

DESIGN & ACCESS STATEMENT

Proposed rebuild of 34 Tivydale Close, Cawthorne, S75 4ET for Mr Andrew Swift

The existing dwelling is a stone outer skin to a timber framed construction built in a 1960's style which cannot be readily adapted.

The proposed dwelling is to be sited within the existing dwelling footprint and will occupy a smaller area of ground.

The design is of a traditional style using natural stone with stone heads and cills and a stone slate roof. Windows and doors to be high performance PVC with a light oak finish.

Orientation of the building will be unchanged so as to take full advantage of the views down the valley.

Foul and surface water drains to be reconnected to the existing drainage systems.

The dwelling will have a level access to comply with part M access for disabled persons and the principal doors to have clear opening of 800 mm.

Use of latest technology available and insulation will ensure that the replacement dwelling will have far greater thermal efficiency.

Access

The existing shared private access will continue to be used and the present drive will remain unchanged ensuring adequate vehicle turning within the site to provide forward facing exit.

March 2017