

Design and Access Statement

In support of an application to build a single dwelling on Former sub-station site Frank Street, Bradford, BD7 3BT.

Proposed use of Land.

The site will be the subject of a planning application to construct a single dwelling with three bedroom including lounge, kitchen dining area.

Layout.

The layout as indicated on the site plan has been designed to have minimal impact on neighbouring properties and no overlooking windows are with the proposal.

The scale of the dwelling would be in keeping with the curtilage of the site.

The site entry point will be off Frank Street and bins kept within the site.

External roof and facing materials.

Roofing tiles and facing materials will be natural "Grey" slate to the roof area's and the elevations will be in stone/brick to match the existing dwellings in the locality.

Walls and Fences

The boundary walls and fencing are to remain in situ.

Parking.

Ample parking is available with the area and parking is proposed as on street.

Energy Strategy.

The building is to be constructed with the highest level of insulation to the walls, floors, and roof areas.