

**DESIGN AND ACCESS STATEMENT
PROPOSED DOUBLE GARAGE ,
WATER SLACK FARM
SOUTH LANE, CAWTHORNE.**

**REF 43/33/DAS02
Nov 2012**

1.0 Introduction

- 1.1 This Planning design and access statement has been prepared by Nuttall Yarwood & Partners Chartered Architects on behalf of Mr Ian / Richard Hodgkinson in support of the planning application for the proposed erection of double garage at Water Slack Farm, South Lane, Cawthorne.
- 1.2 The proposed development is for the erection of a new double garage.
- 1.3 This statement has been divided in to a number of sections starting with a site description and overview of surrounding area.
- 1.4 A description of the proposed scheme will then be presented within the design and access section of this statement

2.0 Site Description

- 2.1 The site is to the south west of the centre of Cawthorne and is approximately 0.35 ha in size (Red line area). The site is current allocated as green belt.
- 2.2 Access to the site is from South Lane to a private driveway which currently serves the existing farmhouse.
- 2.3 The site is surrounded on all 4 sides by open countryside, the nearest neighbouring property lies to the south west approximately 60m away.
- 2.4 From South Lane the barn is mostly obscured by the existing farmhouse and existing trees/planting which line South Lane.
An area of fruit trees/overgrown brambles/hedges lies to the south west elevation of the barn.
- 2.5 Hedges/natural stone walls/barbwire fences define site boundaries.
- 2.6 The existing farmhouse is comprised of rendered external walls, natural slate roof covering with timber window and doors.
- 2.7 The existing barn is comprised of natural stone walls and natural stone slate roof. There is a small group of out buildings/green house which currently houses the oil storage tank which serves the farmhouse.
Internally the barn has stone flagged/earth ground floors. A first floor is existing to most of the barn with timber/stone flagged floors. 3no original timber trusses support the original roof purlins and rafters.



PHOTGRAPH 1 : Aerial photograph of proposed development site

3.0 Design Statement

3.1 The proposed development is for the erection of a new double garage for use by the existing farm house

3.1 The proposed garage will accommodate 2 no parking spaces within the garage space and it is proposed that the area outside the garage area will be surfaced to provide an 2no additional spaces externally.

3.2 The proposal will comply with building regulations.

3.3 The layout of the development is defined by the existing farmhouse and barn. The removal of existing trees has been kept to a minimum, it is proposed that only 1no tree will be removed to build the new garage block. The new double garage has been positioned to the northwest of the site. It is also proposed to provide a new double garage for the use of the the barn conversion. (A separate planning application will be submitted for this). Access to the garages will be across the existing rear yard area.

3.4 The existing landscaping will provide screening to the proposed development.

3.5 The materials used in the construction of the development will be high quality including natural stone, artificial stone slates.

4.0 ACCESS STATEMENT

Introduction

4.1 This statement will briefly outline the approach that has been used in relation to access.

4.2 The proposal will comply with the building regulations with regards to internal design of the building which will incorporate access by users (Part M of the Building Regulations).

Parking

4.3 There will be 2 parking spaces created within the new proposed double garage And two additional spaces provided in front of the new garage, although the proposed shared courtyard can provide ample parking for visitors and residents.