



Barnsley West

Draft Masterplan Framework (MU1)

THE VISION FOR BARNLSLEY WEST



bondbryan.co.uk

FIG 0.1



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5	55

Barugh Green

Higham

Capitol Park





Redbrook

Gawber

Pogmoor

FIG 1.1



1 Introduction

1.1 PREFACE

This document has been prepared by **Bond Bryan** with support from **Gillespies**.

1.2 OBJECTIVE

The collaborative objective for this development is to create a “Healthscape” that acts as a setting for the new place, community and workplace that will become Barnsley West.

As the largest site within the Local Plan, this vision document is the result of a collaborative process with the council to create a highly sustainable community that sets a benchmark for 21st century development across Barnsley.

1.3 PROJECT TEAM

- Developer: **Strata Sterling Barnsley West**
- Masterplanning Architect: **Bond Bryan**
- Landscape Architect: **Gillespies**
- Employment Area Architect: **The Harris Partnership**
- Planning Consultant: **Pegasus Group**
- Project Manager / QS: **RPP**
- Public Sector Consultant: **Victor Violet**
- Highways Consultant: **Fore Consulting**
- Structural / Civil Engineer: **JPG Group**
- Drainage & Flood Risk: **JPG Group**
- Public Relations: **Robert Beaumont Associates**
- Lawyer: **TYR**
- Utilities / M&E Consultant: **MRB**
- Air Quality: **Wardell Armstrong**
- Ecology: **WYG**
- Archaeology: **Prospect Archaeology**
- Land Trust: **The Land Trust**
- Overhead Power Cables Surveyor: **BTS**
- Land Quality Endorsement: **NHBC**
- Noise Surveyor: **ENS**

FIG 2.0



2 The story so far

2.1 THE VISION FOR BARNSELEY WEST

The Barnsley West site MU1 was allocated for mixed-use development in the Barnsley Local Plan, adopted in January 2019. The Plan proposes a mixed-use development to provide around 1,700 new homes and 43 ha of employment land. In addition, the proposals will provide:

- A new primary school
- Small shops and community facilities
- New infrastructure including an access link road and drainage
- Open space and wildlife corridors

The vision for the Barnsley West is to provide a new sustainable community, combining high-quality new homes with new jobs, facilities and open space, available to new and existing residents – to enjoy for living and working.

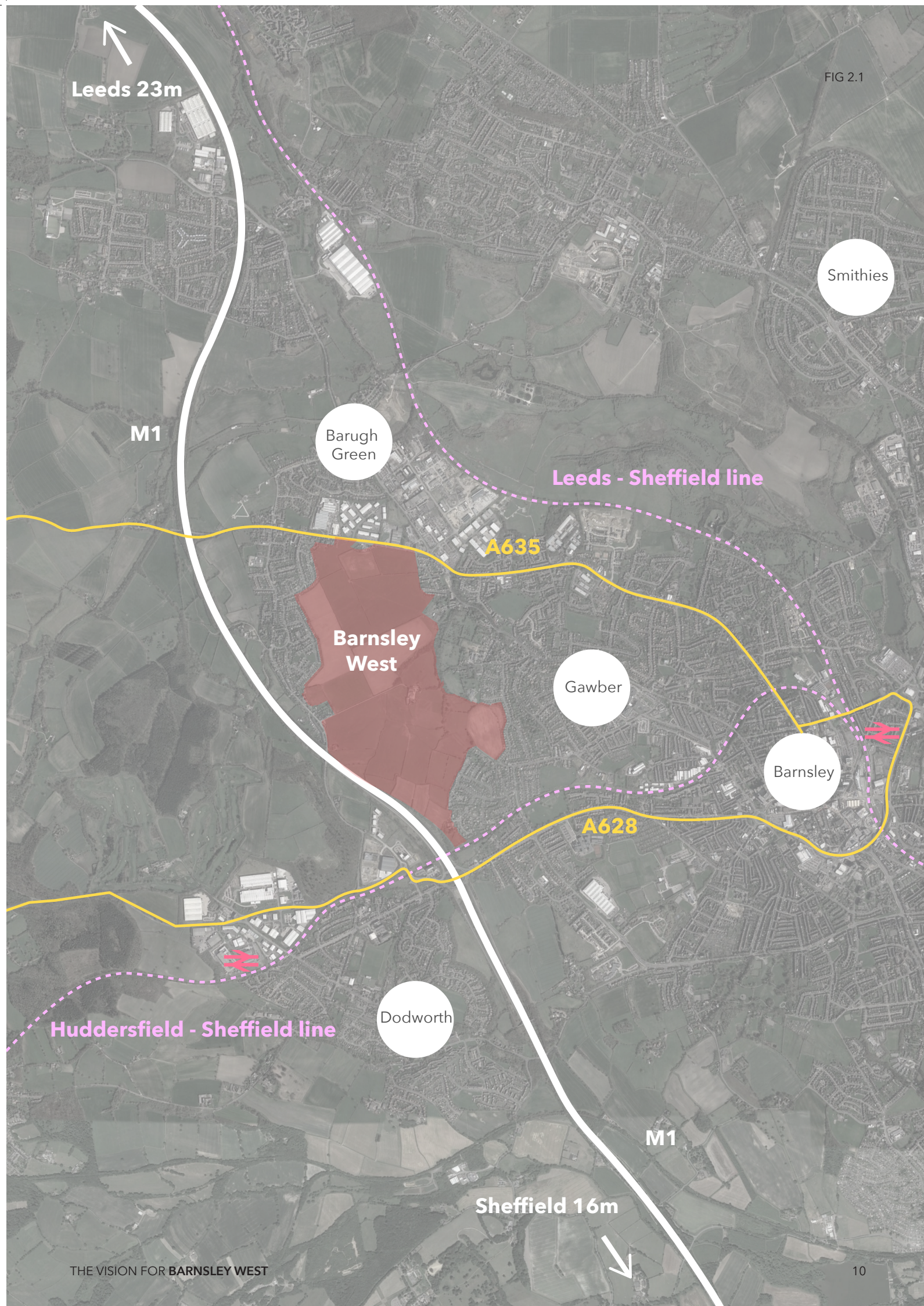
Barnsley has a significantly increasing need for housing and employment space. Barnsley West will play an essential role in realising that requirement over the next 15 years.

The site is strategically located for a high-quality, sustainable, mixed-use community. Acting as an urban extension of Barnsley, health and wellbeing is at the heart of this masterplan as a landscape-led development. Barnsley West looks to create a more productive landscape for walking, cycling, growing food and biodiversity.

2.2 THE PURPOSE OF THIS DOCUMENT

The Masterplan Framework is a requirement of the Local Plan policy MU1, to guide the development and make sure that the policy objectives are met in the plan period. The following is the text from the Local Plan policy:

The development will be subject to the production and approval of a Masterplan Framework covering the entire site which seeks to ensure that the employment land is developed within the plan period, that community facilities come forward before completion of the housing and that development is brought forward in a comprehensive manner.



