

## 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.

The site is located to the West of a Grade 2 listed Dwelling called South Lodge (Circa 1820). Listing No 1151793.

South Lodge is orientated with its main elevation facing South East. No 5 Alexander Gardens is orientated with its frontage to the West.

Neither property have a principal elevation in the same orientation.

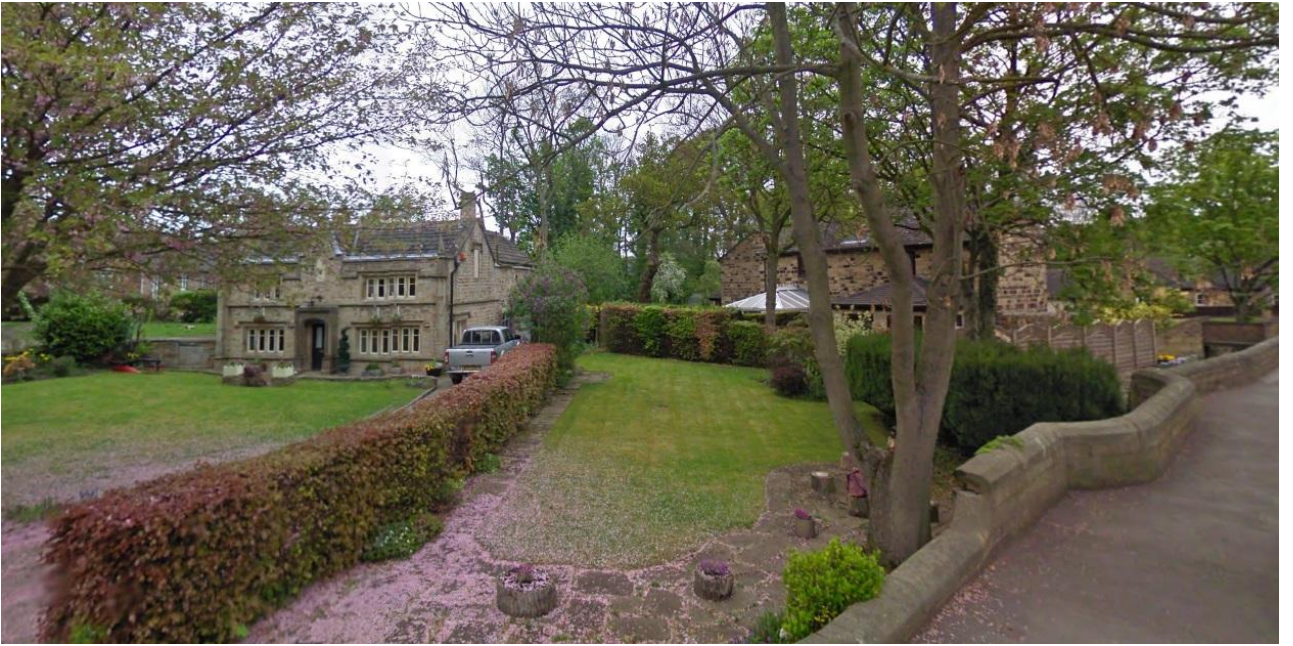
South Lodge has its South Eastern elevation approximately 14m from no 5 Alexander Gardens at an angle of approximately 45 degrees from the proposed rear extension.



Alexander Gardens in red. South Lodge in Blue.



The above image shows the South Eastern elevation of South lodge (Rear left) and the rear of no 5 Alexander Gardens. South Lodge only has one window opening on this elevation.



View showing South Lodge in relation to 5 Alexander Gardens to the rear right of the image.

In terms of outlook the proposed extension will have minimal impact on South Lodge. The window will look across the garden area and not towards the dwelling.

South Lodge is located at a protracted angle to the proposed first floor extension and as such will have little to no detriment in terms of impact on the Listed Building.

### **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 from 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.