DESIGN & ACCESS STATEMENT FOR RESIDENTIAL DEVELOPMENT
37 TIVY DALE, CAWTHORNE

NYP REF 40/17

INTRODUCTION

This Design & Access statement has been prepared in support of the full planning application by Mr and Mrs S Peace for a new detached dwelling with two parking spaces.

The proposals reflect a pre-application consultation with the Local Planning Authority.

The original owners of the site (Mr and Mrs R Watkinson) have three children, borne and brought up in Cawthorne and this development would provide a home for their daughter's family.

A key plan is included with this statement to indicate the location and direction of views photographed.

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 land formerly owned by Mr and Mrs R Watkinson.

1. Two detached dwellings Application no B84/1660/PR. Approval granted on appeal.
2. 35a Tivy Dale
3. Detached dwelling Approval No 2008/1348

Improvements to the access were granted with approval no 2007/1903.

Tanyard Beck flows through the valley. Tivydale Road lies to the west of the beck and follows the valley bottom in a north south direction. The site occupies an elevated position on the eastern side of the valley. There has been previous development on the same side of the valley and 17 Tivydale is positioned in an elevated location clearly visible from the road. (Refer to photo. No.20)

Tivydale Road is within a residential area comprising mostly detached suburban properties although there is a row of terraced cottages adjacent the existing access off Tivy Dale. The access serves 35a and the approved dwelling to the south of the site.

There is a pedestrian route from Tivydale Road, along Back Lane to the A635. The lane is tree lined with a dry stone wall adjacent the site. A brick wall to the east forms the boundary to a modern housing development beyond.

THE SITE
The site was previously part of the large garden of 37 Tivydale Road encompassing 35a and the recently approved dwelling to the south.

The site rises steeply at approximately 1 in 2 from the foot of the access road approximately 6.5 m before climbing at a much reduced gradient of approximately 1 in 14 towards Back Lane.

A 4m high conifer hedge and 3m high thorn is within the ownership of the site along the northern boundary. Refer to Photo No 1. Drawing No 40/17/P1 shows a typical section through the boundary to illustrate the limited views from 35a.

The site will eventually be screened from the new dwelling to the south by a fence which is the subject of conditions to planning approval 2008/1348. Refer to Photo No 2. The approval allows for the extension of the access road to serve the new dwelling to the south.

A desktop study is included with this application. It was supplied with the application for the dwelling to the south. The current proposals are referred to as the 'future dwelling' and with regard to mineworkings recommends that it would be prudent to check this area by means of rotary openhole boreholes.

A tree report is included with this application. It was supplied with the application for the dwelling to the south.

A topographical survey of the land has been carried out by land survey consultants and their drawing is included in the application.

PROPOSALS
The crossfall of the site exceeds 1 in 15 consequently a stepped approach for ambulant disabled people is provided between the dwelling and parking area. The development is to be designed to comply with the Building Regulations Part M.

The development includes for two additional parking spaces at the head of the vehicular manoeuvring area.

The topography of the site has determined the location of the dwelling beyond the steep embankment to the west to minimise earthworks and retaining structures.

Following the pre-application consultation with the Planning Department the plan form and appearance has been revised to reflect that of dwellings within the Conservation Area and take account of the guideance within the Cawthorne Village Statement. Refer to photos 3, 4, 5, 6 and 7. In addition the pitched roof of the dwelling faces Tivydale Road to minimize the impact upon views across the valley. These are limited by existing trees, hedges etc. in close proximity to the proposed dwelling & plan K2 is included with this statement to indicate in red the few areas where views of the dwelling may viewed from neighbouring roads. Photo No.s 10,11,12 and 19 show the obstructions to views of the dwelling from Tivydale Road.

As previously described the visual impact on 35a and the dwelling to the south is restricted by hedging and fencing. Views from Back Lane are obstructed by an undergrowth of predominately hawthorn and gorse. Refer to Photo Nos 8 and 9.

