

**Dearne Estates (Goldthorpe) Ltd**

Proposed Development  
Barnsley Road, Highgate, Goldthorpe

**Design, Access, Site Waste Management and Sustainability report**

13907 – 22/01/2016

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## 1.0 Introduction

This Design and Access Statement has been prepared by The Harris Partnership Ltd (Architects) on behalf of Dearne Estates (Goldthorpe) Ltd.

The requirement for Design and Access Statements has arisen in response to the need to promote better quality and more sustainable design in development – an objective embedded in successive national planning policy guidance and confirmed in the National Planning Policy Framework (NPPF) published March 2012.

### **Proposal 1 comprises:-**

- Retail Unit Development with associated parking facilities comprising of 102 total spaces to include 6no. disabled, and 4no. parent and child spaces & 10 no cycle spaces.
- Access pedestrian routes and servicing.
- Structured landscaping.

### **Proposal 2 comprises:-**

- A separate application for an adjacent unit development with associated parking facilities comprising of 11 total spaces to include 2 no. disabled spaces.

This statement takes account of advice and particularly the Communities and Local Government “Guidance on information requirements and validation” published in March 2010 it addresses amount, layout, scale, landscaping and appearance in terms of design with brief comments on use, which is addressed in more detail in the Planning Statement and Retail Assessment prepared by Planning Potential.

It provides information on:

- The site and its surroundings.
- The application proposals.
- Design principles adopted in the scheme.
- Sustainability

It then appraises the design of the development scheme in the context of the site and its surroundings and concludes that the design is appropriate in this context such that a grant of planning permission on design grounds is appropriate. It goes on to address broad access issues.

The statement is to be read in conjunction with all other supporting information, reports and studies as required to form this full planning application.

## **2.0 The Clients**

### **Dearne Estates (Goldthorpe) Ltd**

Dearne Estates (Goldthorpe) Ltd acquires land, promotes its development and delivers its regeneration to provide retail and mixed use developments for the relevant local community to be proud of.

By meeting the needs of business and local communities we create opportunities for companies and individuals in those communities and ensure the enhancement of the local environment, engendering civic pride and economic activity.

Dearne Estates specialise in retail and mixed use development solutions in town centre, local centre and out of centre locations, working with local statutory bodies and the major food retail operators together with leading operators from other commercial and retail based operations.

The promotion and progression of retail led mixed use developments requires a particular skill set and experience to ensure successful outcomes – Dearne Estates demonstrably maintain such skills and experience.

### 3.0 Design Policy and Guidance

Good quality design is an integral part of sustainable development and high-quality design in the built environment is clearly stated throughout the National Planning Policy Framework (NPPF) (2012) and National Planning Policy Guidance (NPPG) (2014). Paragraph 56 of the NPPF states that “good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.

The NPPF aims to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Design is a key consideration in the determination of applications for development whereby proposals should secure a high quality inclusive design. The application conforms to the principles of the NPPF and NPPG in that the proposal seeks to promote development in a sustainable location within Goldthorpe. The development of this site will serve an extensive residential population and promote increased choice and competition within Goldthorpe.

Adopted in September 2011, the Barnsley Core Strategy provides a spatial strategy for the future development of Barnsley up to the year 2026. Policy CSP 29 ‘Design’, supersedes UDP policy BE6 ‘Design’ and expects high quality development that respects, takes advantage of and enhances the surrounding areas. Development should:

- contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment;
- help to transform the character of physical environments that have become run down and are lacking in distinctiveness
- enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people contribute towards creating attractive, sustainable and successful neighbourhoods.

Policy CSP 1 ‘Climate Change’ seeks development to reduce and mitigate the impact of growth on the environment and carbon emissions. Developments must increase the efficient use of resources through sustainable construction techniques and use renewable energy.

Policy CSP 2 ‘Sustainable Construction’ requires all non-residential development to achieve at least BREEAM standard of ‘very good’ or equivalent.

Policy CSP 3 ‘Sustainable Drainage Systems (SUDS)’ requires all developments to use Sustainable drainage systems (SUDS).

