SDC Projects

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Design And Access Statement

For

Outline Planning Application
3 Town Houses
Off Fredrick Street
Goldthorpe
SL3 9HL

Companion information.—Drawing No DG/ 01 to 03
Previous application ref 2009 / 1212
This application was withdrawn and modified in line with the case officer (Georgina Whitehouse} recommendations.
Proposed Development—2 No 3 bedroom Semi Detached dwellings.
Objective.– To create additional accommodation, enhancing the current location whilst limiting the impact on its surroundings. Constructing the works in a similar style and theme as the existing properties whilst incorporating modern layouts.
Location. - Fredrick street and surrounding areas are predominantly terrace and semi detached properties.
The proposed site is currently derelict, we are advised that the existing building was used as a community centre.
The site is surrounded by a palisade fence however vandalism and theft has and is ongoing .
Access—Drop kerbs will be required from Fredrick Street at 2 locations as shown.
Highways have been contacted and have confirmed verbally to the applicant that the required modifications are acceptable
Design
Several schemes have been considered, After consultation with the planning dept, the scheme as submitted represents the most fitting, enhancing the existing street scene with side off street parking.
Development size.– The development has been sized to take full advantage of the plot whilst providing spacious living accommodation and access to the rear and parking on both sides.
The property first floor building line to line through with the existing semi detached properties adjacent to the left of the plot.
Amenity space—Provided in the form of rear gardens- approx 74m2 of shall be provided to both properties
The rear aspect is open to a disused rail track with uninterrupted country side views

Appearance- The building frontage to complement the existing street scene, incorporating an element of modern design aspects.
Brickwork / roof tiles, doors and windows to match or complement in comparison the existing street materials.
All Materials to be agreed with the Planning Department prior to commencement

Landscaping.—Limited landscaping is required, the front parking area to be tarmac. Boundaries to be stained timber fencing. Garden to rear to be laid to lawn.

Access – Front door thresholds to be flush and level. All door widths to accommodate wheel chair access.

Created by Steve Camps

Date 12.11.09

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