

Design & Access Statement

280 Green Road

Introduction

The shop element of the current 280 Green Road building is to be demolished. The shop is no longer in use and can be removed leaving the family house intact with its own intact rear curtilage. The site is proposed to be developed for more appropriate residential units.

Access

The single access is taken off Green Road into the common parking area. Egress can be in first gear. Green Road traffic is controlled from the west by traffic lights just up from the site. Moving traffic is therefore controlled and slow moving at the entry to the proposal. Main Sheffield Road sight lines are protected.

Layout

Two 4 bed units are proposed. Both have private rear garden amenity area. Normal planning distance parameters are achieved. The existing house has ample private space retained and is not overlooked by the proposal.

Design

The properties will be in brickwork with main aspects indicated on drg. A1. Openings will be simple proportions similar to the other properties in the area.