The emerging ‘Local Plan’ will in due course replace the Council’s Core Strategy and UDP. It has previously been released for consultation in 2014 and late 2015, with consultation on the publication draft document expected in June/ July 2016. The current timeframe for

submission to the Secretary of State is Autumn 2016, with adoption expected in Summer 2017. Therefore at present limited can be placed on this document for the consideration of this application, as confirmed in the Council's pre-application advice.

The applicant has addressed design criteria and where possible believes that the proposals provides an attractive sustainable development in an accessible location within Goldthorpe. The development will complete the development of this parcel of land, complementing the adjoining Aldi foodstore which opened in November 2015. These issues are discussed in greater detail within this statement as well as the Planning and Retail Statement and Transport Assessment.

## 4.0 Site and Surroundings

Both development sites extends to an overall total 8295sqm (2.05 acres) with the proposed retail unit extending 7284sq.m (1.80 Acres) and the small unit development extending 1012sq.m (0.25 Acres). The site is located in Highgate, Goldthorpe on the A635 Dearne Valley Parkway at the junction with Barnsley Road immediately to the south.

The site falls within the historic medieval farming village of Highgate, Goldthorpe which has a large local population of over 6,000 living within walking distance of the site.

The site has been marketed for redevelopment for several years and has stood vacant during this time period offering no contribution to the local street scene in this key location.

The proposal will enable the investment that is required to redevelop the site improving the visual appearance of the overall site and providing substantial investment in the area and job opportunities.

Overall the site rises approx. 4.12m from the western boundary to the eastern boundary. The proposed site rises 5.99m across the site from Dearne Valley Parkway (A635) to Barnsley Road.

The east of the site is bound by a residential development off Holly Grove, with Highgate Primary School beyond and further residential properties and Goldthorpe Railway Station beyond this.

The south of the site is bound by Barnsley Road with agricultural land opposite and Goldthorpe Industrial Estate beyond this.

The west of the site is immediately bound by an existing Aldi Foodstore with Holly Grove roundabout and agricultural land beyond.

The north of the site is bound by Dearne Valley Parkway (A635) with predominately agricultural land with residential properties beyond this. Fields End Business Park and Highgate Greyhound Stadium can be located the north east of the site.

An existing well established infrastructure and transport links to the local area exist around the site with bus stops located very close to the site along Barnsley Road which is also in easy walking distance of nearby residential streets.



## 5.0 Site Context



View across the site to the north west



View of across site



Looking across the site from Dearne Valley Parkway A635



View looking down Barnsley Road



View looking up Barnsley Road



View looking down Dearne Valley Parkway A635 towards Hollygrove Roundabout

## 5.0 Site Context



Adjacent residential properties east of the site



Hollygrove roundabout looking north towards agricultural land



Residential properties along Barnsley Road



Goldthorpe Industrial Estate



Fields End Business Park office building



Fields End Business Park

## **6.0 Pre-Application Discussions**

Prior to submission of this Planning Application, pre-application consultations were held with Local Councillors and Planning Authority representatives to discuss the development of the scheme and the impact upon the local area.

### ***Ward Councillor Meeting 28<sup>th</sup> May 2015***

Prior to submission the Applicant and Consultant Team have engaged with Ward Councillors regularly and met with Councillors to discuss the revised proposals on 28th May 2015. The ward Councillor are encouraging of the redevelopment of the site and are supportive of a proposal that will bring jobs and investment into the local area.

### ***Pre-application Meeting 18th March 2015***

A pre-application meeting was held on 18th March 2015 in regards to the proposed development. This was attended by a Barnsley Council Planning Officer along with the Applicant and Planning Consultant. Background to the proposals was discussed, as well as planning policy, retail case, highways and design considerations. A formal response was received from Barnsley Council on 8th June 2015.

### **Post Application Consultation**

Given the interest displayed by residents in the approved development (reference 2014/1020) Planning Potential will seek to ensure that information continually flows through existing channels to interested parties.

When the application has been submitted, the Ward Councillors will be informed and a copy of this Statement will be sent by email for information purposes.

The project's dedicated freephone information line number and email address will again be available throughout the course of the planning process for those that require further information or to discuss the proposals in more detail.

## **7.0 The Process and Design Principles**

### **General Design Principles**

The following key design principles for the development of the site have been identified from the detailed assessment of the site and surroundings, an evaluation of issues and opportunities, a consideration of planning policies and initiatives and LA guidelines which have informed the development.

