Arundel View, Jump, Barnsley

New Build Development of 9 Affordable Bungalows

Design & Access Statement

Issue One – 28 January 2010

BARNSLEY
Metropolitan Borough Council

Guinness
Northern Counties

BAILY GARNER

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Prepared by: M H Lewis

Authorised for issue: _____

For and on behalf of Baily Garner LLP

Date: 28 January 2010

1 Introduction

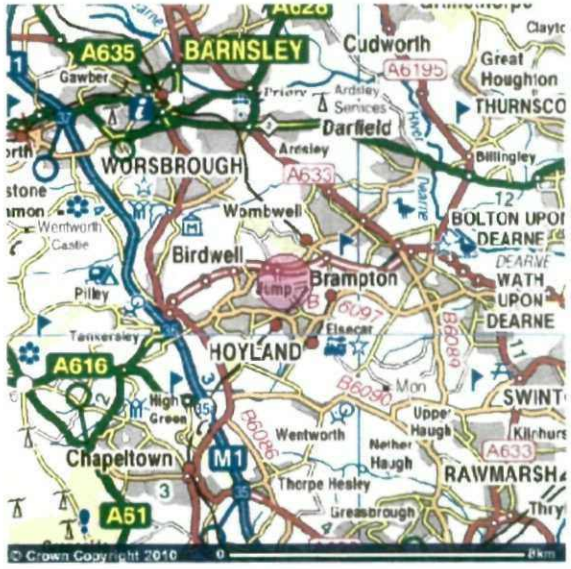
This Design and Access Statement forms part of the Full Planning Application submitted on behalf of Guinness Northern Counties as Registered Social Landlord for land comprising of council owned former residential area at Arundel View, Jump, Barnsley. The whole site in question comprises of two parcels of land. The site currently has 3 disused garages with the rest being rough grass land.

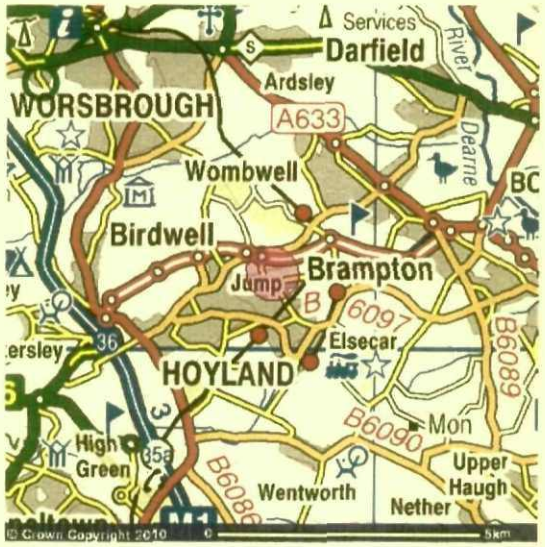
The site is located approximately 4 miles to the south east of the centre of Barnsley as the crow flies. Access to the existing site is gained directly from Arundel View. The site shares boundaries with the gardens to residential properties, Arundel View and a development of two bungalows. This forms a basic site of two parts.

The planning application is to develop 9 affordable bungalows (four x 2b4p Cat 1 Bungalows, four x 2b4p Disability Adapted Bungalows and one 3b5p Disability Adapted Bungalow) and associated works. The current requirement is of 100% rented accommodation.

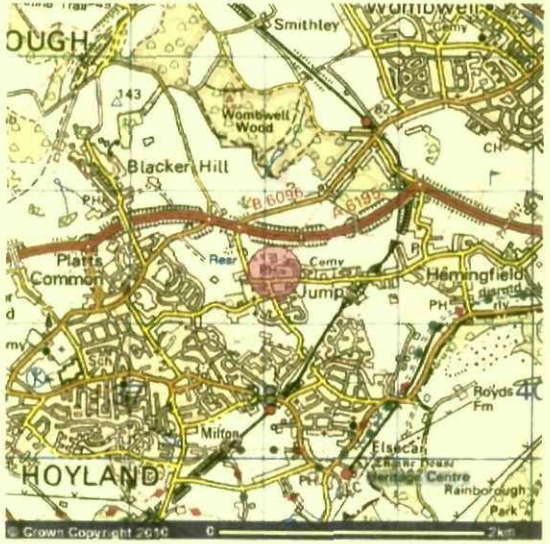
The design and access statement explains the context of the site and the design process arising from it. It describes the design concept relating to the application site, details the principals and parameters of the proposal. This is supported by detailed site layout and associated material in support of this application.

