

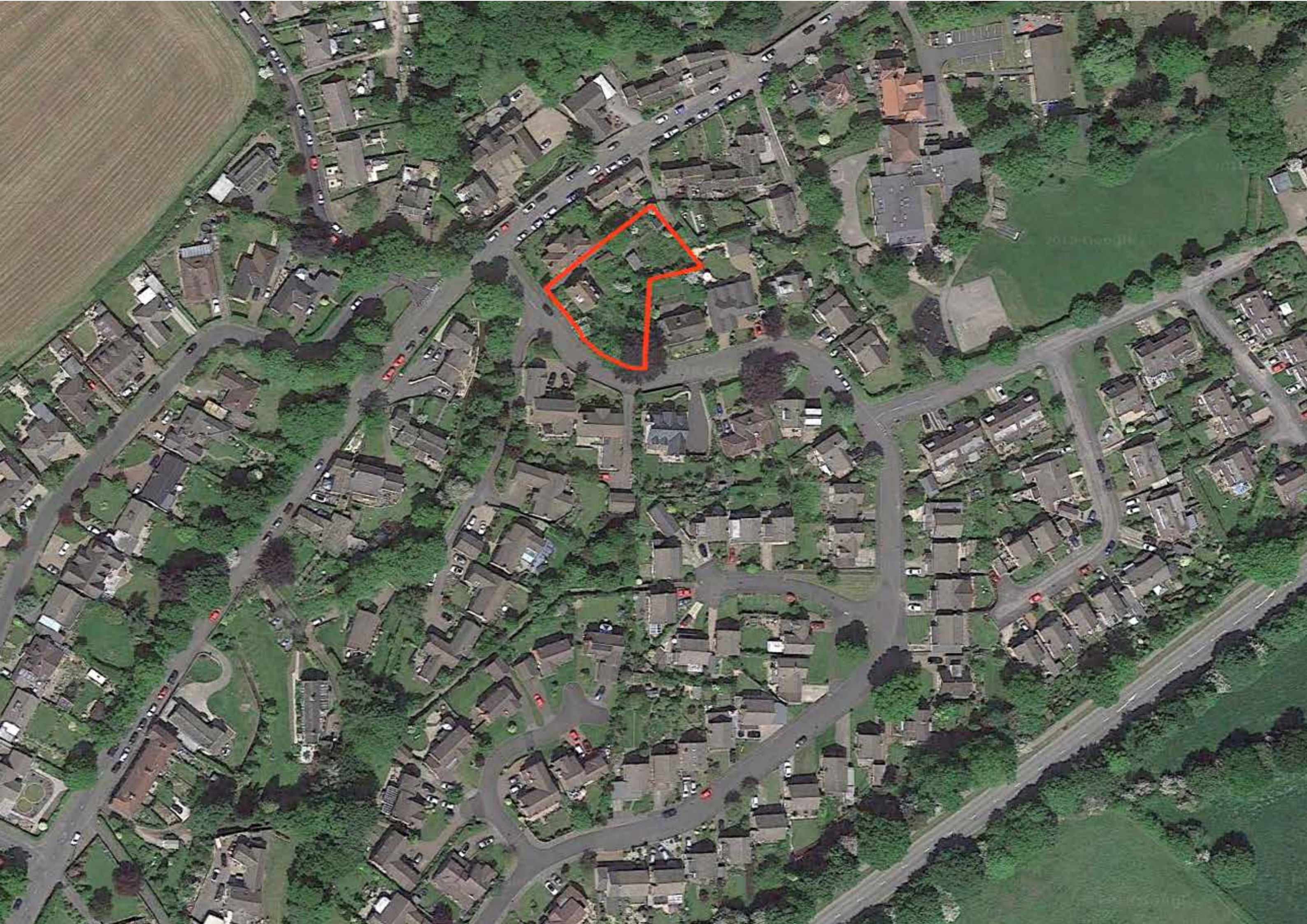


01 TIVY DALE CLOSE, CAWTHORNE

DESIGN & ACCESS STATEMENT
NOVEMBER 2018

CODA
Bespoke





INTRODUCTION



This document has been prepared by CODA Bespoke in support of a proposed redevelopment of a site at 1 Tivy Dale Close, Cawthorne.

The proposal seeks to construct a new family home and landscaped gardens. The scheme consists of a two storey building with a single storey garage building to the rear. Permission to demolish the existing building situated on the site has been sought through a separate application, application number 2018/0540, and granted on 24th July 2018.

The intention for the new dwelling is to create a high quality house that draws inspiration from traditional building types in the vicinity and positively contributes to the distinctive character of the Cawthorne area. The amount of space within the site and distance from neighbouring properties has been maintained to the highest degree possible and its proximity to the local conservation area has been considered throughout.

CHARACTERISATION

This part of the document is intended to give a brief appraisal of the wider context of the site. Through undertaking a site visit and a photographic survey it has been possible to observe the following characteristics in the area:

The Village of Cawthorne is distinctive in its character, it is a rural village of a linear nature, centered largely around one main road leading from Tivy Dale to Darton Road. It is a significantly green village with a great number of trees and large gardens.

The architecture of the area is varied in terms of age, however there is a specific typology throughout the village in regards to style, massing and materials. The majority of buildings are one and two stories with pitched roofs, comprising of stone facades and slate roofs. This traditional style is maintained largely throughout the village and especially within the conservation area which covers around 50% of the village.

New properties to the area have introduced variations in the traditional style of the built environment however they have also maintained many of the key features and materials of their context.



Cawthorne Club



Tivy Dale Close



House on The Park



House on Tivy Dale Close



Post Office



Houses on Tivy Dale

LOCAL TYPOLOGY

The varied forms of design and house types in the area are a significant contributing factor to the character and sense of place in Cawthorne. Here is a collection of buildings and houses in the local area, a common typology is noticeable when considering built form and materials.

These properties are all located within the village and most are in close proximity to the proposed site; Tivy Dale Close, Darton Road, Beckside and Maltkin Row.



