



TIVY DALE DRIVE

DESIGN, ACCESS, AND HERITAGE STATEMENT
MARCH 2026



INTRODUCTION

This statement has been prepared in support of a full planning application for the demolition of the existing dwelling at 28 Tivy Dale Drive and the erection of a replacement single dwelling.

The proposal has evolved following pre-application discussions with the Local Planning Authority and has been informed by an understanding of the site, its surroundings, and the adjacent Conservation Area.

The statement sets out the design rationale, access considerations, relevant planning policy context, and an assessment of the impact on the setting of the Conservation Area.

SITE & AREA

The site comprises a detached dormer bungalow located within a residential cul-de-sac characterised by relatively spacious plots and a varied built form.

The dwelling sits outside but in close proximity to the Cawthorne Conservation Area. The surrounding area includes a mix of building types and materials, including both traditional and more modern dwellings, with no singular architectural style dominating.

The site benefits from a generous plot, with established boundaries and a clear residential context

EXISTING DWELLING

The existing property is a mid to late 20th century dormer bungalow of limited architectural merit.

The building has evolved in an ad hoc manner, with a number of additions including a side extension and rear conservatory, resulting in a fragmented and visually unbalanced form. The use of mixed materials and the dominance of the roof form further detract from the overall appearance of the dwelling.

The property does not make a positive contribution to the character of the area or the setting of the nearby Conservation Area.



PROPOSAL

The application seeks full planning permission for the demolition of the existing dwelling and the erection of a replacement dwelling within the same plot.

The proposed dwelling adopts a clear and coherent architectural approach, comprising a series of simple gabled forms arranged to create a balanced composition. A subservient garage element is positioned to the side, ensuring it does not dominate the principal elevation.

Internally, the layout provides a high quality family home, with well proportioned living spaces at ground floor and bedrooms arranged at first floor level.

The proposal represents a comprehensive redevelopment of the site, replacing the existing fragmented building with a single, well considered dwelling.

Amount & Scale

The proposed dwelling represents an increase in scale when compared to the existing dormer bungalow; however, that increase has been carefully managed through the composition of the building and the way it is read.

Whilst the proposal provides a fuller and more coherent built form than the existing dwelling, it has not been designed to read as a bulky two storey house across its full width. Instead, the massing has been broken down into distinct elements. The eastern side of the proposal has the appearance of a dormer bungalow, whilst the western element, expressed through the front facing gable, reads more as a one and a half storey form. This approach helps reduce the perceived scale of the building and creates a form that remains domestic in character.

In dimensional terms, the ridge height is increased by approximately 1.3m, whilst the eaves height is increased by only around 325mm from the existing dwelling. This is an important distinction, as it demonstrates that the proposal does not simply lift the whole building substantially upward. Rather, the change in scale is primarily achieved through the reworking of the roof form to create a more balanced and better resolved dwelling.

The footprint remains broadly comparable to the existing building, with the increase in built form carefully directed within the site. The element closest to the neighbouring dwelling to the east has only been extended by approximately 2.3m in depth, representing a modest and proportionate increase. The majority of additional footprint is instead focused toward the western side of the plot, away from neighbouring properties. This approach ensures that the development responds sensitively to its context and avoids introducing undue impact on adjacent residential amenity.

Overall, the proposal represents a considered and proportionate increase in scale. Through the use of broken massing, varied roof forms and subservient elements, the dwelling avoids appearing overly dominant and instead reads as a well balanced replacement dwelling appropriate to its site.



PROPOSAL

Appearance

The proposed dwelling takes cues from the local vernacular, adopting simple pitched roofs, gable forms and a restrained material palette.

The use of stone as the primary facing material, combined with a dark tiled roof finish and simple window detailing, reflects the character identified within the Cawthorne Conservation Area Appraisal.

The design is not a pastiche but a contemporary interpretation of traditional forms, resulting in a building that is both contextually appropriate and of its time.

Access

The site will be served by the existing vehicular access, which is retained as part of the proposal.

Adequate parking is incorporated within the site, and pedestrian access remains unchanged, with clear and legible routes to the main entrance.

Landscaping

The existing plot structure is retained, with private garden areas to the rear and a driveway to the front.

HERITAGE

The site lies outside but adjacent to the Cawthorne Conservation Area, and as such the proposal has been carefully considered in terms of its impact on the setting of this designated heritage asset.

The Cawthorne Conservation Area Appraisal identifies the importance of simple building forms, the use of natural materials such as sandstone, and a strong relationship between buildings and their landscape setting.

The existing dwelling does not reflect these characteristics and makes a limited contribution to the setting of the Conservation Area.

The proposed development introduces a building that responds more directly to these defining features. The use of simple gabled forms, a restrained material palette, and a clear architectural hierarchy results in a dwelling that better reflects the prevailing character of the area.

