



Our Ref: AjB/210623/

Cave Architects LTD

1 Higgin Farm
Boulderclough
West Yorkshire
HX2 6JR

T: 07933200471

www.cavearchitects.com

RE: DESIGN + ACCESS STATEMENT _ SCARSDALE, MILLBANK

Project: Application to rectify alleged unauthorised works at Scarsdale, Millbank

Introduction

This Design and Access Statement is proposed in representation of the construction of a replacement home in place of a partially demolished bungalow dwelling house at Scarsdale, Millbank. The proposed property has previously received Planning Permission 22/00411/HSE on 08.09.2022 for the following:

Addition of a first floor to existing bungalow, single storey side extension, roof and fenestration alterations.

However once works began on site; a number of the existing 1960's built bungalow walls were found to be unstable and had to be taken down to a safe level. Since this is not in line with the original Planning Approval; Planning Enforcement were notified and we have been advised of the need to submit a further planning application to ensure works are legal and agreed with the Planning Department.

Design Intent

The proposal is to be exactly as per the previously agreed and accepted plans and elevations. All stated conditions as per the Approval Notice are to be adhered to fully.

Architects | Interior Designers | Building Surveyors | 3D Visualisers



Cave Architects LTD is registered in England and Wales with the Registration Number 9006047
The Registered Office is Equitable House, 55 Pellon Lane, Halifax, HX1 5SP
A member of the Royal Institute of British Architects.

Conclusion

In conclusion, we seek to rectify the above issue and ensure that the correct planning procedure is followed. We have been advised by colleagues in Planning and Planning Enforcement that whilst there is no material difference or harm to be caused once the property has been constructed; the correct process must be followed to ensure the works are not carried out without the required consents.

We kindly request that the Planning Authority carefully considers our Design and Access Statement when reviewing our planning application.

Photograph of the Site Following the taking down of the existing walls



Architects | Interior Designers | Building Surveyors | 3D Visualisers



Cave Architects LTD is registered in England and Wales with the Registration Number 9006047
The Registered Office is Equitable House, 55 Pellon Lane, Halifax, HX1 5SP
A member of the Royal Institute of British Architects.