

## DESIGN AND ACCESS STATEMENT

### PROPOSED DEMOLITION OF EXISTING SINGLE GARAGE AND REPLACEMENT WITH NEW BRICK BUILT GARAGE WITH DOUBLE PITCHED ROOF



#### BACKGROUND:

#### Identification of the Property:

Address: 107 Houghton Road, Thurnscoe, Rotherham S63 0NG

#### Freehold Interest in the Property:

Freeholder: Mr James Wallis

#### Executive Summary

Mr J Wallis is applying for planning permission to take down the existing pre-cast concrete panelled garage to the rear of the existing retail unit and to replace with new brick built garage with double pitched roof.

## Design Statement

The new garage will be a single storey construction comprising brick walls to match the surrounding buildings with a concrete tiled roof. The new roof tiles will match the colour of the slate roofs on the surrounding buildings.

To the front of the garage will be a new vehicular access door comprising polyester powder coated aluminium colour to be agreed.

The existing palisade fence shall be retained to the left of the new unit. Likewise the existing masonry wall shall be retained the right of the unit. Access to the rear yard will be restricted by providing a timber clad metal framed gate 1.8m high.

It is proposed to replace the existing concrete footpath to the front and side of the retail unit with a new concrete footpath at a slightly lower level. Drainage shall be provided via a drainage channel located at the side of the building. Drainage from the concrete apron in front of the new garage shall run onto the existing highway as it currently does. Currently the whole of the concrete footpaths drain onto the highway.

It is proposed to provide 2 new 100mm connections into the existing combined private. These will comprise 2 rainwater connections, one from the roof and one from the drainage channel.

## Opening Hours:

The existing retail unit will operate the following opening hours:-

- Monday to Saturday 9am - 7pm
- Sunday 11am – 5pm

The garage will be accessible on a 24/7 basis.

## Employees:

Replacement of the existing garage has no effect on employment.

## Access Statement:

The garage will be accessible to the client alone.

Level entry into the garage will be provided with a maximum threshold height of 15mm at the entrance doors.