

# DESIGN & ACCESS STATEMENT

For

PROPOSED KIOSK EXTENSION  
MONKS HILLE SERVICE STATION  
BARNSELEY ROAD  
GOLDTHORPE

30 March 2014

## 1.0 Scheme Information

Scheme Title:	Proposed kiosk development
Applicant:	Mr Y Valli
Type of Application	Full Planning Permission Application
Proposed Use:	Petrol service station
Type of Scheme:	Extension

## 2.0 Site Analysis

The site is located close to the centre of the village of Goldthorpe and located next to Goldthorpe railway station. The rear and side boundaries are timber fences and the elevation to Barnsley Road has a low wall and entrance and exit cross overs. The site is relatively level but drop to the rear and side to down to the entrance to Goldthorpe railway station.

The application site is currently occupied by an operational petrol filling station, comprising of kiosk building with canopy over, petrol pumps, jet wash and car wash adjoining the kiosk building.

## 3.0 Development Proposals

The development is to construct an extension to the existing kiosk building to create a larger sales area and increased storage. In addition to this the kiosk is to have a new pitched roof to alleviate maintenance issues with the existing flat roof.

The development is proposed for a couple of main reasons, these being that the existing car wash is currently unused, and the existing kiosk has a small sales area and therefore for not a wide offer. It is a well-known fact there is limit revenue from petrol sales and is therefore uneconomical for any service station to exist on fuel sales alone.

The site provides a convenience service to surroundings areas but due to the small sales area this is quite limited. Goldthorpe currently does not have a large supermarket, and it is hoped that the increased sales area will bring to wider range of provisions further assisting in filling the gap between a corner shop service and large supermarket.

In addition to the building alteration it is also proposed to remove the existing jet wash machine and associated signage to create parking spaces within the site, which currently there are none.

The rear fenced boundary requires replacement and it is proposed to replace this with a new brickwork boundary wall. The canopy and fuel pumps remain unchanged

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### **4.0 Building Design**

The extension to the building is proposed to be constructed in brickwork to match the existing facing building work with a signage fascia continued along the front elevation, which in principle is visually similar to the existing car wash front elevation.

The new roof will be 17.5 degree and finished in concrete interlocking tiles, this will improve the appearance of the building and make this similar to the surrounding residential properties.

All other aspect remain unchanged

### **5.0 Access**

There will be no changes to the existing access into the building and all facilities will remain. The new element of construction will be constructed in accordance with part M approved document

### **6.0 Associated Documents**

This statement is to be read in conjunction with the following drawings

14-63-001 Existing floor plan

14-63-002 Proposed site/ floor plan and location plan

14-63-003 Elevations as existing and proposed sheet one

14-63-004 Elevations as existing and proposed sheet two