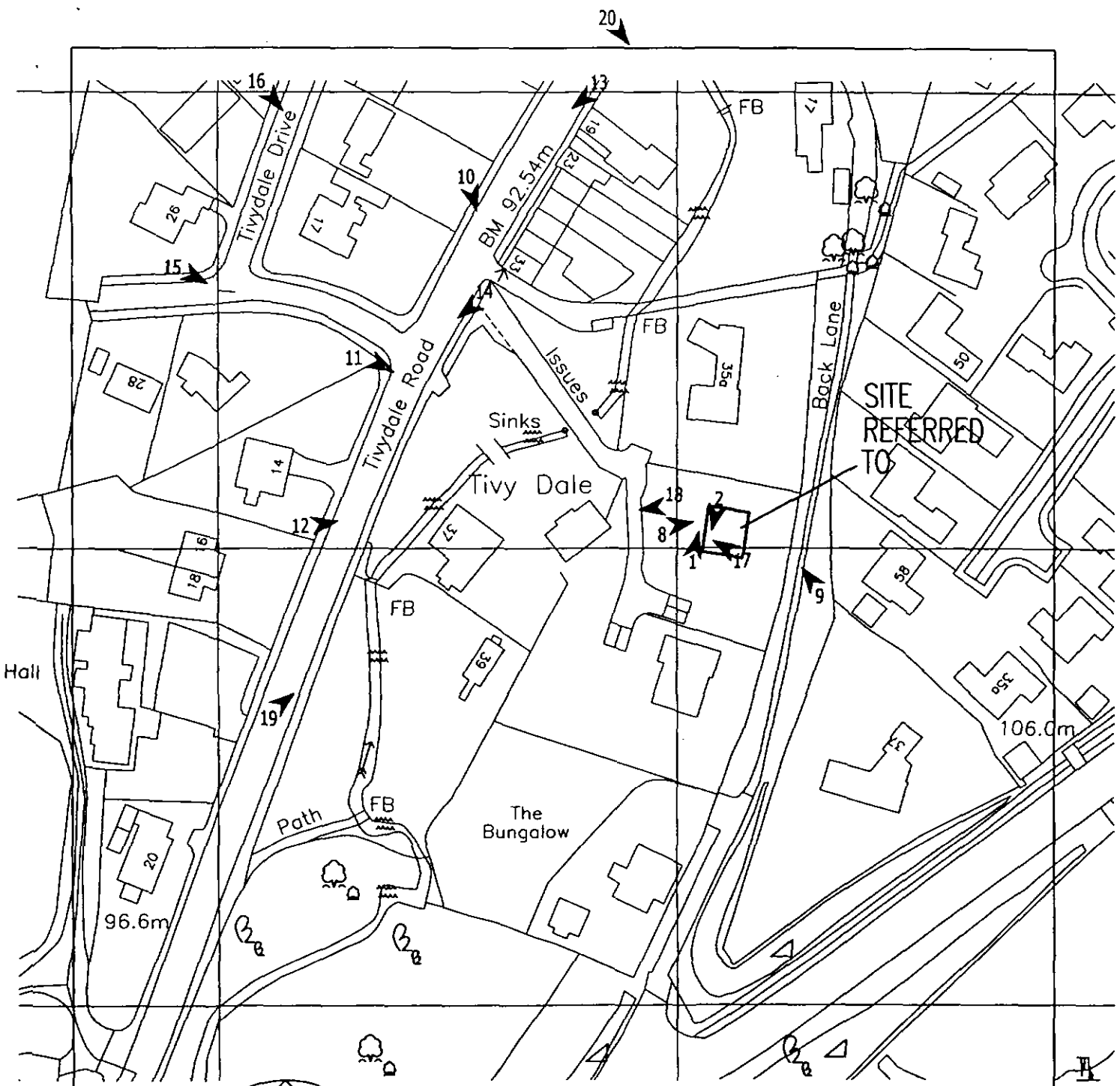
The impact of the dwelling is much reduced by its siting approximately 66m from Tivydale Road.

Matures trees fronting Tivydale Road provide screening of the site from properties on Tivydale Drive. Refer to Photo Nos 13, 14, 15, and 16. A small number of remaining properties will have a view of the development. These are predominately on Tivydale Drive, in excess of 96m from the proposed dwelling and its impact will be reduced by the background of mature trees on Back Lane. Refer to Photo Nos 17, 18 and 15.

References to materials etc are described on the plans accompanying the application.

CONCLUSION

The proposals seek to enhance the character of the site and the Conservation Area and for these reasons we invited the Local Authority to support this application.

