

DESIGN ACCESS STATEMENT PLOT 17 RUSPER DRIVE

The Proposal

The proposal includes for the erection of a four bedroom two storey residential dwelling on land located at Rusper Drive, Moor Row, Cumbria

The Site

The site is currently vacant and occupies an area of 511 square meters, it is mainly flat with frontage facing South at the head of a cul-de-sac leading onto Rusper Drive

The Design

The proposal includes for the erection of a four bedroom two storey dwelling of traditional construction comprising cavity wall enclosure and a dual pitch timber roof. External walls are to be covered with off white K Rend rendering system, red sand stone random pattern to the front elevation and antique orange facing brick plinth. Roof cladding is to be with Marley Modern smooth profile interlocking roof tiles colour grey with matching ridge, fascia and soffit boards are to be white upvc. Windows are to be white upvc double glazed units, white upvc door and frame composite. The proposed dwelling will occupy a footprint area of 110 square meters which equates to 22 percent of the site area. Dimensions of the proposed dwelling is 10.9 meters wide to the front and rear elevations and 9.7 meters wide to the side elevation, height from path to eaves is 2.5 meters front elevation and 4.8 meters at rear elevation. Path to ridge is 7.5 meters, roof pitch 38 degrees. The Roof ridge is positioned off centre rising from the two storey elevation at the rear and sloping to the single storey height to the front elevation, the roof elevation contains 11 number Velux roof windows

Boundary Treatment

Boundary wall to the South elevation (front) onto Rusper Drive constructed with 1.0m high 225mm thick antique orange face brick capped with grey saddle pattern pre-cast concrete copings. Gate pillars to the drive entrance to be 450mm x 450mm antique orange face brick topped with a pyramid pattern grey pre-cast concrete capping.

Access

Vehicular and pedestrian access will be from the cul-de-sac to a drive measuring 4.8 meters wide and 14 meters from the front boundary line to the garage entrance. Disabled ramp access is to be created to the front entrance. Surface finish to the access drive will be with permeable brick pavers

R W Ford
Agent