- To create a modern, well positioned and exciting addition to the local area.
- To create a sensitive contemporary design that respects the materials and detailing and essential qualities of Goldthorpe.
- To visually enhance the area by redeveloping a vacant development site.
- To enhance the street scene along Barnsley Road to create a strong urban space without impacting on adjacent properties.
- The creation of strong pedestrian routes through the site from the surrounding area and retain local routes.
- To complement existing landscaping and add new landscaping where needed to complement the overall design.
- To create a safe and convenient vehicular and service access to the site.
- To create job opportunities for the local area employing local contractors and labour during the construction of the units, creating Jobs for local people within the store plus addition employment for maintenance, window cleaning etc

## **8.0 The Scheme**

This Design and access statement has been submitted in respect of two separate planning applications for the development on land off Barnsley Road for the purposes of our assessment the development has been considered as a whole due to the way the scheme is intrinsically linked

### **8.1 Use**

The site is in a prominent position off Barnsley Road in an area of predominately agricultural land, residential properties and industrial uses. The site also benefits from an accessible location and provides a suitable opportunity for retail led regeneration to serve the local community. The site is ideally located to serve the needs of residents of Goldthorpe within a walking catchment which will enhance the local area.

The proposal is for a single storey retail unit to the front of the site with car parking, servicing and landscaping within the district of Goldthorpe to support the local residential community and integrate with the existing shopping facilities nearby the site and provide employment use to serve the area.

The second planning application is for a single storey unit to the south east front of the site will also provide car parking facilities and landscaping within the district of Goldthorpe to support the local residential community and integrate with the existing shopping facilities nearby the site and provide employment use to serve the area.

### **8.2 Amount**

The proposal is to form a retail unit of 1394sq.m gross internal area (1447sq.m gross external area) with 102 total spaces to include 6no. disabled, and 4no. parent and child spaces & 10 no cycle spaces.

A second application proposes a separate mixed use unit of 232sq.m gross internal area (254sq.m gross external area) with 11no. total spaces including 2no. disabled spaces.

Both schemes provide a total number of 113 no. customer and staff car parking spaces including 8no. disabled, 4no. parent and child spaces and 10 no. cycle spaces.

### 8.3 Layout

The proposed site layout has been informed by the design parameters that exist on and around the site which include:

- Site access.
- Existing landscape.
- Site levels.
- Location of adjacent properties.
- The way in which the public can approach the site on foot, by bicycle and by car

The above points have been taken on board in the overall layout by positioning the units to the west boundary fronting onto Barnsley Road for the following reasons.

The position and level of the buildings aids in creating a key gateway into Highgate, Goldthorpe whilst shielding and protecting the residential development site adjacent, from the main HGV loading whilst maintaining an active frontage to Barnsley Road and Holly Grove Roundabout.

The remodelling of the site levels means the development is kept at a low level so as not to impact on the residential properties to the east boundary. Formation of additional landscape, including a proposed bund to the east of the site, allows for adjustment to the levels between the adjoining land on the boundary.

The main shopfront glazing of the building faces the south of the site to allow the creation of an active street frontage as you approach the site from Barnsley Road.

The positioning of the buildings also allows ample space for parking to the east of the site, making it visible and easily accessed from Barnsley Road.

The warehousing element of the scheme has been located to face the north boundary to create a buffer between the car park and sales area and to be positioned as far away from the residential units adjacent as possible.

The layout of the site allows for extensive landscape around the perimeter of the site to soften the edges and create a buffer between the building and surrounding boundaries.

The layout of the proposed development should take into account safe and convenient access to the highway and should not generate problems in principle of privacy or overlooking of immediate neighbours. This development achieves all these points.

Retail Site Plan



Mixed Use Site Plan



## **8.4 Form, Scale**

The nature and operation of the retail unit shapes in the form of a large rectangular shape which in turn provides the most efficient way to operate as a retailer.

The scale of the proposed store has been driven by the objective to address local need and meet customer expectations. In design terms the relationship of the site and the new store within its setting is an important guiding consideration.

