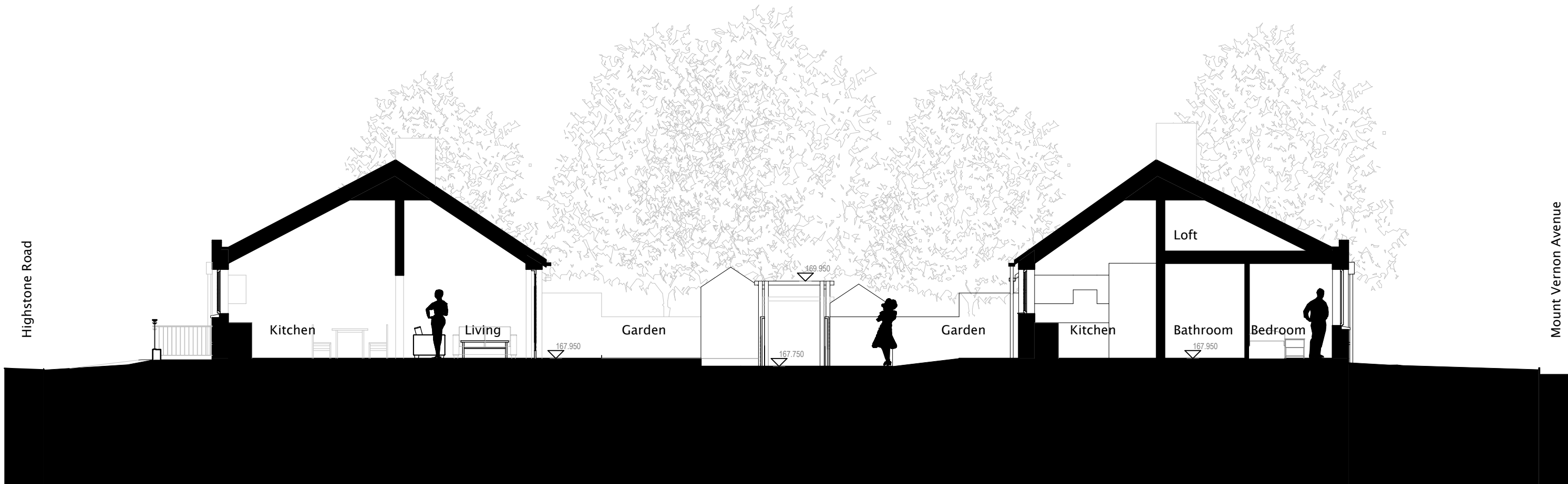


Section B Mount Vernon Avenue

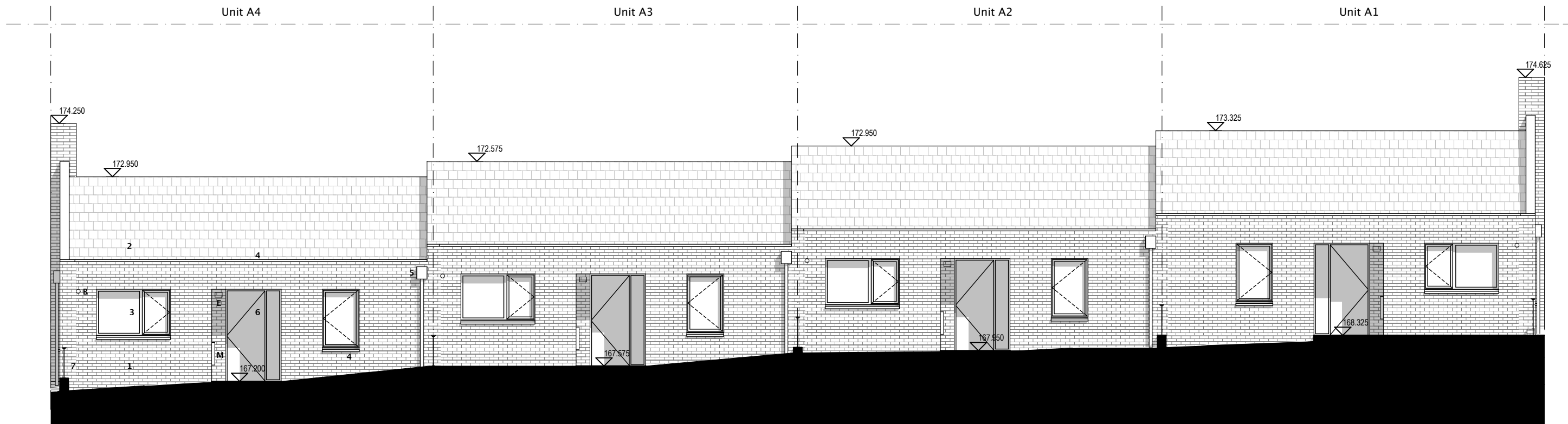


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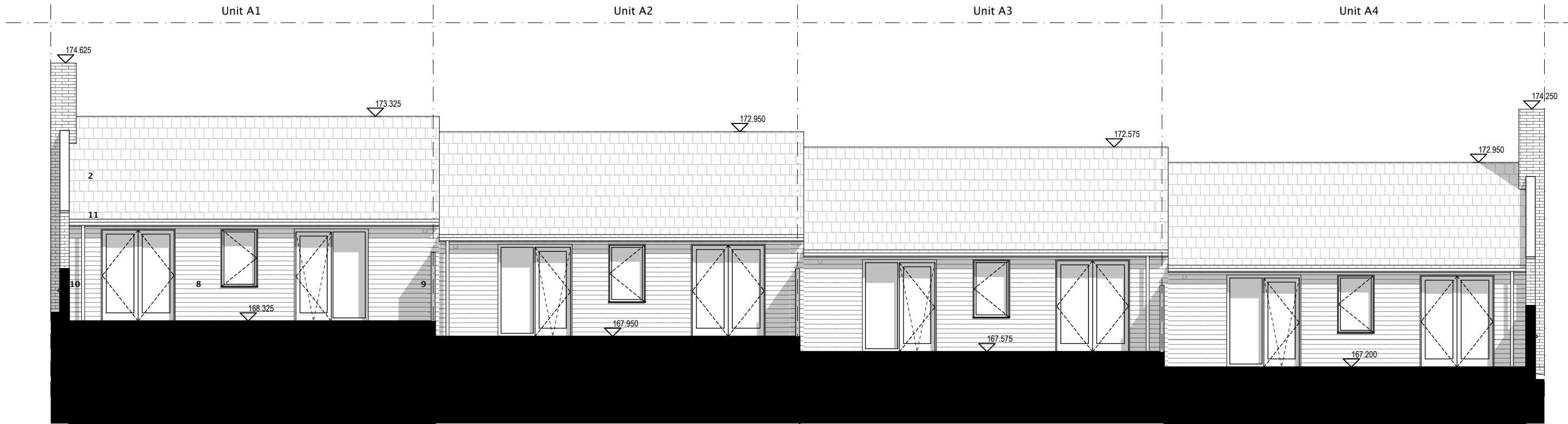