The proposal will therefore preserve and enhance the setting of the Conservation Area, in accordance with national and local policy.



PROPOSED DRAWINGS



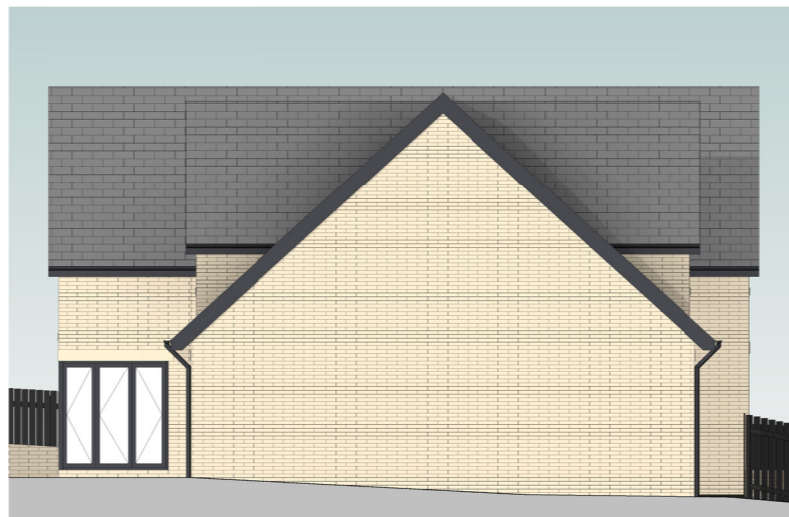
North-East Elevation



North-West Elevation

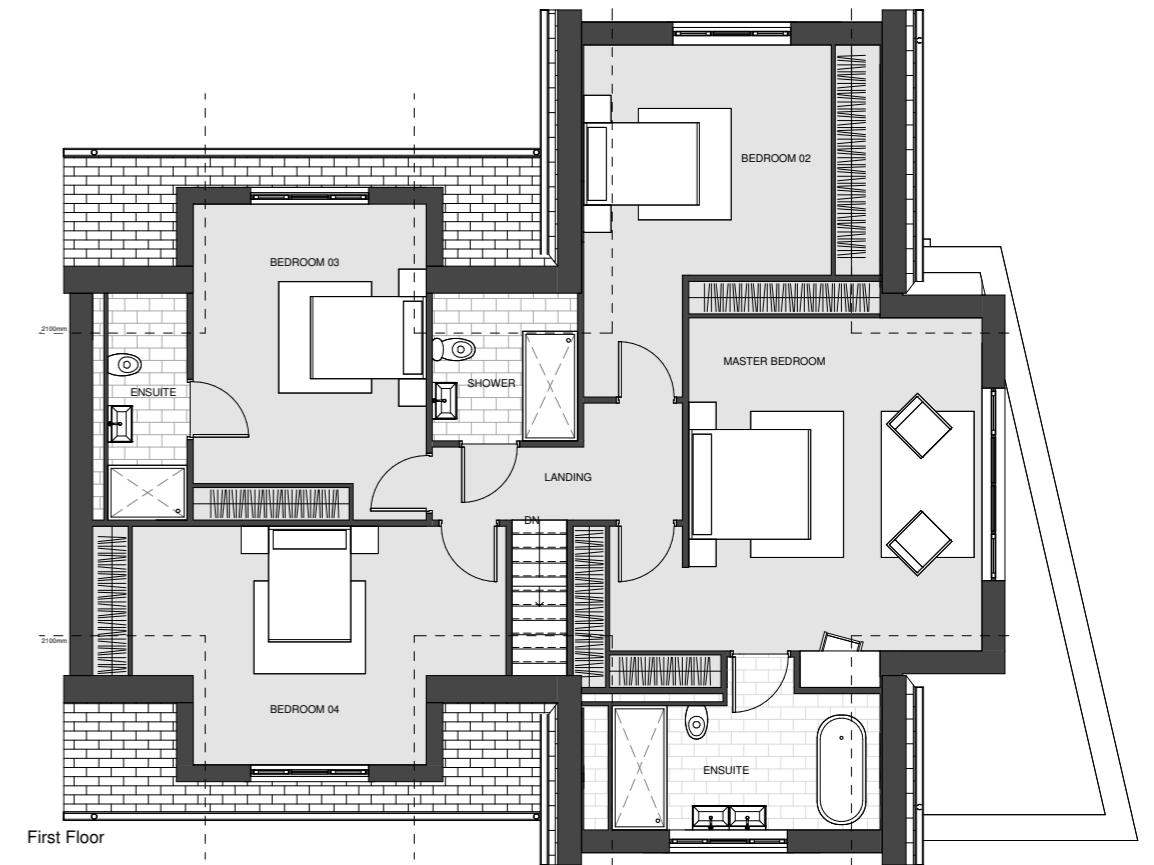


South-West Elevation

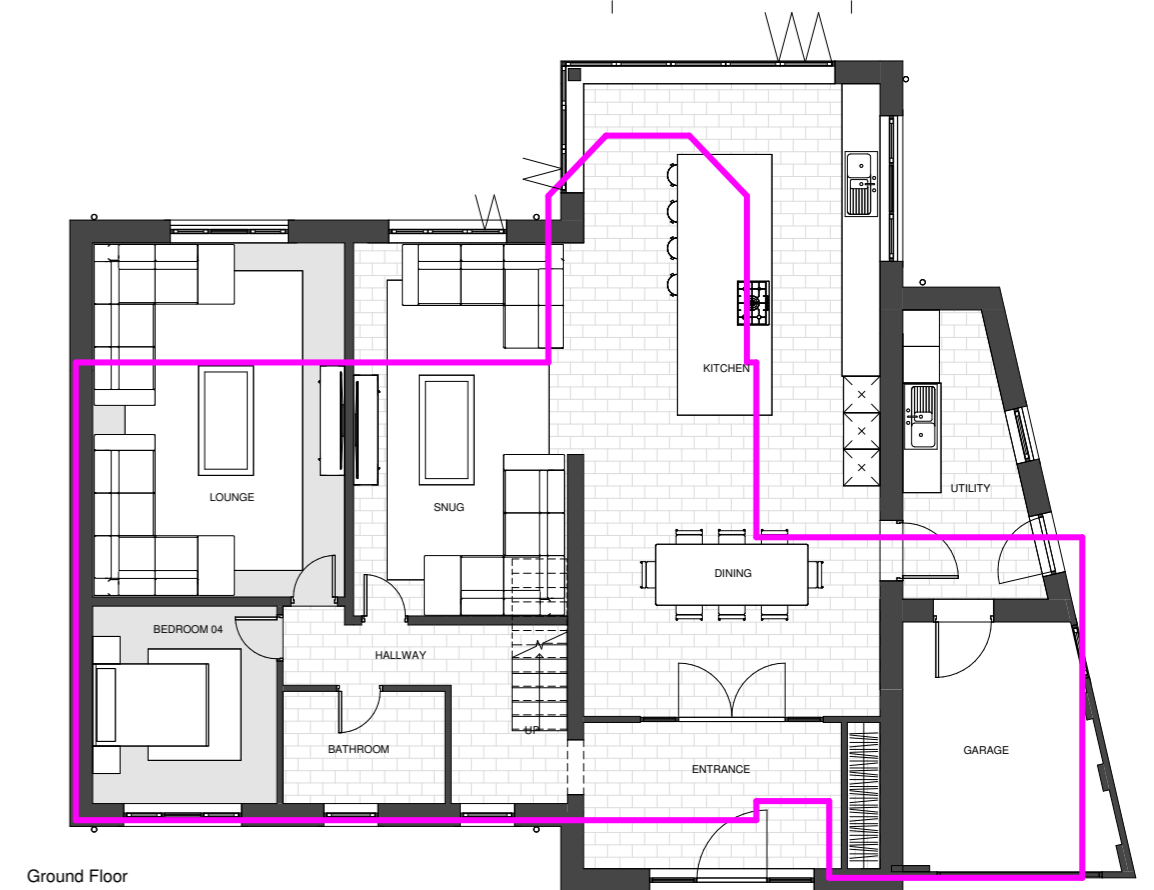


South-East Elevation

Pink line illustrates existing building.



First Floor



Ground Floor



PLANNING POLICY

The NPPF places great weight on achieving high quality design and protecting the historic environment.

Paragraphs relating to design require developments to be visually attractive, sympathetic to local character, and to establish a strong sense of place.

In heritage terms, the NPPF requires that proposals affecting the setting of heritage assets should preserve or enhance their significance.

The proposal accords with these objectives by delivering a high quality, well designed dwelling that responds positively to its context and enhances the setting of the nearby Conservation Area.

Local planning policy seeks to ensure that new development:

- responds positively to local character
- achieves a high standard of design
- safeguards residential amenity
- preserves or enhances heritage assets and their setting

The proposed development aligns with these aims through:

- a considered design approach rooted in local character
- appropriate scale and massing within the plot
- careful regard to neighbouring amenity
- a clear enhancement over the existing dwelling

CONCLUSION

The proposal represents an opportunity to replace an existing dwelling of limited architectural merit with a high quality, well considered home.

The design responds appropriately to its context, reflects the character of the surrounding area, and enhances the setting of the nearby Conservation Area.

The scale and massing have been carefully managed to ensure the development sits comfortably within the plot and does not result in unacceptable impacts on neighbouring properties.

Overall, the proposal accords with both national and local planning policy and is considered to represent a sustainable and appropriate form of development.

