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Design & Access Statement

Application: Demolition of two storey and adjacent single storey flat roof extensions to main housed new two storey side extension with single storey side extension with single storey rear extension. Demolition of existing detached garage and construction of new garage with office over.

Property Address : Greenacre, Lane Head Road, Cawthorne, S75 4AB

Grid Reference: SE 427130 407203

District: Barnsley



1. Introduction

The design and access statement has been prepared to accompany the planning application for the Demolition of two storey and adjacent single storey flat roof extensions to the main house with a new two storey side extension together with a single storey rear extension. Demolition of existing detached garage and construction of new garage with ancillary office over

The purpose of this statement is to provide further information on the design and its relationship in terms of its character and the surrounding area.

The purpose of the application is to seek permission to demolish the flat roof side and rear extensions including the front entrance porch and build a new two storey side and rear plus a single storey rear

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extension to replace these. It also includes the demolition of the existing flat roof garage and the new two storey replacement with garages on the ground floor and provision of an ancillary office and store space over.

This statement should be read in conjunction with the application form, and accompanied plans.

2. Assessment - Site Location

This site is located off Lane Head Road as you approach Cawthorne village, adjacent to Naylor pipe works.

It is a linear building sited facing the main road with a vehicle entrance at the furthest end of the site with a curved drive approaching the main house. The garage then blocks the views of the side garden and drive from the main house.

3. Movement & Circulation

The movement and circulation will not increase due to the development as the previous use of the site is a residential property.

Lane Head Road is a main road between Barnsley and Penistone and has a dedicated bus route.

4. Evaluation and Opportunities

The original scheme was conceived from the brief provided by the applicant.

Although the property is not within Cawthorne village or its conservation area the Cawthorne Village Design Statement, Supplementary Planning Guidance Note 31 Dated May 2003 and the Cawthorne Parish Council Design Statement 2004 were reviewed in line with the proposals.

The proposal makes appropriate use of the area allocated for the proposal.

Subject to approval the development will commence immediately.

5. Design Proposal

The following points have been considered:

- a. The site comprises of a detached 4 bedroom house with a large detached flat roof garage
- b. The garage is to be demolished to allow the house to view the principal side garden and driveway
- c. A new garage is to be built sited to the rear of the garden
- d. The garage will serve to secure the owners vehicles and also provide a home office away from the main dwelling
- e. The main house will have the single storey flat roof extension to the side removed, the side and rear two storey flat roof extension is also to be demolished and the modern front entrance porch is to be taken down.
- f. The new two storey side and rear extension to replace the demolished parts are to be built to compliment the existing house and also provide a new entrance overlooking the principal garden and driveway.
- g. The new entrance has been designed to reflect a modern bay window and inspiration was taken from the rear elevation bay window and also from the Kirkfield Close development of Art Deco style houses situated in Cawthorne village
- h. The setting and character of the site is to remain as existing apart from the addition of the proposal
- i. Parking provision and requirements are as mentioned and increased by the slightly larger garage provision.

6. Appearance

The general form and layout of the proposals has already been described and is as indicated on the application plans.