Cudworth

Monk
Bretton

Kendray

Stairfoot

FIG 2.3



2.3 PHOTOGRAPHIC SURVEY OF THE SITE

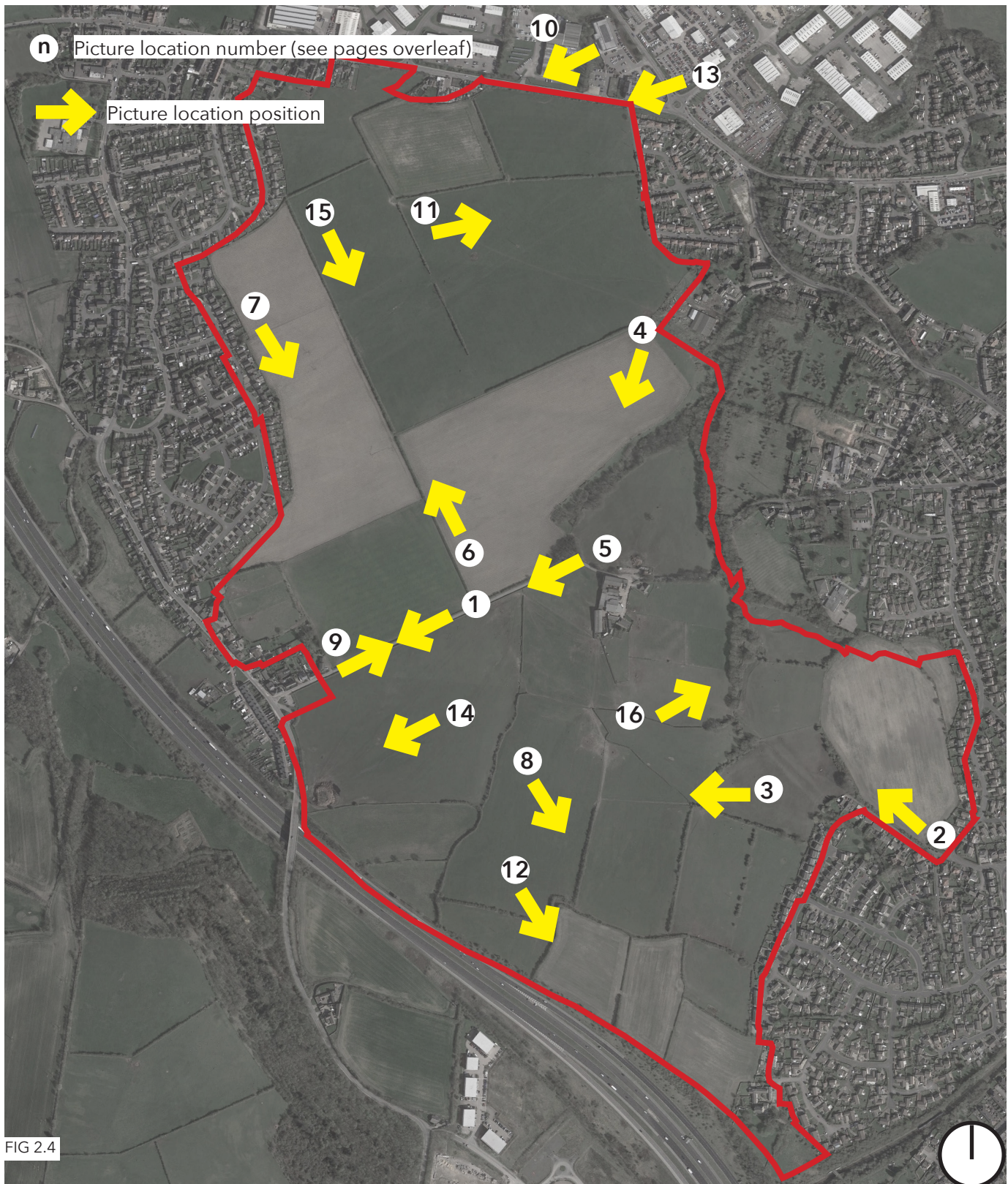




FIG 2.5



FIG 2.6

1



VIEW FROM HERMIT LANE LOOKING EAST

2



VIEW FROM WITHIN SITE FACING NORTH



FIG 2.7



FIG 2.8

3



VIEW FROM WITHIN SITE FACING WEST

4



VIEW FROM WITHIN SITE FACING SOUTH WEST



FIG 2.9

5



FIG 2.10

6



FIG 2.11

7



FIG 2.12

8



FIG 2.13

9



FIG 2.14

10

11



FIG 2.15

12



FIG 2.16

13



FIG 2.17

14



FIG 2.18

15



FIG 2.19

16



FIG 2.20

FIG 2.21



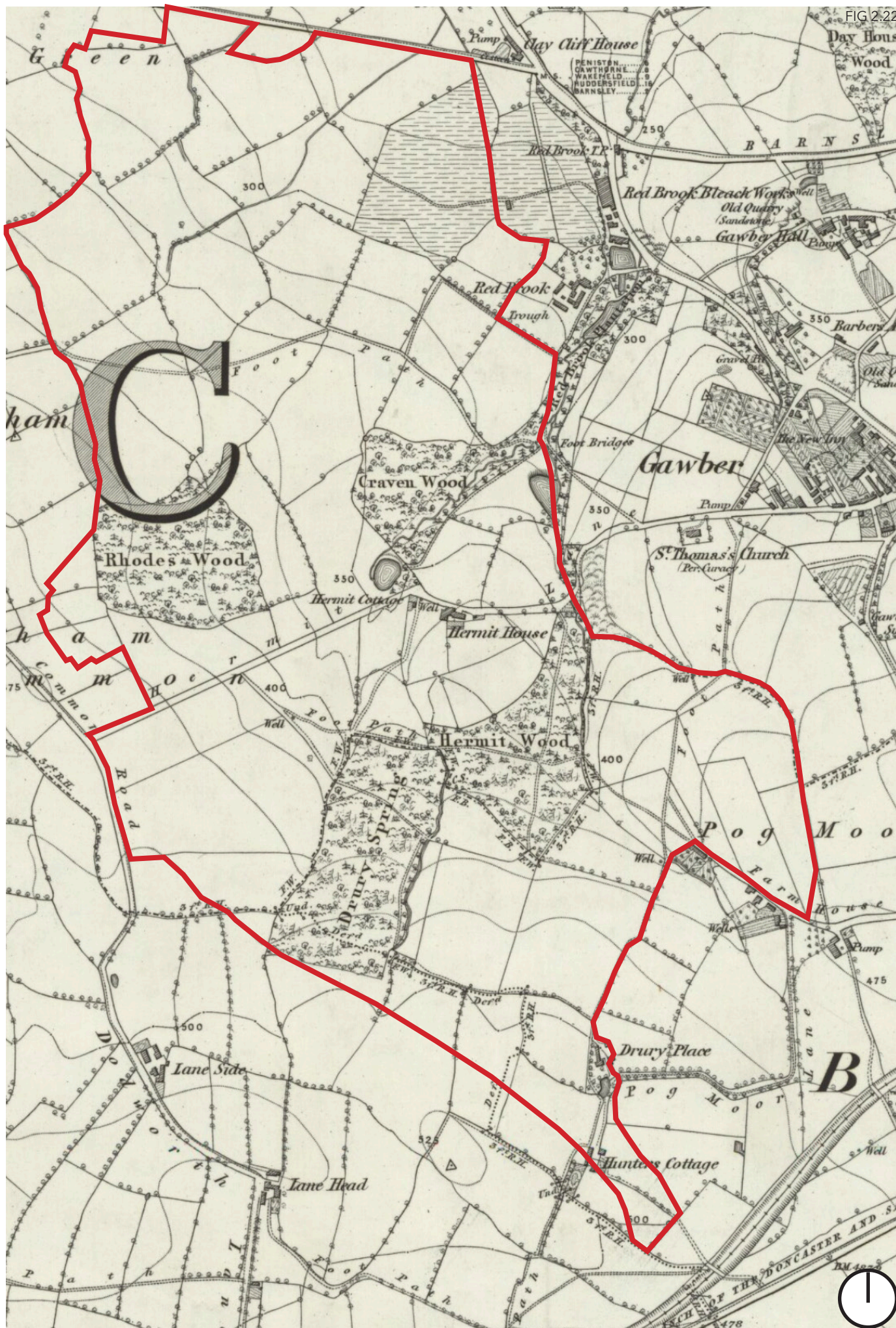
Gawber

Pogmoor

Capitol Park

Higham

Barugh Green



2.4 HISTORICAL OVERVIEW

Considerable areas of the site have been subject to open-cast mining in the middle years of the 20th century. Some of the areas identified as open-cast appear to conflict with some cartographic and archaeological evidence. Any remains at Hermit House Farm have been damaged by modern buildings.

Documentary research suggests the site may contain early medieval boundaries and possible later medieval farm buildings and agricultural activity. Post-medieval assets relate mainly to industrial activity. There were mine access shafts at various locations on the site and a stone-kerbed track follows the Dodworth/Barnsley township boundary through the site.

The map to the left is dated from 1842.