1 - Site Location Plan 1

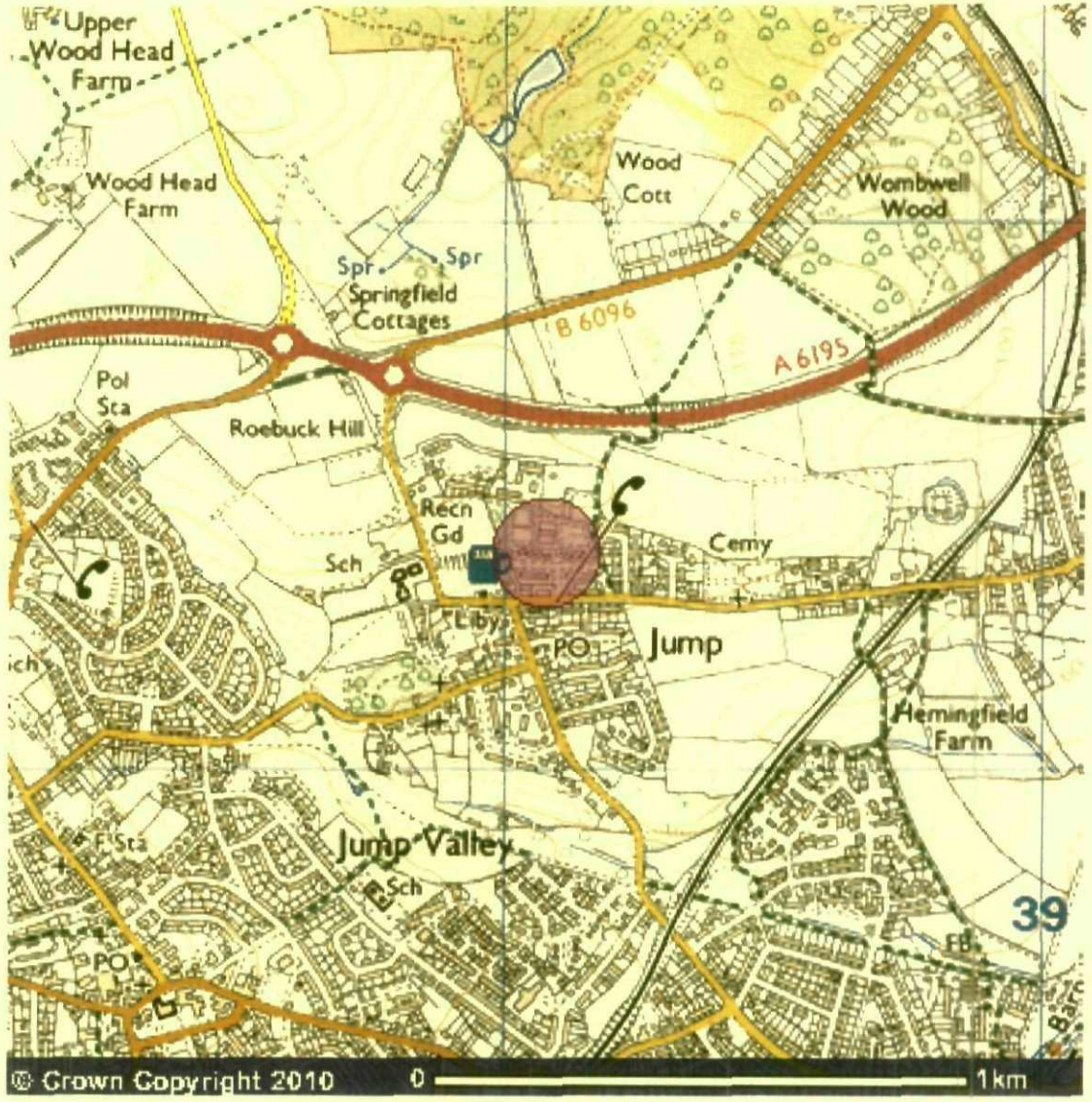




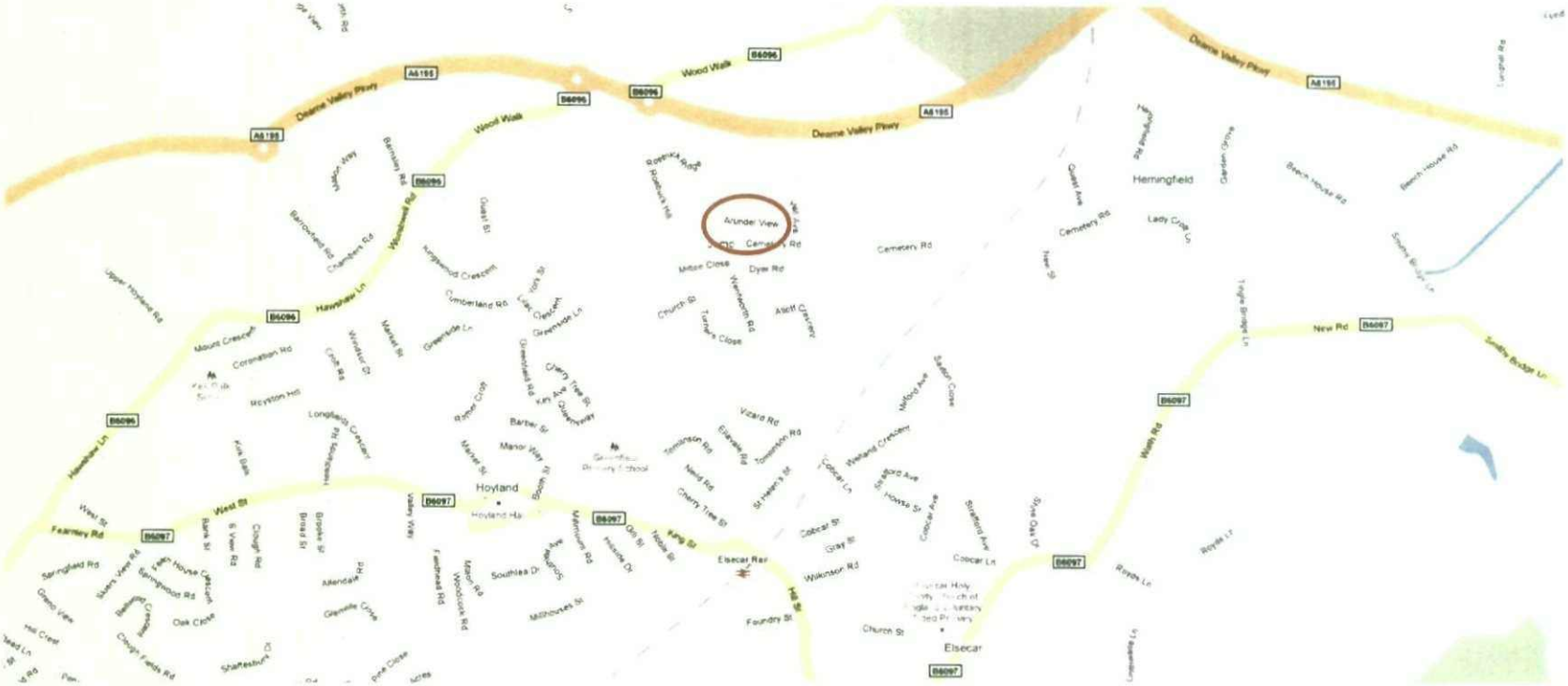
2-Site Location Plan 2



3-Site Location Plan 3



4-Site Location Plan 4



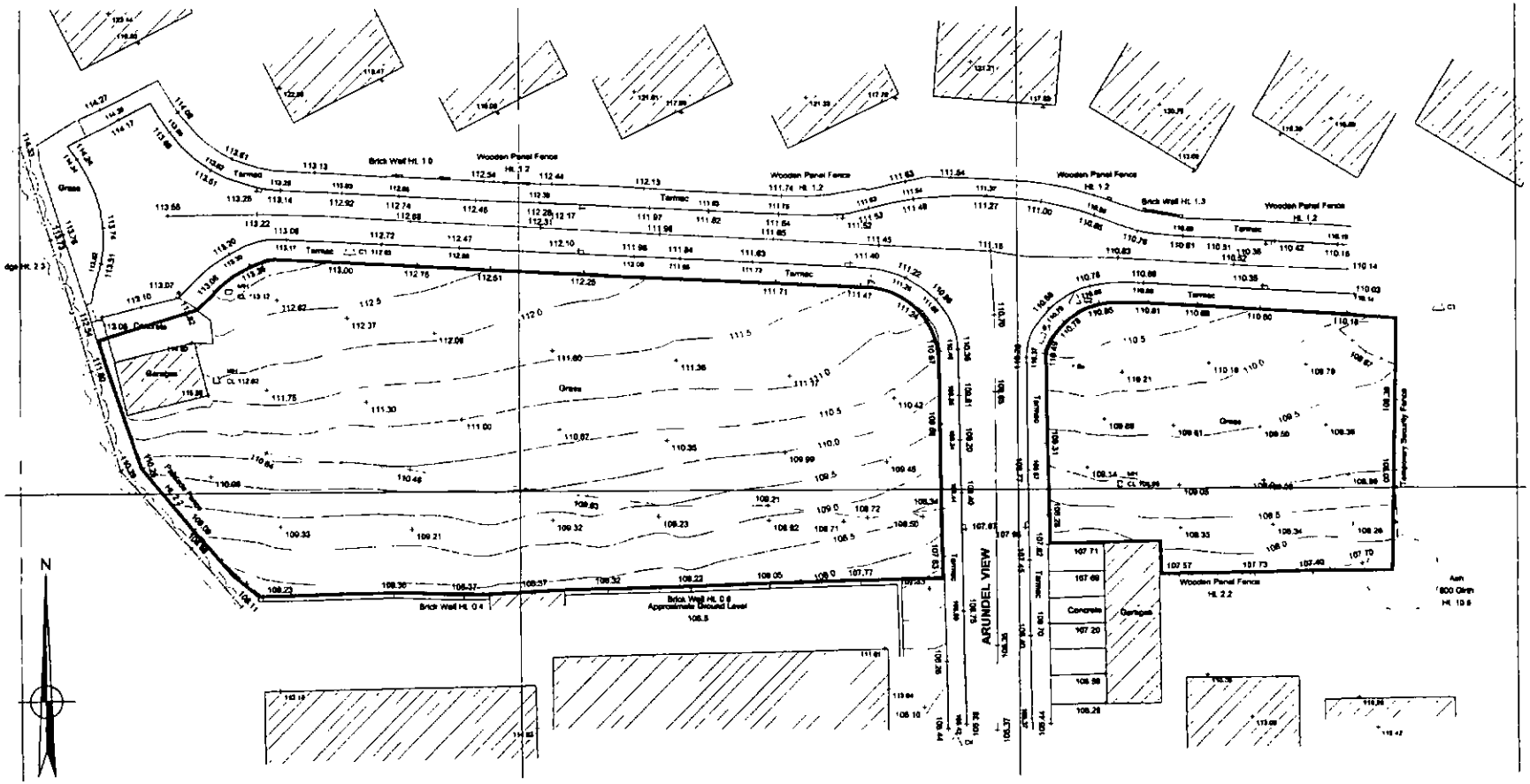
5 – Site Location Plan – n.t.s.

The application is for 9 affordable bungalows (four x 2b4p Cat 1 Bungalows, four x 2b4p Disability Adapted Bungalows and one 3b5p Disability Adapted Bungalow) and associated works for the rented affordable housing market. The scheme consists of 6 main buildings 1-storey in height with associated gardens, stores, car parking and landscaping.

This design and access statement explains the context of the site and the design process arising from it. It describes the design concept relating to the application site and details the principles and parameters of the proposals. This is supported by detailed associated material in support of our application.



6 - Existing Site Plan



7 – Existing Topographical Survey

2 The Client – Guinness Northern Counties

Founded in 1966 to provide Co-ownership Housing Schemes, an early form of low cost housing, Northern Counties Housing Association is a Registered Social Landlord regulated by The Tenant Services Authority (L0407)

As a non-profit making organisation, formed for the benefit of the community, we are registered in England under the Mutual Societies Registration (formerly the Registry of Friendly Societies) under the Industrial & Provident Societies Act 1965 (Registration No.19203R).

In 2007 The Guinness Trust and Northern Counties Housing Association joined forces. Together with partners Guinness Hermitage, Midsummer, Guinness Care and Support and Kennet we now for The Guinness Partnership. Across the country the Partnership owns over 50,000 homes and employs nearly 2000 staff delivering services to more than 100,000 customers.

The Guinness Partnership is a truly national organisation working in more than 150 local authority areas, and this national presence enables us to provide a wider choice of homes and tenures and a broader range of services to residents.

To reflect this new partnership, from the 1st April 2008 Northern Counties Housing Association became known as Guinness Northern Counties.

We legally formalised the name change on the 15th September 2008 to coincide with the launch of our new brand.

Our Vision

Our vision is to really make a difference

1. Our customers will recognise the exceptionally high quality of their homes and the services we provide as being excellent value for money.
2. We will listen and respond to customers as we shape and deliver services that will enable us to take an active role in neighbourhood and community regeneration in ways that value diversity and challenge discrimination.
3. We will always be recognised by all as an inspirational and excellent employer that is committed to delivering continuous improvement.
4. We will be an enthusiastic member of the Guinness Partnership and strive to exploit the efficiencies and effectiveness of full integration.

3. Site Context

This section describes the existing context of the site and its surrounding environment. The context has influenced the design of the buildings along with the topography, access, orientation, client requirements and the previous consultation. Together these have formed the shape and direction of the proposals.

Setting

The application site covers two parcels of land on Arundel View, Jump, Barnsley. The site is located approximately 4 miles to the south east of the centre of Barnsley. The site is surrounded by land of various uses, street frontage to Arundel View, residential and green space. The main access to the site is from Arundel View directly, both vehicular and pedestrian. To the northern boundary of both sites is Arundel View. To the eastern boundary lies Arundel View to one site and a development site for 2 bungalows to the other. To the southern boundary, residential. To the western boundary is a footpath with POS beyond for one site with Arundel View forming the boundary for the other. The current site is vacant space open to all boundaries facing Arundel View.

Topography

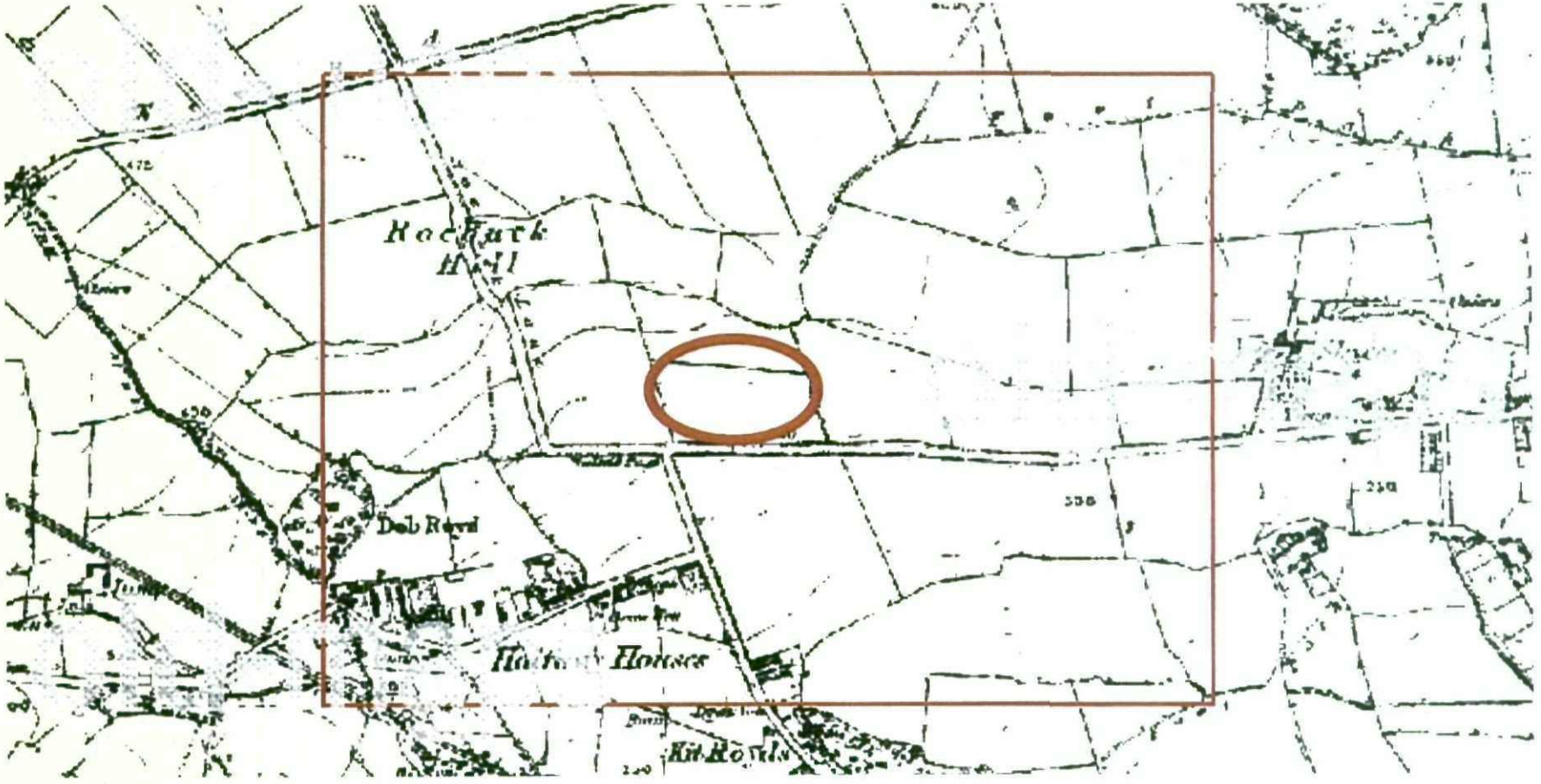
The site is affected by the levels, the whole design has been influenced by the requirements of level thresholds and approaches and the sloping nature of the site. Existing dwellings have been demolished sometime in the past these can be seen in the historic aerial photograph further on in this document.



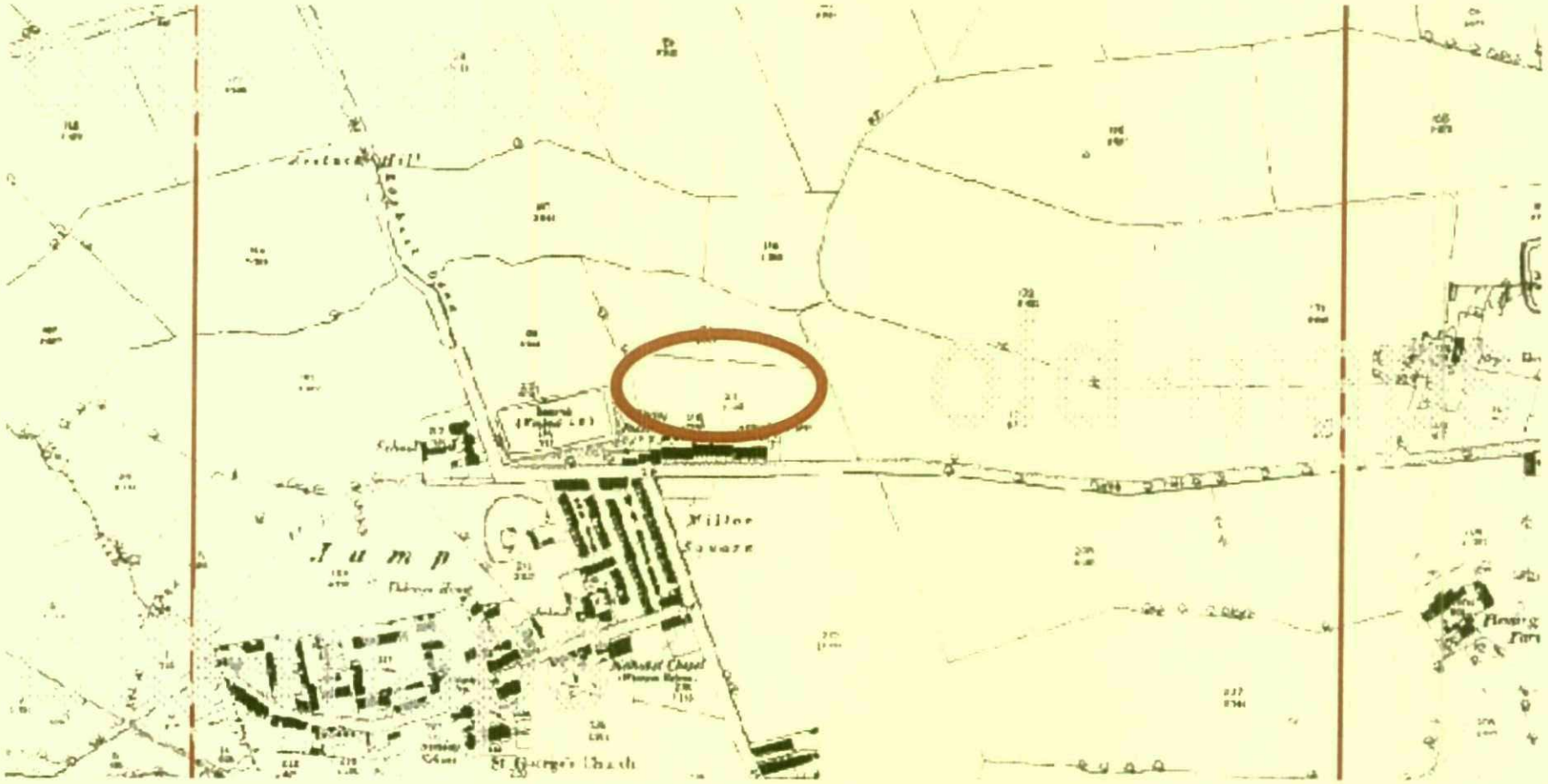
8 – Aerial Photograph

Site History

Looking through historic maps, development on this site has only been in the last 60 years. I have shown below various historic maps to show the site and it's surrounding areas. The site area was previously just open fields and an access way.



