



**TOWN AND COUNTRY
PLANNING ACT 1990**

**PLANNING AND COMPULSORY
PURCHASE ACT 2004**

**PLANNING APPLICATION ON
BEHALF OF;**

PRICELESS DISCOUNT STORE LIMITED

**95-101 DONCASTER ROAD, GOLDTHORPE,
ROTHERHAM, S63 9HY**

PLANNING STATEMENT

**Part demolition of rear extension
followed by single storey rear extension
to existing A1/A5 retail unit including
change in external appearance.**

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8207s

Revision 0

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1.0 INTRODUCTION

- 1.1 This statement has been prepared on behalf of the applicant, Priceless Discount Store Limited, and relates to the comprehensive refurbishment and alterations to the existing ground floor A1/A5 retail unit including part demolition of the rear extension followed by the construction of a single storey rear extension and changes to the external appearance of the unit on land at 95-101 Doncaster Road, Goldthorpe, Rotherham, S63 9HY.
- 1.2 The application proposals have been prepared having regard to a detailed design and development appraisal undertaken which has informed the way in which the proposed development has been designed and laid out.
- 1.3 The application for Full approval for the site comprises the following:
- The planning application forms duly completed
 - The appropriate Certificate of Ownership and Agricultural Holdings Certificate duly completed.
 - The application drawings as follows:

Drawing No:	Size	Title	Scale
8207s/01	A4	Site Location Plan	1:1250
8207s/02	A1	Existing Ground/Site, First Floor Plan and Elevations	1:100
8207s/03	A1	Proposed Ground/Site, First Floor Plan and Elevations	1:100
8204s/04	A1	Existing/Proposed Roof Plan	1:100

- This supporting Planning Statement, including Design & Access Statements.
 - A copy of correspondence serving Notice of the development on the existing owners of the property.
 - The planning application fee of £1,340.00 being the appropriate fee.
- 1.4 The planning statement sets out relevant background to the determination of the application by describing the site and general locality.

2.0 THE SITE AND SURROUNDING AREA

- 2.1 The application relates to land at 95-101 Doncaster Road, Goldthorpe, Rotherham, S63 9HY which is located within the central area of Goldthorpe.
- 2.2 The site is regular in shape and extends to approximately 0.05 hectares / 0.13 acres in size.
- 2.3 Pedestrian access to the site is via Doncaster Road. There is no vehicular access onto the site.
- 2.4 In terms of immediate site context, the site is bound to its north and east by open brown-field land following the demolition of terraced properties to Doncaster Road, East Street and Main Street. To the south, the site is bound by Doncaster Road beyond which are a range of two storey brick and stone fronted terraced properties with pitched slate roofs. To the west, the site is bound by two storey pointed brick and stone fronted terraced properties with pitched slate roofs.
- 2.5 Buildings in close proximity to the property are a range of architectural styles, materials and massing.
- 2.6 The ground floor to the property is presently unoccupied having previously been used as A1 and A5 retail units. The ground floor also provides access to the first floor health and fitness club presently occupied.



View of existing south elevation to Doncaster Road



View of existing property from west on Doncaster Road



View of existing south and east elevations



View of existing north elevation

3.0 THE DEVELOPMENT PROPOSALS AND DESIGN APPROACH

3.1 The application proposals relate to an integrated co-ordinated and comprehensive development of the site to create a modern and highly functional retail unit within central Goldthorpe. The development works comprise the following:

- Part demolition of the existing rear single storey extension to the property.
- Construction of a single storey rear extension.
- Change of external appearance including alterations to the existing windows and shop fronts.

3.2 A full set of drawings and plans are included with the Planning Application which provide for full and precise details of the building, its layout and elevational appearance and treatment. The plans also provide for details of the existing and proposed site layout.

3.3 In general it can be seen that the proposals make the most effective use of the site by locating the functional areas of the development rear of the property and site.

3.4 The orientation and layout of the site provides oblique views of the building from Doncaster Road.

4.0 DESIGN STATEMENT

- 4.1 The design of the proposed development has been given careful consideration in drawing together the application proposals. There is no doubt that there is a significant opportunity to enhance the character and appearance of the existing property, the site and the surrounding area comparative to their current appearance.
- 4.2 Equally there is a strong and important brief from the Client and Humberside Police to establish their requirements for the development to create a modern, identifiable image and premises which provide for expected services and facilities to fulfil their expectations.

NATIONAL PLANNING POLICIES

- 4.3 This section summarises the policy context again, and the various factors which have been considered principally relating to scale, layout and design of the development.
- 4.4 Some context can first be set by national planning advice
- 4.5 PPS 1 sets out the government's general approach to planning and delivering sustainable development. It has a section concerning design. It states at paragraph 5 that **'Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by..... ensuring high quality development through good and inclusive design, and the efficient use of resources'**
- 4.6 One of the key principles set out within PPS 1 in order to deliver sustainable development is to ensure that **'Planning policies promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development. Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted'**
- 4.7 Paragraphs 22 – 39 of PPS 1 are particularly relevant here and are critical to the understanding and assessment of the design merits of the proposed development.

- 4.8 Paragraph 33 states, 'Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning. Paragraph 34 goes on to add ' Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions should not be accepted'

Both these statements are fully embraced by the proposals where the design achieved has had full regard to its context and grasps a clear opportunity to improve the character and quality of the area and existing building comparative to the existing buildings and surroundings.

