

Design and Access Statement.

Redevelopment of 96 Barnsley Road Goldthorpe to Chapel of Rest.

Applicant: Mr I Hammerton.

Introduction

This is a Design and Access Statement to support the submission of an application for Detailed Planning Consent for the demolition of 96 Barnsley Road Goldthorpe formerly used as a Doctors Surgery, and the erection of a Chapel of Rest.

The site is situated on the fringe of the small Dearne Valley town of Goldthorpe on the junction of Barnsley Road and Fieldsend Road (B6098) with a large car park situated adjacent the eastern boundary with approximately 40 spaces. The site has terraced and semi detached houses to the rear, side and opposite.

The existing building is a large three storey stone fronted property with rendered back and sides with a substantial single storey extension covering the whole of the rear of the site. The building was last used as a surgery approximately six years ago and has since been severely vandalised. Conversion of the building was originally considered before gaining approval for the erection of 5 apartments (App. No. 2008/0516). The recent collapse of the residential market has led to seeking an alternative use of the site.

Design Relative to the Surrounding Area.

The external appearance of the surrounding properties is varied with no common theme; the materials are predominantly brickwork and painted render with blue slate roofs. The site diagonally opposite is of a commercial use again with a mixture of render and brickwork. The car park to the east of the site is a tarmac area with small areas of shrubs and ground cover planting and is maintained by the Local Authority.

The application site is to all intents level but the car park to the east is approximately 1m lower. The layout of the site is largely dictated by the frontage aspect onto Barnsley Road, with an existing access being utilized giving access to the rear of the site and the provision of two parking spaces to the front of the site one of which will be a disabled parking space. The remaining area of the site will have a small amount of landscaping with a lawned area to the front. The site will be bounded to the front and side with a new artificial stone wall and, the rear wall of the existing building will be retained to afford privacy to the rear delivery area.

It is intended to construct the single storey building in coursed artificial stone with an artificial blue slate roof covering, with wood grain upvc windows and artstone heads, cills and jambs.

In terms of scale of the development, the proposals will form an acceptable transition from the surrounding two storey dwellings.

In terms of pre application discussion, the proposals have been discussed with the Area Planning Officer and accepted in principle. Due to the lessening impact of the proposals, local residents have not been consulted.

Access Considerations.

In terms of external access to the site, this is largely determined by the existing access to the former surgery, and by the nature of the previous use will deem to be satisfactory for any disabled users. Provision has been made within the site for a disabled parking space in accordance with current legislation. The development is located sufficiently close to the main road to afford access by refuse vehicles and fire appliances.

The site is located on the main Barnsley Road into Goldthorpe town centre and is well served by public transport and Goldthorpe train station is also a short walk away. The site is accessible for people with or without their own transport.

In terms of accessibility within the development, the building has been designed to be fully compliant with Part M of the Building Regulations.