Beatson House



Beckside



Golden Cross Cottage



Tivy Dale Close



Darton Road



Fountain House



Stanhope Meadows



Village Chapel



Tivy Dale Close



Darton Road



Spencer Arms



Village Hall



St. Julien's Way



Church Street



Stanhope Meadows

SITE OVERVIEW

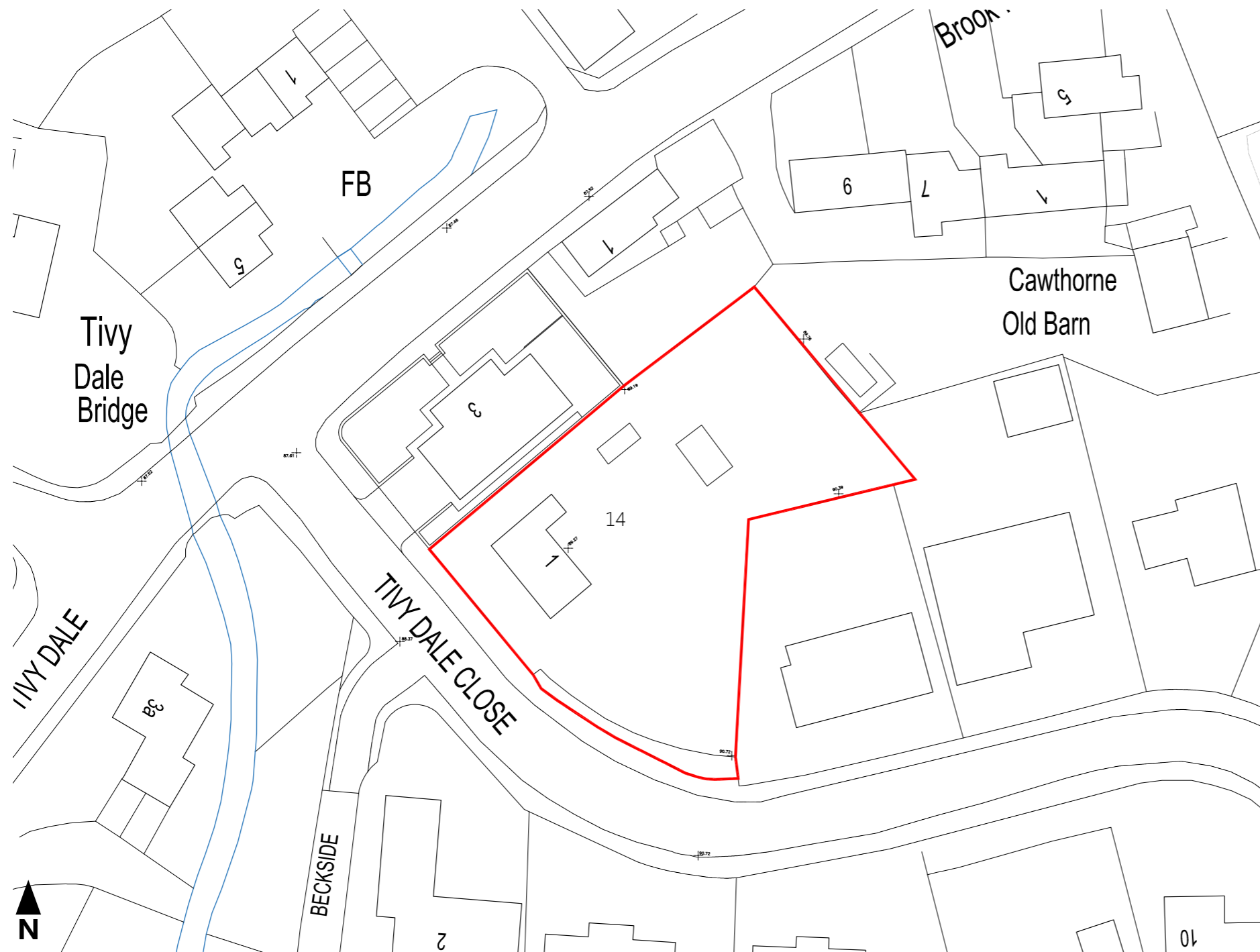
The site is located on Tivy Dale Close, opposite the entrance to Beckside in the village of Cawthorne, South Yorkshire.

The site is currently occupied by a two storey house and garden; the house is detached property built in the 1940s-50s and appears as a bungalow but with a dormer window. It is a brick building with pronounced overhanging roofline covering two symmetrical bay

windows, the surround garden is highly planted with shrubbery and is overgrown in places.

The plots either side of the site are occupied by two bungalows of a similar style, brick buildings with large tiled roofs. Number 3 Tivy Dale sits close to the site boundary to the North-West and 3 Tivy Dale Close sits further away from the property, separated by a large area of garden and shrubbery.

The topography of the land slopes upwards to the South-East and results in roughly a 2 metre difference between the highest and lowest corners of the site. There are a few trees on site, the main specimen of note is a large Copper Beech tree at the Southern tip of the plot which has a tree preservation order.



Red line site boundary



View of the site from the West



View of the site along Tivy Dale Close



View of Beckside across the road

LOCAL DEVELOPMENT

The immediate area around the proposed site sits directly beside the Cawthorne conservation area which covers almost half of the village. There have been several developments in the area in recent years including new build houses and significant extensions to properties. These developments indicate that appropriate and considered projects are acceptable in the local area.



