Design & Access Statement for the extension & change of use @ No 4 High St. Goldthorpe Rotherham S63 - 9LR.

October 2009.

THE PROPOSAL:- To extend at the rear of a two storey and terraced property & to change the use from a single family house into a ground floor shop with a self contained flat over.

THE SURROUNDINGS:- the property is located on High Street Goldthorpe

The property is a gable ended house with an origional two storey "off shot" projection & single storey toilet block to the rear, a typical design for the age of the property.

The ramainder of the terraced block would appear to have been built as terraced houses, which have over the years been altered & had their use changed to ground floor shops with flats over. Some have been extended.

Directly opposite the gable, to the north, is Goldthorpe Police station, which stands on the "T" junction of High St & the meeting of Barnsley + Whitworth St.

The properties front elevation faces a school + its caretakers house.

It is assumed, because the properties flanking the application are a mixture of commercial / retail & educational uses that the town map would designate this site likewise.

The general character of the area forms a mixture of street scenes with stone / brick / render facings including several types of roof finishes.

The site stands on or very close to several main bus routes to Barnsley / Doncaster / Rotherham & all local villages.

Road links to other areas & motor way access are excellent.

The site is not within or close to a conservation area.

The property is not a listed building.

The adjoining shop are a mixture of uses ie coach company / photographer / estate agents etc.

THE SITE;- the property has a coursa natural stone front elevation & red brick facings to the remainder.
The roof is natural blue slate.
Access is available by an established foot path along the gable, within the curtilage. At the rear is evidance of a detached garage which has been part demolished after falling into disrepair. The double doors remain in place for access by the rear accessway.
The property has a matching natural stone boundary wall to the front forming a small garden area.
There are no land scape features within the site.
The site is outside any flood risk area.

SOCIAL/ECONOMIC CONTEXT;- the site is within an area currently used as retail shopping with living accomadation over, there for there are no implications for the loss of the existing use & the introduction of the proposed use.
The proposal is likely to provide stimulus to existing business's within the area.
The construction works will provide additional works.
The front elevation treatment will ensure that the scheme fits into the current street scene.
All local services are in-situ & the proposal will not put any additional strain upon them.

PLANNING POLICIES;- as far as can be assertained the proposal has taken into account;-
a) national planing policy PPS1 para 33/34 design
b) PPS1 para 14/15/16 sustainable development
c) PPS1 para 23 Economy &
d) general local planing policy of B.M.B.C.

CONSTRAINTS;- as far as can be assertained the proposal shall have no constraints levid towards it, because it is situated within Goldthorpe's established shopping area.

CONSTRAINTS (cont);-

The proposal would fit comfortably within the framework of the surrounding area in terms of its use & its elevation treatment.
The site is located within Goldthorpe's shops, it there makes economic sense to develop the property to maximise its potential to the areas existing & perhaps new customers.
Services ie water/electricity etc, are on site.
Both foul & surface water outlets exist on site.

GENERAL;- Parking for one member of staff & for one occupant of the first floor flat will be retained to the rear.
Jobs will be created.
The proposal will be the subject of a Building Regulation application, which will include access & services for the disabled.
Unaffected are;-

a) emergency service access, ie fire & ambulance.
b) local authority refuse collection.
c) postal & other deliveries.

Roller shutters to ground floor openings take into account crime prevention.