# 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 04

**Proposed Development**—3 No 3 bedroom Town houses.

**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 terrace properties whilst *incorporating modern layouts.*

**Location.** - Fredrick street and surrounding areas are predominantly terrace properties with street parking.
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 along with modifications to secondary kerbing and barriers.
Highways have been contacted and have confirmed verbally to the owner that the required modifications are acceptable

**Development size.**– The development has been sized to take full advantage of the plot whilst providing spacious living accommodation and access to the rear on both sides.
Amenity space—Provided in the form of rear gardens- End properties will have 32 m2 approx amenity space whilst the middle town house will have approx 25 m2
The rear aspect is open to a disused rail track with uninterrupted country side views

**Appearance**- The building frontage to continue the existing terrace theme.
brickwork / roof tiles, doors and windows to match or complement in comparison.
All Materials to be agreed with the Planning Department.

**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** 15.9.09

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