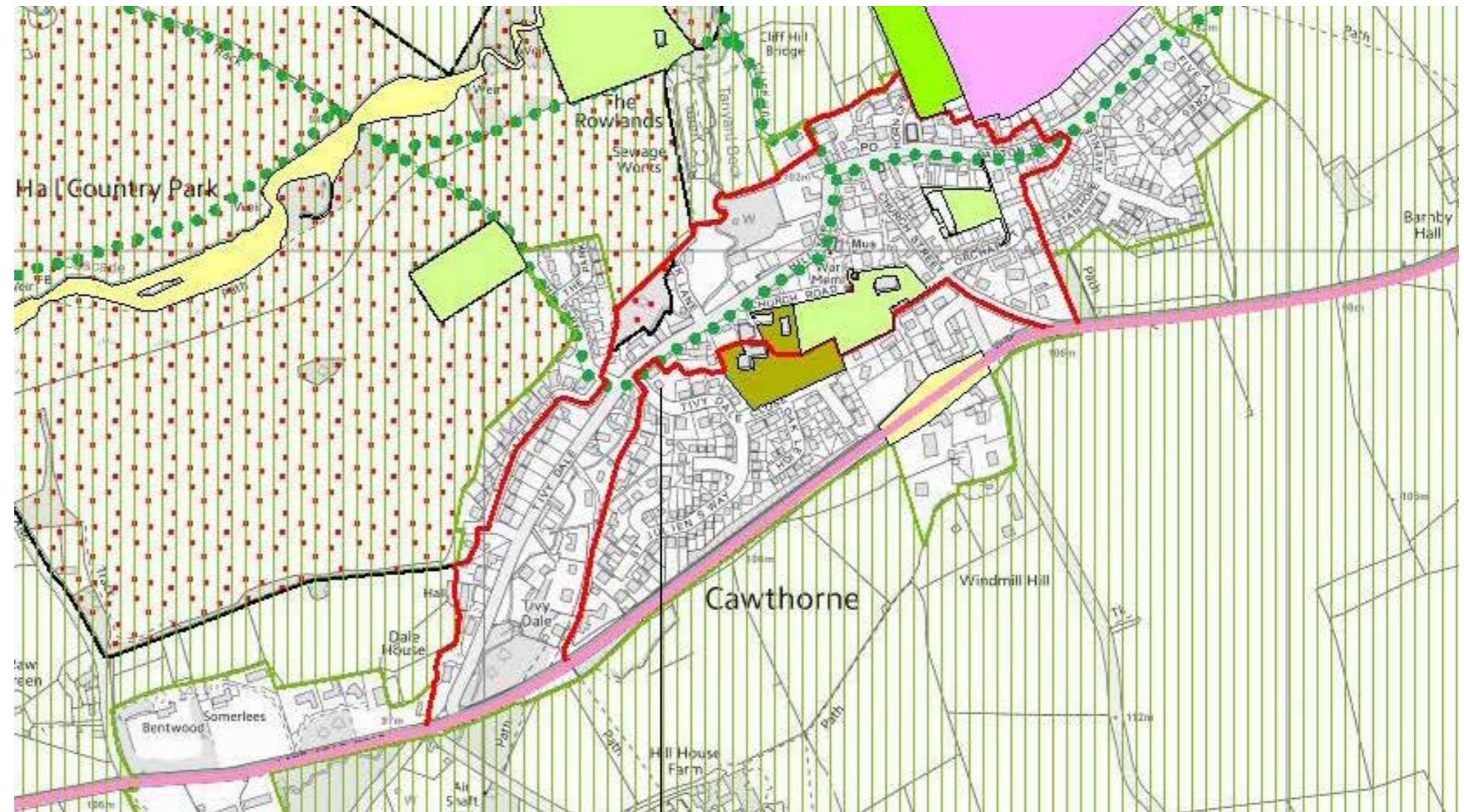
PLANNING CONTEXT

This proposal is sited within the Housing Policy Area – where there is no conflict with a replacement dwelling – and has been developed with reference to local guidance:

- Supplementary Planning Document – Designing New Housing and the South Yorkshire Residential Design Guide
- Cawthorne Parish Neighbourhood Development Plan 2017 - 2033 Issues and Options
- Cawthorne Design Statement 2004

As the local development map opposite shows, the site falls outside of the conservation area and all areas marked for special consideration. Due to its proximity to the conservation area however, the emphasis has been to produce a quality piece of design which is sympathetic to the unique Cawthorne setting. It incorporates many of the materials and features preferred by the Cawthorne Design Statement including:

- Coursed Delph sandstone with flush or rounded pointing
- Slate roof tiles
- Chimneys are recognised as important design features by the guide. Here we have incorporated 2 in the primary façade, finished in stone. This not only helps ground the design in the Cawthorne context but also gives the primary façade a balanced symmetrical feel. The design has opted to use tall thin chimneys akin to the existing ones on 3 Tivy Dale Close.
- Windows being a key local feature, appearing “bold” through the use of stone heads and sills has been incorporated into the scheme. It also states doors styles and porches are significant characteristics but notes that the doors should be appropriate to the age of the dwelling. Here – as a new property – the opportunity has been taken to create a design feature of a heavy solid door set within a glazed screen: a modern architectural feature in place of the traditional porch. We believe such features are appropriate as the document also recognises that this is an area that has not been frozen in time – the original thatched parish houses have been enriched by later red brick developments, and then distinctive Art Deco constructions such as the notable example on Kirkfield Close. Through the passing of time these architectural styles have created a rich tapestry in Cawthorne which, this dwelling seeks to further enrich.



- Greenspace
- Allotment
- Biodiversity or Geological Interest Site
- Conservation Area
- Green Belt
- Green Way
- Nature Improvement Area
- Park and Garden of Historic Interest
- Scheduled Ancient Monument
- Peak District National Park
- School Grounds
- Safeguarded Land

Site

PRE-APPLICATION ENQUIREY

In addition to the relevant literature available, this design has also been submitted for consideration through a pre-application enquiry, reference number 2018/ENQ/00077, submitted to Barnsley Council on 19th February 2018.

The comments and findings of this process have been considered and, where appropriate, changes incorporated into the design. The initial submission also raised a number of concerns which we aim to address here:

Despite being situated outside of the conservation area it is within its "zone of influence".

The design seeks to be a high quality piece of architecture that responds sympathetically to its proximity to the Cawthorne Conservation Area. Partially through the materiality and local features discussed above and displayed on the materiality page. The precedents on the materiality page also aim to show the ambition for this project in terms of quality. The aim is not only not detract from Cawthorne's distinctive character, but to actively contribute to it by producing a quality piece of architecture in its own right, which interprets the area's key features and materials.

