DESIGN AND ACCESS STATEMENT

NEW ROOF LIGHTS TO SERVE PROPOSED ROOM IN ROOF AT 13 STATION ROAD.

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

WF15 6NS

01274 865127

USE

This design and access statement is to be read in conjunction with the enclosed application which seeks to obtain planning permission for new roof lights at 10 Station Road, Marsden.

The existing property is a mid terrace type property sat within the local conservation zone of Marsden. The building fronts Station Rd.

Existing access for emergency and service vehicles is via Station Rd this situation will not alter as part of this application.

Sited next to existing residential housing and in an area which is a housing area would suggest that the installation of roof lights to create additional living accommodation would be appropriate.

The site lies within a long established area of housing.

Amount

The proposal is to install 2no roof lights to both front and rear elevations. The roof lights would be conservation type roof lights powder coated dark grey aluminium. The property has a blue slate roof finish and stone walls, the materials will remain as existing. No overlooking issues will be created by the installation of the roof lights.

Scale

The scale of the building will not be altered.