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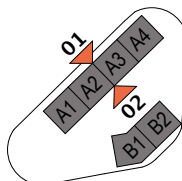
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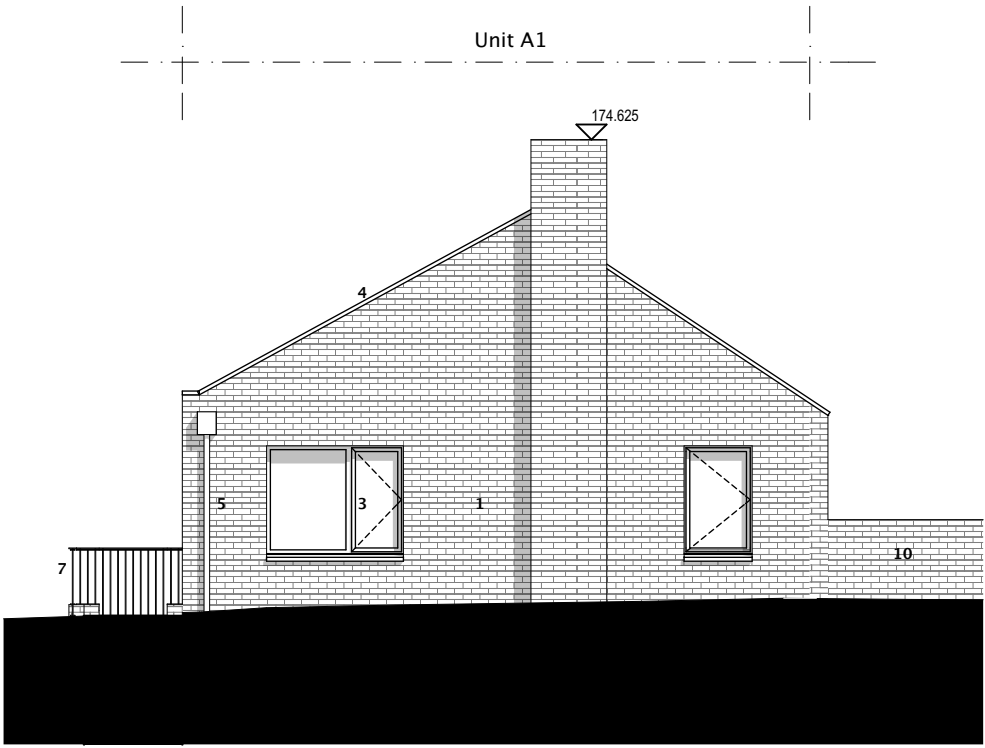


