DESIGN AND ACCESS STATEMENT FOR RESIDENTIAL DEVELOPMENT
7 CLIFFE HILL, CAWTHORNE

NYP REF 40/56

INTRODUCTION

This Design and Access Statement has been prepared in support of the full planning application by D M Asquith for the demolition of an existing dwelling and the erection of two new dwellings.

The proposals reflect a pre-application consultation with the local Planning Authority.

CONTEXT

The site has lies outside but immediately next to the Conservation Area boundary. It is situated at the edge of a residential area to the west of the old Cawthorne village.

THE SITE

Is occupied by a single bungalow with detached garage constructed in the late 60's. The site slopes steeply away from the existing access of Cliffe Hill at approximately 1 in 6.

A traditional cottage of brick walls and stone slated roof lies to the south east of the site.

A bungalow with detached double garage constructed in the late 60's lies to the north east of the site.

The site is separated from Cliffe Hill by a stone boundary wall to the north and east.

A tree report is included with this application indicating that none of the trees are of particular merit however it is proposed to retain most of the boundary trees to assist screening of the site.

PROPOSALS

The crossfall of the site exceeds 1 in 15 consequently a stepped approach for ambulant disabled people is provided between the dwellings and parking areas. The development is to be designed to comply with Part M of the Building Regulations.

It is considered that the site of 0.18 hectares is under developed being occupied by a single bungalow. It is proposed to demolish the bungalow which is of little architectural merit, constructed in the late 60's, and considered to be unsympathetic to the current village design statement.

The new detached dwellings are to include parking spaces and double garages. The dwellings have been designed to accommodate the levels across the site with lower ground floor living areas and upper floors containing

bedrooms partially within the roof space allowing the roof line to be lowered and so reducing the visual impact of the development from neighbouring sites.

The Design also reflects the guidance afforded by the Village Design Statement.

References to materials etc. are described on plans accompanying the application.

CONCLUSION

The proposals seek to enhance the character of the site and the adjacent Conservation Area and for these reasons we invite the Local Authority to support the application.