PAINTING OF BARUGH LANE

FIG 2.23

Approximate Local Plan
Boundary overlaid onto historic
Map

FIG 2.24

PHOTOGRAPH FROM BARUGH GREEN JUNCTION (DATE UNKNOWN)



FIG 3.1



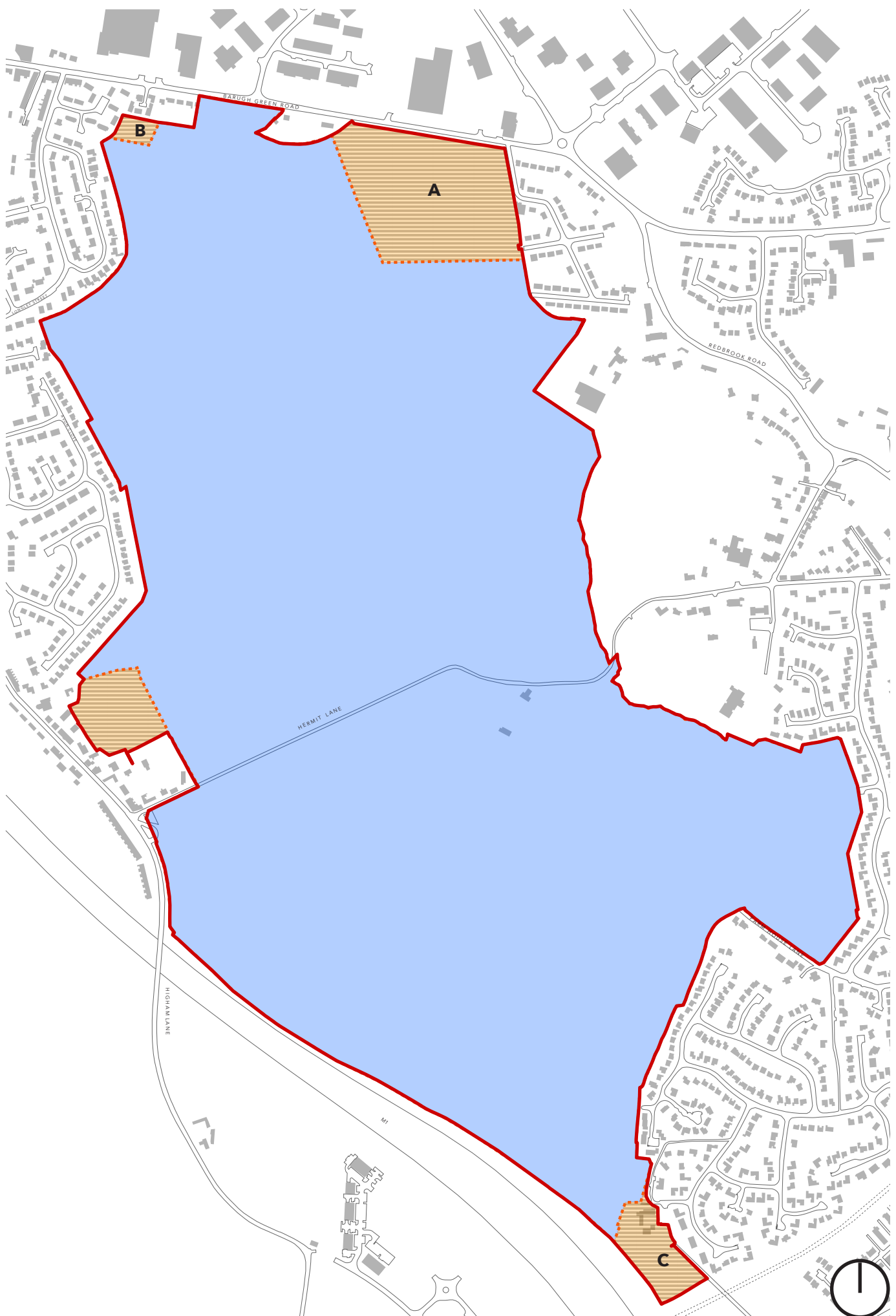
3 Masterplan Frameworks

The masterplan framework explores and demonstrates the issues and opportunities relating to a wide range of matters such as planning, ownership and technical constraints and how they have informed the draft masterplan. The draft masterplan has been prepared in the context of the adopted Local Plan's vision, spatial strategy, objectives and policies, particularly those in relation to housing and employment.

The primary theme that runs through the development of the site is the creation of a "Healthscape" in which to create a sustainable community - for instance, making the best use of the land; securing high design standards; seeking to deliver high-quality homes; creating a modern place to work in a landscape-first approach that will enhance the well-being of residents and visitors to Barnsley West.

Preparation of this masterplan has involved a number of key stages of work. This includes:

- i) A baseline review of existing studies and technical background material to create an evidence-based approach to the masterplan layout.
- ii) Ongoing meetings and engagement and dialogue with Barnsley Council
- iii) Three workshop presentations to the Design Review Panel, consisting of experts in the field of Urban Design, Architecture, Public Art and Economic Regeneration from across South Yorkshire.



3.1 LAND OWNERSHIPS

The site is in various ownerships, with a large proportion under contractual control of Strata Sterling Barnsley West Ltd.

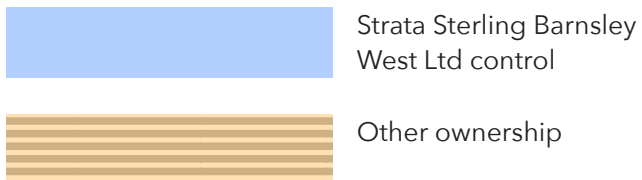


FIG 3.2

A



FIG 3.3

B



FIG 3.4

C

3.2 CONSTRAINTS

The ground conditions of the site were affected by the previous open-cast mining and infill, meaning that there are clear areas where development is restricted (highwalls).

The topography of the site is currently steeply sloping. The initial site works will require groundworks to reduce some of these slopes and create suitable levels and platforms for development to take place.

Above ground utilities also run throughout two areas of the site to the north and south, in the form of overhead electrical wires.

A milepost also sits on the northern boundary which is Grade II listed.







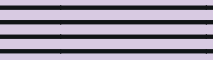


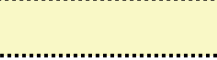





-  Vehicle route
-  Ownership boundary
-  Topographical direction
-  Right of way
-  Footpath entrance
-  Milepost (Grade II Listed)
-  Protected woodland
-  Watercourse
-  Vegetation
-  Utilities
-  Constant noise source
-  Daytime - evening noise source
-  Highwall
-  Local Plan Boundary
-  Railway Track



FIG 3.5

MILEPOST ON BARUGH GREEN ROAD



FIG 3.6

ELECTRICAL POSTS



FIG 3.7

EXISTING SITE TOPOGRAPHY

Topic

Work completed

Existing Trees &
Hedges

Tree survey in accordance with BS5837:2012

Newts

Great Crested newt eDNA survey

Noise

Noise Assessment

Overhead Electricity Lines

Letter Report

Heritage

Desk-Based Heritage Assessment

3.3 CONSTRAINT RECOMMENDATIONS

Provided by

Key Recommendations

WYG (2018)

- *Eight individually surveyed trees have been identified as being unsuitable for retention (Category U).*
- *It is recommended that serious consideration is given to retaining all the trees and groups of high and moderate quality and value (categories A/B) during the development of the site where this is practicable.*
- *Where possible, low quality and value (C Category) trees should be retained, but their presence should not represent a significant constraint on the design.*

WYG (2018)

- *The results indicate that eDNA for great crested newts was not detected in the sample submitted.*

ENS (2019)

- *The ambient noise climate is not considered to represent a constraint to the proposed residential development.*
- *Generic recommendations for orientation and restrictions on working hours have also been provided to mitigate against the impact of the proposed B2 uses on both existing and proposed residential dwellings.*

BTS (2018)

- *Look at development scenarios on a 'with' and 'without' basis and to establish the benefit of undergrounding the 66kV against the land released.*
- *Consider 'high level' development scenarios on various underground route options and the impact of terminal tower locations in order to determine the most commercially viable route.*

Prospect (2018)

- *It is recommended that the development design is examined to identify options to reduce or remove the impact of the milepost.*
- *Much of the site has been previously disturbed by open-cast coal mining. There is a Moderate-High potential for regionally significant remains of the later prehistoric era.*
- *Given the potential for remains of the prehistoric, Roman and Medieval periods it is recommended that geophysical survey is undertaken across those areas of the site not disturbed by previous open-cast mining.*

