

DESIGN AND ACCESS STATEMENT
REF 02/61/DAS01
May 2016

PROPOSED DWELLING,
24 TIVYDALE DRIVE , CAWTHORNE, BARNSLEY, S75 4EN

1.0 Introduction

- 1.1 This Planning design and access statement has been prepared by NYP Architectural Services on behalf of Mr Steve Cartwright in support of the planning application for the proposed dwelling at the above .
- 1.2 This statement has been divided into a number of sections starting with a site description and overview of surrounding area.
- 1.3 A description of the proposed scheme will then be presented within the design and access section of this statement.
- 1.4 A planning application was submitted to Barnsley Council in March 2016, Ref no 2016/0171 this was withdrawn by the applicant in April 2016 due to a number of concerns raised by the planners and parish council with regards to height and size of the proposed new dwelling these have been addressed with the drawings included in this new planning application.
- 1.5 This design and access statement is to be read in conjunction with the submitted drawing ref no 02/61/01,SK01C, SK02, SK03 & SK04

2.0 Site Description

- 2.1 The site is located in the centre of Cawthorne on Tivydale drive and is approximately 728m² in size (Red line area). The site is currently occupied by a bungalow with first floor accommodation in the roof space and garage to the right hand side of the bungalow.
The site gently slopes up from Tivydale drive to the rear of the site by approximately 1m.
- 2.2 Access to the dwelling is from Tivydale Drive by an existing tarmac drive , although it is proposed this access is reposition to serve the proposed garage.
- 2.3 Surrounding area, North West, open fields, the rest of the site is surrounded by Houses.
- 2.4 The site boundaries are front boundary, small brickwall approx 450mm high, side boundary to no 26 , low brick wall and hedges/ conifers and wooden and post & rail fence. To no 22 low brickwall and concrete post and wooden panel fence, to rear boundary 1m high wood post & rail fence.
- 2.5 The existing 4 bedroom dormer bungalow has a concrete tiled roof , a mixture of

brickwork and artificial stone walls, the garage has a flat roof, The existing building has no distinguishing design features.
It is proposed the existing bungalow is demolished due serious structural defects.

3.0 Design Statement

3.1 The proposed development is for the erection of a four bedroom detached bungalow with first floor accommodation with in the roof space, integrated double garage with repositioned drive off Tivydale drive and garden areas to front and rear.

It is proposed the new dwelling will not exceed the overall height of the existing bungalow (57.900) with a ground floor level of (50.800).

It is proposed the new building will be positioned so the main front elevation sits on the building line of the existing bungalow, the new garage projects forward of this line but still allows a 10m long drive from the back of the footpath on Tivydale drive.

Side windows overlooking neighbours have been kept to a minimum and have only been installed to provide natural daylight in to these rooms, Windows facing no 26 at ground floor level will be screened from the neighbour with existing hedges and conifers, the new bathroom window will be have obscured glazing. Windows facing No 22 to the dressing room are high level slot windows set at 2.1m high cill level.

Type of development

3.1 The client has had meetings on site with BMBC planners and a number of proposed revisions to the original scheme where discussed, these have been incorporated in to the latest set of drawings.

3.2 The proposal will comply with the current edition building regulations and building regulations approval will be obtained.

Amount of development.

3.3 The proposed development sits within the existing plot, whilst its overall footprint is larger than the existing bungalow its impact to the street scene and neighbouring buildings is no worse than the existing, or other dwellings on Tivydale drive.

Layout of the development

3.4 The internal layout ensures that the window openings are used to gain the best use of available light and do not overlook or over shadow any neighbouring properties.

Scale of the Development

3.5 The scale of the development is thought to be appropriate for the site and surrounding area.

Provision of Landscaping

3.6 The existing landscaping will provide some screening to the proposed development.

Appearance of the development

3.9 The materials used in the construction of the development will be high quality including natural stone, facing brickwork, slate roof , upvc/ aluminium doors/windows/screens etc.

All to be agreed with the local authority planning department.

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).

Accessibility of the Site

4.3 The existing vehicular access into the site from Tivydale Drive will be repositioned as shown to provide access to the new garage.

4.4 The new access drive will provided sufficient space for safe manoeuvring of vehicles in to and out of the site in a forward direction.

Parking

4.5 Proposed double garage and access drive will provide ample parking for visitors and residents.

5.0 CONCLUSION

The original planning application was withdrawn because of issues with the design, a meeting was held on site with the planners to discuss these issues and a way forward. The new design overcomes the problems of the original design.

It is our opinion that the proposal is in accordance with Barnsley M.B.C's Planning Policies therefore the Local Authority should support this application.