The buildings in the immediate vicinity of the site are predominantly residential in scale, two storeys in height with pitched roofs.

Taking this into account, the proposal is to provide a building of scale and massing which has no adverse impact upon the locality. The general reference to the scale of the proposal will effectively be 2 storeys in height (5.1m in height and 6.5m at the highest entrance point) similar to the nearest properties in overall mass and surrounding properties.

The smaller separate proposed unit will be single storey with a mono pitched roof. It is proposed that it will be 5.2m at the highest point and 4.7m at its lowest. The pitch of the roof falls away from the adjacent existing residential properties to minimise any impact.

## 8.5 Appearance

The properties in the immediate area of the site vary in quality and materials the newest developments are simple in overall design using a palette of predominantly brick, render and tiled roofs. The industrial & commercial buildings towards the north east and south of the site are a mixture of brick, and metal cladding with tiled and metal roofs.

With this in mind and taking into account the adjacent properties and the mix of contrasting materials in the immediate vicinity the overall design of the proposal has been developed in a contemporary modern style, with a simple palette of materials designed to complement the nearby properties whilst also creating a crisp and sharp edition to the streetscape. The proposal will be striking and clear in overall form.

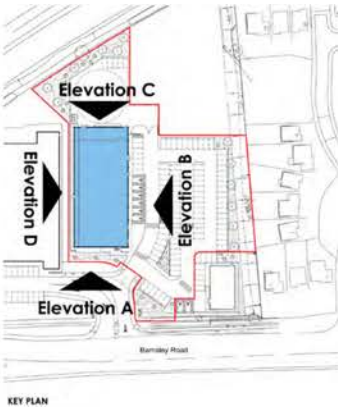
The contemporary feel to the store is created by using large elements of shopfront glazing together with an oversailing minimalist canopy and signage entrance feature line which signifies the store entrance and the primary elevation from which the public shall approach the site facing Barnsley Road.

The height of the store entrance feature has been raised and the piers clad in horizontal dark grey cladding to create interest in clearly signifying the store entrance. This feature is will also include signage areas subject to a separate signage application. The large elements of shopfront glazing facing onto Barnsley Road will aids in creating a strong dynamic frontage.

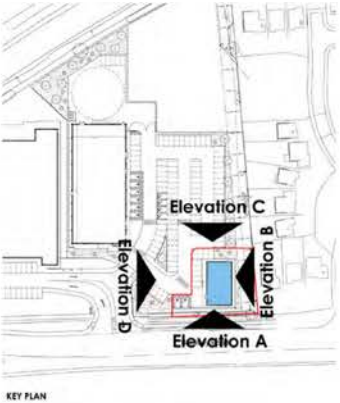
The main element of the building is in red brick to match the existing character of the area with the introduction of anthracite and silver, horizontal laid cladding, to create interest to the long elevations and to emulate the design of the adjacent existing Aldi foodstore. These elements will work alongside the softer landscaped elements around the boundary edge to provide a more complementary proposal for the site whilst the brick detailing references the surrounding residential properties within the vicinity.

This contemporary feel will be continued throughout the separate unit subject to a separate planning application. The main element of the building will be silver and anthracite cladding panels to pick up on the proposed retail unit and Aldi store opposite with a feature oversailing glazed canopy.

Retail Elevations



Mixed Use Elevations



## **8.6 Access**

The main existing vehicular access to the site is off Barnsley Road which ensures clear access to the development for customers and for efficient servicing; the scheme will also incorporate pedestrian links from and across Barnsley Road thus connecting the units to the existing public footpaths around the site.

The design has created an open site when viewed from Barnsley Road to allow ease of access and natural policing to the car park area.

The proposal will be fully DDA compliant with a level access threshold to the store entrance with gently graded levels throughout the site to create free flowing movement. Pedestrian links are also included into the site to the store entrance. Contrasting tactile paving and dropped kerbs will be provided to the road crossing points giving safe access.

In accordance with current DDA standards, there is provision for 6 no. disabled parking spaces for the large retail unit and 2 no. Disabled spaces for the separate unit application, totalling 8 no Disabled spaces for the overall site. The spaces will be 6.2m by 3.7m and level with footpaths. Disabled parking and parent and child spaces are easily accessible located adjacent to the store entrance together with a dedicated area for cyclist visitors into the site, creating 10 cycle spaces. The general car parking spaces will be 5m by 2.5m providing a more generous size to ease parking.

