

DESIGN, ACCESS & HISTORICAL STATEMENT

Project: Side & Rear extension to no 5 Alexander Gardens, Cawthorne, S75 4EW

Date: May 2022

This access statement is for the purposes of planning only. It should be read in conjunction with the application plans.

General

No 5 Alexander Gardens is part of a stone built residential development built in the 1980's as a series of semi detached properties around a central communal courtyard area.

The property falls within the Cawthorne Conservation area.

The property is adjacent to an open water course, however this is well bunded and is not prone to flooding. At a depth of 1.5m below the localised ground level.

Access

The site is located adjacent to Tivy Dale in Cawthorne. Access is off Tivy Dale to a communal parking area.

The site is fully visible from the public footpath along Tivy Dale.

Design

The proposal is to extend the property using a matching natural stone and roof to the existing property.

The side extension will incorporate an oak framed glazing section.

The property will benefit from the addition of a ground floor W.C and walk in shower.

The rear extension at first floor level does not compromise the neighbours amenity by encroaching into a 45 degree line form the centre of the adjacent properties bedroom windows. See drawing for details.

Planning:

The proposal site is in a housing area.

The materials have been specified to maintain the standards outlined in BMBC Cawthorne Conservation Area Appraisal and Management Plan.