01 – West Elevation of Block A

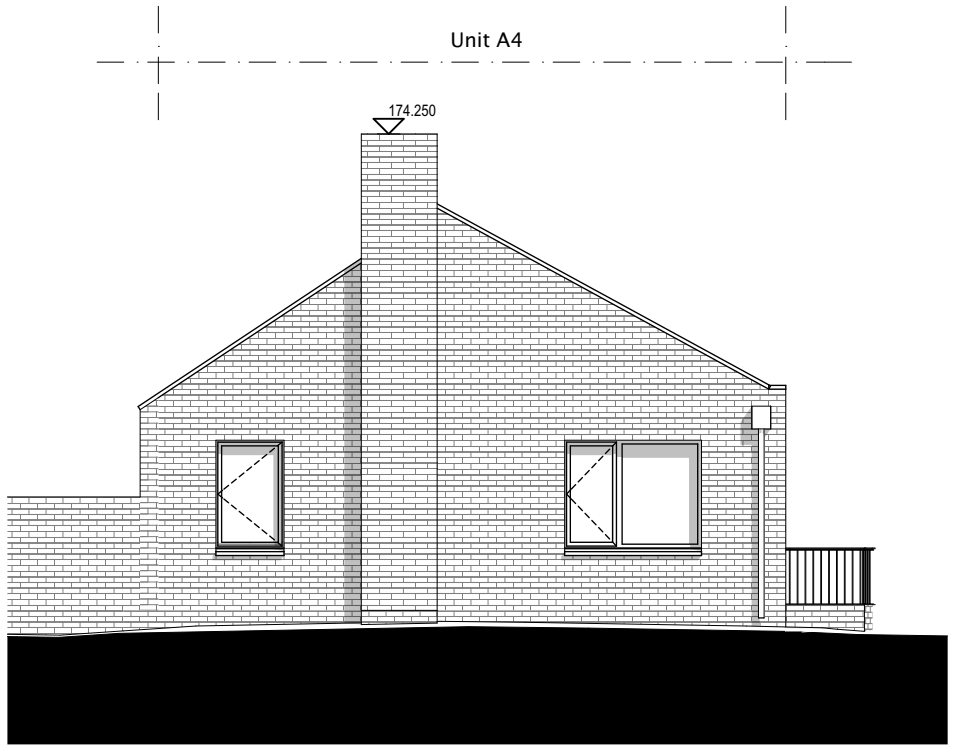


02 – East (Rear) Elevation of Block A

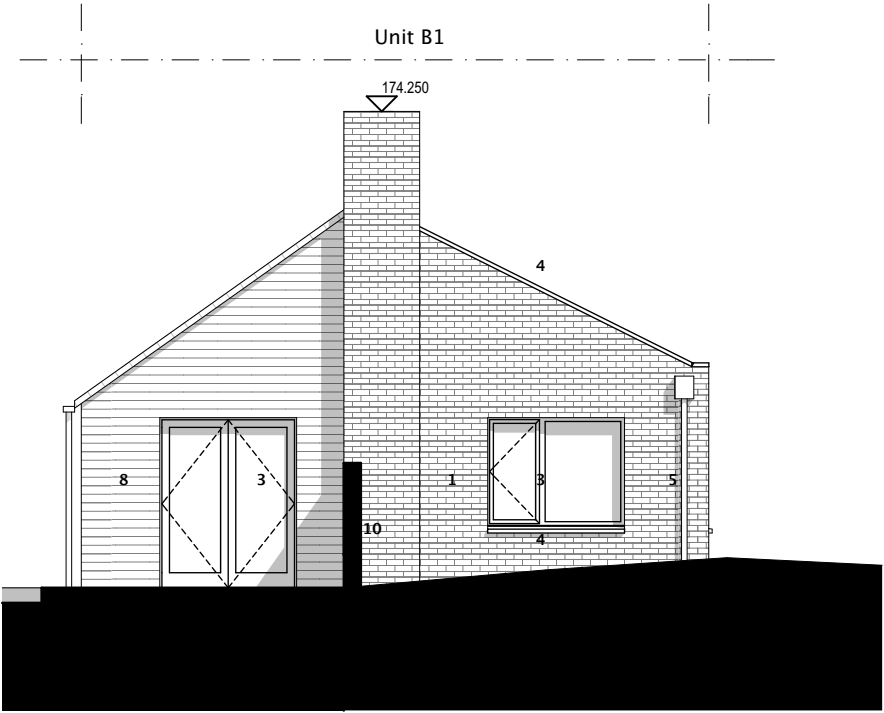
