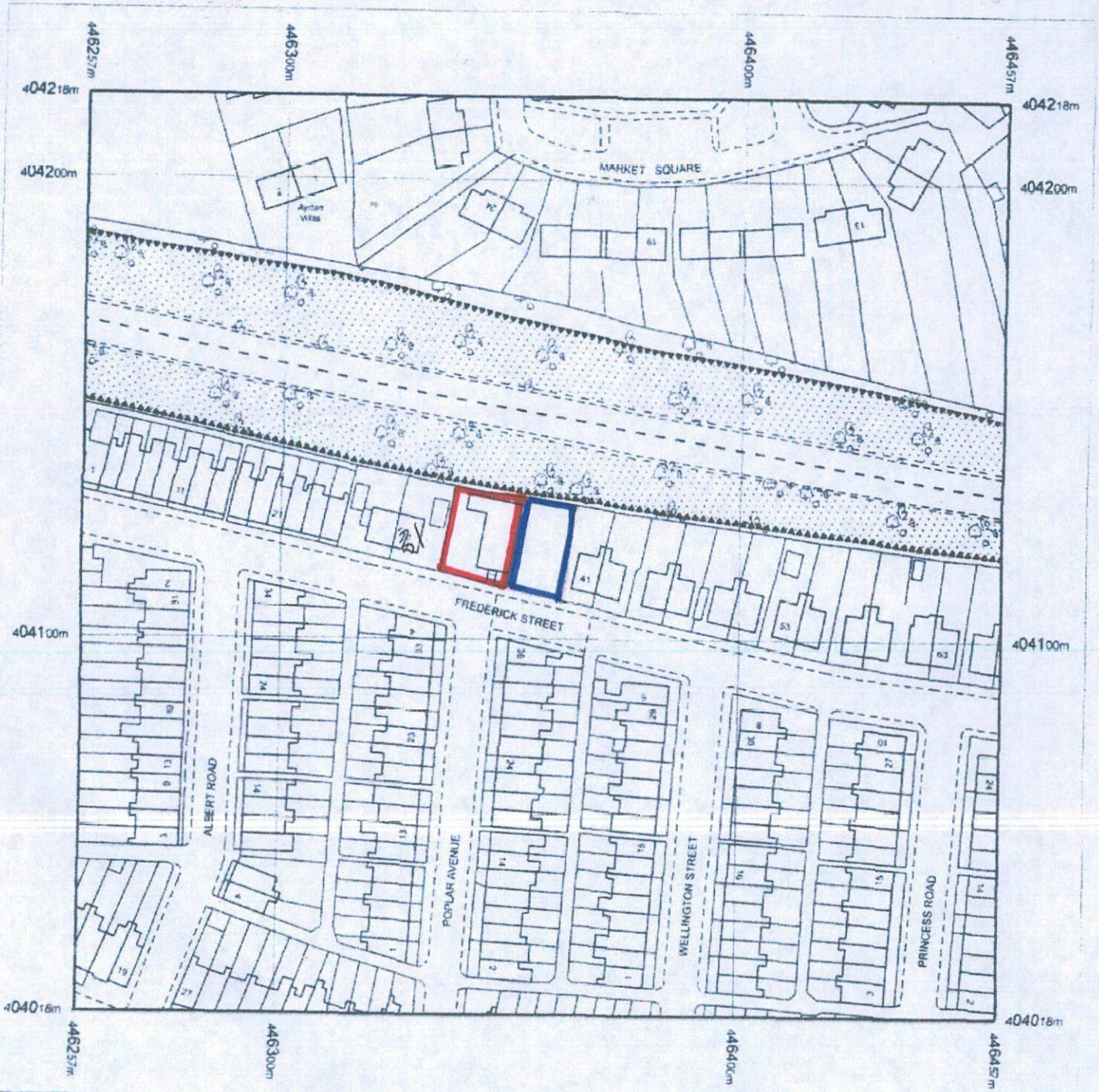
Ordnance Survey

OS Sitemap®



Produced 13.01.2011 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2011.

Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey, the OS Symbol and OS Sitemap are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Metres
0 20 40

Scale 1:1250

Supplied by: **Blackwell M and D C**
Serial number: 02739500
Centre coordinates: 446356.88 404118

Further information can be found on the OS Sitemap information leaflet or the Ordnance Survey web site: www.ordnancesurvey.co.uk

LAND ADJ 41 FREDERICK ST

GOLDTHORPE

S63 9NL

PROPOSED PAIR of SEMI-DETACHED HOUSES with DETACHED GARAGES on LAND ADJACENT to

No.39 FREDERICK STREET, GOLDTHORPE, ROTHERHAM

DESIGN AND ACCESS STATEMENT

Existing Property

The application site is situated approximately 11 kilometres east of Barnsley town centre located in the village of Goldthorpe, OS grid Reference SE 4634 0412, and totals some 347m² in area.

The site is bounded to the north by a disused railway line now used as a footpath, to the south by Frederick Street and to the east and west by mature and new housing.

The proposed site is currently occupied by a derelict building previously used as a community centre, and surrounded by a steel palisade fence. Ongoing vandalism and theft from the building is ongoing.



Photograph 1 - Site

Additional Information

The land is designated as Housing Policy Area in the current adopted plan for the Barnsley UDP published December, 2000. The main shops and bus routes into Doncaster and Barnsley are only a short distance away from the dwelling.

Proposal

The proposal is for the demolition of a derelict building on the site and the construction of a pair of semi-detached houses with detached garages at the rear. The steel palisade fence is to be removed and the front boundary will have a 1.000 high brick wall in Aldridge Multi Rustic facing brickwork. Side a rear boundaries will have timber screen fencing 2.000 metres high.

Access to the properties will be by new access crossings and block paved driveways from Frederick Street.

Design Considerations

The houses will be constructed in a traditional style with Sandtoft grey Balmoral Antique interlocking slate to roofs and Aldridge Multi Rustic facing brickwork up to window cill level, continuing to roof level in rendered blockwork painted to match adjacent properties. Garages will have rendered blockwork painted to match adjacent properties.

The proposal will provide living accommodation for two families and will be designed to allow access for disabled persons to the ground floor area.

To ensure the building retains a sympathetic appearance the materials will match adjacent dwellings.

Parking and Access

Access is through an existing gated driveway off Frederick Street to Plot 1 which will be adjusted to suit the new driveway width and a new access constructed to serve Plot 2. The accesses will be constructed to the standard specification as required by the local Highway Authority who will supervise and approve the completed works.

New paved areas are to be in impermeable block paving leading to the detached garages at the rear. There is adequate parking space for two vehicles within the site for each plot.

Impact on Neighbouring Dwellings/Buildings

The works will have no detrimental impact on the adjacent premises as a derelict and unsightly building will be removed and replaced with modern dwellings built to be sympathetic with the adjacent properties. The design is as proposed will maintain and improve the appearance of the existing street scene.

Flood Risk Assessment and drainage

The property does not lie within a designated flood risk zone and is does not have any history of flooding, therefore a flood risk assessment is not required.

The area is not suitable for to the use of soakaways as the applicant undertook permeability tests on the adjacent site constructed two years ago. There is no watercourse in the vicinity of the site to which surface water run off can be connected.

Surface water will therefore connect into the surface water drainage system serving No 39 Frederick Street which is in the ownership of the applicant. Surface water flows from the site will be reduced by a figure of 30% as the impermeable area on the site is to be reduced to a figure of 208m² (60% impermeable area) from 310m² (90% impermeable area).

Foul flows will connect into the private drain serving the adjacent property, No 39 Frederick Street which is in the ownership of the applicant.