THE ERECTION OF ONE DWELLING WITH TWO PARKING SPACES LAND AT 1 SPRINGWOOD CLOSE THURGOLAND

DESIGN AND ACCESS STATEMENT

DESIGN

USE:
Land within the curtilage of 1 Springwood Close Thurgoland utilising an existing garage and access. 1 Springwood Close has the benefit of 2 remaining existing car parking spaces and provision can be made for a third utilising pervious paving to the front of the elevation.

AMOUNT:
The proposal amounts to 1 three bedroom detached dwelling with the benefit of an existing garage parking and access.

LAYOUT:
The dwelling shall have principle elevations front and rear with the lounge and principle bedrooms over looking Cote Road. The dwelling shall have a private rear garden.

SCALE:
This application recognises and is sympathetic to the proportion of the street scene. Eaves height matches the existing dwellings as does the pitch and gable roof and fenestration. The dwelling maintains the building line and is at least 1m from the boundary of the adjacent dwelling.

APPEARANCE:
It envisaged that materials would be conditional however bricks, tiles and windows are to match neighbouring properties.

LANDSCAPING:
Boundary treatments comprise an existing hedge and timber fence. The front and rear garden shall be lawned. Pervious paving to contrast the brickwork with matching edgings for access paths.

ACCESS:
There is an existing access to the site from Springwood Close and visibility to the highway is good. Off street parking provision is comparable with neighbouring dwellings sufficient to accommodate at least 2 vehicles. Vehicle access to this dwelling is level and so is the principle entrance from the drive. All external provision ie:- ramps, entrance platform and steps shall meet the requirements of Building Regulations approved document M. Access for fire fighting is in accordance with Building Regulations approved document B5.