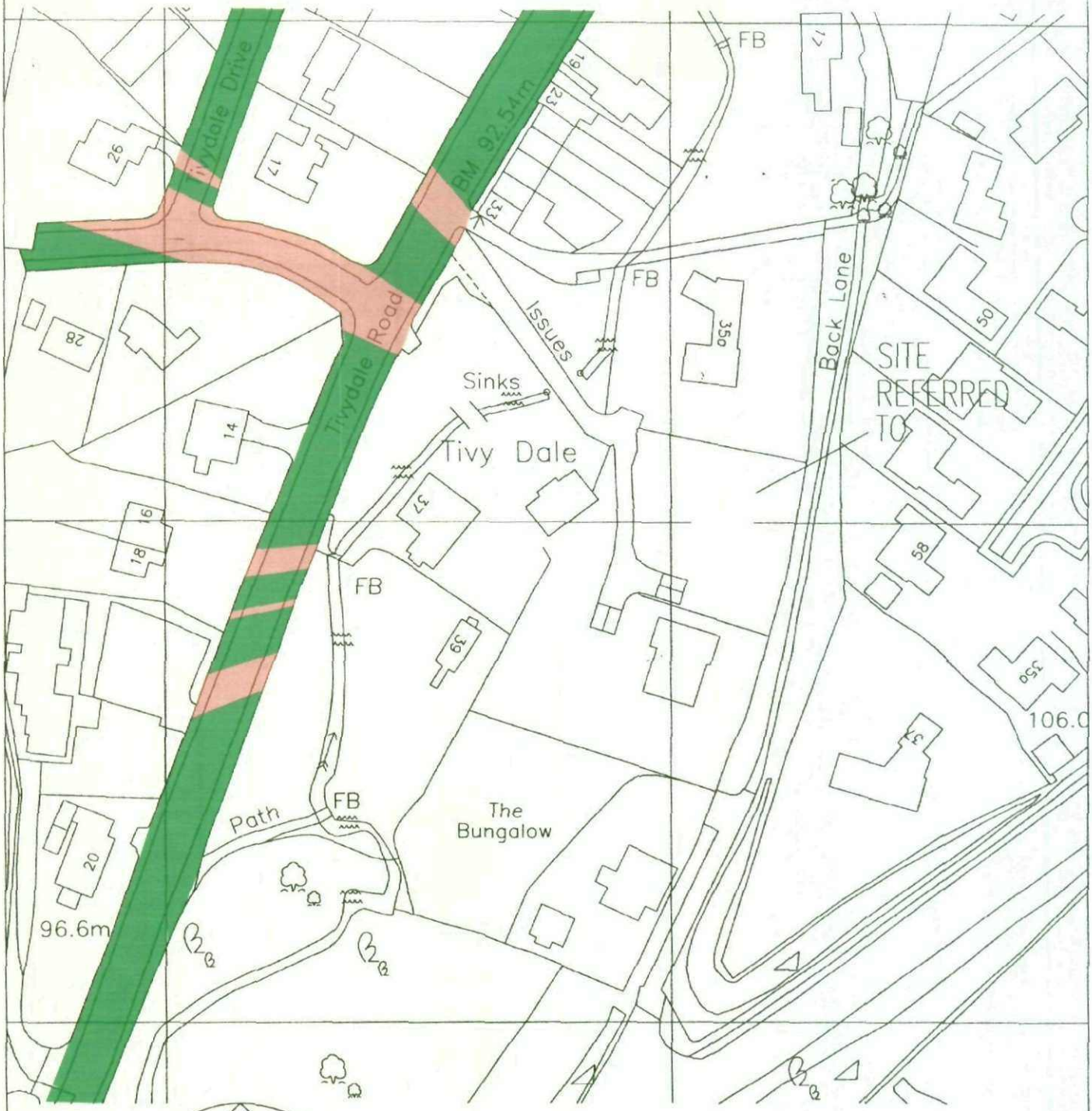


KEY PLAN 1:1250

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ARCHITECTS
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Project. RESIDENTIAL DEVELOPMENT LAND AT 37 TIVYDALE ROAD CAWTHORNE		Client. MR. & MRS. S. PEACE	
Drawing Title. KEY PLAN		Date. AUG. 09	Scale. 1:1250
	Ref. 40/17	Dwg. No. K1	Rev.



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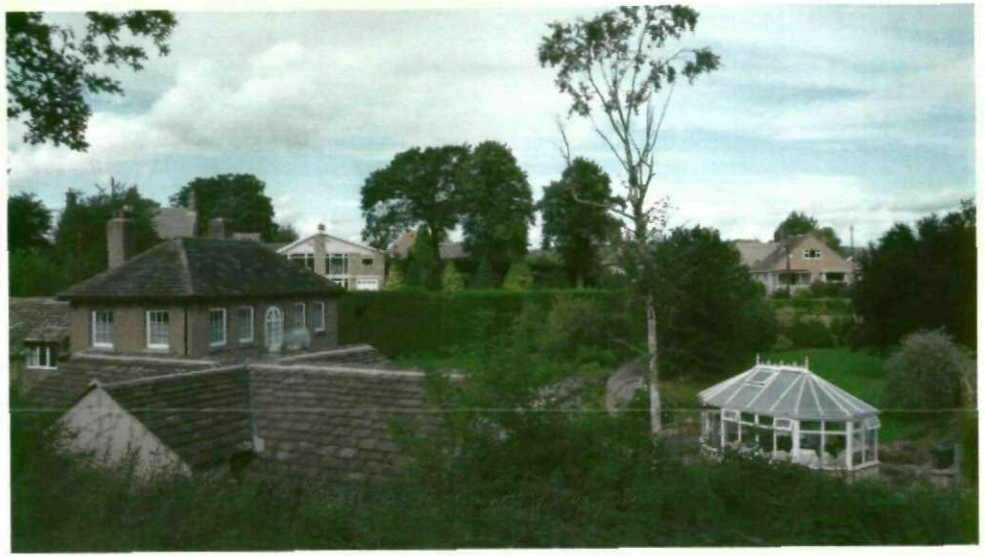
15.



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