The proposed design is a larger visual mass than the existing, particularly when viewed from the junction and Beckside.

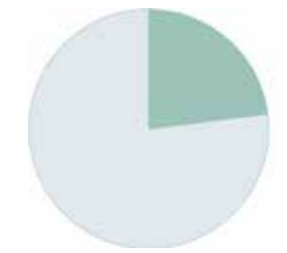
Whilst the Neighbourhood Development Plan notes that "where buildings are demolished, any replacement dwellings should be of a similar and proportionate size and scale to the original structure", it also states that "The replacement dwelling should be in keeping with the density and character of the surrounding area". The previous bungalow situated on the site was - scale wise - an anomaly within the local fabric, occupying only 5% of the site area compared to the 22.7% average of the remainder of the street.

The new proposal not only seeks to provide a dwelling that can better meet any residential needs of the area, but seeks to be more appropriately proportioned and positioned than the previous dwelling. The property has been positioned further back than the existing building line and the front elevation has been designed to step up the hill with the garage roof at a lower level leading to the first gable that appears as 1.5 storeys and finishing at 2 storeys. This complements No. 2 which sits opposite the site which currently has the garage at a lower level and the house sitting higher creating a 2.5 storey building in height which is visible from the junction.

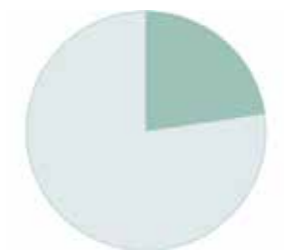
The width of our proposal 14m (excluding the garage) which also leaves a 26.5m space between the proposed dwelling and the boundary between No. 3 Tivy Dale Close. However, the surrounding properties fill the frontage of the site which highlights that the existing property is



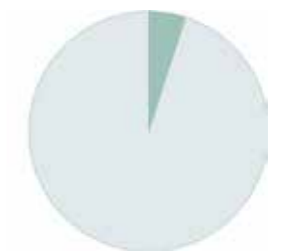
Proposal scale in relation to scale of houses on Tivy Dale Close



Proposal
23% of site area



Average % for Tivy Dale Close
22.7% of site area



Existing Dwelling
5% of site area

an anomaly in the area with regards to house to plot ratio. The majority of the properties fill the sites with an average between 4:1 and 5:1. The existing house currently is 19:1 and the proposal is 4.5:1, thus bringing it more in line with the areas average – see ratio diagram.

We don't feel that the view from the junction is a particularly significant one for the area as it isn't seen by passing traffic and the proposal is significantly stepped back from the previous one.

The view of this property will be diminished further once the changes to 3 Tivy Dale - which received planning permission on 25.11.17 - are undertaken as it is due to have larger gables.