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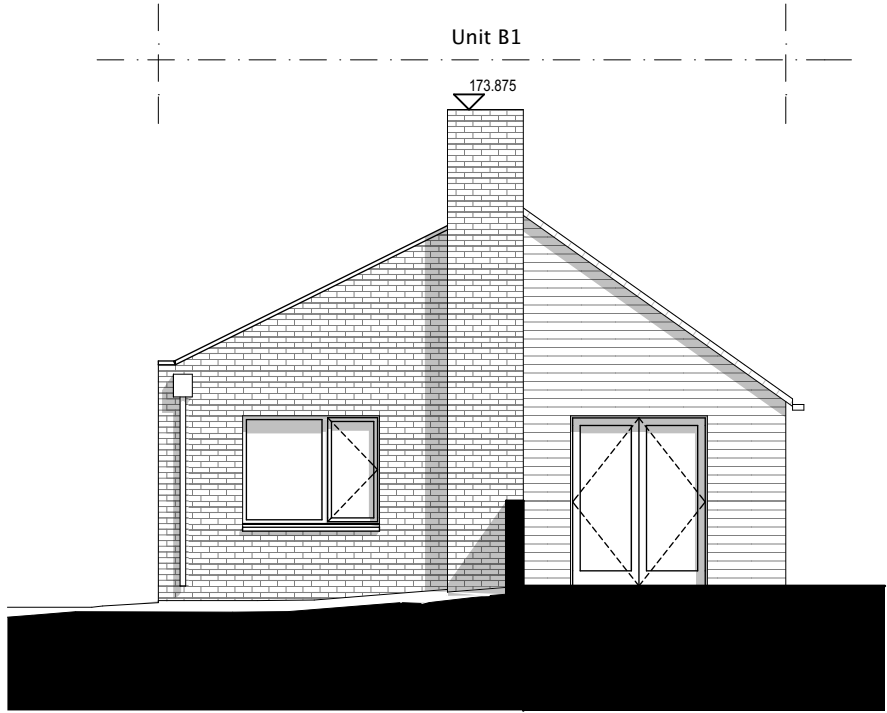
03 – South Elevation of Block A