Topic

Work completed

Birds

Breeding Bird Survey Report

Air

Air Quality Assessment

Bats

Bat Survey

Badgers

Badger and Hedgerows Survey

Ground

Geoenvironmental Desk Study Report

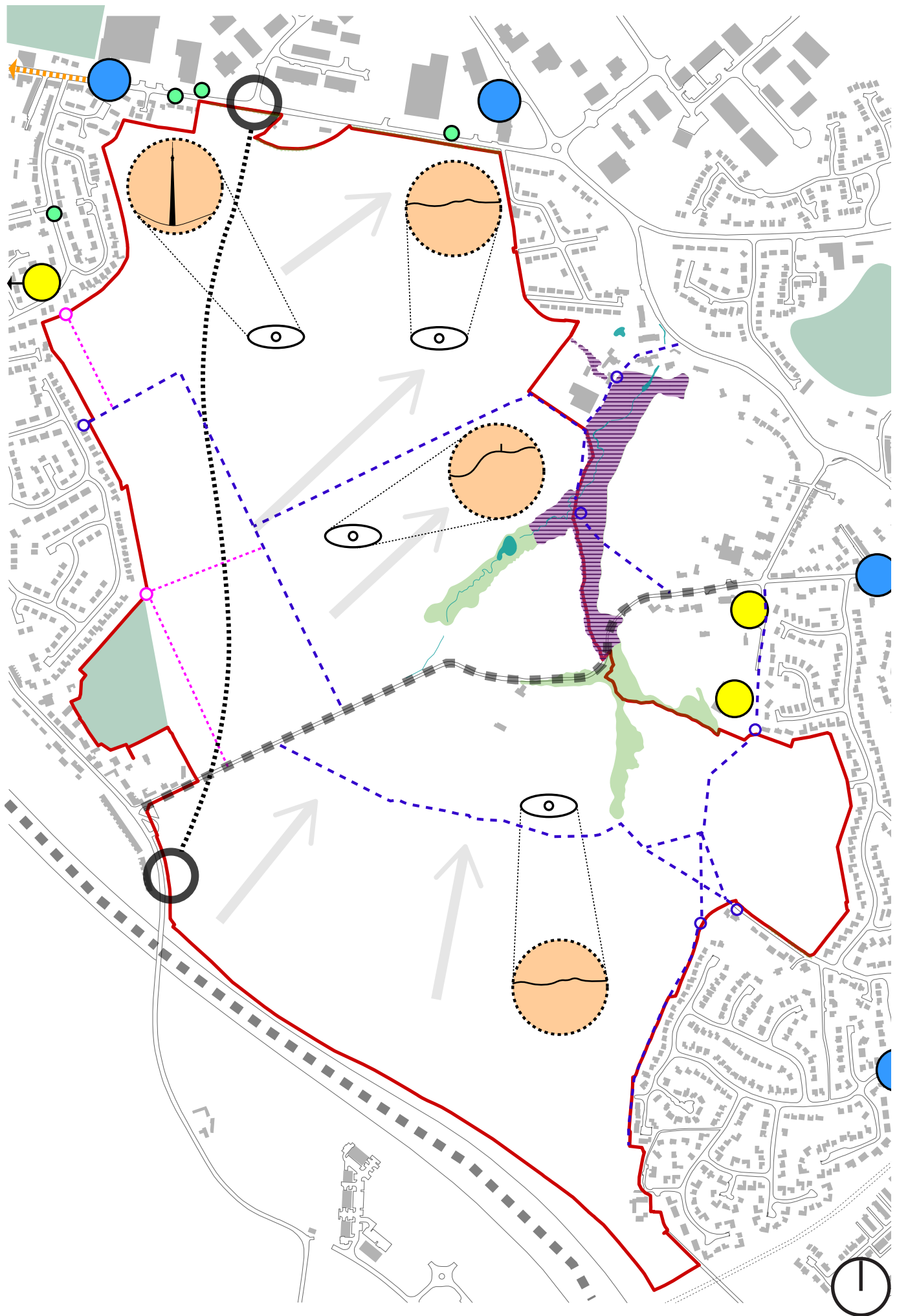
Coal Mining Risk Assessment

Traffic

Traffic Survey Specification

3.3 CONSTRAINT RECOMMENDATIONS

Provided by	Key Recommendations
WYG (2019)	<ul style="list-style-type: none"> A total of 44 bird species were recorded during the suite of breeding bird surveys. Of these 44 species a total of 11 BoCC Red List and seven BoCC Amber List species were recorded. Any vegetation clearance should be undertaken outside of the main breeding bird period (typically considered to be March – September, inclusive) or otherwise subject to a preclearance check by a suitably experienced ecologist. Suitable nesting bird habitat should be retained, where possible, or replaced with the same or greater habitat area, comprising a similar species composition. To safeguard and enhance the value of the site to notable and common garden birds, integral boxes and provision of hedgerows in places of fencing (where possible) should be adopted.
Wardell & Armstrong (2019)	<ul style="list-style-type: none"> Ongoing
WYG (2018)	<ul style="list-style-type: none"> It is recommended that woodland, hedgerow and ditches considered important to bats are retained, replaced or recreated within the development masterplan to maintain bat commuting and foraging routes and connectivity within the site.
WYG (2018)	<ul style="list-style-type: none"> Hedgerows should be retained where feasible or replaced elsewhere on site with native species known to be of value to wildlife. Pre-start checking survey for badgers.
JPG Group (2018)	<ul style="list-style-type: none"> Based on the potential pollutant linkages present on the site, the site should be considered to be low to moderate risk with respect to contamination.
Fore Consulting (2018)	<ul style="list-style-type: none"> Ongoing



3.4 OPPORTUNITIES

The site has a strong existing network of rights of way and footpaths. These will be retained to create accessible pedestrian and cycle routes into and throughout the development. The strategic location makes sure the site is well connected to local amenities, schools and roads.

As a consequence of modifying the levels of the site for construction, it will not be possible to retain the hedgerows and some woodland. Instead, new ecology will be introduced elsewhere to create a high-quality, green environment for the development. The sustainable drainage will provide water features to complement this.



FIG 3.8

LOCAL AMENITIES ON
BARUGH GREEN ROAD



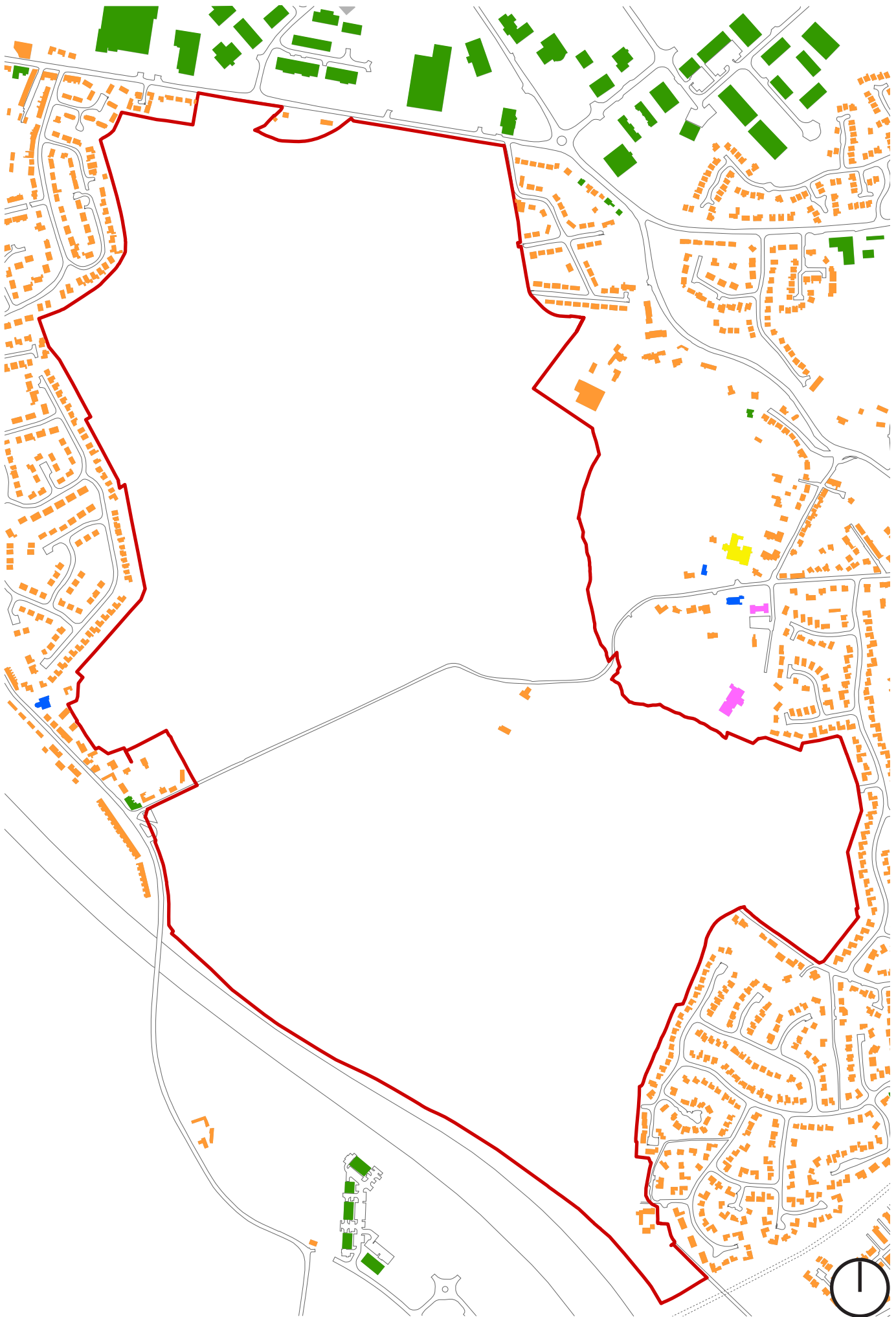
FIG 3.9

KEY VIEW OUT TO LOCAL LANDMARKS



FIG 3.10

VIEW INTO BARNSELY FACING EAST



3.5 LAND USE FRAMEWORK

The land use framework highlights the residential settlements that sit adjacent to the east and west of the site. The northern edge is dominated by the existing commercial buildings that offer a range of facilities from retail, leisure and logistics.

