



LLANA

Design Services Limited

Design and Access Statement



BACKGROUND:

Identification of the Property:

Address:	Land off Kingsway Grove (rear of 97-99 Houghton Road), Thurnscoe, Rotherham, S63 0JX.
Listed Status:	Property is not listed
List Entry Summary:	NA
List Entry Number:	NA
District:	Thurnscoe
National Grid Ref:	445391/405715

Freehold Interest in the Property:



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Land behind 97-99 Houghton Road off Kingsway grove.

Freeholder: James Wallis

History

The land is owned by Wallis Metals Limited. The property is located directly behind no's 97-99 Houghton Drive.

Planning approval was previously granted to demolish the existing buildings and to construct a detached garage. Previous application number is 2015/0712, which was approved on the 30 October 2015.

Wallis metals have used the existing garage to house vehicles occasionally.

Design Statement

It is proposed to construct a detached garage. The garage will be accessed from Kingsway Grove. The garage will provide parking for 2 vehicles.

The garage is located at the rear of no's 97-99 Houghton Road but is totally independent of these 2 properties.

The garage will be constructed of facing brickwork chosen to match the surrounding buildings. The roof will comprise a double pitch clad with concrete interlocking roof tiles. Colour to match surrounding roofs. The proposed roof pitch is 22.5 deg to keep the ridge level low.

As the level of Kingsway Grove is lower than the ground floor of no's 97-99 it will be necessary to construct a retaining wall to the rear of the garage to retain the existing change in level. Access to no's 97-99 will be maintained via steps located at the side of the new garage.

Security to the rear of no's 97-99 will be retained by including a lockable timber gate to the side of the new garage. The gate will provide secure access from Kingsway Grove.

Access Statement:

Approach to Building:

Access to the garage will be achieved in accordance Part M1 of the current Building Regulations.

Level access has been provide from Kingsway Grove to the garage doors. At no point will the gradient exceed 1 in 20.



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Access to no's 97-99 will be maintained from Kingsway Grove by the provision of steps located at the side of the new garage.

Building Access:

Access into the garage will comply with Part M2 of the current Building Regulations.

Level access will be provided to the threshold at the vehicle entrance doors.