

Document No. J19-021 A-701

Rev: 17-12-2019 Planning submission

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1.0 Proposal

This document is to provide supporting information for a **full** planning application to Barnsley Council for the proposed demolition of the existing buildings and the redevelopment of the site of Goldthorpe Hotel, Doncaster Road, Goldthorpe, S63 9JA, to provide 10no. new apartments.

The Goldthorpe Hotel has been disused for a number of years. A previous planning application for the building's conversion to 10no. flats was submitted and approved in 2011 (see application no. 2011/1252).

The Goldthorpe Hotel is an Edwardian building. Generally of red brick with painted stone detailing consisting of quoins to the main elevation corners, with cills, heads and jambs to all the windows and doorways, and with further detailing the gables. The building is set back from the north side of Doncaster Road and the adjacent buildings.

2.0 Location



Site Location Plan

The Site is approximately 1,246 m² (0.30Acre) and the existing building has gross internal area of approximately 630 m² set over 2 floors. Existing building footprint approximately 326 m²

3.0 Site Photos



South-East view of the Goldthorpe Hotel building from Doncaster Road



View of main façade to Doncaster Road



South-West view of the Goldthorpe Hotel building from Hamilton Road junction



North-East view of the east side and rear of the building form Hamilton Road

4.0 Site use

The site is currently occupied by a disused public house.

5.0 Amount of proposed development

- 4no. 1 bedroom apartments.
- 6no. 2 bedroom apartments.

6.0 Layout of proposed accommodation

Please see drg No. J19-021 A-110 Proposed Plans

The proposed development would be for conversion of the existing building to provide 10no. flats, with 5 dwellings on each floor (one of which has accommodation within the existing attic space).

7.0 Appearance of the proposed scheme

Please see drg No. J19-021 A-201 Proposed Elevations

Other than the addition of some new entrance doorways and a few additional windows it is not envisaged that the appearance of the existing building will be significantly changed.

8.0 Access

Please see drg No. J19-021 A-101 Proposed site plan

The ground floor flats are to be accessed directly from the outside whilst the 1st floor flats are served by a new internal staircase set into the north side of the building in approximately the same position as the existing stairs.

Vehicular and cycle to the parking is to be from Hamilton Road. Parking set out at 1 space per dwelling, in line with Barnsley's Local Development Framework requirements, is accommodated to the rear the site accessed from Hamilton Road

9.0 Environmental issues

Flooding - According to the Environment Agency the site does not sit within a flood risk area.

Flora - There is no evidence of any unusual flora on the site.

Fauna – An ecology report is submitted separately as part of this application.

10.0 Summary

This proposal seeks to create high quality residential units commensurate with the proposed use and we believe this will assist in the general improvement of aspect and amenity of the surrounding area.

We therefore request that you approve this application, subject to normal conditions.