PROPOSED 2no DETACHED DWELLING ADJACENT TO No 19 TURNESC GROVE, THURNSCOE ROTHERTHAM S63 OTY

DESIGN AND ACCESS STATEMENT

1. Design - The overview

Turnsec Grove is part of residential estate comprising of around 200 homes .The estate was built during the early 1950 and consists of 3 and 4 bedroom semi and detached dwellings .During this time a number of dwellings have been extended. Built from concrete render finfish

Number 19 Turnesc Grove has a much larger than average garden, due to the position of the property relative to the road and being an end plot. The existing property occupies a site area of 928m² compared of a average of 280m².The site is to be divided giving the proposed site 550 m² , leaving existing property of 370m².The plots are approx to be 275 m².The house itself has a footprint of 72m² thus taking only approx 30 % of the plot.

2 Design - The house

All the houses on the estate have concrete with render finish
. The design of dwellings on the estate vary in size and finish with concrete roof tiles sum of the dwelling s have been brick cladding to give a brick effect finish.
. The proposed property will have a similar appearance with render finish and brick work to under side of cill. Brick work headers above windows. Great care has been taken to ensure that the house appearance, that it is consistent with other dwellings on the estate.

2.1 Proposed dwelling Design:

The internal design of the house is intended to be suitable for family living with a simple layout on the ground floor .The entrance door leads to a central hallway with the lounge to the right of the lounge leads to dining room, to kitchen. At the end of the hall is the family kitchen, which also leads to the rear of the garden .The dining room has patio doors leading into the rear garden
There is a down stairs wc which is located to under side of stairs.

The stairs leads up to first floor, comprising of three good sizes bedrooms, one of which has an en-suite, located to the front of the property and a family bath. Along the landing up another set off stairs, up to attic bedroom with en-suite.
Attic bedrooms have velux windows to the front and rear elevation
To comply with modern standards and with Building Regulations, the

design of the house will incorporate energy -efficient features, such as high levels of insulation and low -energy lighting.

Externally to be brickwork below window cill , block work above with render finish
see drawing no TTO1).Roof to be concrete tiled pitched with velux windows
Boundary walls to match existing adjacent dwellings any landscaping to be low level shrubs , boundary wall to brick wall 1.2mm high meaning no restricted visibility from road .Timber fence to rear and sides adjacent to no 19 at 1.8mm high.

Garage: set of detached garages to be built at front of dwellings. Construction of garage to be same as dwellings

3 Access
The property will be approached along Derry Gove road turn, on to Turnesc Grove. Proposed dwellings to be b built on land adjacent no 19 dwelling. A new access to be constructed, which is to be shared by the proposed dwellings with hardstand area.
The site is in easy access to public transport .and local amenities