High levels of transparency and visibility will be the approach for the new development with suitable directional signage provided to the site informing visitors of the location of disabled and parent & child parking spaces. External areas will be suitably illuminated.

The retail unit will be serviced from the existing access off Barnsley Road, run through the car park to the north of the store into the proposed service yard. A small path runs around the back of the foodstore to permit fire escape access from the staff and warehouse areas to a place of safety.

The site is easily accessible by public transport with existing bus stops within close walking distance of the site along Barnsley Road.

## Pedestrian & vehicular access routes



## **8.7 Landscaping and Boundary Treatment**

The proposed landscape scheme has been developed to create a pleasant landscape setting which compliments the proposed architecture and maximises the effective integration of the built form within the surrounding environment. The landscape will consist of ornamental shrub and tree planting to create a soft treatment to the sites boundaries and provide landscape areas around the perimeter of the car park and service yard.

In terms of planting a mix of low to medium height shrub species will provide a strong and bold planting statement to the southern boundary of the site whilst still allowing visual permeability through to the retail units from the adjacent Barnsley Road. Larger shrubs have been proposed at the back of beds on the eastern and northern boundaries where their screening properties will be advantageous to help soften views into the site from the adjacent houses and to help screen the service yard area above retail unit A.

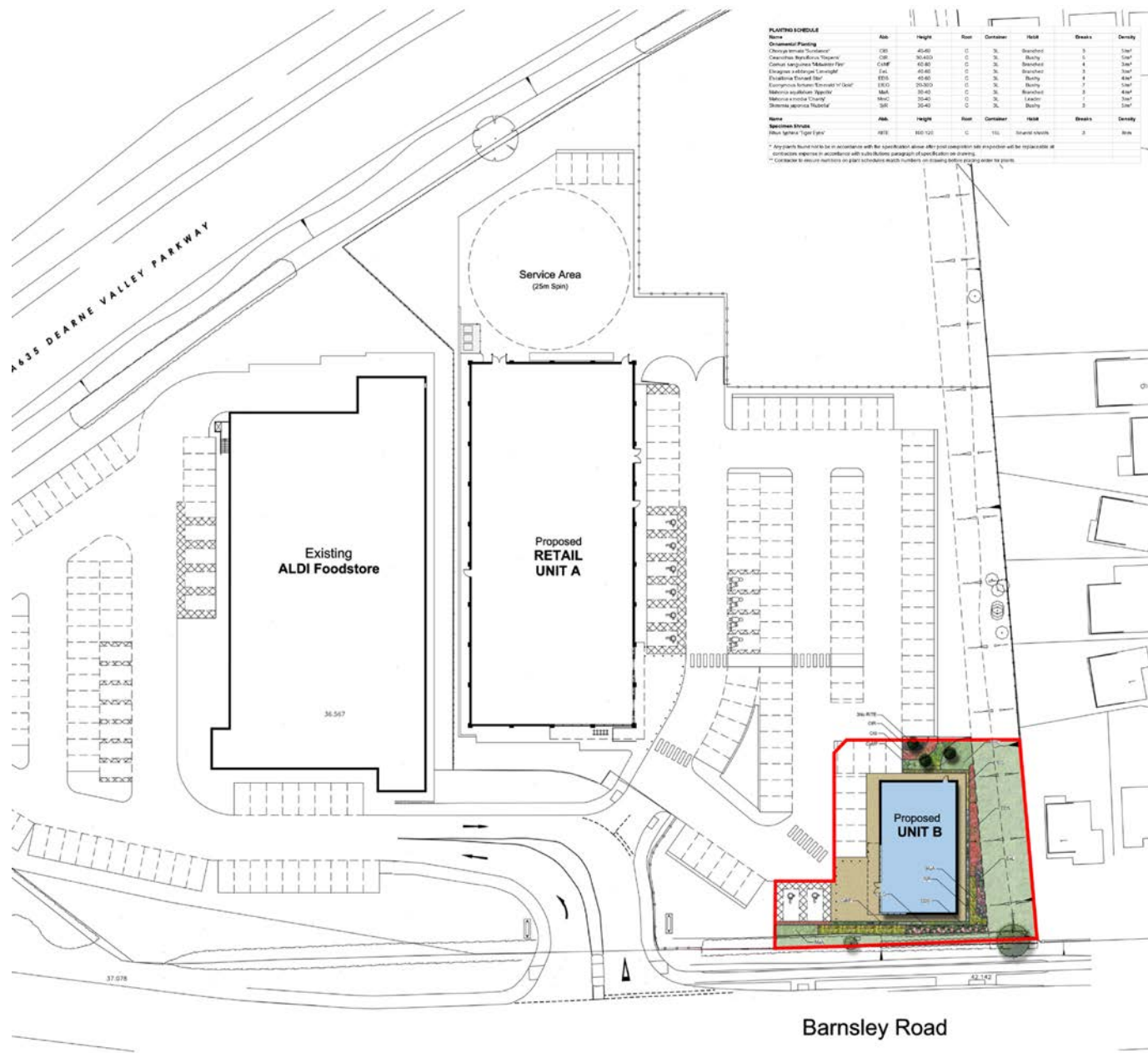
Tree planting has also been proposed within the scheme predominantly down the eastern and northern boundaries of the site to bolster the screening properties of these beds and to help further bed the development into its surrounding context. Species have been selected based on their ability to make a dominant and long term impact upon views into the site from adjacent to these boundaries.