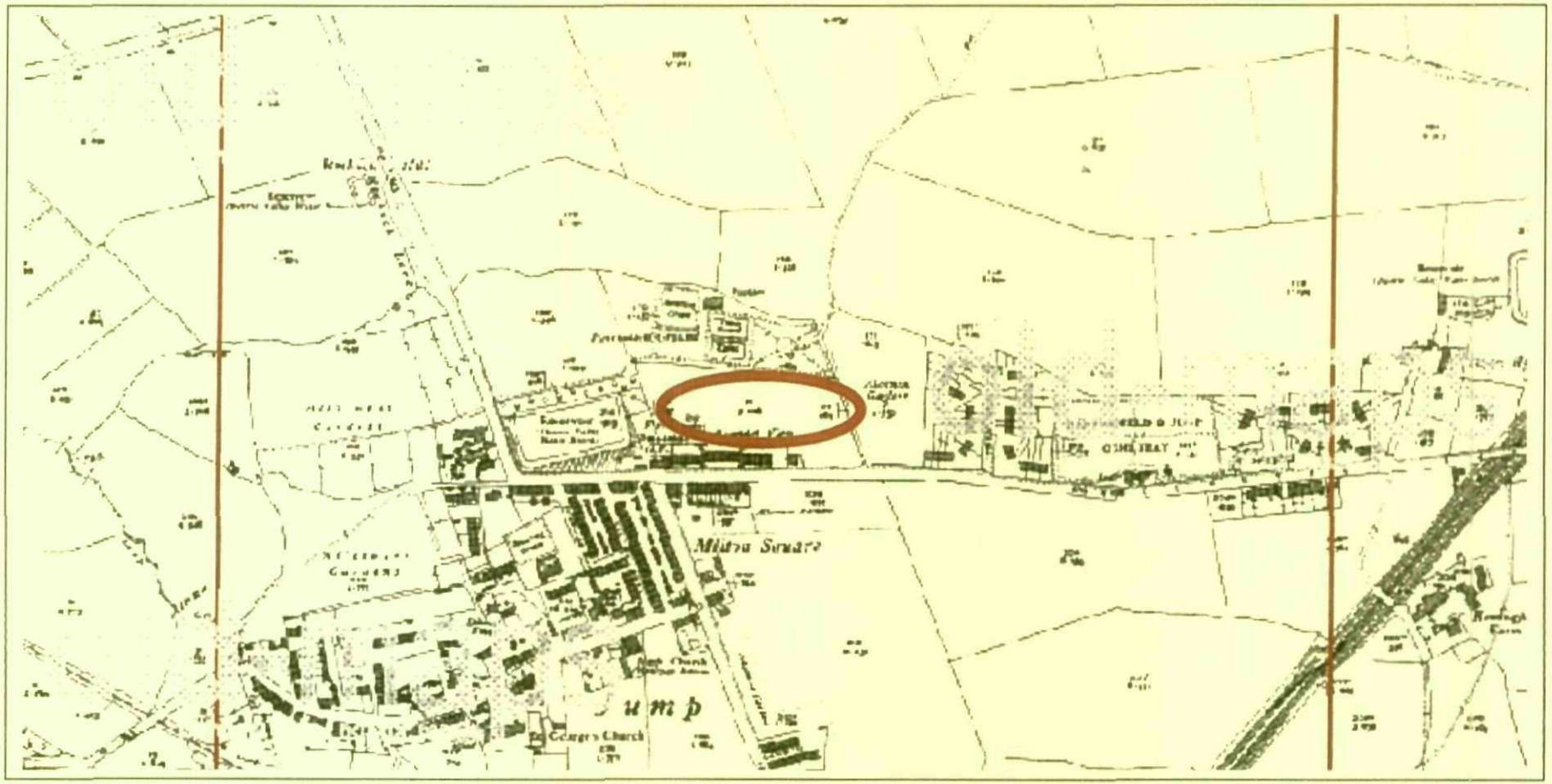
9 – 1855 - map



10 – 1892 - map



11 – 1903 - map



12 – 1930 - map



13 – 90's Aerial photograph

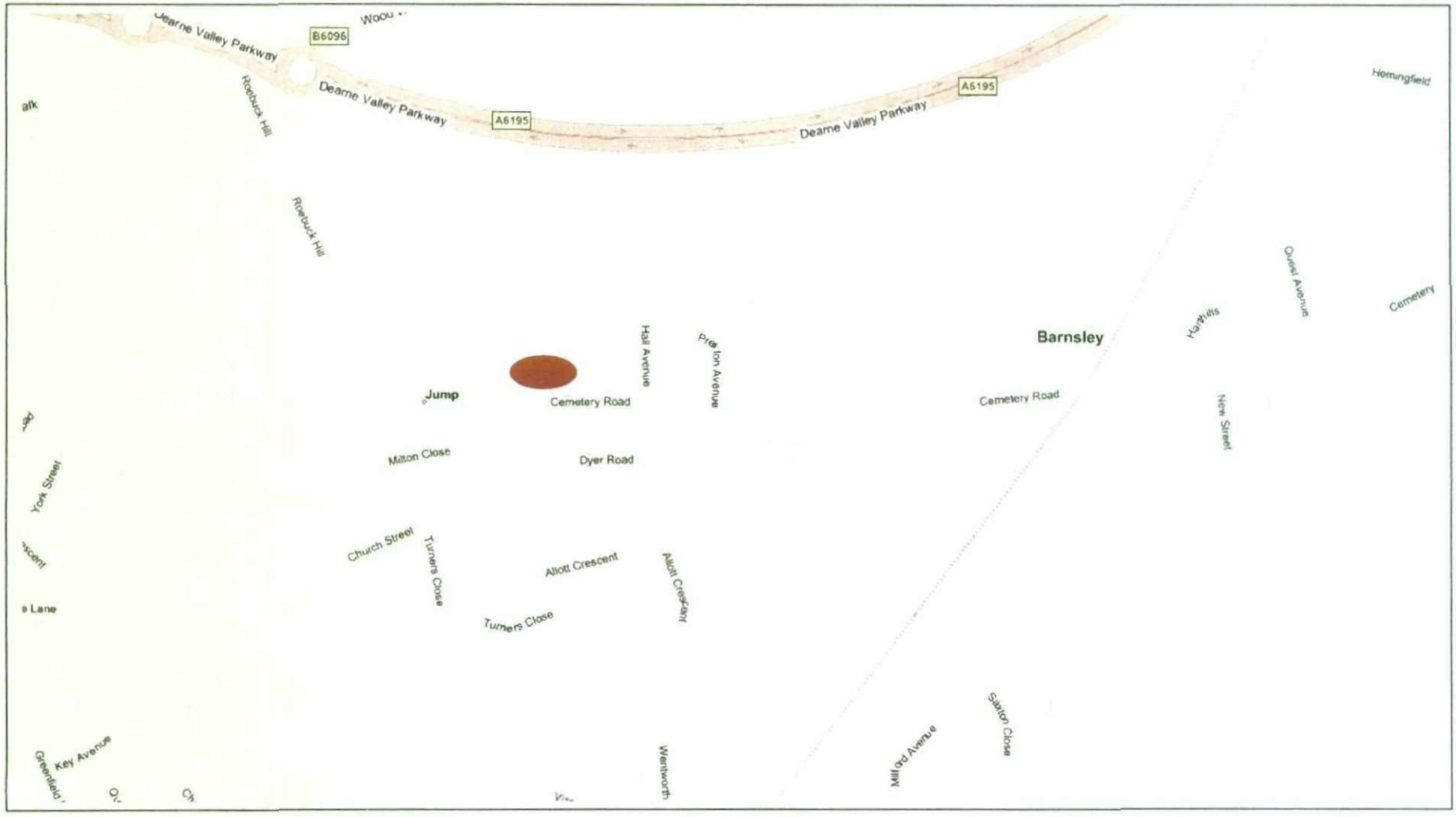
Movement and Access

The site is well located to the local, regional and national road network with access to the M1 and major 'A' roads in and out of the area.

The city centre of Barnsley centre is just four miles away, a bus can be caught on Cemetery Road or the train station of Elsecar is only 0.6 miles away.



14 – Larger Area Photograph



15 – Local Area Plan

Location and Amenity

Local shops are quite close to the site. As you can see from the map below the local shops are only a few minutes walk away on Cemetery Road which has a local shop and public house. The local post office is only a couple of minutes away on Wentworth Road. You have to go into Barnsley itself for all the main high street names, which at only less than 4 miles away, which is not a great distance.



16 – The site in relation to local amenities

Buildings and townscape

The townscape of the surrounding area consists of only one Architectural style. All built at the same time. These are best described through photographs.



17 – Bungalows on Hill Avenue



18 – Dwellings on Arundel View



19 – Dwellings on Cemetery Road at the junction with Arundel View



20 – Terrance houses on Cemetery Road



21 – Other houses on Cemetery Road



22 – Other houses on Cemetery Road

View and Vistas

The site will be viewed from a few angles, from the Arundel View or from the site itself



23 – From western end of Arundel View looking across the site



24 – Junction of Cemetery Road and Arundel View



25 – From the site looking east

Public Realm and Open Space



26 – Aerial View

Within the immediate area there are many areas of public open space the main being to the north of the site with open space, children's play area and bowling green. Larger green space is available to the west of the site where a football pitch can be clearly seen.

As you can see from the aerial view above green space is abundant in the surrounding area

Sustainability

The site is located within a reasonable distance from shops, schools, services and open spaces. Most needs can be fulfilled with walking distance. Other services can be easily reached by public transport within a short distance from the site. The nearest bus stop being less than 150 yards away.

The proposed buildings will be constructed to Code for Sustainable Homes Level Three.

Opportunities and Constraints

There are a number of opportunities and constraints relating to the site. These have influenced the direction and the design parameters for development.

This area summarised as follows: -

- Existing levels / topography on the site
- Existing boundaries
- Two sites.
- Adjacent Green space
- Neighbouring buildings
- Vistas and views of the site and its relationship with the surrounding buildings.
- Local Housing Need
- Affordable Housing
- Local Authority pre-consultation advice
- Previous designs consulted upon adjacent to the site

Existing photographs of the site and immediate area



27 – Green space to the north



29 – Adjacent development site on Arundel View



28 – Garages to the eastern end of Arundel View



30 – Adjacent development site on Arundel View



32 – Arundel View looking east



31– Arundel View looking west



33 – Arundel View looking across the site



35 – Arundel View looking south across the site



34 – Arundel View looking across the site



36 – Arundel View looking across the site



38 – Arundel View looking west



37 – Arundel View looking across the site westward



39 – Arundel View looking east



41 – Arundel View looking across the site



40 – Arundel View looking across the site



42 – Arundel View eastern garages



44 – Arundel View looking north



43 – Arundel View eastern boundary



45 – Arundel View looking north across the site



47 – Arundel View looking east across the site



46 – Arundel View looking NE across the site



48 – 192 Cemetery Road



50 – Arundel View looking from Cemetery Road



49 – Arundel View from Cemetery Road



51 – 178 Cemetery Road



53 – Arundel View looking south to Cemetery Road junction



52 – Arundel View looking south to Cemetery Road junction



54 – Arundel View looking across the site



56 – Arundel View looking across the site



55 – Arundel View looking across the site



57 – Arundel View looking north



59 – Arundel View looking north



58 – Arundel View looking north



60 – Recent development on Cemetery Road



61 – Recent development to the north of the POS



62 – Looking towards the site from the edge of the western POS



63 – Northern bowling green



64 – Northern POS



65 – Garage to be demolished on site



66 – Arundel View looking across the site



68 – Arundel View looking across the site



67 – Arundel View looking across the site



69 – Arundel View looking across the site



71 – Arundel View looking across the site



70 – Arundel View looking across the site

4 Design Process

Scheme Development

The proposals for the application site have been developed through consultation and design team meetings with the Client and Barnsley Metropolitan Borough Council. The scheme below is the conclusion of the input and revised schemes from all parties.

The brief was to design a residential development with car parking for a development of nine affordable bungalows through the demolition of three garages and the redevelopment of a former residential area.

The current requirements are for an all rented scheme and through consultation with the planning department and other stakeholders developed the proposals that are submitted for consideration.