A number of other schools, shops and healthcare facilities sit in close proximity to the site. These services will be further provided in this development with a school, community and healthcare buildings proposed for Phase 1.






	Commercial
	Residential
	Health
	Education
	Religious



FIG 3.11

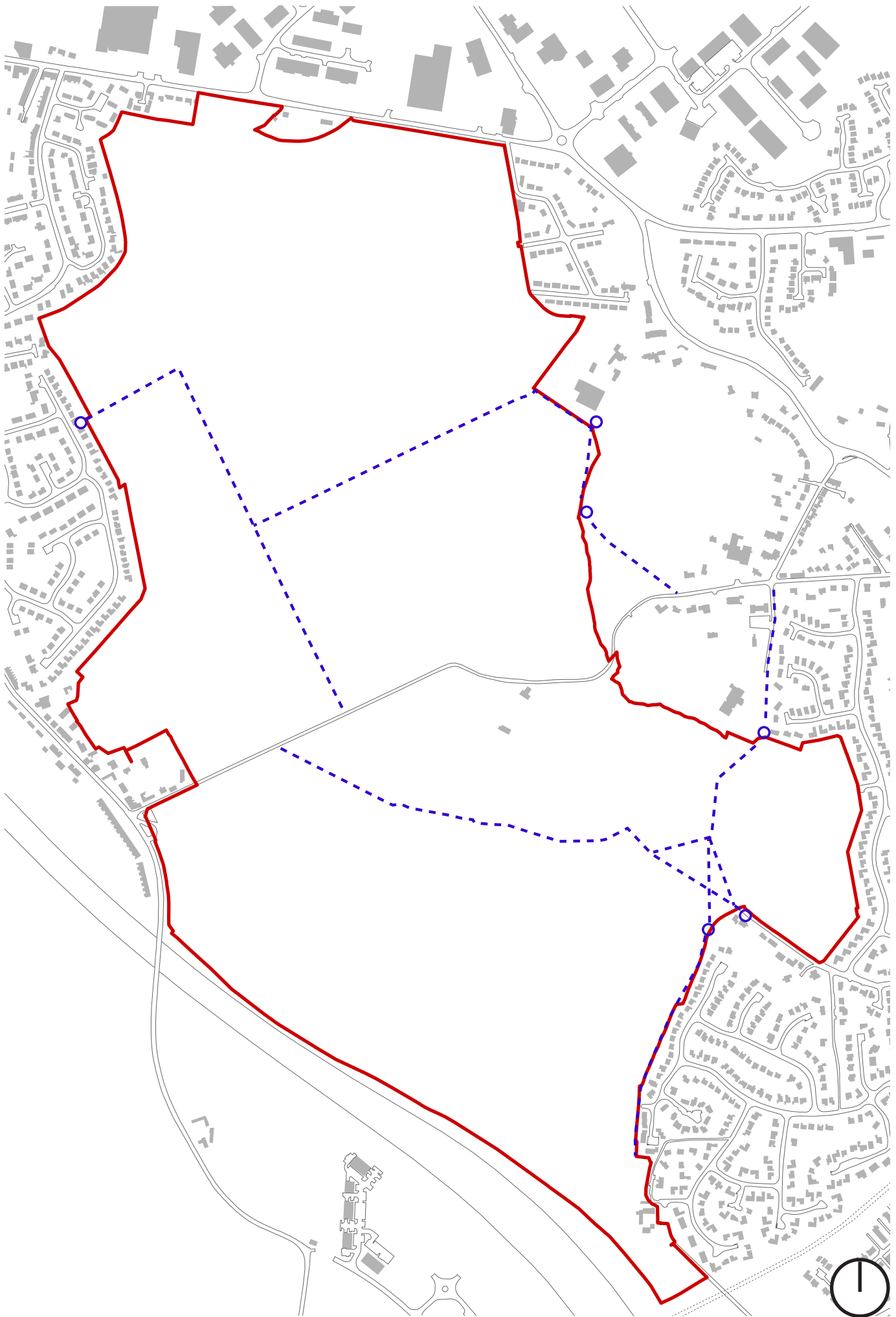
COMMERCIAL BUILDINGS ON
BARUGH GREEN ROAD

FIG 3.12

BARNSELY HOSPICE OFF
HERMIT LANE

FIG 3.13

LOCAL DWELLINGS



3.6 RIGHTS OF WAY FRAMEWORK

A number of existing rights of way are in and around the Local Plan MU1 boundary. These are a positive for any residential development as they will help us to maintain pedestrian access throughout the site.

Furthermore, there are locations where potentially new pedestrian entrances into the site could be located. This could create new pedestrian routes across the site that link up with existing rights of way and promote health and wellbeing.

