

DESIGN & ACCESS STATEMENT FOR RESIDENTIAL DEVELOPMENT 35A TIVYDALE, CAWTHORNE, BARNSELY.

INTRODUCTION

This design and access statement has been prepared in support of the full planning application by Mr and Mrs N Scholes for the alteration to an existing dwelling.
The proposals reflect pre-application consultation with the Local Planning Authority.

CONTEXT

The **UDP** shows the site within the Village Housing Policy Area and within the Conservation Area.

Previous planning approvals have been granted on the site for residential Development of the property (35a Tivydale).

Tivydale road is within a residential area comprising mostly detached suburban properties although a row of terraced cottages are adjacent the existing access off Tivydale which serves the property.

There is a pedestrian route from Tivydale, along Back Lane to the A635.

Northern boundary is tree lined with a 1.2m timber fence.

Eastern boundary (Back Lane) is tree lined with a dry stone wall.

Southern boundary is predominantly defined with 5.0m high conifer trees with the exception of the gated entrance into the site.

Western boundary is tree and shrub lined and is partially defined by Tanyard Beck.

THE PROPOERTY (SITE)

35a Tivydale was formerly part of the garden to No. 37 Tivydale.

The site rises approximately 7m from Tivydale Back Lane.

The site is screened from existing residential development all four sides from differing types of trees and shrubs. These are most sparse on the western boundary although new shrub planting is proposed.

The site topography has been detailed on the attached plans information taken from a previous site survey of the land carried out by land survey consultants.

PROPOSALS

The proposal is for a relatively minimal but cosmetically improving alteration to an existing property and is to enable better usage of space. The property has been constructed from traditional and locally used materials, with the exception of the windows, but displays unattractive characteristics of its build period (80's).

It is intended that the vehicular area for parking and manoeuvring is kept predominantly the same with a slight increase in area to the front of the newly located garage doors.

The new architectural appearance of the proposed dwelling reflects the style of existing dwellings within the Conservation Area and existing dwellings in the vicinity of a similar scale. References to materials and fencing etc are described on the plans accompanying the application.

CONCLUSION

The proposals seek to enhance the character of the site and the character of this property in an existing residential area and for these reasons we ask the Local Planning Authority to support this application.