

DESIGN AND ACCESS STATEMENT

**Proposed Retail unit (A1) and Flats
On Land Adjacent 107 High Street
Goldthorpe, Rotherham
S63 9DE**

Introduction

The design and access statement have been prepared to accompany the full planning application which seeks approval for a mixed use scheme comprising commercial space and residential apartments on a former storage unit yard on land adjacent 107 High street, Goldthorpe.

The Document should be read in conjunction with the suite of plans and drawings submitted as part of the application.

The statement has been written in accordance with the Town and country Planning (development Management Procedure) (England) (Amendment) order 2013 and section 6 of the DCLG guidance on information, requirements and Validation. In particular the statement

1. Explains the design principles and concepts that have been applied to the development in particular –
 - (a) Amount of floor space
 - (b) Layout
 - (c) Scale
 - (d) Appearance
2. Demonstrates the steps that have been taken to appraise the context of the development and how the design of the development takes the context into account
3. Explains how any specific issues which might affect access to the development have been addressed.

Location



The above image highlights the with a red edge the application boundary

Context Appraisal

The site comprises 520m² of what could be considered Brown field site having previously sited the sorting Office, Job centre and now is used as storage.



Google image of site

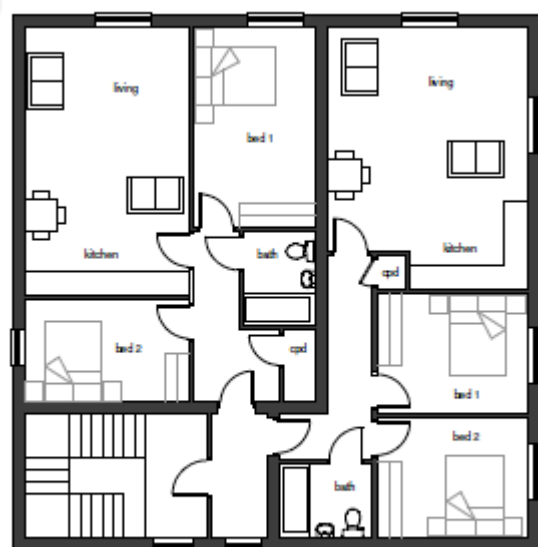
The site is located at the junction of High street and Barnburgh Lane and can be accessed from High Street or private road at the junction, of which the property has access rights over. The site is bound to the North and west by housing to the rear is a nursery and to the east a community centre.

Amount

The ground floor will be taken up by a retail unit of approx. 112m² and access to the the first floor which consists of 2 number 2 bedroom apartments.



ground floor plan



first floor plan

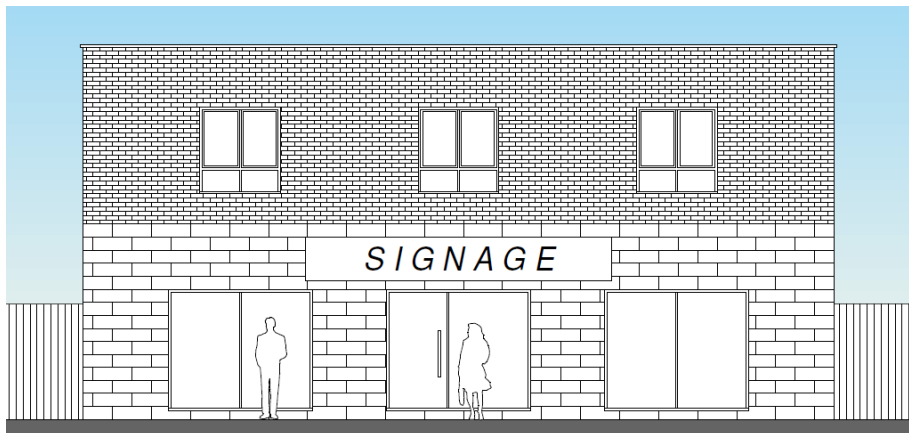
Proposed development floor plans

Appearance

The building design has been kept simple with a clean modern aesthetic, material principles will clearly define the retail and residential usages.

The fenestration follows a simple linear pattern enhancing the modern aesthetic with a differing scale to each use.

All materials will be subject to local authority approval.



Access

It is proposed that the existing access will be utilised for staff parking accessed directly from high street.

Five spaces have been allocated for the retail shop and will be accessed from the private road.

Four spaces have been provided for the flats again these will be accessed from the private road

Additional parking is available along the private road and Barnburgh Lane if required.

Refuse / bin storage for both flats and shop will be accessed using the existing access from High street.

Public access will be from high street upon which the principle elevation fronts.

It is anticipated that the retail unit will operate as a small convenience store aimed at top up shopping in baskets rather than main shopping so will be main foot traffic rather than car.

The building will be constructed to a minimum of the latest building regulations ensuring all properties have ease of access.

The surrounding highway network contains footpaths that are relatively level and well lit, thereby encouraging use by pedestrians rather than use of the car for shorter journeys.

Crime Prevention

The Natural surveillance benefits of a mixed development will similarly assist in enhancing the security to the front of the building. On a more physical level, improvements to structural security are also proposed and are to include such interventions as access doors to all properties to be fitted with a 5 lever mortice locks.

Conclusion

In developing this proposal, the design team have sought to deliver a development which will fit harmoniously into its setting, provide a building that will facilitate the needs of both commercial and residential tenants as well as creating a focal point to this prominent junction.

The form and arrangement of the space have been developed on sound urban design principles whilst sustainably utilising the land

We feel that this application embraces the objectives of both the national and local planning policies and legislation. The scheme will use the latest materials that will have the least impact on the environment. This has been achieved by specifying and promoting sustainable construction methods and materials during the design stage.

The site is in a highly sustainable location and is suitable to accommodate the scale of the proposal, and the use is appropriate for the context neighbourhood

We respectfully request that positive and expeditious consideration is given to this application to enable the site to be implemented and delivered.