----- Existing right of way



Existing footpath entrance



FIG 3.14

RIGHT OF WAY



FIG 3.15

RIGHT OF WAY



FIG 3.16

EXISTING SITE ENTRANCE



FIG 3.17

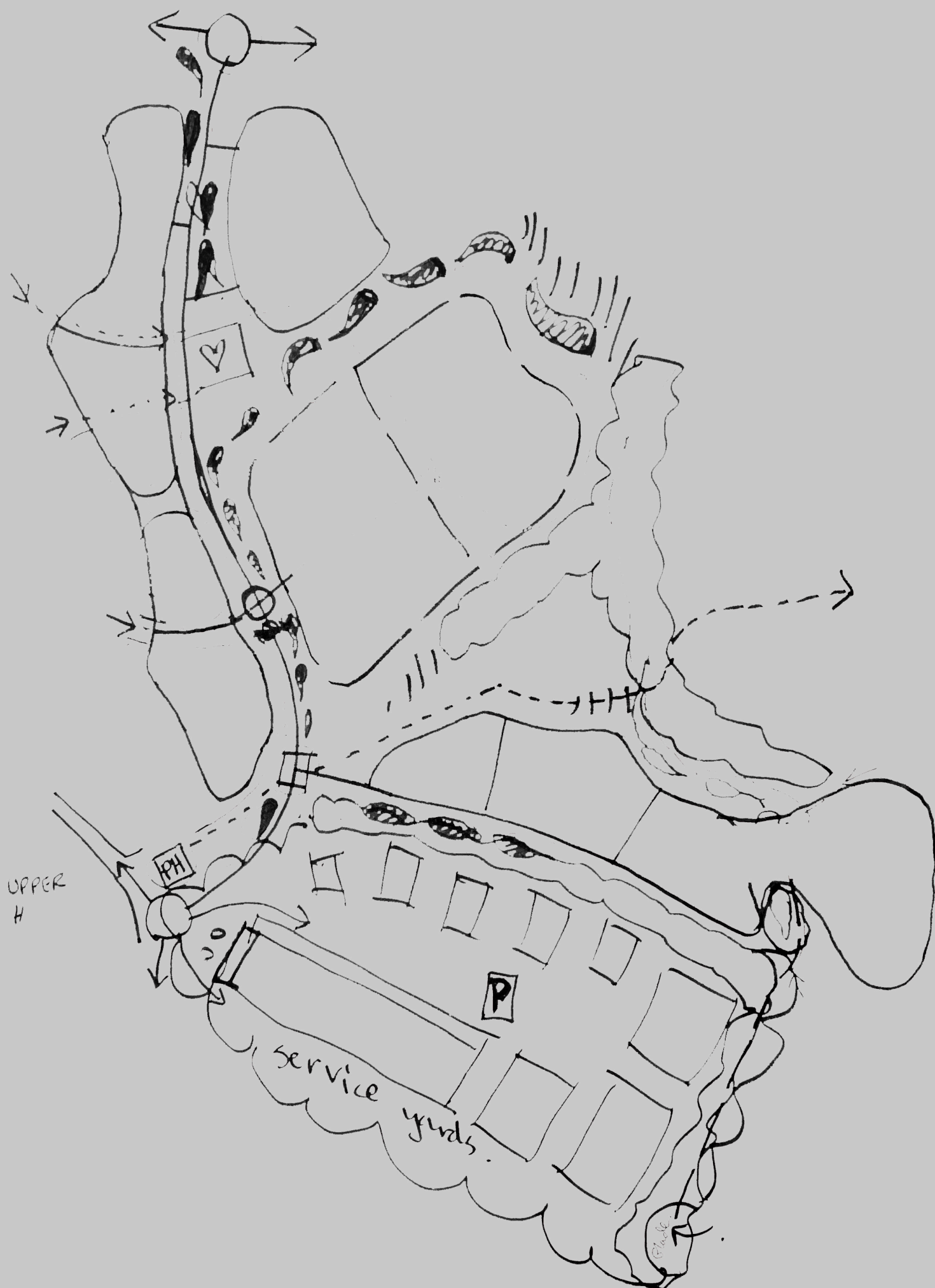
RIGHT OF WAY



FIG 3.18

POTENTIAL NEW ENTRANCE INTO SITE

FIG 4.1

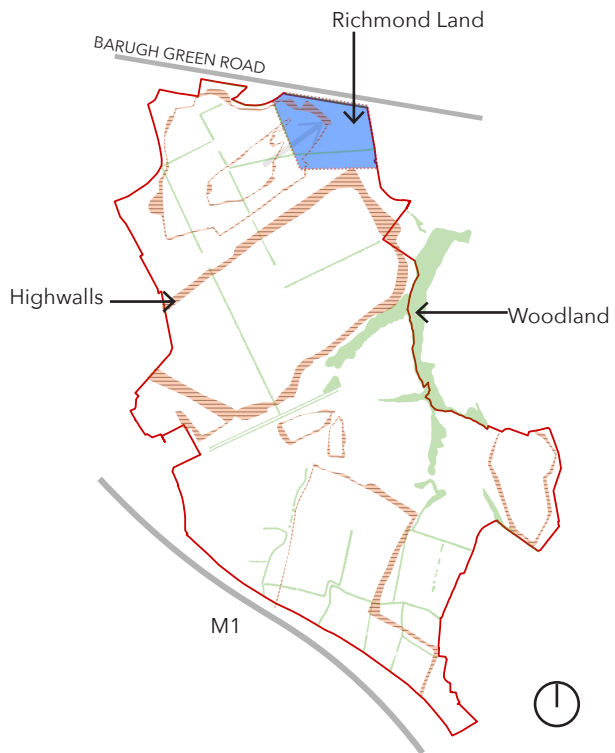


4 Draft Illustrative Masterplan

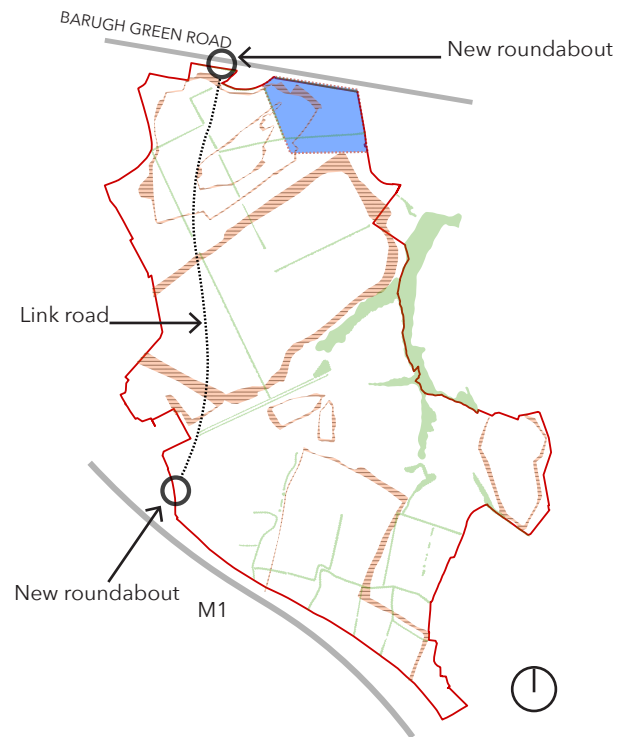
The Draft Illustrative Masterplan will guide the future planning applications for development of the site. The Draft Illustrative Masterplan has evolved from consideration of health and wellbeing, townscape, heritage and socio-economic considerations. It has been used to:

- Create a framework for development of the site in terms of mix and quantum of uses, building typologies, streets and open spaces.
- Allow for the flexibility to ensure Barnsley can realise the ambition for the homes it will need over the next 15 years. This flexibility ensures it can cater for homes for first-time buyers, downsizers, elderly and family homes to suit a range of tenures from market sale, shared ownership, homes for rent and affordable housing.
- Prioritise pedestrians and cyclists with public transport, and convenient and safe pedestrian access through the site to the town centre and surrounding communities, linking town-wide footpaths to enjoy the wider Barnsley environment.
- Make sure that community is catered for in the form of education, community and healthcare facilities within walking distance to each new neighbourhood.
- Provide space for a wide range of business from start-up initiatives to established companies in modern workplaces fit for the 21st century.

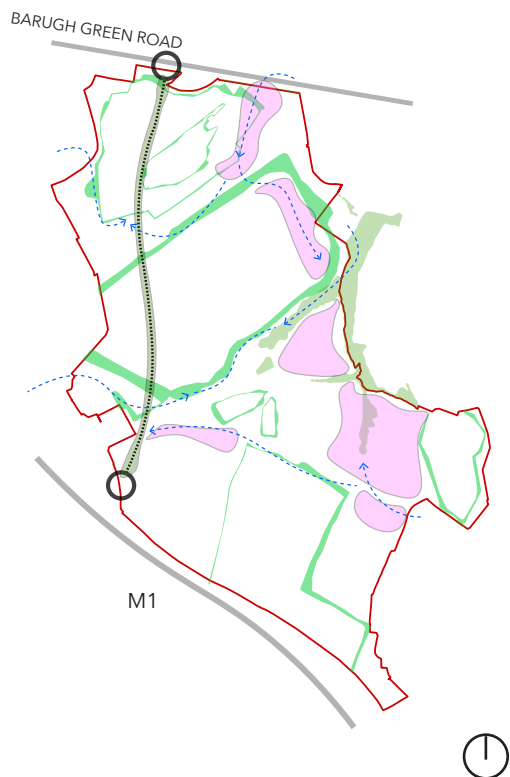
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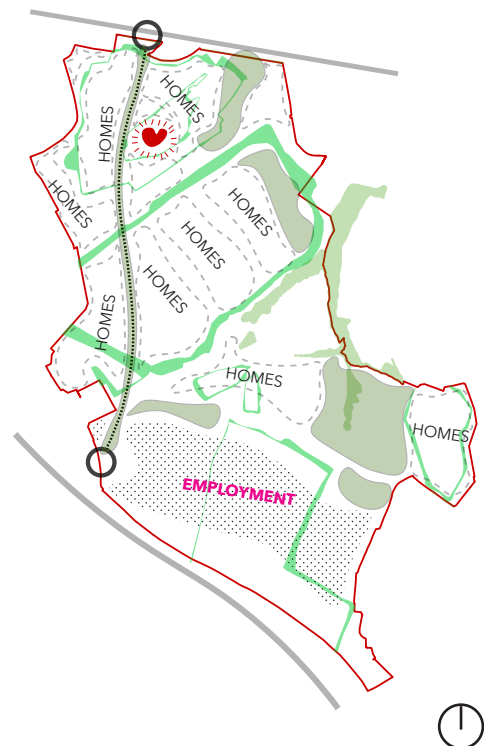
2



3



4



4.1 DESIGN EVOLUTION

The design evolution is driven by the technical constraints and specialist reports that have taken place. This makes sure that all design decision making is underpinned by an evidence based strategy for redeveloping the site.

1.

The constraints and site parameters set out the starting point for the design evolution.

2.

The new link road will connect both ends of the site and provide a thoroughfare. This infrastructure is dependent on two roundabouts at either end. The highways requirement for roundabouts needs a specific diameter and road widths in order to function safely and correctly.

Taking this into consideration, on the northern access off Barugh Green Road, the masterplan area includes the Richmond land and the ownership should not be an impediment to accessing the site. Furthermore, the location of the Tudor Rose Nursery also limits where the new roundabout access into the site can be positioned. Given the levels across the site and minimising the gradients it is all these factors which have determined the justification for the roundabout location.

To the south, the roundabout fits into Higham Common Road to allow for M1 access and serve the wider operational requirement to the employment zone.

In order to ensure the link road can function safely, its configuration is driven by extensive testing by the Highways Engineer. This means the topography of the ground will change significantly and where hedges are lost as a consequence of this new ones will be introduced to correctly mitigate any ecological impact.

3.

The highwalls are undevelopable land, and as such become an opportunity to become landscape and recreation areas. These can then expanded by merging with a series of 'character areas' throughout the site, linking up with existing rights of way to promote a permeability through the site, and preserving other features such as the woodland and hermit lane. These character areas contain landscaping, recreation areas and flood ponds and set a framework for where buildings can be located.

4.

