

# **ROGER LEE PLANNING LTD**

**Chartered Town Planner – BA(Hons) MRTPI**

**Residential and Commercial Planning : Planning Applications, Appeals and Enforcement**

## **DESIGN AND ACCESS STATEMENT**

### **FORMER BUS DEPOT, MIDLAND ROAD ROTHERHAM**

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## **Overview**

This design and access statement is produced in support of an outline planning application for the construction of 120 dwellings over a site area of 3.5 hectares.

## **Amount**

The application relates to the creation of 120 dwellings.

## **Layout**

The layout forms a typical estate housing development.

There will be a mix of house types and sizes, including 2, 3 and 4 bedroom houses and 1 and 2 bedroom apartments.

Public open space is provided on 0.44 hectares of the site area.

## **Scale and Appearance**

These are reserved matters

## **Landscaping**

Landscaping is a reserved matter.

### **Access**

The design of the scheme within its surroundings reflects the requirement of inclusiveness for all users. There will be two points of access formed from Midland Road and Union Street to serve the development.

The Transport Assessment submitted with the application discusses the highway related issues in the scheme.

### **Climate Change**

The development will be designed in accordance with modern day building regulations, energy conservation control and CO<sup>2</sup> emissions.