

Design & access statement in support of
proposed dwelling & garage

at
the site of a former allotment garden on
Lockwood Road Goldthorpe

for
Mr Roy Cooper.

to be attached & read with T&CP application.

* THE PROPOSAL:-

to build one detached "chalet" styled dwelling with a detached two car garage.

* THE SITE:-

is a long but narrow site which has been an allotment garden, at this time the site stands un-used. The greenhouse, which has been subjected to vandalism has been demolished to damp-proof level of the brickwork in order to ensure that no on site dangers were present.

the site is west/east facing & is generally a flat site. adjacent to the northern boundary stands a convent, still in use & habited by nuns.

Along the western boundary runs Lockwood Road, part way down the convents western boundary the road reduces to a public foot path through to THURNSCOPE, the foot path is known locally as the "PIT LANE", which provided miners access to the former HICKLETON Main Colliery, the official name is Lockwood Lane.

adjacent to the southern boundary is the site of the Goldthorpe Scout troop hall.

Directly to the east of the site is a large parcel of land which consisted of agricultural fields which produced farm crops. The field were flanked to the south & to the east by Main Street allotments (mostly unused). It is understood that the local authority (BMBC) has been in discussion with building contractors with a view to approving this land for residential development.

sheet one

* SURROUNDINGS:-

a mixture of a strange variety of buildings stand within visual reach of the site:-

- a) the convent, although not new, a somewhat modern building.
- b) the prefabricated scout hall.
- c) the vicarage which stands adjacent to a listed building Church, important because it is one of only a handful of all concrete constructed churches in Great Britain.
- d) opposite this church stands a row of typical terraced house.
- e) adjacent to the terraced houses stands a large detached dwelling which is set well back from Hockwood Road.
- f) directly opposite the site stands Goldthorpe Catholic church.

with regard to facing materials, these are as much a mixture as are the buildings i.e. from traditional smooth red facing brickwork to blue slates through to self coloured spar rendering, providing a variegated & very interesting "one off" streetscene.

* DESIGN:-

due to the site dimensions the choice of design has been somewhat limited, with account of certain factors needing to be considered i.e.

- a) overlooking & over shadowing of neighbouring buildings

sheet two.

- b) good & safe access & departure from the site for family vehicles in a forward direction.
- c) formation of adequate open space / garden space.
- d) access to services.

In order to address these points the proposal is best served by a long & narrow dwelling incorporating:-

- a) main window aspects of the habitable rooms to the front & to the rear.
Access door way to the southern boundary was considered to be the most appropriate taking into account that the scout hall is only in use for a few hours per week.
The ground floor bedroom window is separated from the convent by a pathway within the curtilage & then by side garden space & the drive way to the convent.
Due to the east / west aspect of the site & natural travel line of the sun & existing separation distances overshadowing should not create a problem.
- b) a 3m access to the drive, with a maximum 1.1m high front boundary wall & adequate turning space would ensure safety to both site & road users.
- c) both front & rear garden areas are provided.
- d) all the required services are available within Lockwood Road.

In order to try & make the proposal blend into the street scene, careful consideration has been given to the choice of facing materials. The proposed facing brickwork is designed with distressed edges & a mixture of colours to try & imitate reclaimed brickwork from older properties. Slate grey/blue tiles would mirror a percentage of the existing street scene.

Upvc frames & soffits would provide maintenance free service, again falling into line with most of the existing dwellings.

* ACCESS:-

private access/egress will be provided as shown on the site plan.

personal access to the entrance door will be provided by permanent pathways with disabled ramped access included.

Access will suffice for:-

- a) postal services/deliveries
- b) refuse & recycling collections
- c) emergency services

* GENERAL:-

- 1) the site is not crossed by any rights of way.
- 2) the proposal is not within Green Belt.
- 3) the proposal is not on the site of a listed building but stands quite close to one.
- 4) the site is not within a conservation area.
- 5) the proposal does not affect any water course.
- 6) the proposal would be subject to Building Regulation consideration by BMBC, taking into account green issues, fire safety & disabled access. shut four.

* PLANNING POLICY CONTEXT :-

the proposal, for one dwelling & garage has been formulated in light of the relevant advice shown in PP4 & PP3.

PP1:-

para 33 - good design ensures attractive, usable, durable & adaptable places & is a key element in achieving sustainable development. Good design is indivisible from good planning.

para 34 - planning authorities should plan positively for the achievement of high quality & inclusive design for all development. Good design should contribute positively to making places better for people. Design which is inappropriate, or fails to take the character of the area & the way it functions into account should not be accepted.

PP3:-

planning policy housing -

the site is in a suitable location for development, & the proposal makes effective use of the land & the surrounding area in that it is well laid out so that the space is used efficiently.

the proposal would not damage the areas existing infrastructure.

the site is easily accessible & is well connected to community facilities, local shopping, public transport & services as well as local schools & other educational services.

Croftthorpe has the benefit of its own railway station & easy access to the motorway system.

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* ASSESSMENT & CONCLUSION:-

- a) the proposal requires a change of use, several factors add positive plus points in favour:-
 - 1) the site has suffered vandalism in the form of damage to the greenhouse & boundary fencing.
 - 2) the site was overgrown & generally an eyesore, measures have been taken to rectify the problems.
- b) the site is within a mixed use area & if granted approval would be considered an infill site.
- c) future development to the sites eastern boundary is to be of a residential nature.
- d) the design has no relationship to the varied existing street scene, however the sites shape has been the key factor. Material choices should ensure a good contribution & blending.
- e) occupants of both the convent & the scout hall have been kept informed of the progress of the proposal. Mr & Mrs Fields, owners & occupiers of no 29, the only dwelling which would have a view of the development have also been consulted. No objections were forthcoming.

In conclusion it is considered that the benefits of the removal of possible vandalism, provision of a good & tidy site with safe usage for the occupants, would ensure a plus benefit for the area & its inhabitants, which would suggest that the benefits outweigh any unforeseen factors. The proposal would therefore appear appropriate in principle.

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