Consultation

To date consultations relating to the application site has included the main people or organisations: -

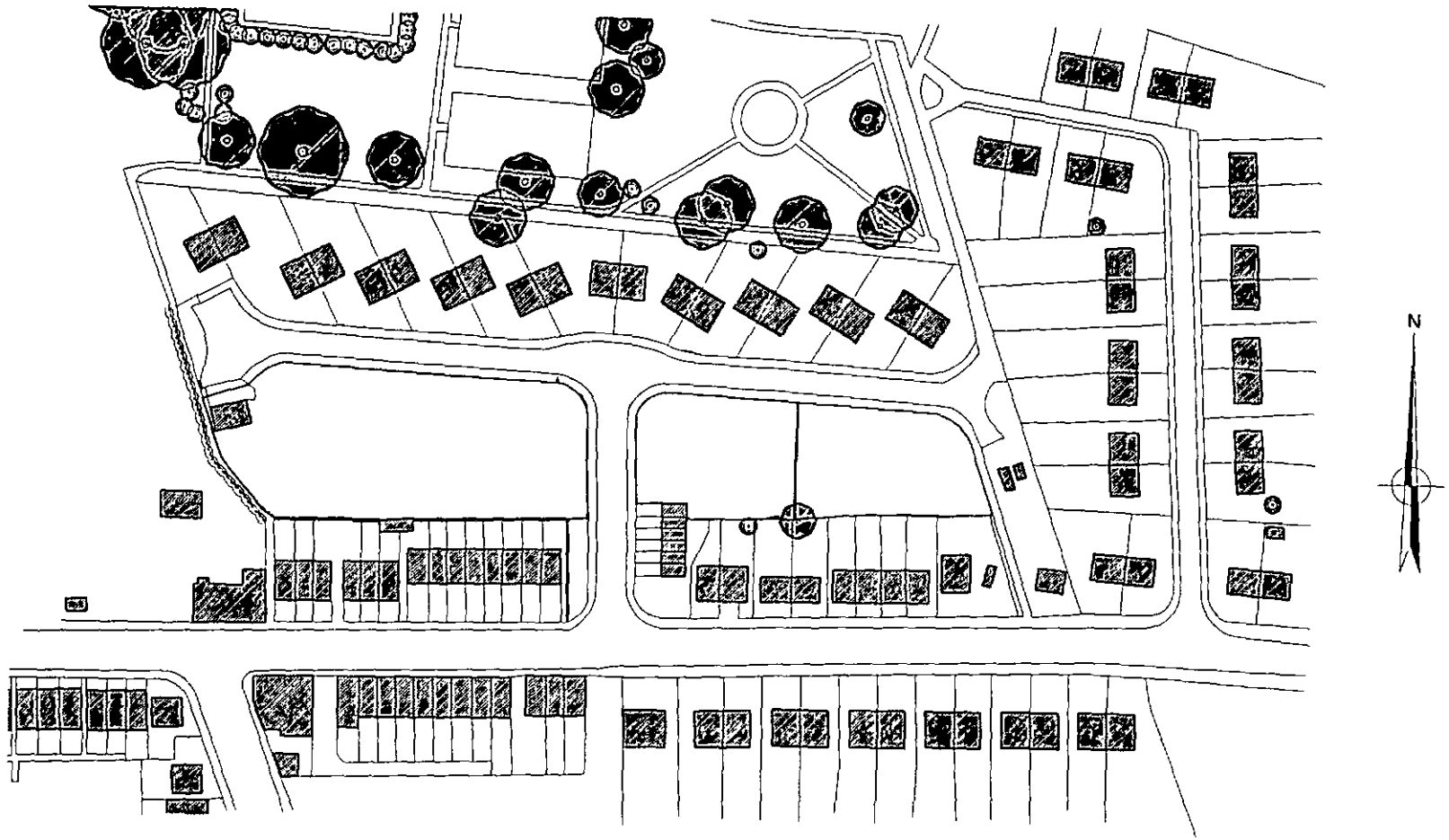
- Representatives of Barnsley Metropolitan Borough Council
- Representatives of Guinness Northern Counties
- Planning department – Barnsley Metropolitan Borough Council
- Neighbouring 2 bungalow development.

The current scheme has been an accumulation of the formal consultations since the birth of the project between all the parties listed above. It is hoped that the proposed scheme meets all their expectations.

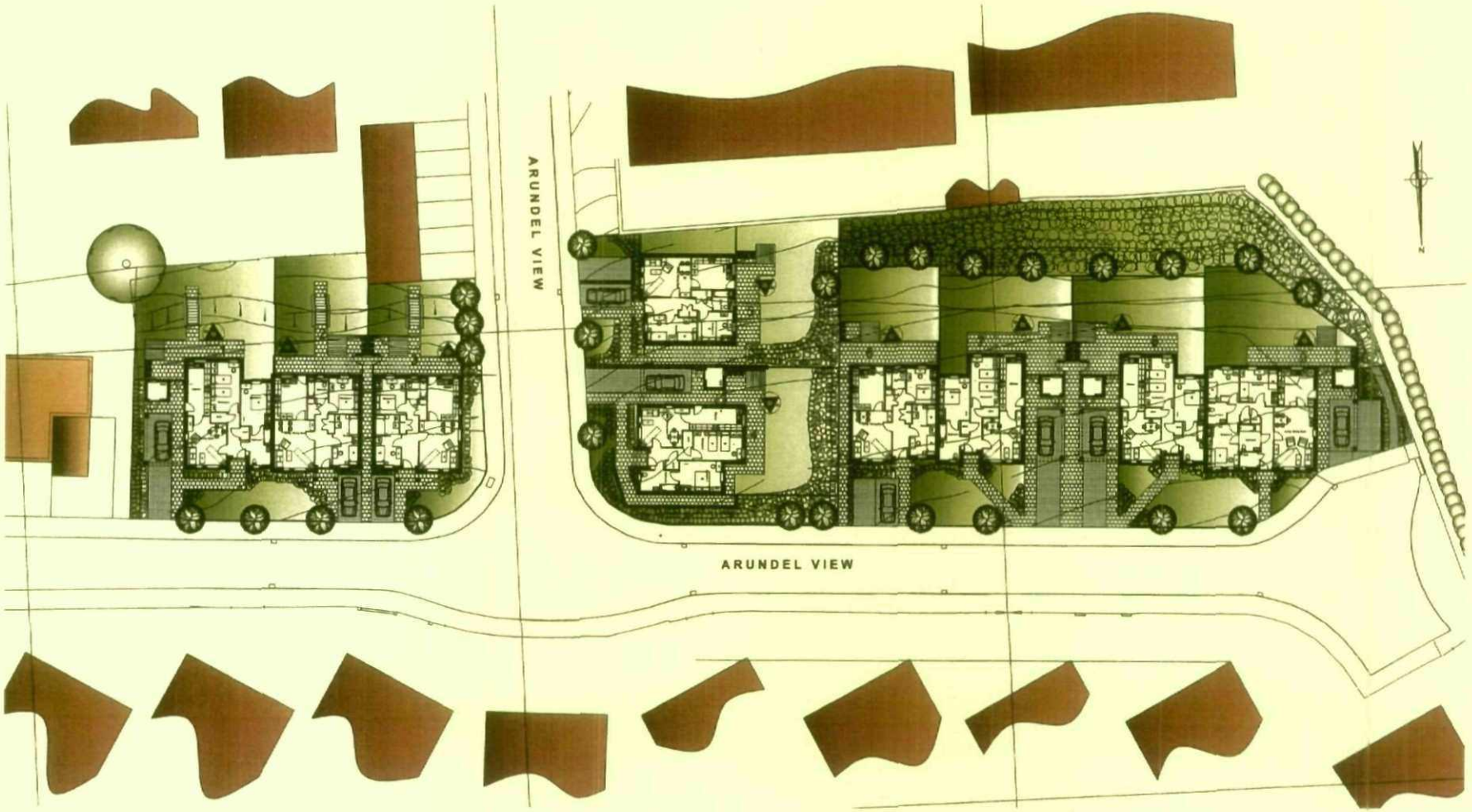
To help develop the scheme we have also used:

- Housing Corporations Design and Quality Standards
- Building for Life
- Code for Sustainable Homes
- Housing Quality Indicators (HQI)
- Manual for Streets

- Also see Design Guidance section below



74 – Existing Site Plan (NTS)



75 – Proposed site plan (n.t.s.)

Assessment

The context for the site has been assessed through the design process. This context is described fully through Section 3 of this document. The site boundaries have been confirmed and incorporated within this design. Through correspondence with the local authority directly and indirectly, a design has been evolved that aims to address all issues raised. The site is not an easy one as many constraints and requirements have been adhered and designed to. Further consultation directly with the local authority has given a new direction in the sites development and has accumulated in the design we present before you.

Physical

The proposed application site is currently a vacant demolished housing site wit three existing garages remaining. The area is on a slope and is open on the two sites to Arundel View.

Social

The site is ideal for affordable housing, being in between residential local areas, close to the amenities gives the site an excellent opportunity to give people a place to live. The development will be for all affordable rented accommodation, providing a unique opportunity to live in contemporary homes that meets the Code for Sustainable Homes Level 3 that goes towards reducing the cost of living for families.

The planning application seeks to provide much needed affordable rented bungalow accommodation for the area.

The new proposal addresses a derelict site and provides new life into this area.

Design Guidance

The following has been taken into consideration although this list is not exhaustive.

- Design guidance from meetings between the consultants, the client and through correspondence and meetings with Barnsley Metropolitan Borough Council.
- CABE Building for Life

- Scheme Development Standards from the Housing Corporation as a guide.
- Housing Quality Indicators
- Code for Sustainable Homes
- Northampton Borough Council's Planning Department
- Northampton County Council residential road guide

Involvement

The initial designs for the site were drawn up through collaboration between Barnsley Metropolitan Borough Council, Guinness Northern Counties and Baily Garner as Architects. Through design team meetings and liaison the scheme developed into the proposals we submit.

Residents Consultation

From conversation with three local residents upon site visits, they would welcome the development of bungalows as they were concerned that unsavoury characters and drug dealers would move into the area if normal houses were built.

Evaluation

A number of design solutions were evaluated as part of the consultation process described above and these in turn were tested against the aspirations of the client before the present proposals were put forward.

As a result of these consultations and the information gained from the reports received the design has evolved into that which we propose.

Design

The overriding principal of the design was to provide affordable housing to all the proposed dwellings. These were designed with the restrictions of the site and the local land uses.

The traditional design has been lead from a number of influencing factors. The roof pitch and direction has been designed to harmonise with the other bungalows in the area. The main elevations have been designed to give a pleasing context to their surroundings and use a mixed palate of brick and stone materials to provide well-designed dwellings.

The layout design has been developed to give a varied mass of buildings and not one main block. The staggered arrangements give an interesting street scene as you turn the corner down Arundel View towards Cemetery Road. We had looked at developing along the northern edge of Arundel View but this reduced the car parking and created a cramped streetscene.

Development Parameters

The intention is to develop the site for suitable people in need of bungalows in the area. It is hoped that this development will help provide an addition to the area and help provide a mixed community and should not be viewed in isolation.

Response to Context – Scale and Massing

Section 3 described the site context and suitability of the location. We have concluded that the site is a good site for the proposed development.

Design parameters for the site, which is the result of designing with this context in mind, including the following features, which have been incorporated into our design.

- The housing developments dwellings are designed to The Code for Sustainable Homes Level three.
- The development has addressed the former housing and garage unit site.
- The design of the building fits with residential buildings in the area. Scale and massing of proposed buildings harmonises with the surrounding buildings.
- All car parking is either overlooked by the residents or adjacent to their properties
- The design uses the topography a surrounding site features to its advantage and respects the access to adjacent properties to the site.

Landscape and Open Space

The main landscaped areas of the development are to the front of the dwellings. A landscape strategy has been drawn up within the submitted drawings to accompany the planning application.

Design Principles

The following design principles have been used in the development of the site:

- **Scale, Height, Massing and Articulation** – The proposed buildings are two storeys, but the majority are sat lower into the surrounding street scene by virtue of the topography. See street scenes for a better view of the proposed.
- **Density** – 26.6 dwellings per hectare (Site Area 3379sqm)
- **Car Parking** – 100 to 200% for cars + 100% for cycles
- **Built Form** – The built form can be clearly identified from the accompanying elevations provided with this application.
- **Architecture** – The architecture designed using contemporary principals with traditional influences.
- **Access for All** – The scheme will in all cases exceed building regulations Part M and provide good disabled access both in the external environment up to the front door and within the building itself. All dwellings are design to Lifetime Homes standard.
- **Code for Sustainable Homes** – All of the dwellings will meet Level Three.
- **Accommodation Schedule**
    - See drawing number 23518 - 04

5 Access and Movement

This section covers access and movement relating to all modes of travel, and car parking.

Vehicle Access and Car Parking

The development is served by allocated parking accessed within each plot.

Public Transport

The nearby bus stop on Cemetery Road leads to the main transport hub for the whole area. As mentioned previously many amenities are within walking distance and the train station is only a 600 yards away.

Access for All

The new access to the development is straight off Arundel View.

Car Parking & Access from Car Parking - All car parking spaces comply with lifetime homes standard for wheelchair access. Appropriate gradients to the front door will be achieved.

Approach - The approach to all entrances is level.

External Entrances - All entrances are illuminated; they are level access over the threshold and have a covered main entrance.

Doorways and Hallways - The width of internal doorways and hallways all conform to part M of the building regulations and the HQI set by the Housing Corporation.

Wheelchair Accessibility - There is a space for turning a wheelchair within the designated areas of the ground floor as stipulated within HQI

Living Room - All dwellings have the living room at entrance level.

WC – Conform to building regulations.

Fixtures and Fittings – Switches, sockets, ventilation and service controls are to be at a height usable by all (i.e. between 450 and 1200mm from the floor).

Internally the dwellings are designed to meet HQI. These standards allow for wheelchair turning circles.

The designs that we have incorporated within the scheme go beyond that of the building regulation, which we would hope improve the access to and within the buildings we propose. The lifetime homes criteria ensures the buildings viability to adaptation should it be required.

Appendix1

Reduced set of all planning application drawings

All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site.

Do not scale from this drawing.

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This drawing is to be read in conjunction with all relevant consultant's and/or specialist's drawings/documents and any discrepancies or variations are to be notified to Baily Garner before the affected work commences.

A3



N

Arundel View

Jump, Barnsley

CLIENT: Guinness Northern Counties	PROJECT: Residential Development of 9 Bungalows
ADDRESS: Arundel View Jump Barnsley	TITLE: Site Location Plan
	PURPOSE OF ISSUE: Planning
SCALE: 1:1000 @ A3	DRAWN: MHL CHECKED:
	DATE: 19/11/2009
JOB NO.: 23518	DRAWING No.: 01
	REVISION: /

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All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site.

