

Design & Access Statement Goldthorpe Hotel, Doncaster Road, Goldthorpe, Barnsley

Physical Context:

The site is located on Doncaster Road, Goldthorpe, Barnsley and Hamilton Road and is within Goldthorpe shopping centre. The neighbourhood consists of residential and commercial properties being mainly of terrace properties. The property is a detached property with commercial properties on two of its boundaries. The property is currently vacant and in a state that requires urgent repair.

There are a number of small shops all within easy distance of the property. The property is not located in a conservation area. The property affords good foot traffic links to local amenities and the centre of Goldthorpe.

Site:

The property consists of two levels. Part of the site will be retained for use as a communal area for the apartments. There are schools within close walking distance of the site. The site is accessed via Hamilton Road or Doncaster Road depending on which apartment the tenants live in. The site lies within a housing policy area. There will be parking for cars within the curtilage of each of the apartments.

The site will continue at the same level as the entrance to the site.

Social Context:

The property development is for 10 apartments, 8, two bed apartments and 2, 1 bed apartments. There is an overlooking point to one of the adjoining properties, this property is a commercial property. There are no overshadowing issues from the site. There will be no adverse impact on the existing local services.

Economic Context:

The development will bring in potential income from the occupants with their spending capabilities benefiting the local economy as well as construction work during the development.

Planning Policies:

The relevant national and local policies applicable to the scheme were referred to during the design process such as H6, H18, T2 and E52 contained within the Barnsley UDPFA and government guidance including guidance note 3: housing.

Involvement of Community Members:

The scheme has no implications for the general community; however the adjoining owners have been not consulted.

Evaluation:

It is not know what opinions the adjoining owners have because they have not been consulted.

Design Principles:

Use:

The proposed development is justified particularly as it brings into use an existing unused structure into residential use therefore maximizing the lands potential for occupancy, whilst being sympathetic to the adjoining property and the surrounding area.

Disabled access is only viable to some of the ground floor units following the construction of ramps to the apartments.

Layout:

The layout of the apartments have been designed to reduce as much as possible any overlooking to the adjoining owners.

Scale:

The proposed development is to scale with the surrounding properties.

Landscaping:

The communal area will be grassed and tarmaced to allow additional car parking.

Appearance:

The new fenestration has been designed to be sympathetic with the surrounding area.

Materials

The roof finish will continue as natural slate and the new windows will be white upvc windows.

Access:

Vehicular access will be via an existing continuous drop kerb along Doncaster Road and an existing drop kerb on Hamilton Road.