04 – North Elevation of Block A



05 – South Elevation of Block B



06 – North Elevation of Block B

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Material Key

1. Red facing brick (Carlton Wolds Minster blend – Or Similarly Approved)
2. Reconstituted slate roof tiles (OSA)
3. Windows and doors frames – colour black, (OSA)
4. Masonry Coping and sills – colour dark grey (OSA)
5. PPC metal rainwater hopper and downpipe – colour black (OSA)
6. Composite front entrance door (OSA)
7. PPC metal front garden railing – colour black (OSA)
8. Timber cladding, horizontal ship-lapped – black stained (OSA)

9. Timber fencing
10. Brick boundary wall – to match facing brick
11. PPC metal gutter and downpipe – square section, colour black (OSA)
12. All extracts and meter boxes black to match windows and rainwater goods

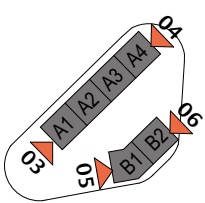
Drawing Notes

Extracts and meter boxes shown indicatively. All other extracts to terminate on the rear roof pitch or rear elevation, where possible.

All meter boxes to be located discretely within entrance porch or in front garden.

B = Boiler extract
E = Fan extract
M = Meter box

REV.	DATE	DESCRIPTION

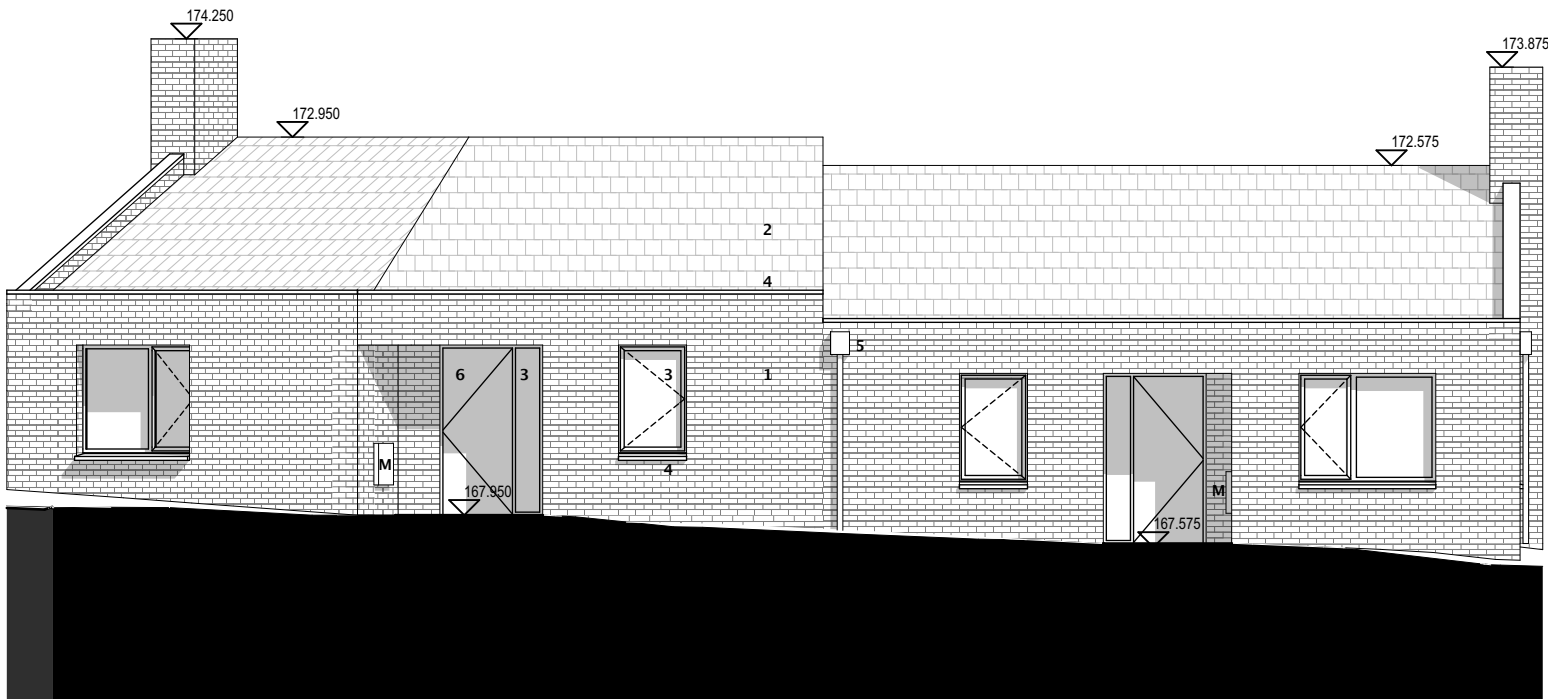


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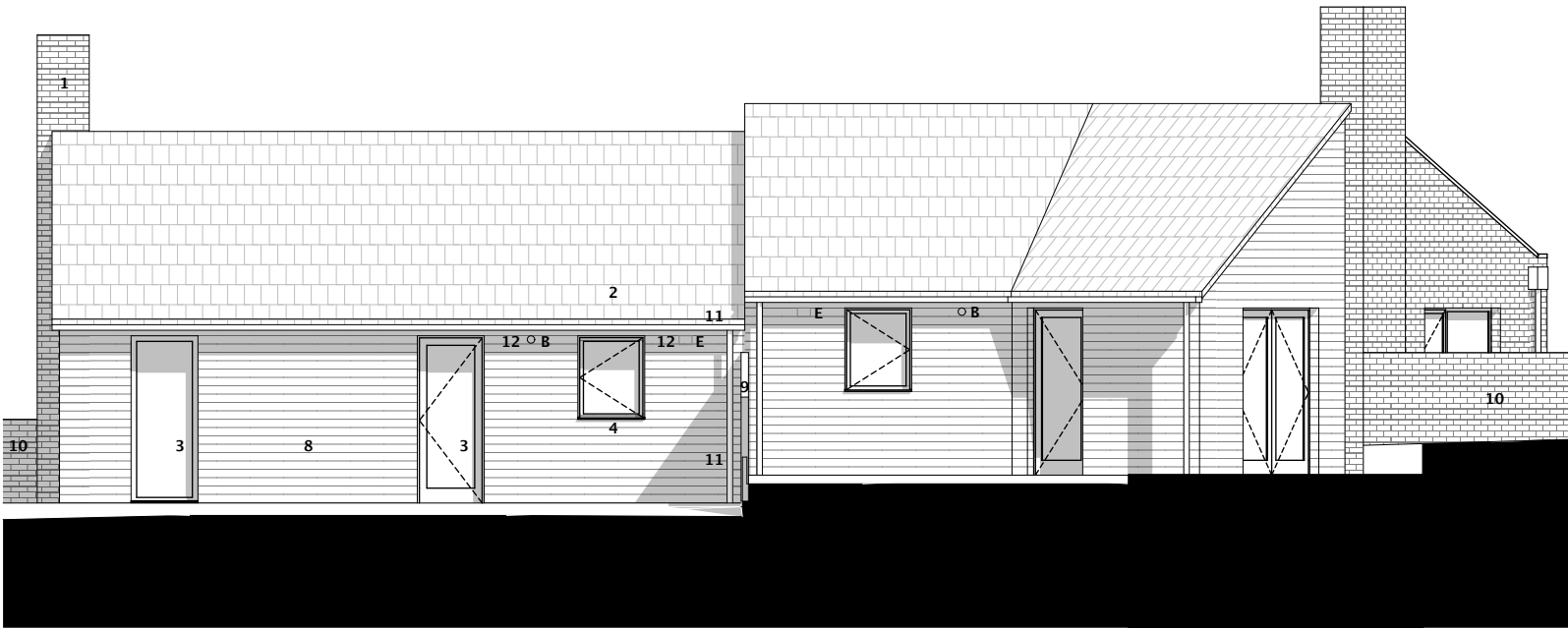
CLIENT	South Yorkshire Housing Association
PROJECT NAME	Highstone Road
PROJECT NO.	1410
STATUS	Planning
DRAWING NAME	Proposed Block A & B Gable Elevations
SCALE	1:100 @ A3
DATE	21/12/2015
DRAWN BY	LJ
CHECKED BY	DP
DRAWING NO.	1410_07_302
REV	P1