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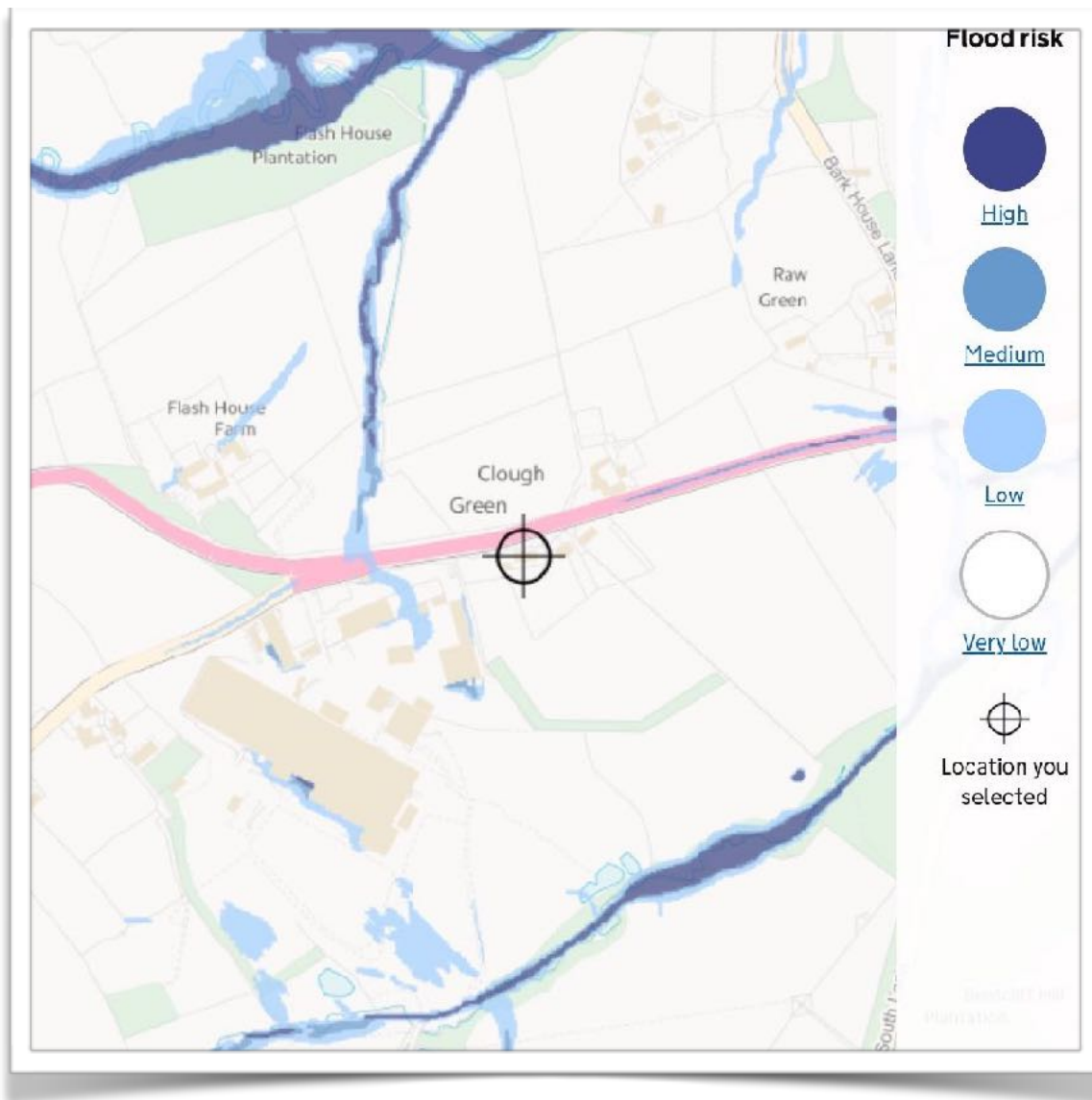
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7. Access

Pedestrian and vehicle access to the site is unaffected by the proposals.

8. Neighbourhood Consultation

To our knowledge the applicant has not been in contact with his immediate neighbours as they would be unaffected by the proposals.



9. Flood Risk

The risk of flooding from rivers, reservoirs and the sea are of course non-existent on this site. The risk of flooding from surface water can be seen from the extract adjacent and therefore not applicable as the site is designated in a low risk area.

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10. Summary

The approach taken for this application has been practical based upon the assessments and taken into account the issues raised through consultation and related guidance.

The existing character and appearance of the property accompanied by the surroundings has been taken into account therefore on the basis of the information provided - a grant of planning / listed building approval is justified.

Finally, additional improvement measures can be incorporated to the scheme as considered necessary by the local planning authority and listed building officers.

11. Photographs and Images



Front Elevation

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Side Elevation looking from driveway
Garage



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Side and rear elevations



Green house to be removed as part of the works



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View of proposed side and rear extension



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Axonometric view showing extensions to drive way elevation