Alan Robinson
Chartered Architect BA Dip Arch RIBA, BSc (Hons) PM
Architects, Project Managers, Planning Supervisors

REF/PD/AR

28th August 2013

Design & Access Statement for 11 Mortimer Road, Cubley, Penistone

The Site

The site is attached to the existing property at 11 Mortimer Road which is large enough to accommodate a small two rooms in the roof residential dwelling. There is an existing single garage that will be required to be demolished as this is located on the footprint of the proposed dwelling.

Access

Access is via the existing private entrance and off road parking will be provided on the site. Parking will still be available for the existing property. No significant traffic issues arise as access is unaltered.

Design

The proposal is a small pitched roof rooms in the roof residential dwelling with an attached private amenity space to the rear of the property. There is no overlooking of adjacent property and both the existing property and the new dwelling are and will be constructed of artificial stone.

Landscaping

Rear garden areas are generally level across there width and length. Some material will be required to be removed to create a larger rear patio area. No trees are to be removed or are affected.

Conclusion

The building will provide a small affordable unit for a single person or a couple with a single child. It is within a sustainable location within walking distance of the centre of Penistone and other amenities.

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If you require any further information or clarification please do not hesitate to contact me.

Yours faithfully,

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