

Design and Access Statement

For Application for Planning at

Land Adjacent 41 Frederick Street, Goldthorpe, Rotherham

New three storey, three bedroom detached dwelling

The proposal is to construct a three storey building to form a three bedroom detached dwelling on land adjacent 41 Frederick Street, which is presently vacant land but was formally used for a garages and parking area.

The proposed construction will be of Ibstock Aldridge Multi Rustic brick walls with Sandtoft Mottled Red double roman tiles to the roofs and vertical pan tiles in the same colour and texture as the roof tiles. The front elevations is to be of the similar design to the adjacent properties with single storey roof over the ground floor front window and door and a small feature gable over the main first floor bedroom window.

The proposal will provide living accommodation for a family and be designed to give access for disabled persons to the ground floor area.

There property is to have off road parking facilities for a minimum of two cars. The main shops and bus routes into Doncaster and, Barnsley are only a short distance away from the dwelling.