- 4.9 PPG4 also encourages Local Planning Authorities and developers to think imaginatively about designs and layouts which make more efficient use of land without comprising the quality of the environment and this is an approach, again, embraced by these proposals.
- 4.10 The layout of the site has sought to accommodate all the requirements of the applicants brief.
- 4.11 Overall, the site layout and floor plan has been designed to provide a single controlled point of access and egress to the building frontage facing Doncaster Road.
- 4.12 The development has been specifically designed to modern standards of space arrangements and layout incorporating facilities as well as disabled access arrangements which do not exist in the existing building.
- 4.13 The development has been designed to the locality, with particular regard to the established scale and mass of the existing buildings in the vicinity on Doncaster Road.
- 4.14 The existing property includes a combination of rendered panels, facing brickwork, infill blockwork timber glazing, canopy and pitched/flat roofs.
- 4.15 Externally, the principal elevations have been designed to incorporate both facing brickwork to match the existing together with visually contrasting infill panels and replacement polyester powder coated aluminium glazing to create a building that is harmonious with its surroundings.
- 4.16 Internally, the layout throughout has been designed to provide a modern open plan and flexible working environment and will be fully finished throughout.

5.0 ACCESS STATEMENT

6.1 This access statement has been prepared in accordance with 'Planning and Access for Disabled People: A Good Practice Guide' and Approved Document M 2004 Edition Access to and use of Buildings Section 0.1 to assist the planning and building control bodies in making judgments about whether reasonable provision has been made in the design of the above development for people to:

- Gain access to; and
- Use

The building and its facilities.

6.2 The proposed development entails the internal alterations and refurbishment of the existing property to provide:

- Part demolition of the existing property.
- Internal alterations and refurbishment of the existing retail unit including change of external appearance.

6.3 The existing retail units are at present unoccupied.

6.4 The existing units incorporate stepped floor slabs internally.

6.5 Unless otherwise noted, the design of the development has been undertaken to comply with the appropriate guidance contained within Approved Document M 2004 Access to and use of Buildings (ADM) and the access statement has been prepared to indicate in what respects the ADM was considered appropriate.

6.6 Scheme proposals are shown on the application drawings showing the existing and proposed site plan together with the proposed floor plans and elevations to the development.

ACCESS TO THE SITE

6.7 People will generally travel to the site by car (including taxis), public transport (bus) or by foot.

6.8 The site is located in close proximity to existing bus services and car parking on Doncaster Road.

6.9 The design of the external works to the development as shown on drawing 8207s/03 and has considered how people will travel to the site and provided for the following:

- The provision of a level approach from the site boundary to the principle building entrance.

ACCESS TO THE BUILDING

- 6.10 Approach to the building entrance from the site boundary will be by the Local Authority footway of minimum 1.5m width free from all obstructions. A 'level approach' will be provided, however should site constraints necessitate any approach of 1 in 20 or steeper, then an approach incorporating ramped access will be provided.
- 6.11 Where applicable, ramped access will be provided in accordance with ADM Section 1.26.
- 6.12 A 1500mm square landing in front of the entrance doors will be provided.
- 6.13 The public principal entrance doors will be automatic electrically operated. The entrance doors have been designed to provide a minimum effective clear opening width of 1000mm in accordance with ADM Table 2.
- 6.14 Manifestation will be provided to the doors and a contrasting edge strip provided between the doors and glazed side screens.

HORIZONTAL AND VERTICAL CIRCULATION

- 6.15 Works are to be undertaken to the ground floor retail unit only. No works are to be undertaken to the first floor health and fitness club.
- 6.16 As noted on the scheme proposals, the property has been designed to allow all people to travel horizontally conveniently and without discomfort in order to make use of all relevant facilities. The existing access and staircase to the health and fitness club is to be retained.
- 6.17 As part of the scheme proposals, the existing lift is to be replaced with a passenger lift capable of accommodating wheelchair users.
- 6.18 As part of the overall building usage, the general public will have access to the ground floor accommodation only.
- 6.19 All internal doors have been designed to provide a minimum effective clear width of 800mm in accordance with ADM Table 2 with an unobstructed space of at least 300mm to the pull side of the door between the leading edge and any return wall.
- 6.20 Doors with vision panels to provide a minimum zone of visibility between 500mm-1500mm above floor level. All door furniture is to be contrasting visually with surface colour of the door.
- 6.21 Corridors are to be of minimum unobstructed width of 1.2m with passing places at reasonable intervals of at least 1.8m at junctions.

FACILITIES

- 6.25 All people will have access to and the use of all facilities provided within the development.
- 6.26 Switches, sockets, outlets and controls are to be provided in accordance with ADM Section 4.3.
- 6.27 The final design of all internal wall, floor and ceiling surface materials and finishes will be undertaken to help the visually impaired appreciate the boundaries of rooms or spaces and identify access routes.
- 6.24 Artificial lighting throughout the development will be designed to give good colour rendering of all surfaces without creating glare or pools of bright light and strong shadows.
- 6.25 Refreshment facilities will be provided in accordance with ADM Diagram 16.

SANITARY ACCOMMODATION

- 6.26 Suitable sanitary accommodation has been provided at ground floor level designed for wheelchair users in accordance with ADM diagram 18. At present, no such facilities exist.