The general planting design is to be formal and ornamental in character with the simple palette of shrubs arranged in groups to give a striking effect which will be easy to maintain. Species within the shrub mixes will be selected based on their suitability to the site, resilience, performance and seasonal interest.

## Retail Unit Landscaping Scheme



### Mixed Use Unit Landscaping Scheme



## **8.8 Site Security and Crime Prevention**

Our proposal has been designed with safety and crime prevention in mind. We will adopt principles of secure design wherever possible to provide a secure building and site, designing out wherever possible any problems created by the layout.

The following principles have been considered when designing the buildings:

### **External Layout**

- The general layout of the development is relatively simple and easy for customers to understand, and it is clear where they should and shouldn't be. Management of the site is also made easier. There are relatively few areas where criminal activity could occur unobserved.
- Car parking area is well overlooked from the front of the buildings and is readily visible from the surrounding streets, allowing a good level of natural surveillance.
- Glazed areas to the front of the building are protected with ram raid bollards.
- The site has several pedestrian routes to cross the car park safely.
- Cycle storage for staff will be within the warehouse. Cycle parking for customers will be at the front of the store visible from within the store.
- Bin stores will be fully enclosed.
- Shopping trolleys are controlled on a coin operated system and will be secured at night to prevent theft/mis-use.
- The site boundaries will be secure to prevent access into neighbouring properties.
- Planting and vegetation in vulnerable areas will be kept to a maximum height of 1m.

### **Building design**

- Windows will be installed to BS7950 and perimeter doors to LPS 1175 grade 3. The windows will be fixed glazing. Windows will have laminated double glazed units.
- Doors and windows are manufactured from steel with no visible external ironmongery.
- An intruder alarm will be installed to the building (Monitored).
- The entrances to the stores for customers are in an obvious position at the front facing the car park adjacent to both access Roads.
- Extensive glazing to the entrance offers an active frontage with vision to the car park.
- There are no recesses to the ground floor of the building exterior.
- There are no areas to the roof that are accessible.
- An anti graffiti coating will be applied to the rendered walls for ease of cleaning and removal of graffiti.

## 9.0 Environmental & sustainability statement

Dearne Estates (Goldthorpe) Ltd are committed to achieving sustainable development as part of its operations. As a group, it operates an Environmental Management Policy. This statement addresses Dearne Estates (Goldthorpe) Ltd sustainability proposals that will be built into their new developments. Accordingly they believe that we have a responsibility to work with our design and development team in minimising the environmental effect of our work wherever and whenever the case may arise.