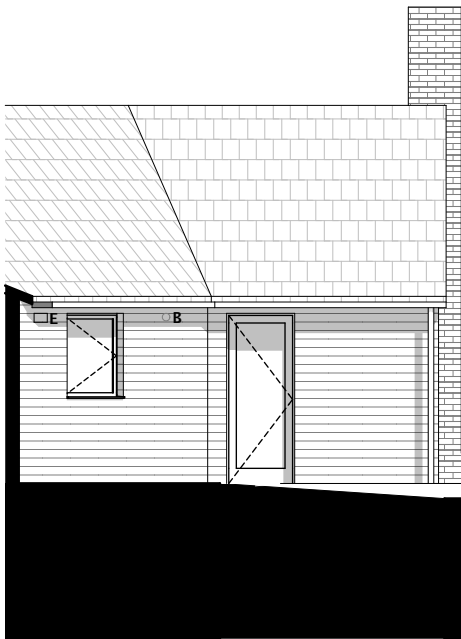
South East Elevation of Block B



South Elevation of Block B (Unit B1)



North West Elevation of Block B



North Elevation of Block B (Unit B1)

GENERAL NOTES

1. Measurements are based on metric system.
2. All levels are in meters to Ordnance Datum Newlyn (ODN) unless noted otherwise.
3. Do not scale drawing.
4. Figure dimensions are to be followed.
5. Do not use for construction unless expressly permitted.
6. Contractor should verify all conditions on site and notify contract administrator of any variations from dimensions before construction.

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Material Key

- | | | |
|---|--|---|
| 1. Red facing brick (Carlton Wolds Minster blend - Or Similarly Approved) | 5. PPC metal rainwater hopper and downpipe - colour black (OSA) | 9. Timber fencing |
| 2. Reconstituted slate roof tiles (OSA) | 6. Composite front entrance door (OSA) | 10. Brick boundary wall - to match facing brick |
| 3. Windows and doors frames - colour black, (OSA) | 7. PPC metal front garden railing - colour black (OSA) | 11. PPC metal gutter and downpipe - square section, colour black (OSA) |
| 4. Masonry Coping and sills - colour dark grey (OSA) | 8. Timber cladding, horizontal ship-lapped - black stained (OSA) | 12. All extracts and meter boxes black to match windows and rainwater goods |

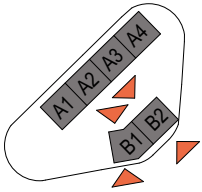
Drawing Notes

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REV.	DATE	DESCRIPTION



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CLIENT South Yorkshire Housing Association	
PROJECT NAME Highstone Road	
PROJECT NO. 1410	STATUS Planning
DRAWING NAME Proposed Block B Front & Rear Elevations	
SCALE 1:100 @ A3	DATE 21/12/2015
DRAWN BY LJ	CHECKED BY DP
DRAWING NO. 1410_07_303	REV P1

