Design and Access Statement for Proposed First Floor Flat at rear of 484 Doncaster Road, Stairfoot

Surroundings

The ground floor is an existing Carpet Shop in the middle of a parade of shops fronting Doncaster Road. To the rear is a single storey flat roofed extension incorporating a wc and kitchenette for the shop and access from the rear for the existing first floor flat, which has its bedroom within the attic.

The flat roof is in disrepair and will need replacing. The proposal is to build over the extension to create an additional flat, with a pitched roof tied into the existing pitched roof.

Access

Access to the proposed flat will be from the existing rear access door shared by the existing flat. This will split to give each flat its own access along with access to the existing shop.

Vehicular parking is either down the rear access road or School Street.

Design and Appearance

The design of the extension is a traditional design in keeping with the existing terraced shops and their rear extensions. The materials will match the existing extension and pitched roof.