Setting out the landscape framework allows for zones to be allocated for housing and neighbourhoods. The employment zone needs links to the M1 Junction 37 to minimise the impact of lorries driving through the link road. Additionally the southern area of the site has frontage to the M1 and will also be closest to what will be an almost constant noise source from the motorway. Taking this into consideration, the logical location for the employment zone is on the southern part of the site.

The heartspace contains the school, community buildings and civic square. Due to its prime frontage on the link road and sufficient distance from other local schools and amenities, there is a strong justification for its location within this part of the site, as well as the playing fields being south-facing in this location.



4.2 GREEN & BLUE INFRASTRUCTURE: THE 'HEALTHSCAPE'

Vision

A Green Blue landscape framework, a '**Healthscape**', that acts as a setting for the new place, community and workplace that will be Barnsley West.

A new amenity for the new community alongside Gawber, Higham, Barugh Green and the rest of Barnsley, facilitating:

- **Activity**; through new passive and active recreation facilities, paths and trails for safe routes to school and work, formal and informal play, for young and old.
- **A strong and resilient community**; through landscape for the community to adopt, space for community events and social gatherings.
- The community's **connection to nature and the seasons**, for health and wellbeing.
- **Improved biodiversity**, through some retention of existing trees and woodland and creation of new meadows, wetlands, hedgerows, and forests.
- **Reducing carbon footprint** and improving air quality, through mass tree planting and reducing the need to drive a car.

The healthscape concept has driven and shaped the masterplan so that it has become led and influenced by landscape.

The Healthscape will have a series of different character areas and spaces to make it varied in the way it feels and to give different identities to different areas. The areas and spaces:

- Retain and improve the existing Velvet Woods and streams to the east of the site. The intention is to enhance these further by connecting into a proposed new wood called **Gawber Forest**, that will surround the commercial area to the south.
- **Linear park and arboretum** with a wide variety of tree species along the new link road, with shared footpath and cycle routes and linear swales, which will soften this road and create an iconic landscape gateway and feature for the new place.

- Large open **green lanes** that run across the site and connect the new and existing communities together. These will extend and enhance the current public rights of way. These spaces will also comprise informal and formal play spaces and trim trails (a special sort of trail that combines running and exercising) to make sure that the health and wellbeing of the new residents is a top priority.

- New **ecology corridors** with additional species rich native hedgerows, meadows, trees and thickets, linking open green spaces to the existing or proposed woodland.

- The topography of the land will enable the landscape to exploit key views across Barnsley.

- **New Meadow Parks** will be created to give large open spaces which will connect the 'green lanes' but also provide the appropriate quantum of water attenuation for the development. Meadow grassland and informal paths will be the theme to these areas.

- A new **Civic Square** in the centre of the development, outside the school and new community facilities will create a new heart to the community. This will be a leafy but flexible hard space for events and gatherings.

- A network of **pedestrian and cycle-friendly streets** in compact neighbourhoods.



4.3 PLACEMAKING

The placemaking concept ensures the physical built elements of the masterplan are a direct response to the "Healthscape". All buildings will be located in such a manner to promote recreation spaces that enhance health and wellbeing. How buildings and streets relate to one another has also been carefully considered around issues of solar orientation, views, parking and crime.

The placemaking strategy for the masterplan is realised as a series of components that will create an environment to live work and play:

- **Gateways:** Key primary buildings at the north and south entrances will create a '**gateway arrival**' to Barnsley West. This is important in giving this district its own **identity** that complements the adjacent communities.
- The **layout** of the buildings are done in such a way to create a series of "**heart spaces**" through the neighbourhood. These heart spaces are designed in a range of sizes and scales to give variety and **identity** to different neighbourhoods. These spaces are landscaped and are linked together with **long views** and frame **local landmarks** with **pedestrian** and **cycle routes** between them.
- A **civic square** sits at the heart of the development, with a school that will also provide a range of services out of hours and term time to the **local community**. The scale of the square makes sure it can provide a range of community events throughout the year.
- Although the topography will change to develop the site, the configuration to **Hermit Lane** is **retained** and transformed as part of a link through a new neighbourhood and public square.
- All edges to the development are respected with gardens backing onto adjacent gardens along the boundary. Within Barnsley West strong **edges to neighbourhoods** will give definition to **open spaces**.

The example images show the sort of character the development is aiming to create.



FIG 4.2

Example image: Heartspaces



FIG 4.3 Example image: Link between neighbourhoods



FIG 4.4

Example image: Subtle Gateway Buildings



4.4 ILLUSTRATIVE MASTERPLAN PROPOSAL

The Plan proposes a mixed-use development to provide around 1,700 new homes and 43 ha of employment land. In addition, the proposals will provide:

- A new primary school
- Small shops and community facilities
- New infrastructure including an access link road and drainage
- Open space and wildlife corridors



Pedestrian crossing



Vehicle crossing



Existing pedestrian entrance



Proposed new pedestrian entrance

1. Community building
2. Primary school
3. Employment zone

	Local Plan boundary		Short mown grass
	Squares and shared surface		Meadow grassland
	Formal play		Planting
	Informal play		Community orchards
	Ponds		Linear arboretum
	Attenuation basins		Hedgerows
	Swales & dams		Forest extension
	Boardwalks		Existing woodland
	Formal paths		Street trees
	Woodland walk		Garden trees