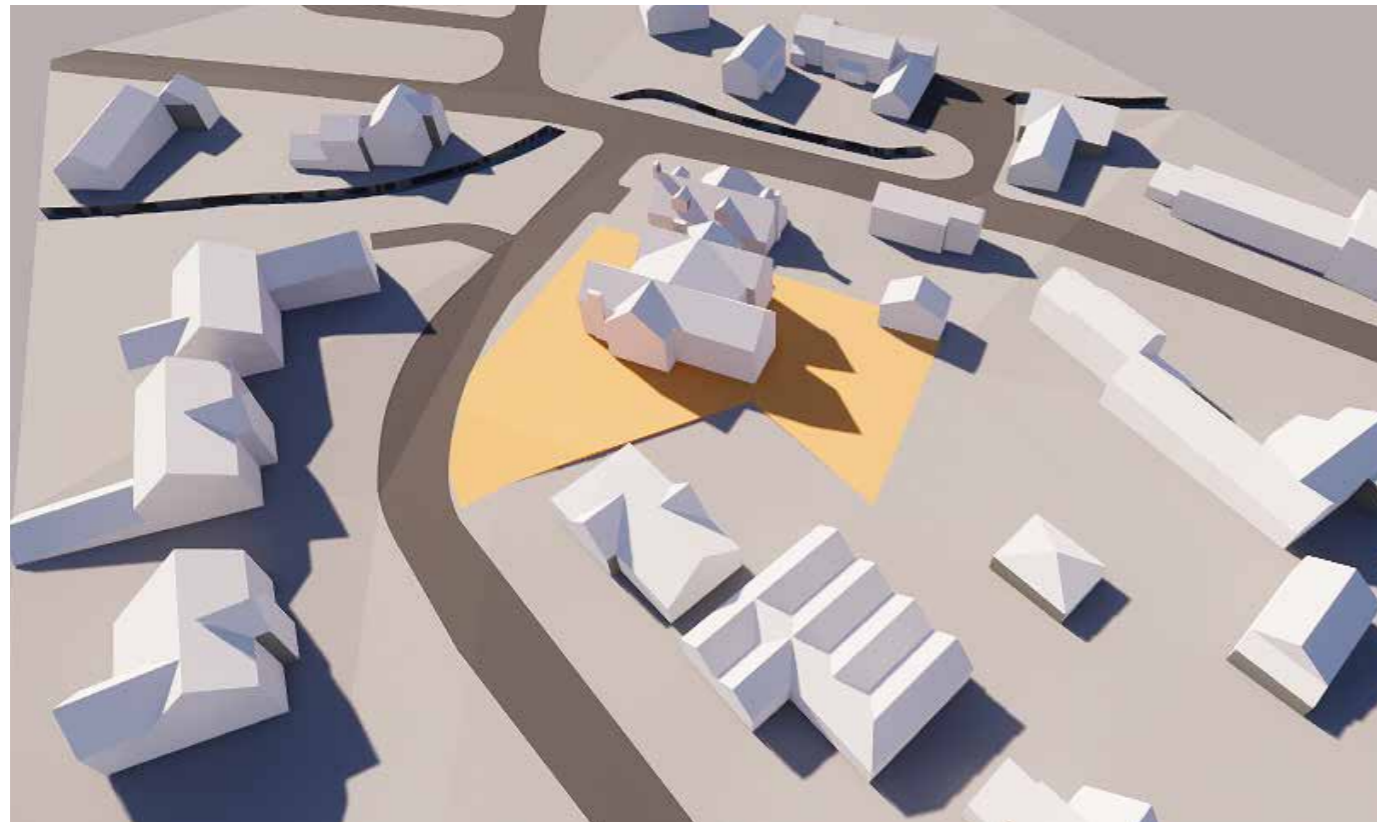
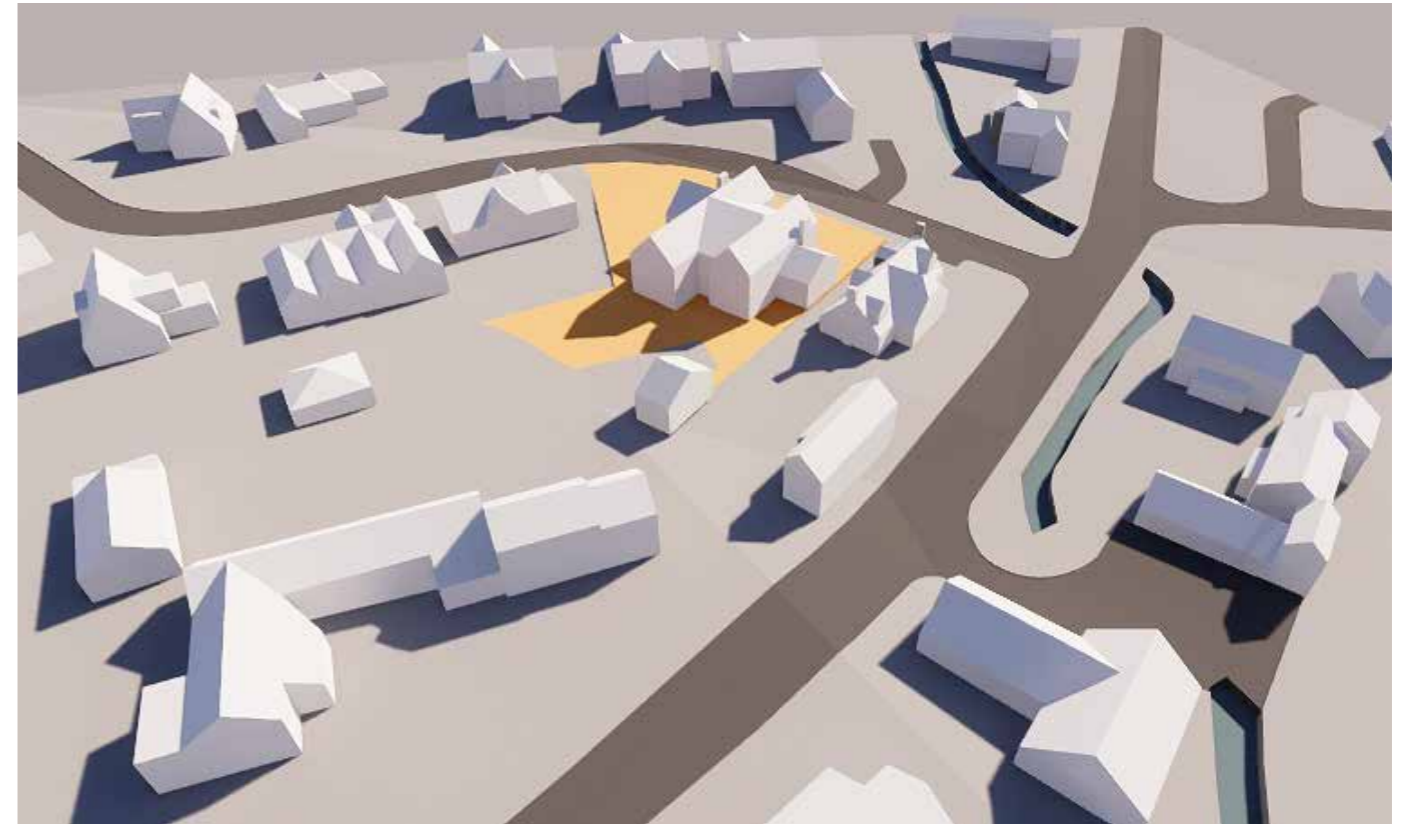
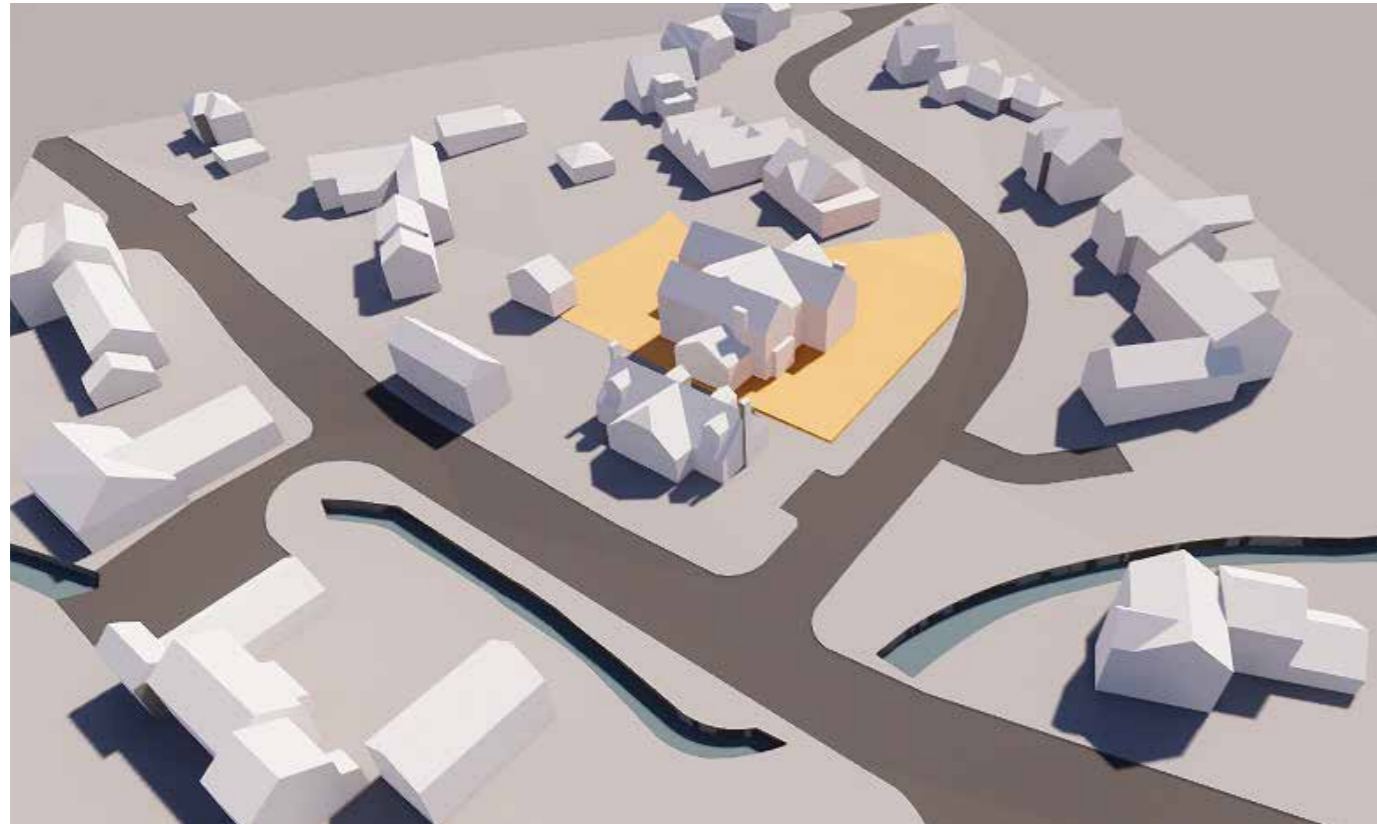
The surrounding properties have very simple forms which seem to be "a bit at odds with the multiple of gables, roofs and dormers of the proposed"

