

DESIGN AND ACCESS STATEMENT

Planning Application for:

PROJECT: PROPOSED FIRST FLOOR EXTENSION TO EXISTING FLAT WITH NEW ACCESS FROM REAR, INTERNAL ALTERATION TO GROUND FLOOR SHOP WITH NEW WINDOWS AND SHUTTER TO FRONT ELEVATION

ADDRESS: 134 ROTHERAM ROAD, MONK BRETTON, S71 1XA

PROPOSAL:

Existing building is a two storey domestic style semi detached property with brick built. There is an existing single storey extension to side and rear with flat roof. First floor is a flat with internal access.

It is proposed to extend the first floor to side above existing extension with new separate access to rear side elevation. It is also proposed to make some changes to internal layout of shop with creating a store and toilet facility for the staff. As this property is a fire damaged and it needs full renovation and client want to do some alteration as proposed on the attached plan.

USE:

Existing building is a shop at ground floor and flat at first floor.

LOCATION:

Existing building is situated in a residential area on the corner plot at the junction of Rotheram Road and Richard Road

LAYOUT:

There is an existing and proposed layout as shown on the plan attached with the application. Stairs at ground floors to be removed and floor will be blocked up. New access for the first floor flat is created at rear side elevation

SCALE:

This is an existing building. First floor extension is proposed over existing side extension.

SOCIAL CONTEXT:

There is no potential overlooking problems as all the existing windows are same on the proposal.

INVOLVEMENT OF COMMUNITY MEMBERS:

Local people have been consulted in previous proposal by the owner of the property

EVALUATION

Not applicable

LANDSCAPING:

There is no landscaping issue in this proposal.

APPEARANCE:

All brick work and roof material is to be match to existing material. New stair details are shown on the plan

ACCESS:

Location of the proposal is in the small commercial area. Local bus stops are in the vicinity of the proposal. Front door of the shop has levelled access to comply the DDA.

Waste bins will be stored in the rear yard and can easily access through Richard Road.

There are local bus stops are in the vicinity of the building and train station is also 10 minutes walk from the building.