DESIGN AND ACCESS STATEMENT
PROPOSED EXTENSION AND ALERATIONS
AT 83/83a HIGH STREET
GOLDTHORPE

THE SITE

The shop is a pair of 1900 period houses with accommodation over within a mainly residential area. The existing flat is currently empty as access is via the shop. The shop is sited on the junction of High street and Barnburgh Lane. To the rear of the shop is an existing single pitch store.

LAYOUT

The Layout is to extend to the rear in a single storey thus reducing impact on neighbouring properties.

SCALE

The rear single storey extension will extend 4.5m from the main building and will be single storey. The building will be 3.2 m high from ground level to top of the flat roof which is lower than the maximum height of the to be demolished single storey building to the rear. A new access is proposed to the side for the flat above.

LANDSCAPING

The existing rear yard is hard paved and will remain insitu. The front area will again be hard paved as per the existing.

APPEARANCE

The appearance will remain largely unchanged from the front. The rear will see an extension of the existing single storey building

ACCESS

Existing access to the shop will be retained with a new access proposed for the flat above.

PARKING

The current flat and shop have no parking though there is plenty of on street parking along Barnburgh Lane.
The majority of trade is by foot.

CONCLUSION

Any Improvements to the premises improve its sustainability and future viability of a much needed local amenity as there is no local convenience store within this area