### 9.1 Sustainability themes

- **Minimise Energy Use:** the objective is to minimise energy needs in development by following a hierarchical approach to minimising energy use.
- **Sustainable Building Materials:** this theme covers a range of sustainability impacts including, minimising the energy required for producing and transporting building materials, using recycled material from local sources as far as possible and by choosing materials with a low embodied energy.
- **Sustainable Construction:** This theme covers the methods used during the construction phase to reduce disturbance and the impacts on the surrounding environment.
- **Sustainable Transport and Accessibility:** the objective is to minimise car usage and to encourage walking, cycling and the use of public transport.
- **Waste Management:** the amount of waste generated in the construction process is to be minimised following the national waste strategy: reduce, reuse, and recycle.
- **Site Management:** the objective is to ensure that the site is managed effectively to ensure that sustainability measures are implemented effectively.

The sustainability measures that are proposed as part of Dearne Estates (Goldthorpe) Ltd development proposals have been developed in accordance with these themes.

**Therefore the project will:-**

1. Comply with all Statutory Environmental Regulations
2. Ensure that all environmental matters are taken account of in any business decision
3. Ensure that any disturbance to the environment is kept to a minimum and that the quality of life of any local inhabitants is also respected
4. Endeavour to attain a reputation for effective environmental management
5. Attempt to maintain resources which are scarce or non-renewable
6. Attempt to stop the release of emissions or pollutants that may cause damage to the environment
7. Ensure that only suppliers and sub-contractors who have a high environmental regard are used
8. Ensure that due regard is taken so that the Health and Safety risks to both employees and communities are minimised
9. Undertake an ongoing procedure review of its operations in order to minimise the environmental effect of its operations
10. We are ever mindful of our responsibility to the environment

## **9.2 Recycling and Waste Reduction**

Dearne Estates (Goldthorpe) Ltd is wholeheartedly committed to minimising all waste and if it should occur every effort will be made to recycle such materials.

## **9.3 Operational Waste**

Dearne Estates (Goldthorpe) Ltd reduces the amount of waste created by careful and efficient management and, also, provides the recycling of such waste where practicable.

Waste reduction is maximised wherever appropriate and the use of environmentally friendly cleaning agents which do not contain phosphates or CFC's.

Electrical energy and heating energy is conserved by the widespread use of time switches.

## **9.4 Site Waste**

Strict site procedures help to keep site waste to an absolute minimum which not only helps environmentally, but also reduces costs applicable to our own operatives.

As with operational waste, every effort is made to recycle the waste. The use of nickel cadmium rechargeable batteries for tools is also encouraged. Where recycling is not possible, materials will be disposed of safely and efficiently.

All waste materials are stored in a safe and secure manner and kept in appropriate containers.

Dearne Estates (Goldthorpe) Ltd utilise registered waste carriers and where substances, which we are not registered to be disposed of are involved, we ensure that only companies with the relevant waste disposal management licence are contracted.

When waste changes hands we ensure that transfer notes are completed and signed by both parties and a written description of the waste handed over.

## **9.5 Sustainability Issues**

Where we can influence the design for the project, we will base decisions on a sustainable basis where the health and safety of the occupants can be combined with the conserving of resources for future generations. It will be about using resources efficiently with the minimum of energy consumption, to deliver a project that is flexible, durable, has longevity and, where practical, fixtures and fittings that can be re-used.

Products will be specified from suppliers/manufacturers who uphold the correct environmental codes and who source their materials from sustainable sources or approved producers.

Where possible and practical, water based paints will be used and, where not, low toxic paint will be used.

Light fittings will be of low energy type and switched on by presence detectors.

All timber, including that for formwork and studwork etc will be FSC certified and obtained from renewable sources backed by certification to current government standards.

Where possible materials and labour will be sourced locally to create energy savings.

Materials will either be of long life usage or, where there is potential for frequent changes and the item cannot be re-used, the material will be of recyclable type.

The aim is to make the building work as non-toxic as possible to the environment.

## 9.6 Conclusion

The environmental issues facing us all are extremely important and it is evident by the aims set out in our policy document that Dearne Estates (Goldthorpe) Ltd UK is fully committed to these issues.