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A3

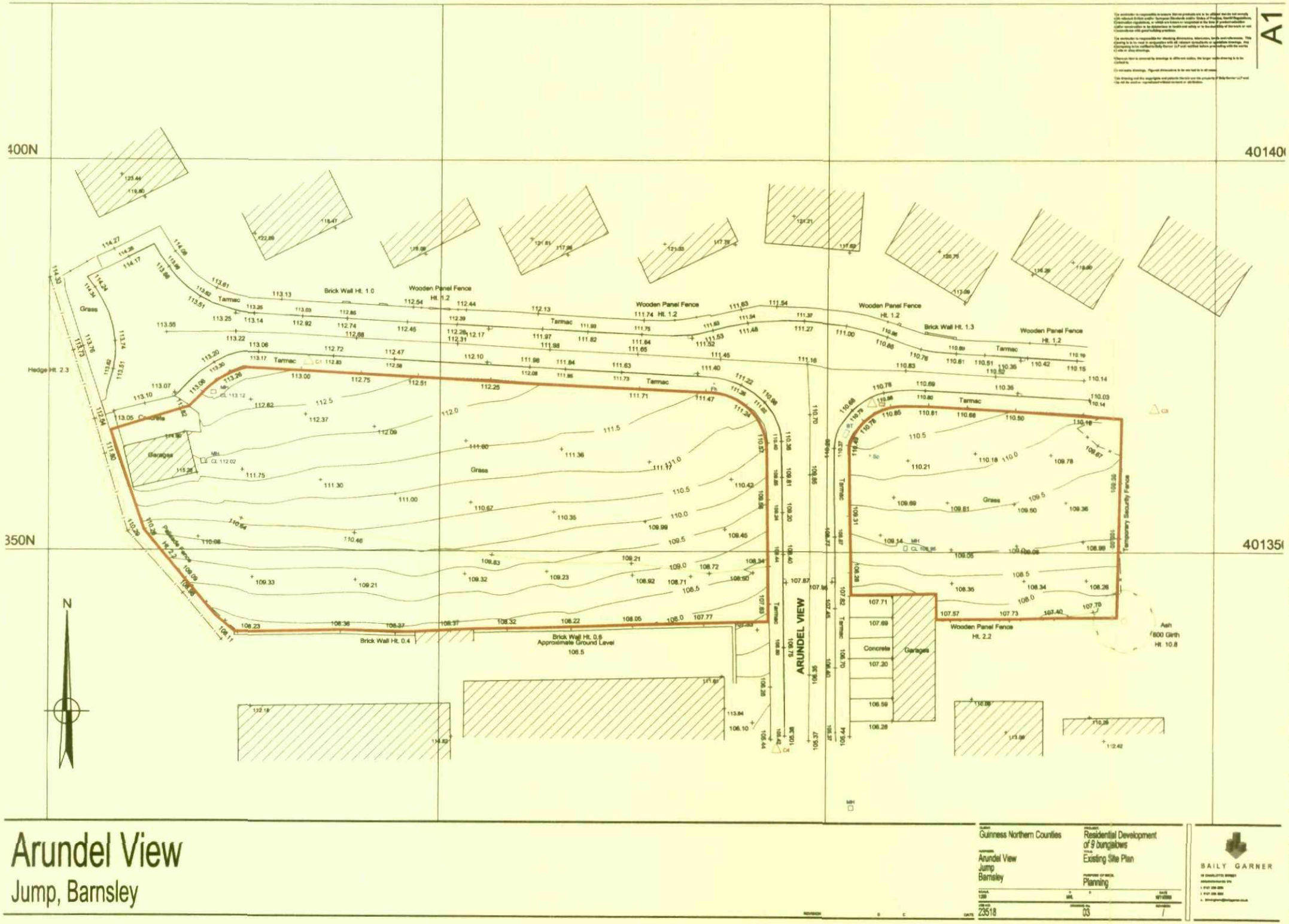
N

Arundel View

Jump, Barnsley

CLIENT: Guinness Northern Counties	PROJECT: Residential Development of 9 Bungalows
ADDRESS: Arundel View Jump Barnsley	TITLE: Site Block Plan
	PURPOSE OF ISSUE: Planning
SCALE: 1:500	D MHL / C / DATE: 16/12/2009
JOB NO: 23518	DRAWING No: 02 / REVISION: /

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Arundel View

Jump, Barnsley

Client	Guinness Northern Counties
Project	Arundel View Jump Barnsley
Drawing	Residential Development of 9 bungalows
Title	Existing Site Plan
Purpose of Issue	Planning
Scale	1:200
Date	16/12/09
Job No	23518
Drawing No	03

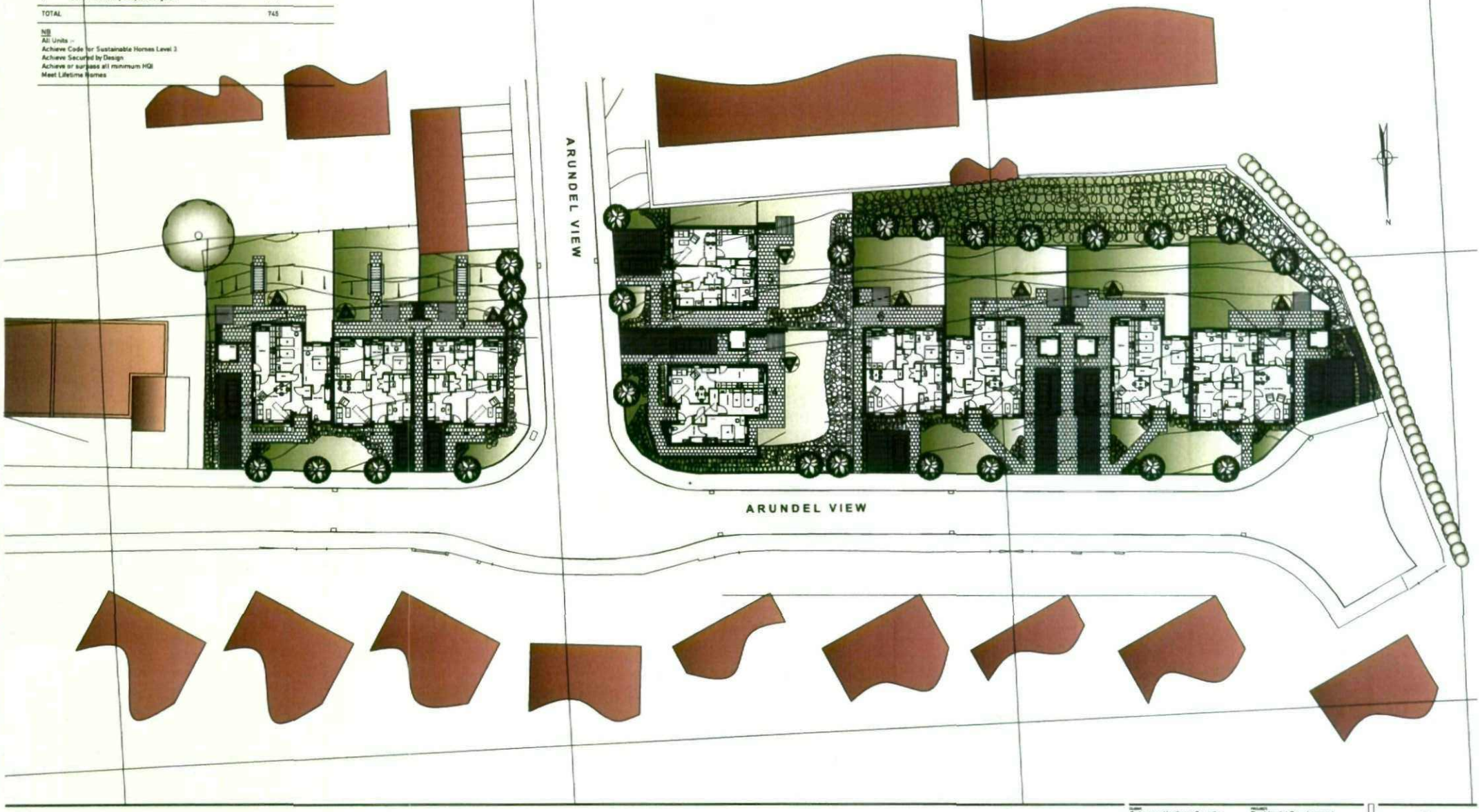
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A1

ACCOMMODATION SCHEDULE

Plot	Type	Car Parking	GIFA (sqm)
1	2b4p - Disability adapted bungalow	2	82
2	2b4p - Category 1 bungalow	1	76.5
3	2b4p - Category 1 bungalow	1	76.5
4	2b4p - Disability adapted bungalow	2	82
5	2b4p - Category 1 bungalow	2	76.5
6	2b4p - Category 1 bungalow	2	76.5
7	2b4p - Disability adapted bungalow	2	82
8	2b4p - Disability adapted bungalow	2	82
9	3b5p - Disability adapted bungalow	2	111
TOTAL			745

NB
All Units --
Achieve Code for Sustainable Homes Level 3
Achieve Secured by Design
Achieve or surpass all minimum HQI
Meet Lifetime Homes



Arundel View
Jump, Barnsley

REVISION			
C	External Amendments	MHL	23/01/2015
B	2b3p disability adapted bungalow amended to accomodate 2b4p 2b3p Category 1 bungalow removed. Plots 7 & 8 split to form path to rear	JA	25/11/2009
A	amended to clients comments	JA	19/11/2009
		D	C

Guinness Northern Counties

Arundel View
Jump
Barnsley

Residential Development of 9 bungalows

Proposed Site Plan

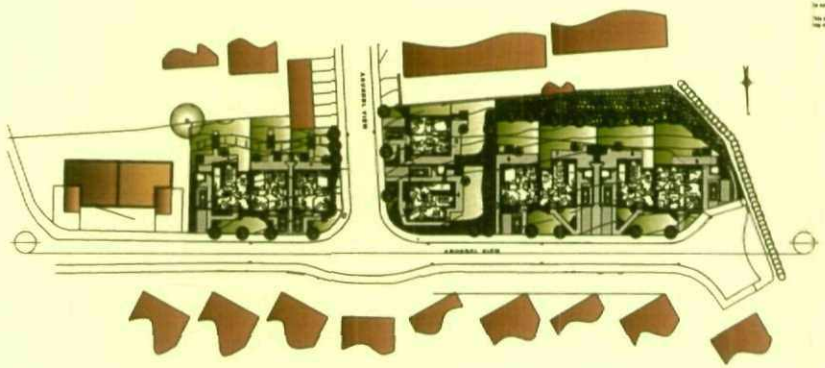
Planning

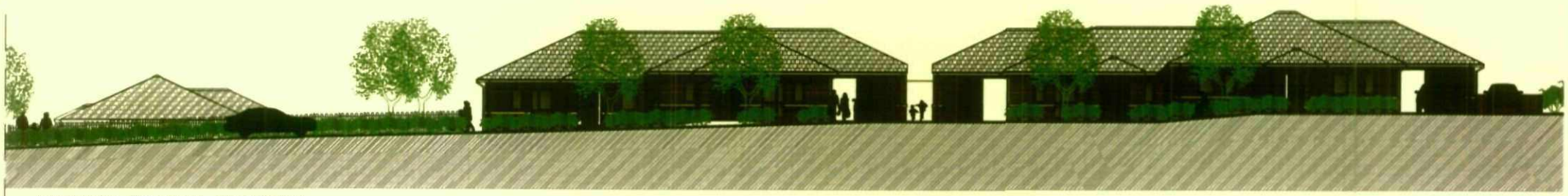
SCALE	DRAWN	CHECKED	DATE
1:200	MHL		14/09/2009

JOB NO	DRAWING No	REVISION
23518	04	C

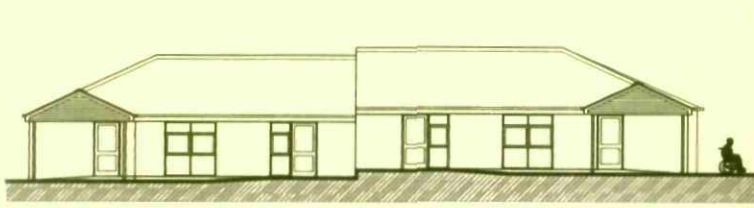
BAILY GARNER

A1





Arundel View - Street Scene - Plots 4-6-7-8-9



Disabled PHS Bungalows



Arundel View - Street Scene - Plots 1-2-3

Arundel View

Jump, Barnsley

C Shadows and Materials added, purpose of issue Planning JA

B Bldg disability adapted bungalow amended to accommodate Bldg Bldg Category 1 bungalow removed. Plots 7 & 8 split to form path to side JA

A Elevational Redesign JA

REVISION D C

DATE 04/11/2009 19/11/2009 24/11/2009

CLIENT Guinness Northern Counties

ADDRESS Arundel View Jump Barnsley

PROJECT Residential Development of 9 bungalows

TITLE Proposed Street Scenes

PURPOSE OF ISSUE Planning

SCALE 1:100@A1 | DATE 24/11/2009

JOB NO 23518 | DRAWING No 07 | REVISION C

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The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, Health Regulations, Construction regulations, or which are treated or suggested at the time of product selection and/or construction to be detrimental to health and safety or to the durability of the work or not to accordance with good building practices.