As noted in the Cawthorn Design Statement 2004 discussed above, the pitched roofs overhanging gables are considered one of the strong

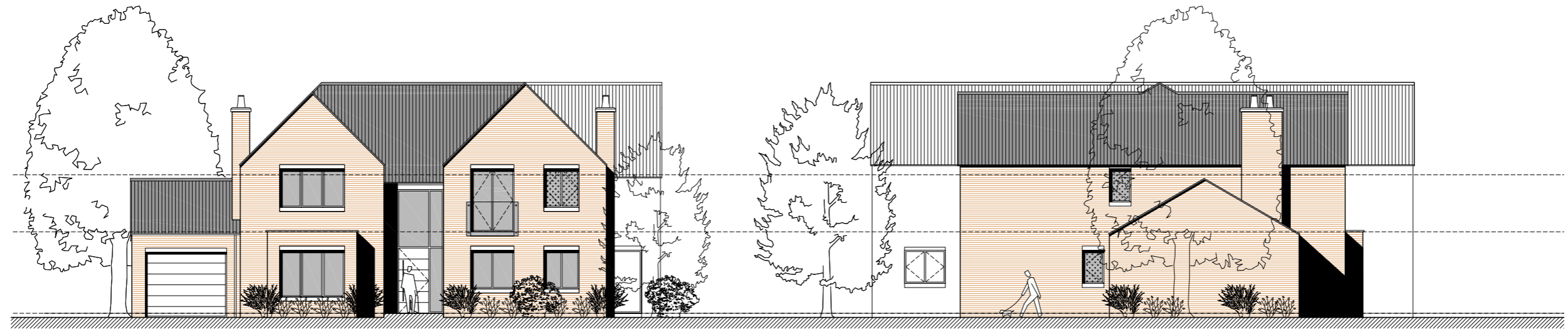
design features characterising the area which are to be preserved. Whilst these are not reflected in the dwellings immediately opposite the site, the Cawthorne area is characterised by an eclectic mixture of forms, many of which feature multiple gables. No. 5 and No. 6 Tivy Dale Close both have multiple gables facing the road and to the rear and as we continue round Tivy Dale Close dormers become the norm. Furthermore, expressing the form in this way by dividing it into a series of smaller volumes helps soften the scale of the proposal and help it step up along the topography of the site as discussed in the response above.

We firmly believe that the proposal is the right one for this site, however have taken the comments made through the application process so far on board and made significant alterations to the proposed landscaping surrounding the dwelling; increasing the area of soft landscaping to diminish any potential issues caused by the scale - see site plan overleaf.