ILLUSTRATIVE VIEW: SOUTHERN GATEWAY



ILLUSTRATIVE VIEW: EASTERN EDGE



ILLUSTRATIVE VIEW: CIVIC SQUARE



ILLUSTRATIVE VIEW: NORTHERN GATEWAY

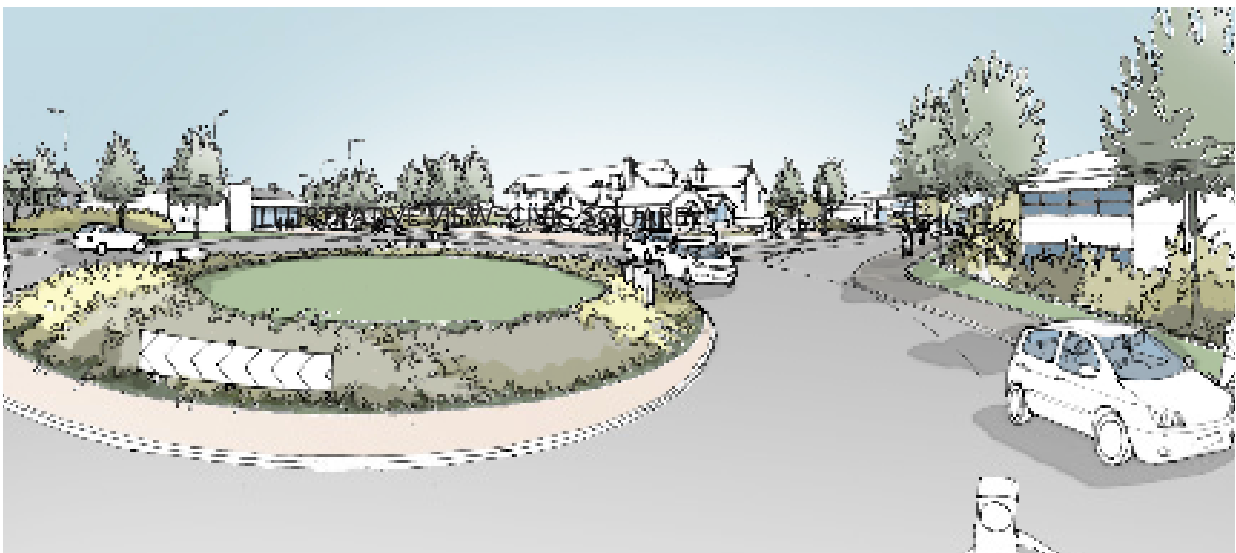


ILLUSTRATIVE VIEW: HEARTSPACES

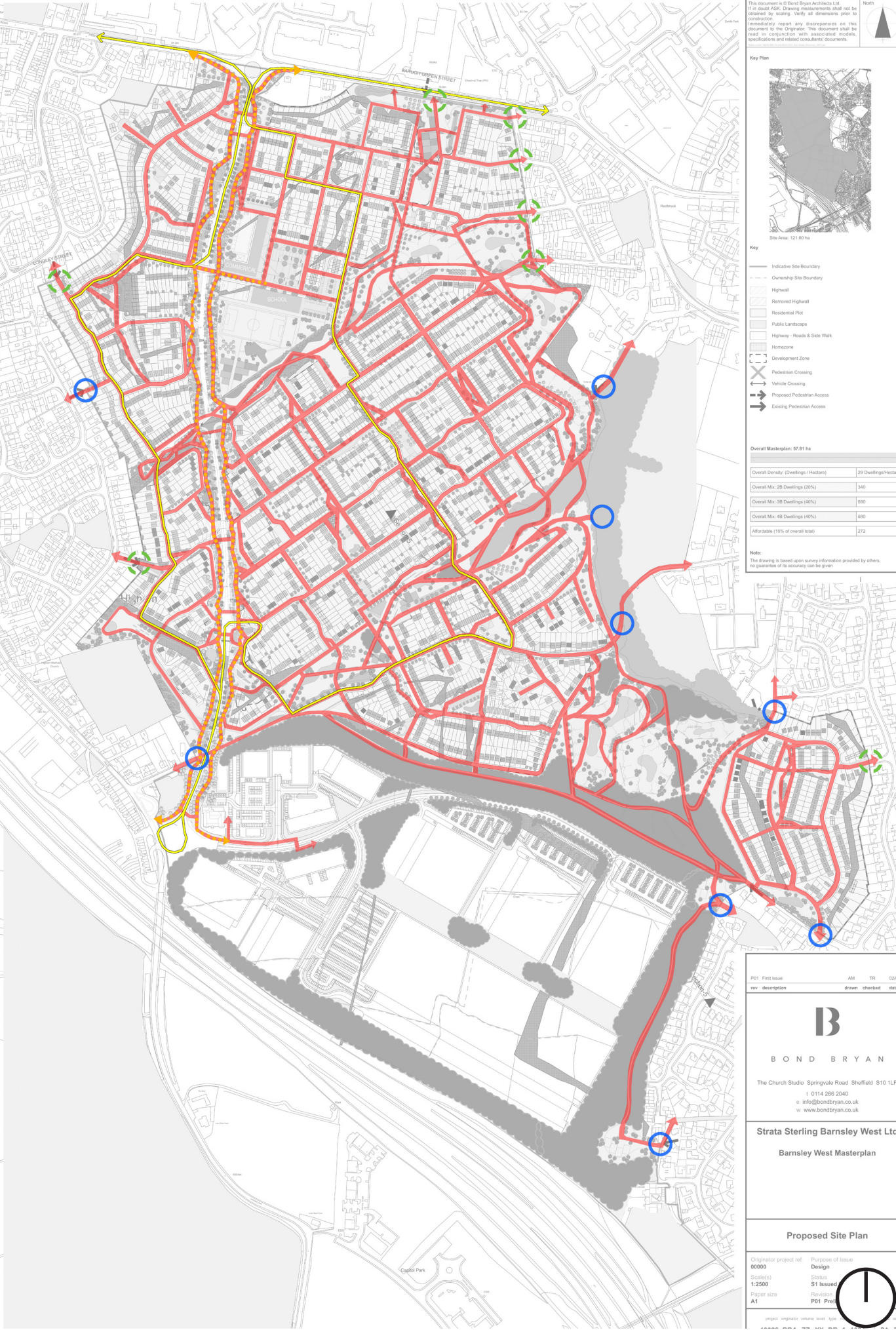
4.4 ILLUSTRATIVE MASTERPLAN PROPOSAL



ILLUSTRATIVE VIEW: CIVIC SQUARE



ILLUSTRATIVE VIEW: ENTRANCE TO EMPLOYMENT ZONE



4.5 ILLUSTRATIVE SUSTAINABLE MOVEMENT & VEHICLE FRAMEWORK

.....

This diagram demonstrates the extent of pedestrian and cycle permeability that the draft illustrative proposal could achieve. Linking up with existing rights of way, this is enhanced with a series of new pedestrian access points to ensure the masterplan is carefully sewn into the adjacent communities, and attracts a wider use as a recreational location.

It is proposed that new bus routes would run through the residential neighbourhoods away from the link road.

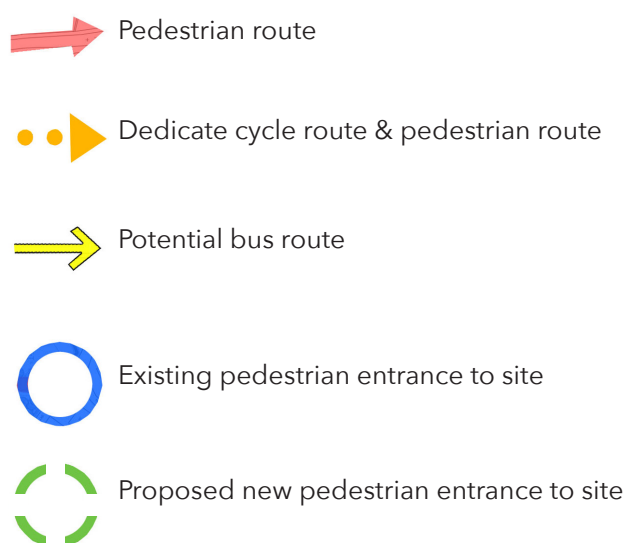


Image References

FIGURE	TITLE	SOURCE
COVER PAGE	AERIAL PHOTOGRAPH	GOOGLE EARTH
0.1	SITE PHOTOGRAPH	GILLESPIES
0.2	DRONE PHOTOGRAPH LOOKING NORTH WEST	STERLING CAPITOL
1.1	SITE PHOTOGRAPH	GILLESPIES
2.0	SITE PHOTOGRAPH	GILLESPIES
2.1	AERIAL PHOTOGRAPH	GOOGLE EARTH
2.3	SITE PHOTOGRAPH	BOND BRYAN
2.4	AERIAL PHOTOGRAPH	GOOGLE EARTH
2.5	SITE PHOTOGRAPH	GILLESPIES
2.6	SITE PHOTOGRAPH	GILLESPIES
2.7	SITE PHOTOGRAPH	GILLESPIES
2.8	SITE PHOTOGRAPH	GILLESPIES
2.9	SITE PHOTOGRAPH	BOND BRYAN
2.10	SITE PHOTOGRAPH	GILLESPIES
2.11	SITE PHOTOGRAPH	GILLESPIES
2.12	SITE PHOTOGRAPH	BOND BRYAN
2.13	SITE PHOTOGRAPH	BOND BRYAN
2.14	SITE PHOTOGRAPH	BOND BRYAN
2.15	SITE PHOTOGRAPH	GILLESPIES
2.16	SITE PHOTOGRAPH	BOND BRYAN
2.17	SITE PHOTOGRAPH	BOND BRYAN
2.18	SITE PHOTOGRAPH	BOND BRYAN
2.19	SITE PHOTOGRAPH	GILLESPIES
2.20	SITE PHOTOGRAPH	BOND BRYAN
2.21	DRONE PHOTOGRAPH LOOKING SOUTH WEST	STERLING CAPITOL

Image References

FIGURE	TITLE	SOURCE
2.22	1842 MAP	WWW.MAPS.NLS.UK
2.23	BARUGH LANE PAINTING	WWW.MEMORIESOFBARNLEY.CO.UK
2.24	BARUGH LANE, BARUGH GREEN PHOTOGRAPH	WWW.MEMORIESOFBARNLEY.CO.UK
3.1	DESIGN WORKSHOP BOND BRYAN, GILLESPIES & STRATA	BOND BRYAN
3.2	SYK570512	STERLING CAPITOL
3.3	SYK51024	STERLING CAPITOL
3.4	SYK629464	STERLING CAPITOL
3.5	MILE POST ON BARUGH GREEN ROAD	BOND BRYAN
3.6	ELECTRICAL POSTS	BOND BRYAN
3.7	SITE TOPOGRAPHY	BOND BRYAN
3.8	LOCAL AMENITIES ON BARUGH GREEN ROAD	BOND BRYAN
3.9	KEY VIEW OUT TO LOCAL LANDMARKS	WWW.BBC.CO.UK
3.10	VIEW INTO BARNLEY FACING EAST	BOND BRYAN
3.11	COMMERCIAL BUILDINGS ON BARUGH GREEN ROAD	BOND BRYAN
3.12	BARNLEY HOSPICE	WWW.BARNLEYHOSPICE.ORG
3.13	LOCAL DWELLINGS	BOND BRYAN
3.14	RIGHT OF WAY	GILLESPIES
3.15	RIGHT OF WAY	GILLESPIES
3.16	RIGHT OF WAY	GILLESPIES
3.17	RIGHT OF WAY	GILLESPIES
3.18	POTENTIAL NEW ENTRANCE INTO SITE	GILLESPIES
4.1	CONCEPT SKETCH	BOND BRYAN
4.2	HEARTSPACES	BELL PHILLIPS
4.3	LINKS BETWEEN NEIGHBOURHOODS	PROCTOR MATTHEWS
4.4	SUBTLE GATEWAY	POLLARD THOMAS EDWARDS