## 9.7 Summary of Measures for sustainability

| Main themes                    | Sub Theme                   | Proposed Measures to be incorporated into the development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minimise Energy Use            |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                | Improving Building Envelope | <ul style="list-style-type: none"> <li>- Improve building fabric performance by using materials with low U values.</li> <li>- Reduce Air Permeability for the development.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                | Reducing Energy Demand      | <ul style="list-style-type: none"> <li>- Use high frequency ballasts on all Fluorescent and Compact Fluorescent Lamps (CFL's).</li> <li>- Detailed Specification of energy saving fitting for refrigeration system</li> </ul>                                                                                                                                                                                                                                                                                                                                                                               |
| Sustainable Building Materials | Material Specification      | <ul style="list-style-type: none"> <li>- Use of recycled and secondary aggregates where possible.</li> <li>- Use of timber from sustainable sources, including the reuse of timber where possible, whilst procuring new timber from sustainable sources such as FSC and PEFC sources.</li> <li>- Use of materials that where possible have a low embodied energy, including making firm commitments to procure materials from local sources where possible.</li> <li>- Procuring materials will be done with consideration to manufacturers and suppliers with accredited EMS and ISO Standards.</li> </ul> |

| Main themes                                           | Sub Theme                          | Proposed Measures to be incorporated into the development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Sustainable Construction</b>                       |                                    | <ul style="list-style-type: none"> <li>- The contractors will be signed up to the relevant CCS come and comply with best practices in construction and site management.</li> <li>- Working hours would be restricted to ensure disturbance is minimised outside of these times.</li> </ul>                                                                                                                                                                                                                                                             |
| <b>Sustainable Transport and Accessibility</b>        |                                    | <ul style="list-style-type: none"> <li>- Cycle parking for the site would be specified at appropriate frequencies if required</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Water Conservation and Management</b>              | <b>Water Use within the Retail</b> | <ul style="list-style-type: none"> <li>- A pulsed water meter would be proposed for the development to monitor water use.</li> <li>- 2/4 litres wc's in retail store.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                       |
|                                                       | <b>Minimising Flood Risk</b>       | Proposals would be put forward that would not add to the flood risk in the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Waste Management</b>                               | <b>Construction Waste</b>          | <ul style="list-style-type: none"> <li>- Recycling would occur during the construction phase where waste would be segregated and split into recyclable components.</li> <li>- General waste would be disposed of responsibly and sent to licensed waste handling facilities.</li> </ul>                                                                                                                                                                                                                                                                |
| <b>Reduction of detrimental Environmental Effects</b> |                                    | <ul style="list-style-type: none"> <li>- Hydrocarbon traps will be placed around the perimeter of the car park area where necessary.</li> <li>- The development does not include materials that are toxic to humans.</li> <li>- All insulation materials and refrigerants have an ODP value of 0 and a GWP of 5 or less.</li> <li>- Where necessary, land contamination would be remediated.</li> <li>- External lighting will be compliant to best practice guidelines from the Institute of Lighting Engineers (ILE) Guidance note: GN01.</li> </ul> |
| <b>Site Management</b>                                | <b>Commissioning and Handover</b>  | <ul style="list-style-type: none"> <li>- A building user guide and building education would be provided as part of the development's handover.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                              |

## **10.0 Conclusion**

This design statement is submitted in support of a proposal for the comprehensive and coherent development of a key site along Barnsley Road, in Highgate, Goldthorpe. Careful consideration along with extensive dialogue with the Local Planning Authority and has been developed to determine appropriate locations for building layout, massing and pedestrian routes, whilst also focusing on the existing topography, landscaping and neighbouring properties that are in close proximity to the site. The overall design proposal has also been influenced by the direct dialogue and comments received from the local community and councillors during pre application meetings and consultation.

The proposal comprises of a 1447sqm (gross external) retail unit with associated car parking and servicing facilities. The unit utilises a contemporary design with materials that complement the surrounding area and character of Goldthorpe. The overall massing design is consistent with many local buildings. A strong built frontage, glazing and detailing have been proposed to ensure a high quality development that integrates successfully with the existing urban grain.

A separate application for the proposal of a 254sq.m (gross external) mixed use unit with associated car parking is also considered on the site to aid in creating a strong frontage along Barnsley Road. Careful consideration has been considered in designing this separate mixed use unit as to not create an impact on the adjacent residential properties to the East. The contemporary design proposed emulates that of the proposed retail unit and existing Aldi foodstore design.