BUILDING MASSING

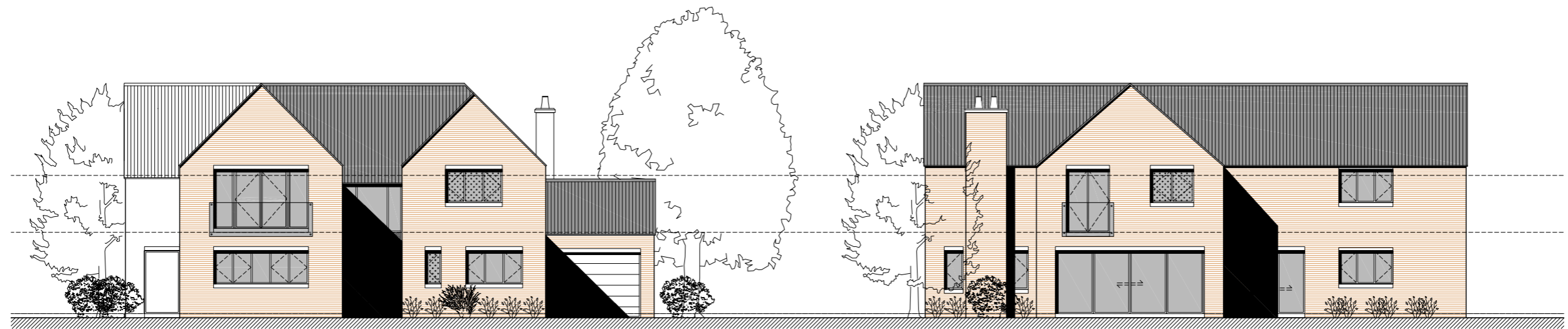


BUILDING DESIGN



PROPOSED SOUTH-WEST ELEVATION

PROPOSED NORTH-WEST ELEVATION



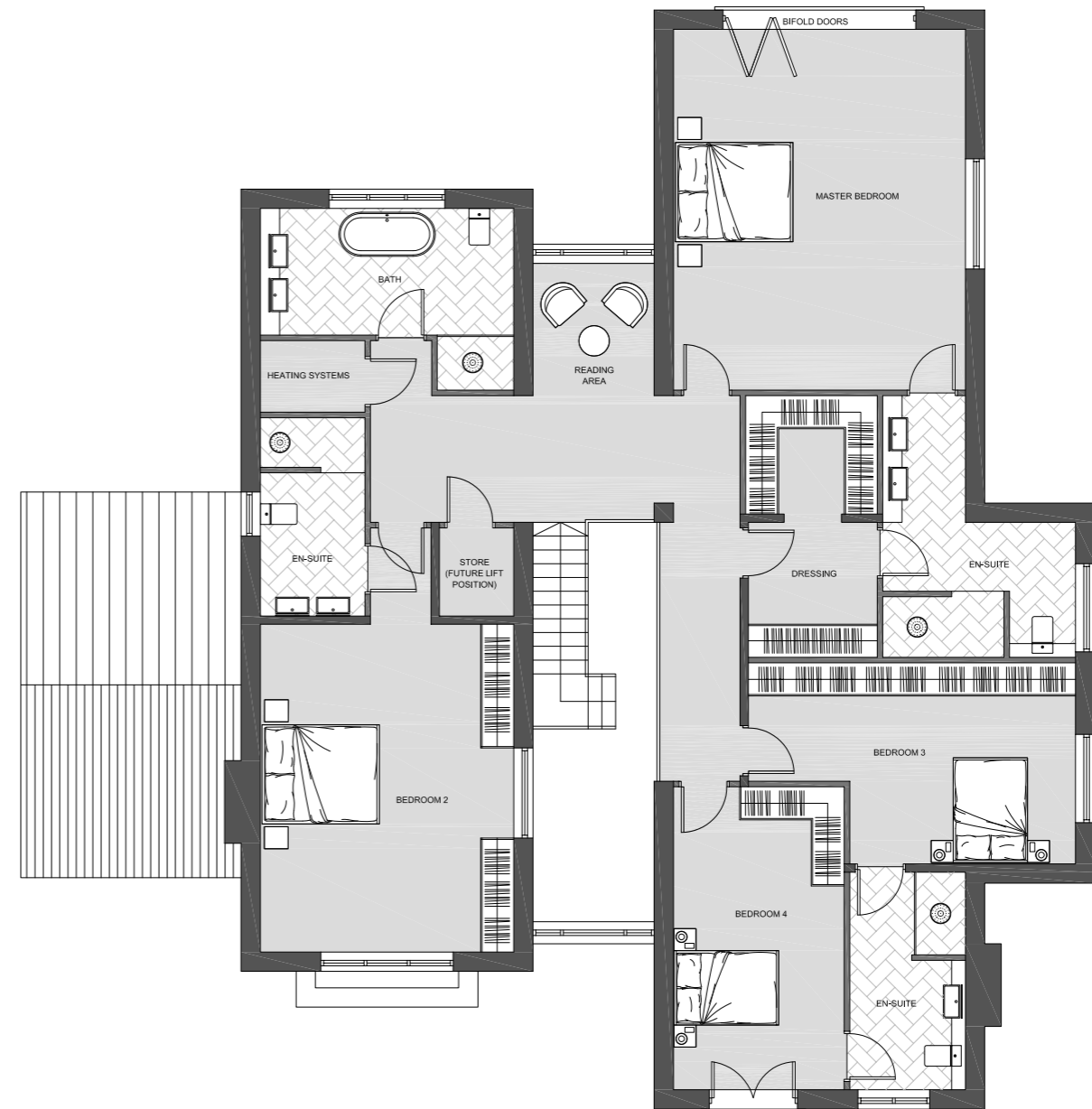
PROPOSED NORTH-EAST ELEVATION

PROPOSED SOUTH-EAST ELEVATION

BUILDING DESIGN



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

MATERIALITY

GREY SLATE TILES



SLIM STONEMWORK FACADE



GLAZING

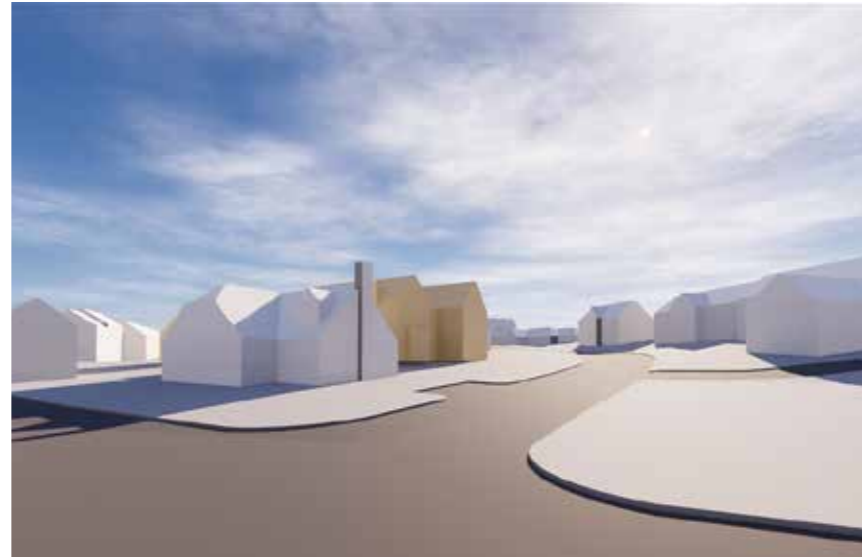


STONE HEADS AND CILLS



LOCAL VIEWS

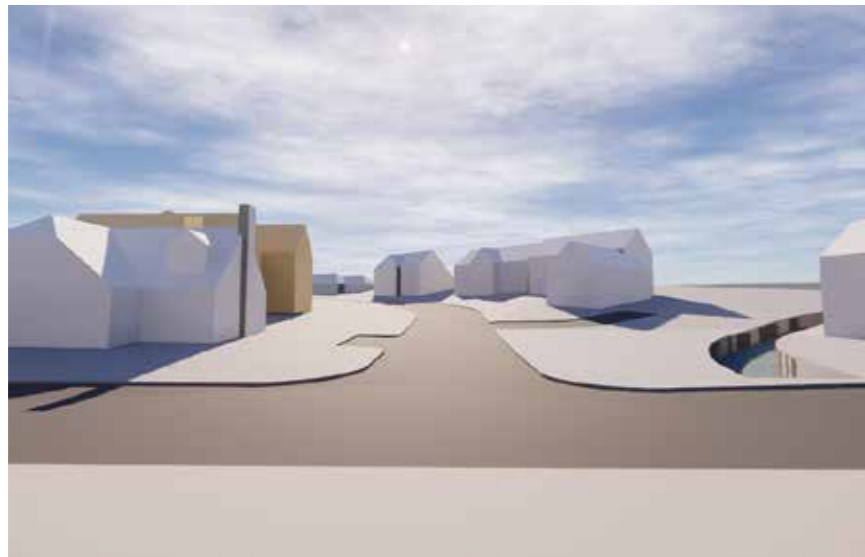
The following images illustrate the impact of the proposed development on the surrounding context. These images show key views within the vicinity of the site, however it is likely that the sloping topography of the site would further diminish its apparent scale within the streetscene.



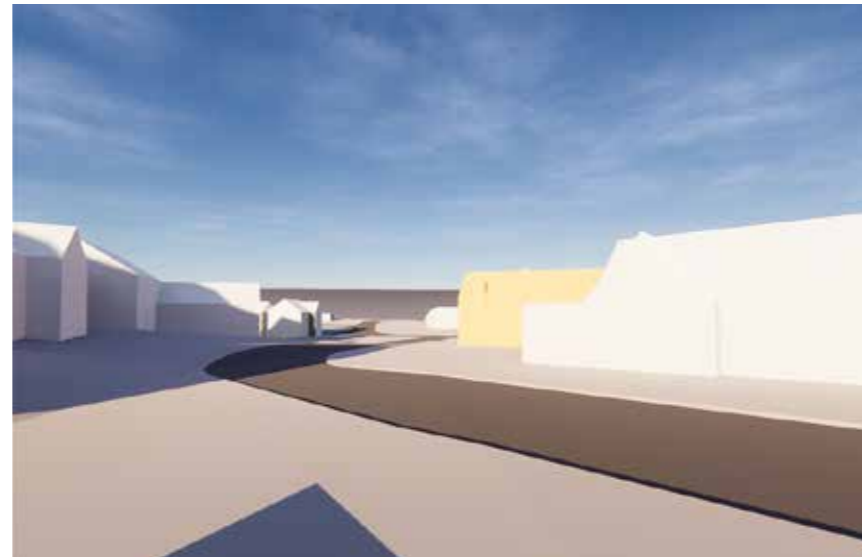
Junction of Tivy Dale and The Park



Tivy Dale Close facing West



