



Layout is designed for the specialised usage of the dwellings. New dwellings have been designed to maintain appropriate distances between the remainder of the additional new dwellings and to the site perimeter to avoid loss of privacy and prevent overlooking.

Access is taken from Hill Street. The access requires the existing access to be made larger and can be achieved as the land owner is in possession of the Fitzwilliam Arms which was purchased for this reason. An access road that's designed to adoptable standards together with a series of Private Drives which will have block paved surfaces.

3.4.1 Scale

Dwellings adjacent to the site are two storey's in scale, proposed dwellings are two storey's with a maximum eaves height of 9.7m from ridge to road.

All dwellings shown on the indicative layout plan are two storeys with the exception of Plots 1-4 & 5 which is a detached bungalow and 4 disabled living apartments The scale of the proposed dwellings are consistent with adjacent dwellings.

3.4.2 Landscaping

The site is devoid of mature trees and planting. New planting has just been completed within the planning application Ref No 2013/0223 granted 29th January 2016. The hedgerow which contains self-sewn trees to the boundaries. Additional tree and shrub planting will be the subject of a detailed landscaping layout to be submitted in support of the application.

There are areas of Open Space within the site, which provide seating areas and an opportunity for landscape planting subject to detailed design.

3.4.3 Appearance

The majority of traditional buildings within Elsecar are constructed in red brick or stone with blue slate roofs and painted windows and doors. We would suggest that materials for the site could include a similar mix of brick and stone external walling with plain dark grey concrete tiles and white window frames with coloured doors.

3.5 Design

The design of the new development is a valuable addition to the community as a whole.

The housing mix on the proposed development at Hill Street, Elsecar is a balanced mix of dependant living dwellings, disabled living apartments and a disabled living bungalow, therefore providing much needed specialist housing within the community.

The new dwellings fit in well with their surroundings and street scene and have been carefully thought out so as not only to accommodate families, but to also create and expand a community.

They are of a good quality urban design and are highly sustainable; using maximum insulation, rainwater harvesting and SUDS drainage system.

Where possible, solar energy would be used so as to harvest and use as much of the Earth's natural resources and therefore reducing the carbon footprint of the development where achievable.

The site at Hill Street is a typically large brown field site and as such we feel it would accommodate the new development well; fitting in with the local street scene and mix of properties constructed of stone, some of red brick and more modern additions in new stone. A natural palate of materials will be used. Natural slate, natural stone and red brick, fitting in with the immediate area and street scene.

Set within a soft landscaping scheme that flows throughout the proposed development, the proposed new dwellings would enhance and make good use of the Old Ticket Master's site, creating a safe, sustainable and innovative development for people of all ages.

The proposed new development will be constructed in accordance with the BREEAM (Home Quality Mark) Award.