

Design and Access Statement

For Planning permission to

Change ground floor layout and Raise the building to create first floor accommodation.

At

1 Horncroft

Cawthorne

S75 4HS

General

Being in a conservation area, great care has been taken in designing this scheme, so as not to have any detriment impact. Every effort has been made to enhance what is already there.

Companion information.

Refer to companion drawings AE01 – 06

Existing property

The building is currently a bungalow. Planning permission was granted in 2013 to totally demolish the structure and construct a two storey dwelling.

The current owners / applicant looked at the approved scheme carefully but after great consideration, steered away from this in favour of the proposed scheme with the following sympathetic benefits in mind.

The proposed scheme:

Retains the unique envelope shape which in their opinion takes full advantage of the plot and rear panoramic views.

Minimises impact on the plot and surrounding properties and general street scene.

Removes the artificial stone external skin, replacing it with natural stone complimented by stone framing / mullions. This is considered more in keeping with the adjacent properties.

Incorporates a natural stone / artificial stone roof covering, again more in keeping with the adjacent properties and those generally in Cawthorne.

Reduces in height the approved scheme from a two storey to a dormer style height of structure.

Access

Street access and access into the building is unaffected by the scheme.

Produced by

Steve Camps

A handwritten signature in black ink, appearing to read 'S Camps', written in a cursive style.

Date 27.9.18