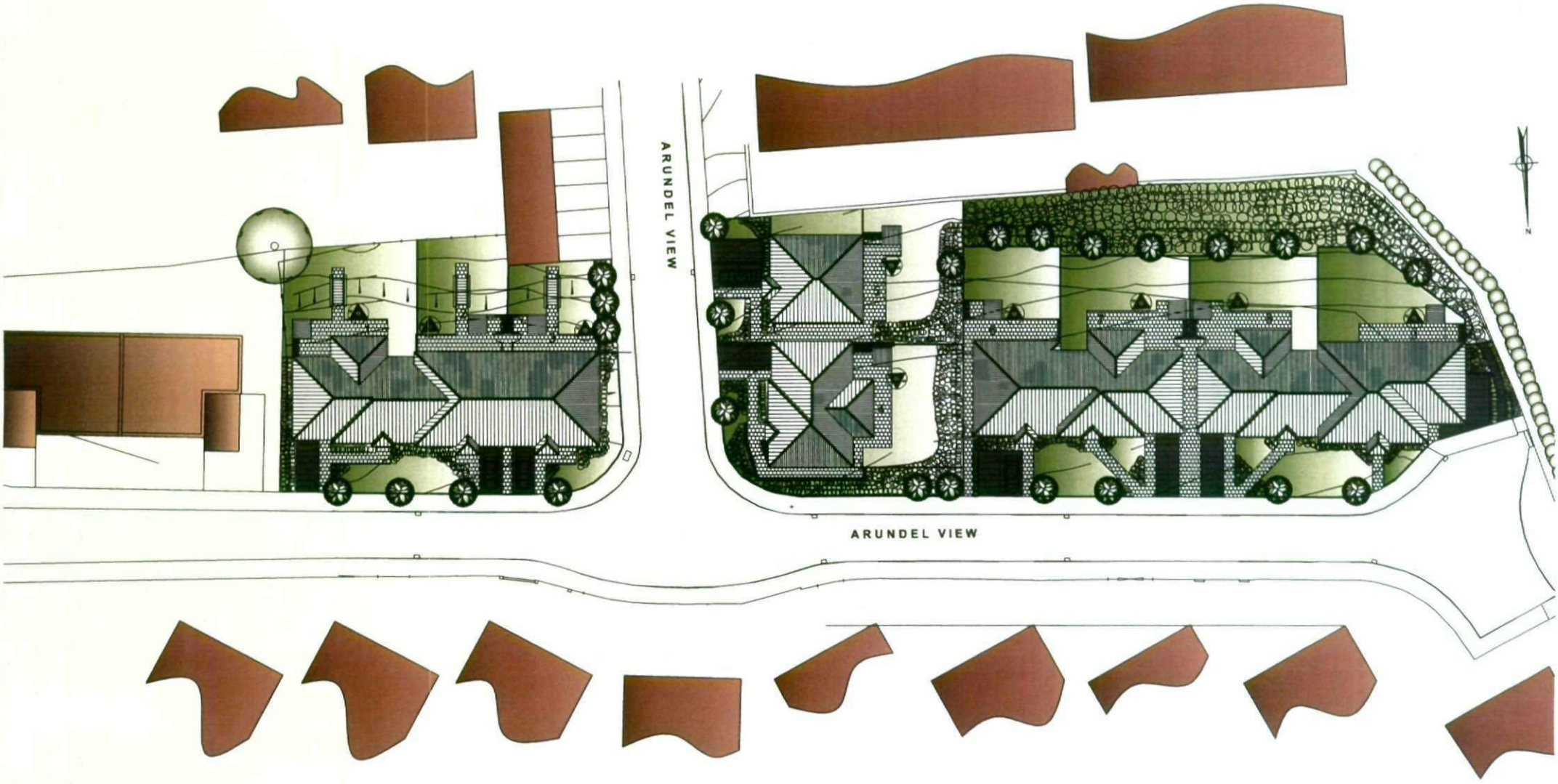
The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing is to be read in conjunction with all relevant consultants or specialists drawings. Any discrepancy to be notified to Baily Garner LLP and verified before proceeding with the works on site or shop drawings.

Where an item is covered by drawings in different scales, the larger scale drawing is to be worked to.

Do not scale drawings. Figured dimensions to be worked to in all cases.

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A1



Arundel View

Jump, Barnsley

A 2b3p dobility adapted bungalow amended to accommodate 2b4p 2b3p Category 1 bungalow removed. Plots 7 & 8 split to form path to rear — JA — 25/11/2008

REVISION — D — C — DATE

CLIENT: Guinness Northern Counties

ADDRESS: Arundel View, Jump, Barnsley

PROJECT: Residential Development of 9 bungalows

TITLE: Proposed Roof Plan

PURPOSE OF ISSUE: Preliminary

SCALE: 1:200 — @ A1 — DATE: 10/11/2008

JOB NO: 23518 — DRAWING No: 06 — REVISION: A

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NEWCASTLE UPON TYNE
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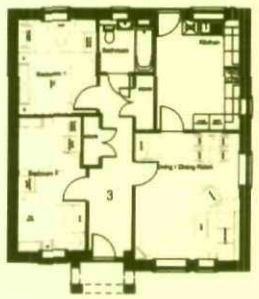
A1

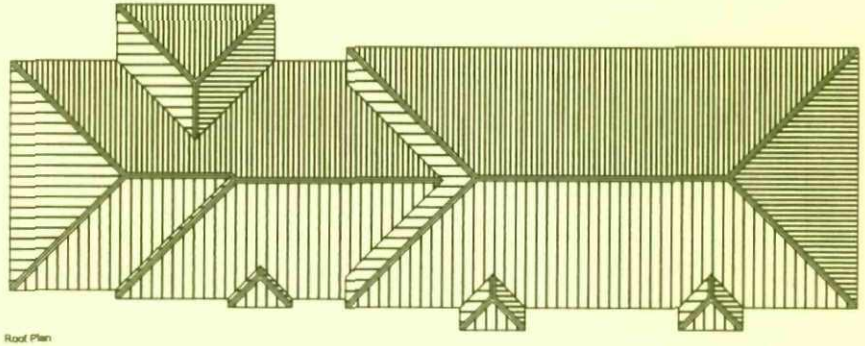
2b4p - Disability adapted bungalow



Ground Floor Plan

2b4p - Category 1 bungalow





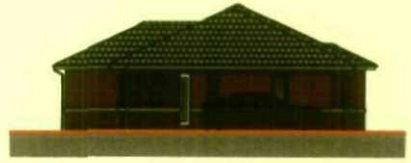
Roof Plan



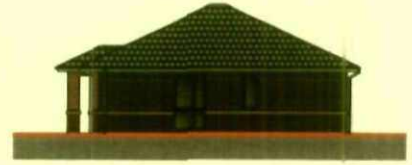
North Elevation



South Elevation



East Elevation



West Elevation

Arundel View

Jump, Barnsley

Guinness Northern Counties

Arundel View
Jump
Barnsley

Residential Development of 9 bungalows

Plans & Elevations
Plots 1 - 3

Planning

1:100 | A1 | 28/10/2011

23518 | 10

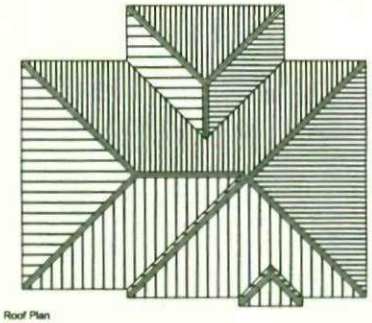
BAILY GARNER

A1

2b4p - Disability adapted bungalow



Ground Floor Plan



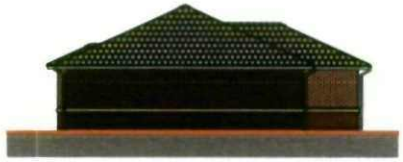
Roof Plan



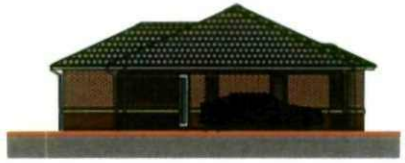
East Elevation



West Elevation

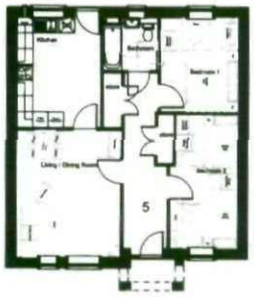


North Elevation

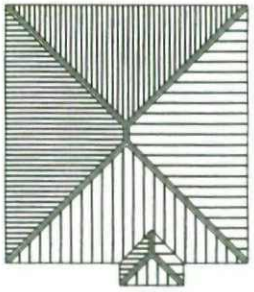


South Elevation

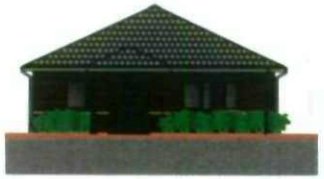
2b4p - Category 1 bungalow



Ground Floor Plan



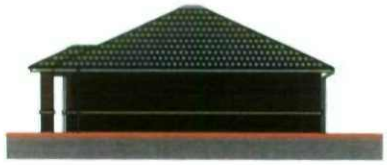
Roof Plan



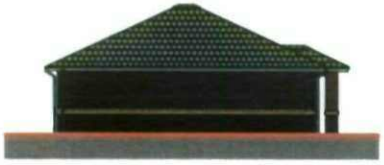
East Elevation



West Elevation



North Elevation



South Elevation

Arundel View

Jump, Barnsley

Guinness Northern Counties

Arundel View
Jump
Barnsley

Residential Development of 9 bungalows

Plans & Elevations
Plots 4 & 5

Planning

1:100

23518

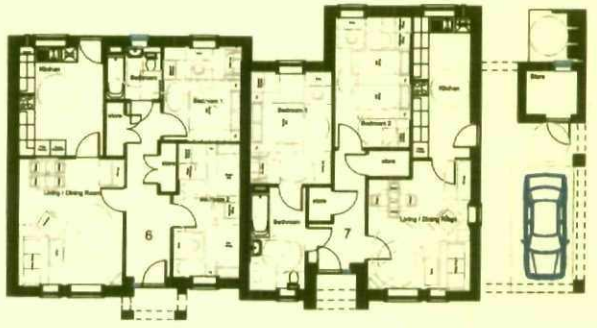
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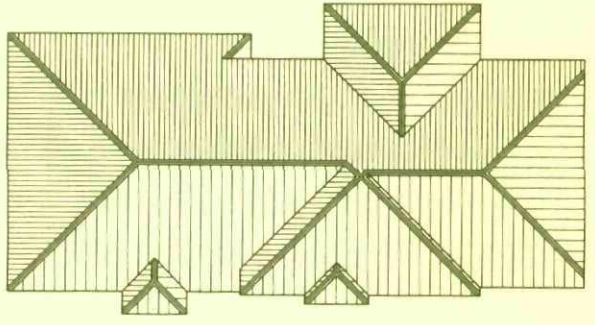
A1

2b4p - Category 1 bungalow

2b4p - Disability adapted bungalow



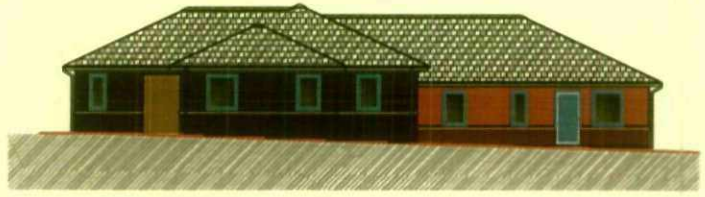
Ground Floor Plan



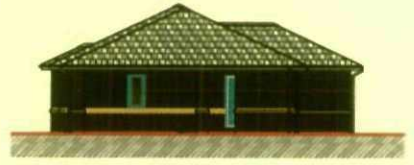
Roof Plan



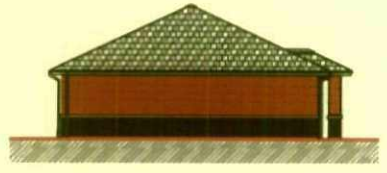
North Elevation



South Elevation



West Elevation



East Elevation

Arundel View

Jump, Barnsley

Client: Guinness Northern Counties

Address: Arundel View, Jump, Barnsley

Project: Residential Development of 9 bungalows

Drawing: Plans & Elevations Plots 6 -& 7

Purpose of issue: Planning

Scale: 1:100 @ A1

Date: 29/02/2016

Project no: 23518

Drawing no: 2

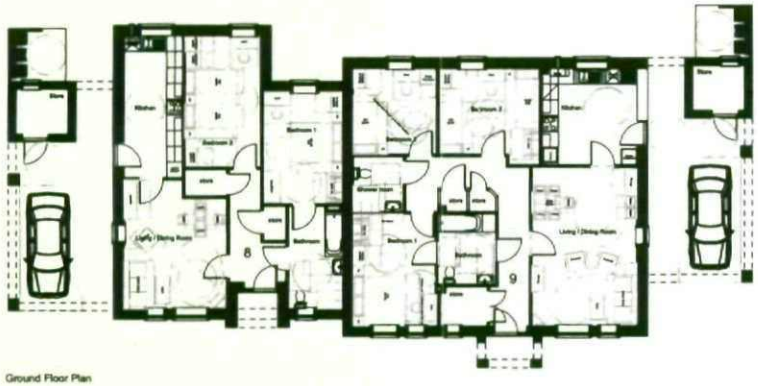
Revision:

BAILY GARNER

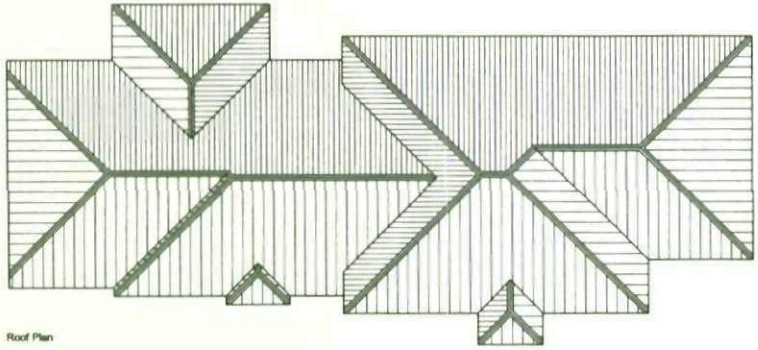
A1

2b4p - Disability adapted bungalow

3b5p - Disability adapted bungalow



Ground Floor Plan



Roof Plan



North Elevation



South Elevation



East Elevation



West Elevation

Arundel View

Jump, Barnsley

REVISION D C DATE

Guinness Northern Counties

Arundel View
Jump
Barnsley

Residential Development of 9 bungalows

Plans & Elevations
Plots 8 -& 9

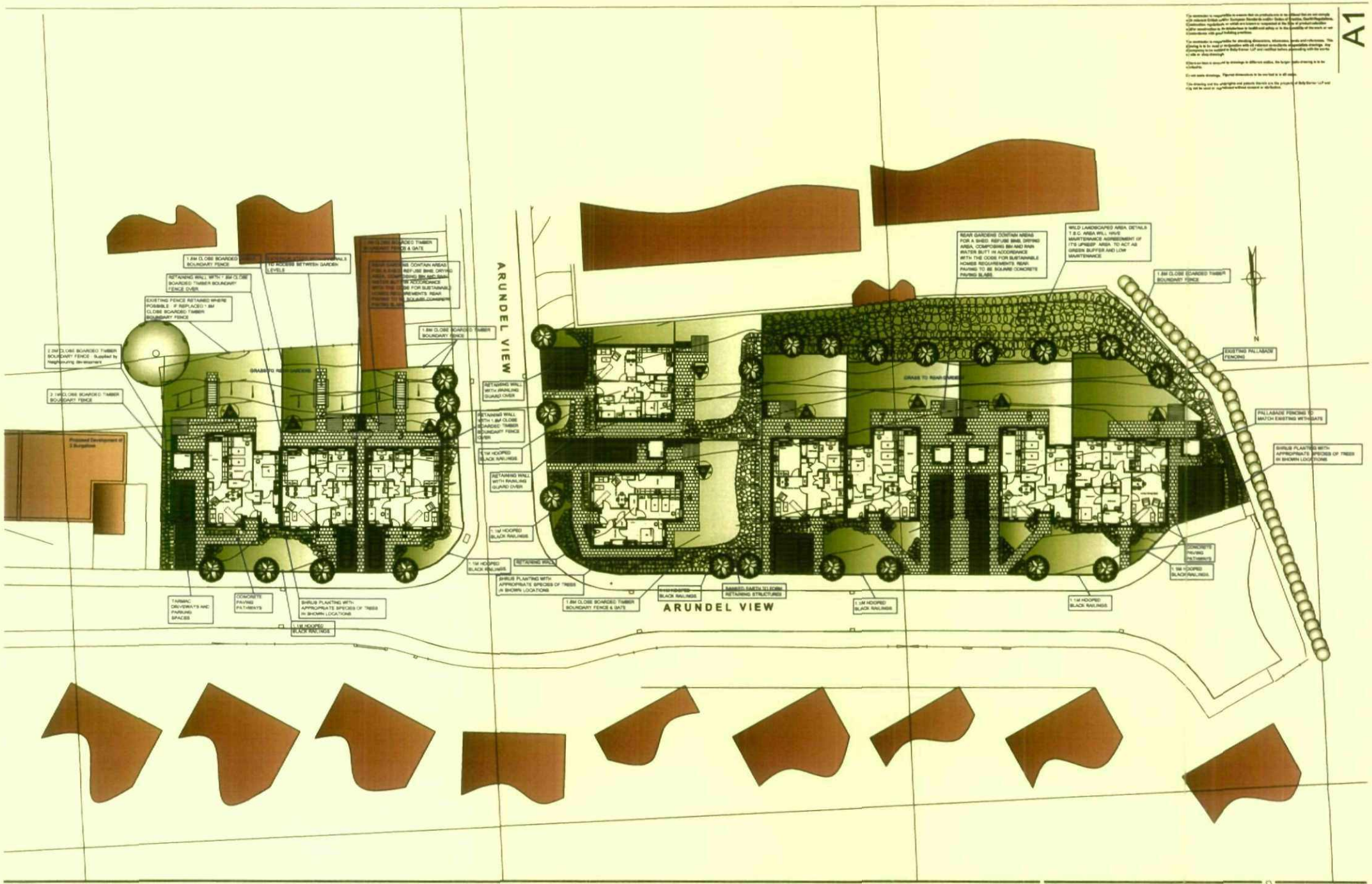
Planning

1:50 @A1 [illegible]

23518

13

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A1

Arundel View

Jump, Barnsley

Client: Guinness Northern Counties	Description: Residential Development of 9 bungalows
Arundel View Jump Barnsley	Title: Proposed Landscape Strategy Plan
	Purpose of Issue: Planning
Scale: 1:200	Drawn: WA
Date: 28/05/09	
Job no: 23518	Drawing no: 14
Revision: /	

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REVISION D C DATE

All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site.

Do not scale from this drawing.

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This drawing is to be read in conjunction with all relevant consultant's and/or specialist's drawings/documents and any discrepancies or variations are to be notified to Baily Garner before the effected work commences.

A3

CLIENT
Guinness Northern Counties

ADDRESS
Arundel Drive
Jump
Barnsley

PROJECT
Residentual Development of 9 Bungalows

TITLE
Typical Materials

PURPOSE OF ISSUE
Planning

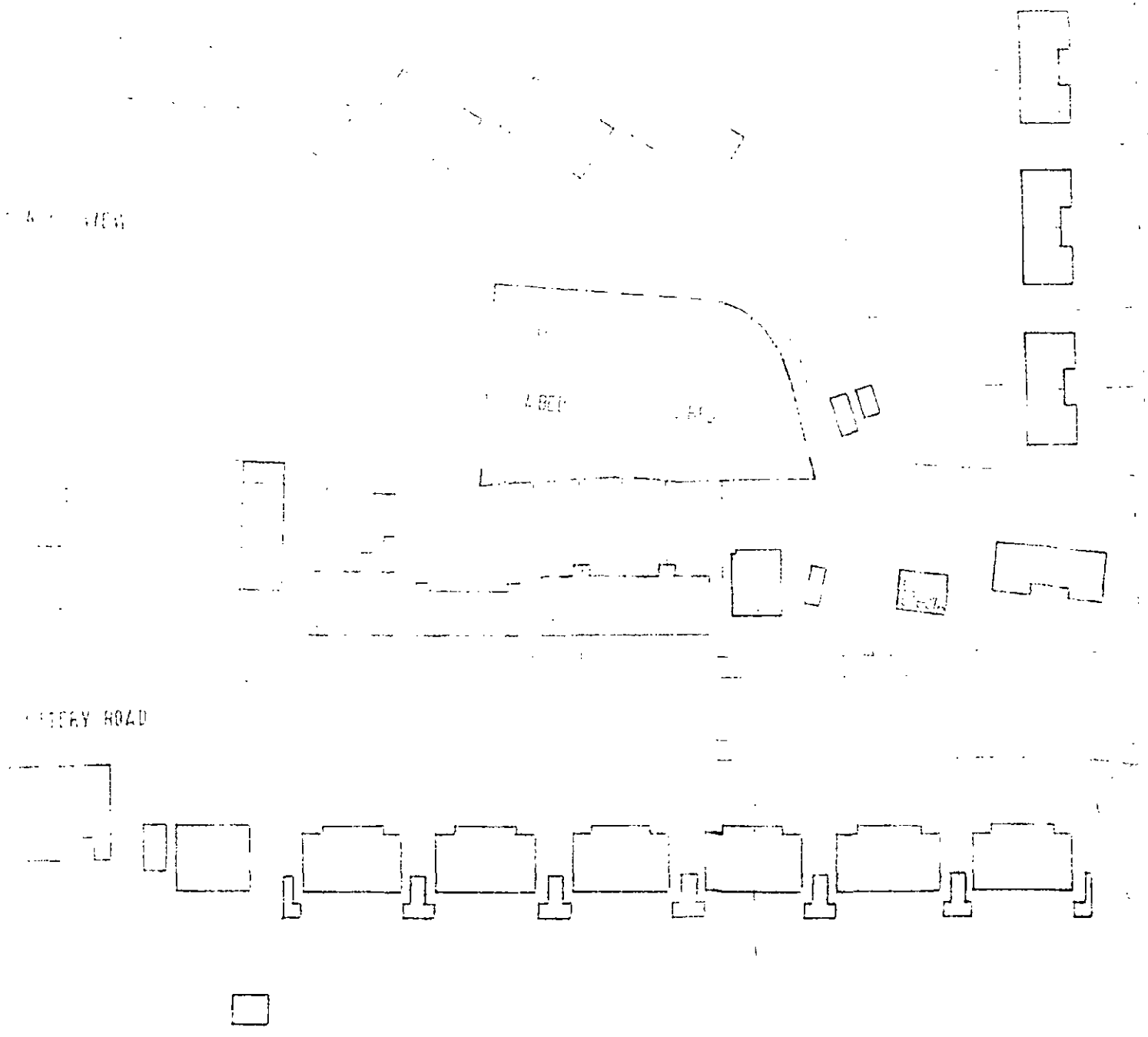
SCALE	D	C	DATE
1:100	MHL		29/01/10

JOB NO	DRAWING No.	REVISION
23518	15	

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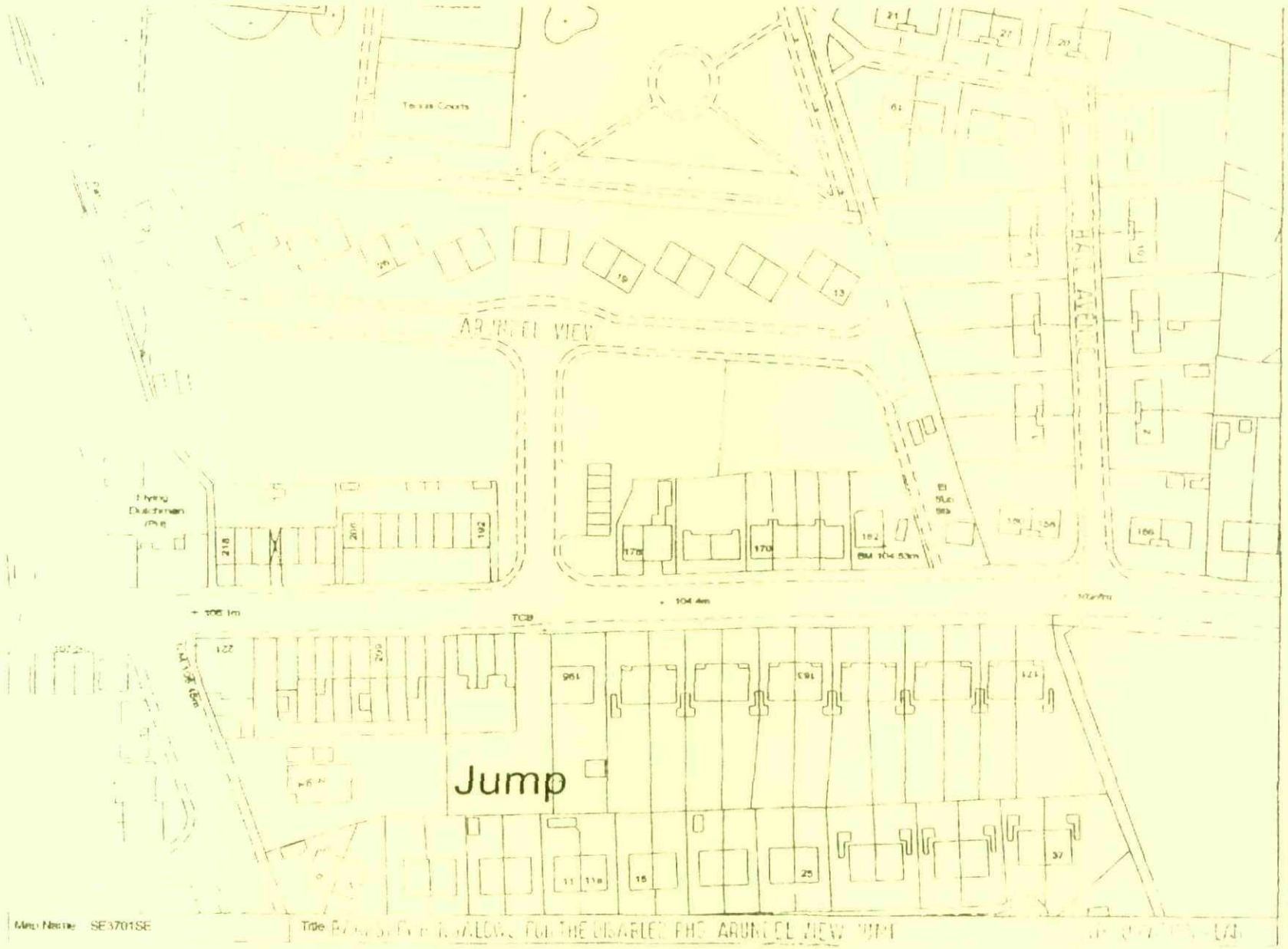
Appendix2

Reduced set of all planning application drawings for adjacent site from 2008 by allen tod architecture.