Tivy Dale Close facing South



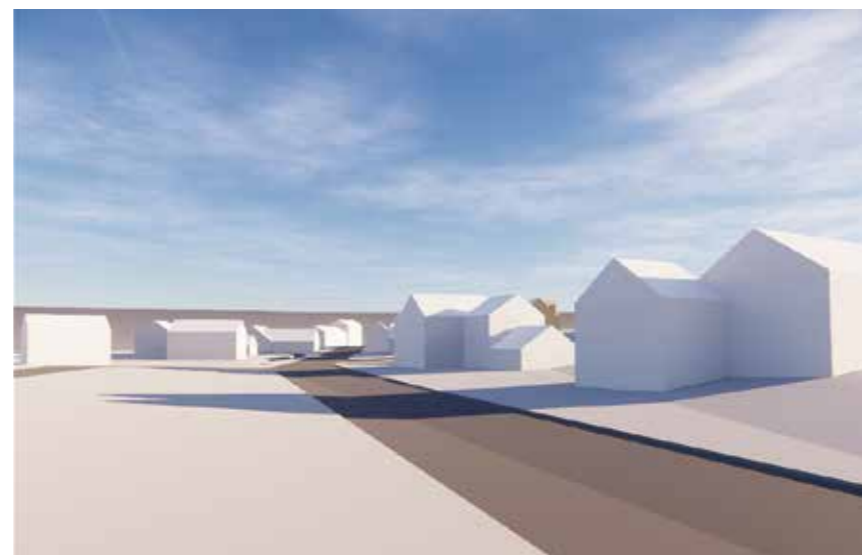
Tivy Dale Close facing North



Tivy Dale facing West



View from Alexander Gardens



Tivy Dale facing East



View from Beckside

CONCLUSION

This proposal has been considered in terms of its context and contribution to the local neighbourhood. We believe a quality piece of architecture in this location will enhance the local environment and provide interest and contrast amongst the local vernacular, which is characterised by its rich variety.

It is of a larger scale than the previous dwelling that occupied the site however - as shown through this document - this is more in keeping with the scale of dwellings in the area and makes better use of the site. The proposal has made efforts to maintain the character of the area through its materiality and features but introducing enough architectural consideration to avoid falling into pastiche.

