Mr & Mrs J Davies,
19 Tivy Dale,
Cawthorne,
S75 4EJ

Ref: Proposed new porch and single storey bay window extension with roof canopy at Tivy Dale.

This statement has been prepared in support of a Householder Planning Application for the erection of a new oak framed porch and bay window extension at Tivy Dale in Cawthorne.

19 Tivy Dale is an impressive detached period stone residence - enlarged in 1970's - in the old part of Cawthorne village.
It benefits from a connected garage and is set in extensive grounds which are bounded by the raised roadway to the North - which provides both good public transport links and easy access to the M1 Motorway - and Tanyard Beck to the East.
The applicants have recently purchased the property and are seeking to both update and remodel the property to suit their lifestyle in a manner sympathetic to both the dwellinghouse and surrounding Conservation area.
To this end it is proposed to remove the existing lean-to porch, which recedes apologetically into the projecting gable elevation, and add an oak framed porch, located centrally on the principle elevation and addressing the curving driveway which leads down from Tivy Dale.
The exposed roof structure - which will carry a stone slate roof to match the main house - will be supported on Oak posts braced with diagonal struts. The posts will rise from coursed stone dwarf walls leading visitors to the new front door - created by dropping the cill of an existing window. The existing entrance will be partly infilled to create a window opening into the proposed hall space.
The language of the porch will be repeated for a proposed bay window, creating a window seat in the newly formed Kitchen diner. Direct glazed glazing will be set within substantial timber frames above coursed stonework with an oversailing stone slate roof. The leanto roof form will continue across the front of the garage, masking the existing parapet upstand to tie into the existing boundary wall below capping height. An expressed beam will be supported on a freestanding oak post with galvanized shoe defining the entrance and similar bracing struts to the porch will be employed.
19 Tivy Dale is in Flood Zone 1 with limited risk of flooding.