N

allen tod architecture



Map Name SE3701SE

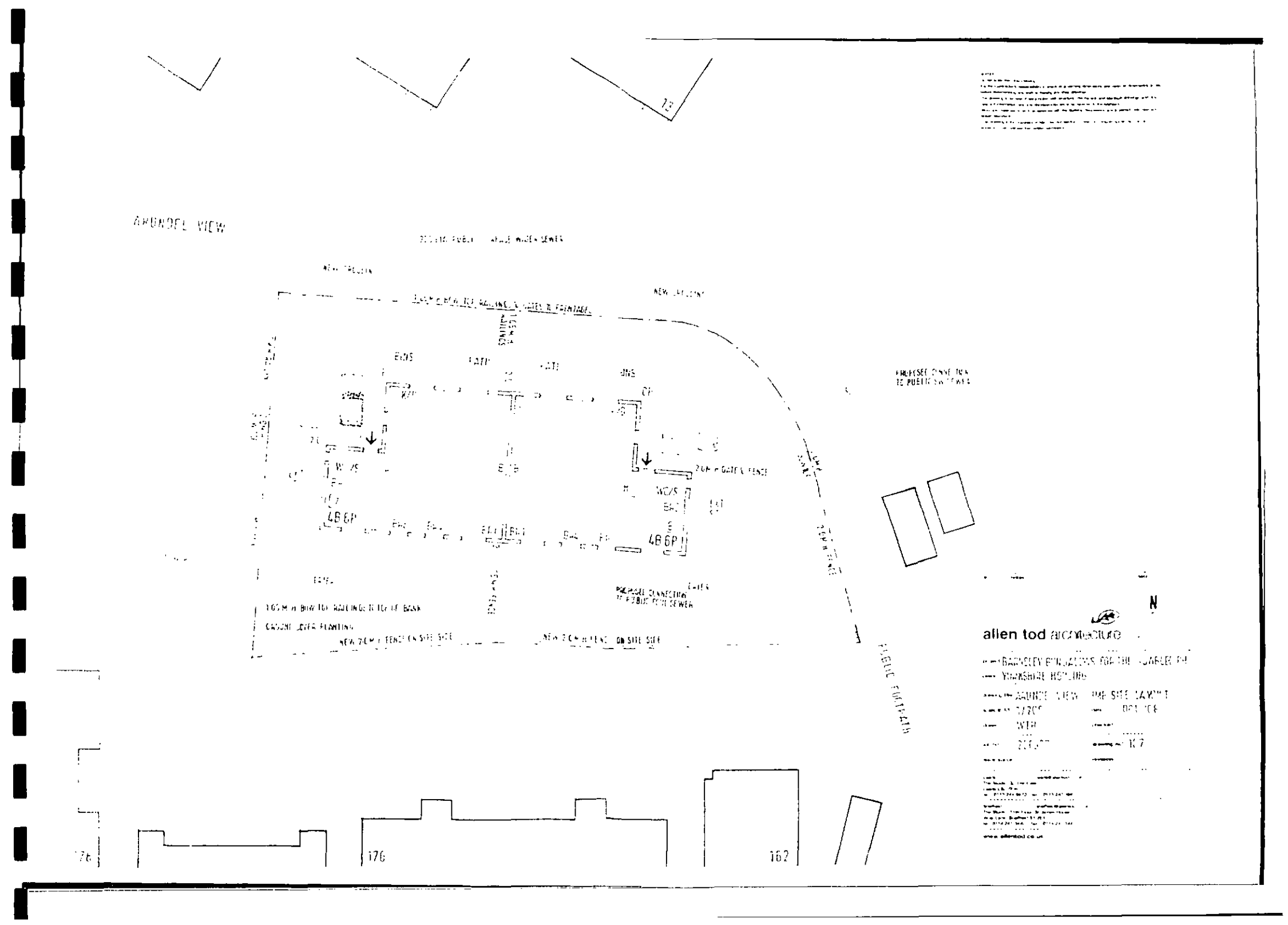
Title [illegible] FOR THE DISABLED AT ARUNDEL VIEW

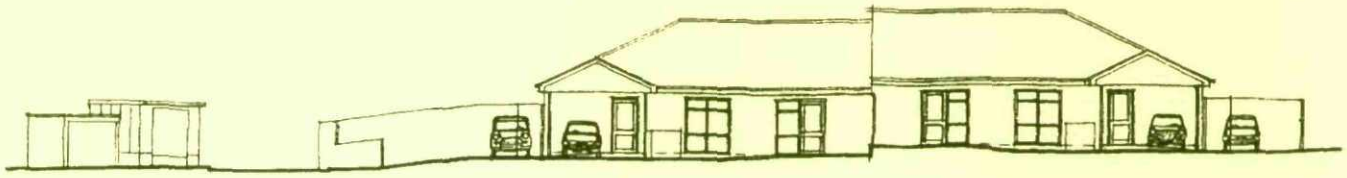
allen tod Architecture

[illegible]

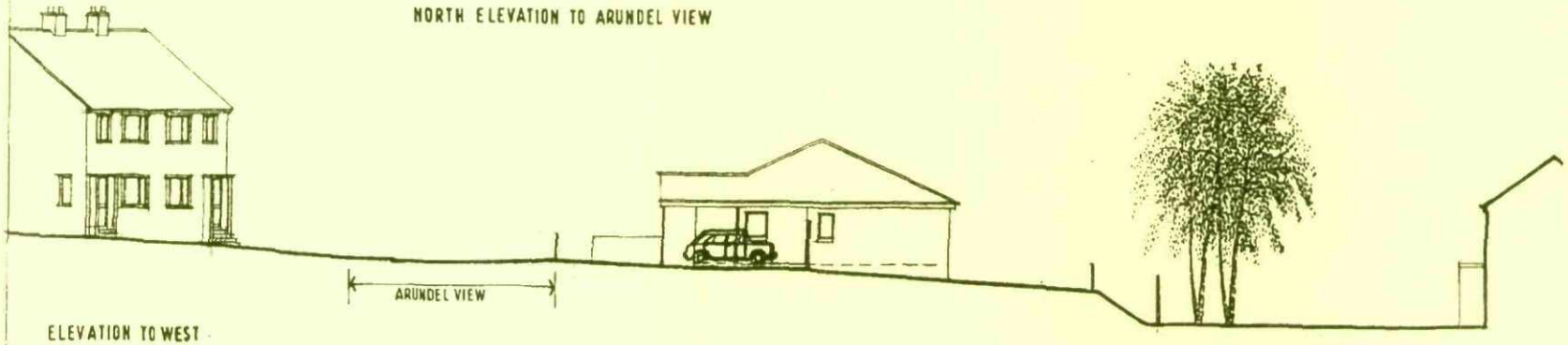
The Studio 32 The Cross Leeds LS2 7EW

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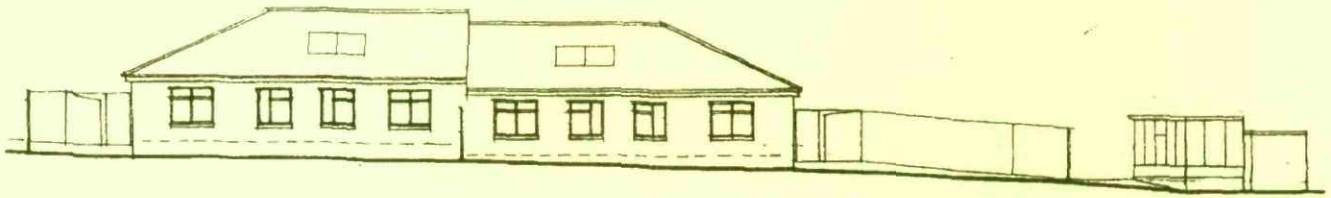

ARUNDEL VIEW
NEW DRIVEWAY
NEW DRIVEWAY
PROPOSED CONNECTION TO PUBLIC SEWER
WC/S
BATH
2.0M HIGH GATED FENCE
4.86 P
4.86 P
PROPOSED CONNECTION TO PUBLIC SEWER
NEW 2.0M HIGH FENCE ON SIDE SIDE
NEW 2.0M HIGH FENCE ON SIDE SIDE
N
allen tod
176
176
162



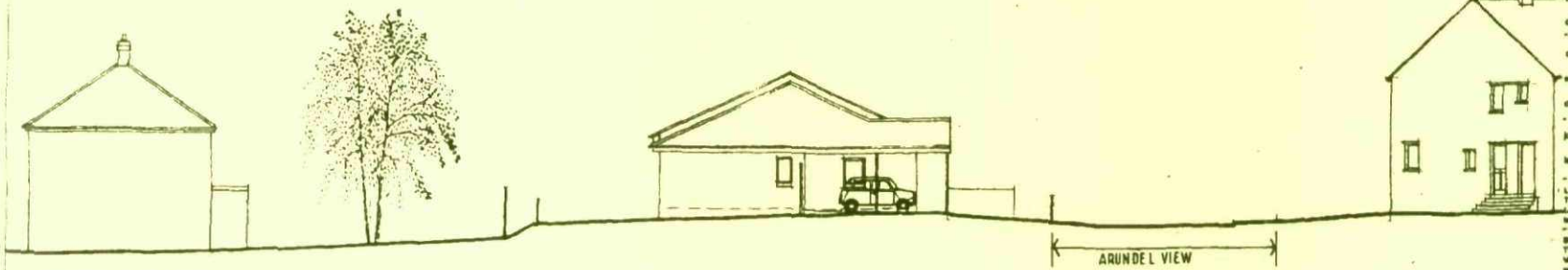
NORTH ELEVATION TO ARUNDEL VIEW



ELEVATION TO WEST



ELEVATION TO SOUTH



ELEVATION TO EAST

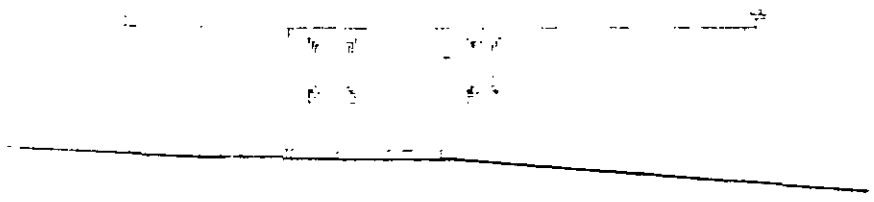
MATERIALS
FACING BRICK WALLS.
CARPORT GABLES WEATHERBOARDED.
PLAIN TILE ROOFS WITH SOLAR COLLECTOR PANELS.

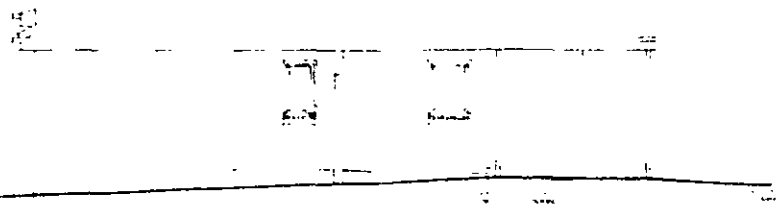
allen tod architecture

project: BARNSLEY BUNGALOWS FOR THE DISABLED PH5
client: YORKSHIRE HOUSING
drawing title: ARUNDEL VIEW, JUMP
SITE SECTIONS & ELEVATIONS
scale @ A3: 1:200 DCT '08
drawn: WTH
job no: 200977
drawing no: 108

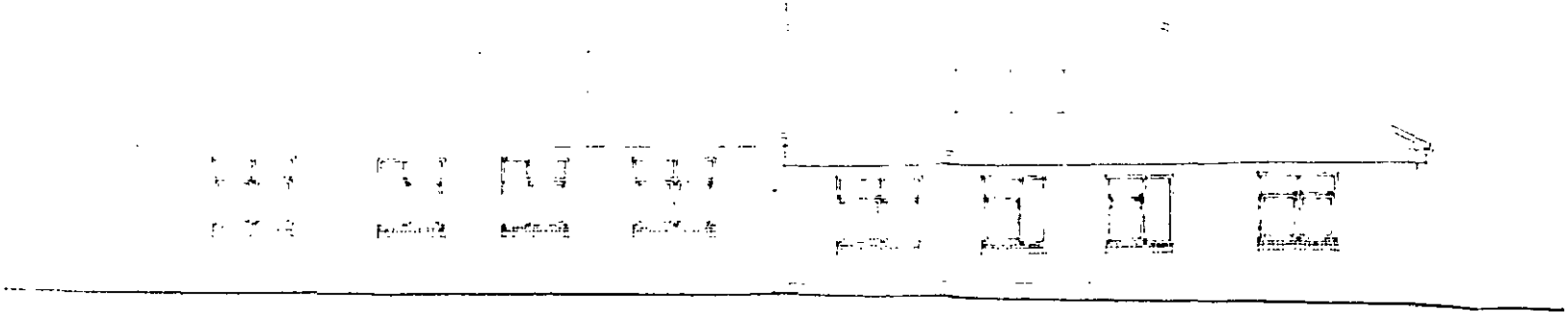


ARUNDEL VIEW





EAST, PLOT 8



allen tod architecture

BARNSLEY MBC/ALLEN TOD/THE CRABTREE FIR
YORKSHIRE HOUSING
ARUNDEL VIEW, JUMP ELEVATIONS