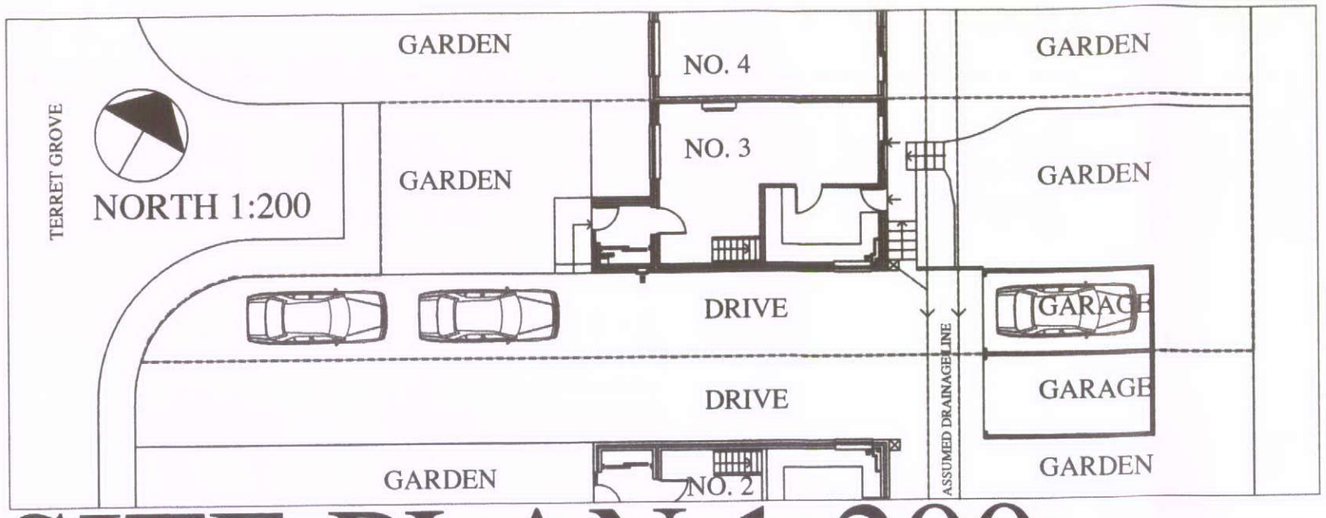


SITE PLAN 1:200

DESIGN AND ACCESS STAEMENT

NO.3 TERRETT GROVE IS A TYPICAL 3 BEDROOM SEMI DETACHED PROPERTY DATING TO THE 1970'S THAT SITS ON A HOUSING ESTATE JUST OFF ANCROFT RD IN BURBAGE.

THE EXISTING PROPERTY IS A BLOCK / CAVITY / BRICK CONSTRUCTION. OUTER BRICK IN BUFF BROWN. WINDOWS IN WHITE uPVC WITH PLAIN CASEMENTS, FRONT AND REAR DOORS IN WHITE uPVC TO MATCH.
ROOF PITCH APPROX 30° WITH CONCRETE INTERLOCKING TILES TO FINISH, BARGE BOARD AND SOFFITS ETC IN WHITE PAINTED TIMBER WITH WHITE PLASTIC SECTION GUTTERING.
EXISTING MAIN DOMESTIC DRAINAGE – SURFACE WATER AND FOUL ARE ASSUMED TO RUN IN LINE AT THE REAR OF THE DWELLING.

THE SITE SLOPES AWAY FRONT TO REAR AND THE ROW OF PROPERTIES DROPS FROM NO.4 DOWN TO NO.1 TERRET GROVE. FROM THE REAR DOOR STEPS DROP DOWN SOME 900mm TO THE REAR GARDEN LEVEL AND THE REAR DRIVE AND GARAGE THERETO.

THE ACCOMMODATION INSIDE IS REALLY LIMITED TO A 2 BEDROOM PLUS BOX ROOM UPSTAIRS AND AN OPEN PLAN LOUNGE/DINING WITH SMALL KITCHEN OFF DOWNSTAIRS. THE LIMITED SPACE INSIDE HAS LED THE CLIENT TO WISH TO EXTEND OVER THE EXISTING FLAT ROOF PORCH LEAN-TO TO THE FRONT TO PROVIDE EXTENDED SPACE FOR THE SMALL FRONT BEDROOM (THE VERY SAME EXTENSION HAS BEEN APPROVED AND BUILT NEXT DOOR). TO THE REAR, A SINGLE STOREY EXTENSION WILL ALLOW FOR AN EXTRA FAMILY ROOM/OFFICE AND A SMALL UTILITY SPACE OFF THE KITCHEN – AN EXTENSION TO THE NEIGHBOURING PROPERTY WAS APPROVED AT THE SAME TIME AS THE FRONT EXTENSION AND HENCE THIS WOULD HAVE MINIMAL IMPACT ON THIS PROPERTY AS AND WHEN THIS IS BUILT. THE GARDEN LEVEL TO THE NEXT DOOR NEIGHBOUR ALSO SITS HIGHER THEN NO.3 SO THE BUILDING MASS IS REDUCED ON THE ELEVATION FACING NEXT DOOR.

THE PROPOSED EXTENSIONS WILL ALLOW THE FAMILY THAT LIVE IN THE PROPERTY TO STAY IN THIS DWELLING AS IT ALLOWS FOR MUCH NEEDED EXTRA SPACE, SOMETHING WHICH THEY HAD PREVIOUSLY TRIED TO FIND BY MOVING. THEY HAVE HAD NO SUCCESS IN TRYING TO SELL THE PROPERTY OVER A SIGNIFCANT AMOUNT OF TIME AND NOW WISH TO WORK WITH THE PROPERTY TO MEET THEIR FAMILY NEEDS.















3 TERRET GROVE, BUXTON

2011 32 6

DWG: EXISTING
3 TERRET GROVE
BUXTON

REVISIONS:

1:200	CHECKED:
DATE: JUNE 11	DRAWN:

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SITE PLAN 01

3 TERRET GROVE