

**DESIGN, ACCESS AND HERITAGE
STATEMENT REF 104-27-DS-01-A
May 2023**

**PROPOSED DWELLING,
1 TIVYDALE DRIVE , CAWTHORNE, BARNSELEY, S75 4EN**

1.0 Introduction

- 1.1 This planning design and access statement has been prepared by NYP Architectural Services on behalf of Mr. P. Hamer as part of the planning application for the proposed dwelling at the above .
- 1.2 This statement has been divided into a number of sections starting with a site description and overview of surrounding area.
- 1.3 A description of the proposed scheme will then be presented within the design and access section of this statement.
- 1.4 This design and access statement is to be read in conjunction with the submitted drawings and tree report/impact assessment.

2.0 Site Description

- 2.1 The site is located in Cawthorne on Tivydale Drive at the edge of the Cawthorne Conservation area.
- 2.2 The site is currently occupied by a bungalow with attached single garage to the right hand side of the bungalow.
The site gently slopes down from Tivydale Drive to the rear of the site. A topographical survey is provided.
- 2.3 Access to the dwelling is from Tivydale Drive by an existing drive. The access to the site will remain in the same position. No cahnges are required to the access.
- 2.4 Surrounding area. There is a dwelling to the south of the property. The front and side elevations face onto Tivydale Drive. The rear boundary is on Tivydale.
- 2.5 The site boundaries to Tivydale Drive is a low brick wall. The boundary with no. 3 Tivydale Drive is a timber fence of varying height and types.

2.6 The existing bungalow has a concrete tiled roof with brickwork walls. The rear extension and garage have flat roofs.

2.7 Trees. The existing trees are described in the tree report. A tree impact assessment has been provided.

3.0 Design and Heitage Statement

Planning Policy Appraisal and Assessment-

We have referred to Cawthorne Parish Neighbourhood Development Plan (NDP) and Barnsley Local Plan when designing the proposal, taking into account the polices referred to.

The proposed development is for the erection of a four bedroom detached bungalow with first floor accommodation in the roof space with integrated double garage

It is proposed that the new building will be positioned so the front and rear faces do not project any further forward or further to the rear than the existing bungalow.

The left hand section of the building is set further back from Tivydale Drive than the existing.

The side elevation will be set further away from no. 3 than the existing.

The scale, overall design and materials will be in keeping with the other properties on Tivydale Drive.

The proposal will comply with the current edition Building Regulations and Building regulations approval will be obtained.

Whilst its overall footprint is larger than the existing bungalow its impact to the street scene and neighbouring buildings is no worse other dwellings on Tivydale Drive.

The scale of the development is thought to be appropriate for the site and surrounding area.

This is a large plot and the new dwelling is not disproportionate to the plot size.

The existing landscaping will provide screening to the proposed development.

The materials used in the construction of the development will be high quality. All to be agreed with the local authority planning department.

4.0 ACCESS STATEMENT

Introduction

4.1 This statement will briefly outline the approach that has been used in relation to access.

4.2 The proposal will comply with the building regulations with regards to internal design of the building which will incorporate access by users (Part M of the Building Regulations).

Accessibility of the Site

4.3 The existing vehicular access into the site from Tivydale Drive will be retained.

4.4 The access drive and forecourt will provide sufficient space for safe manoeuvring of vehicles in to and out of the site in a forward direction.

Parking

4.5 Proposed double garage and forecourt will provide ample parking for visitors and residents.

5.0 CONCLUSION

It is considered that the proposal is sympathetic to the local surroundings and meets the requirements of local planning policy.

We have demonstrated in the statements above that the proposal will preserve the setting of the Conservation Area

It is our opinion that the proposal is in accordance with Barnsley MBC's Planning Policies and therefore the Local Authority should support this application.