# DESIGN & ACCESS STATEMENT

## Proposed Erection of Detached Dwellinghouse, Adjoining Spring Terrace, Cote Lane, Thurgoland, Sheffield.

Applicants: Mr & Mrs D Travis.

## 1. Introduction.

1.1 This is a detailed Design & Access Statement to support the submission of a formal planning application for the above-mentioned development and has been prepared by Simon M Elliott - Dip URP.

1.2 The purpose of this Design & Access Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development. The statement looks at the existing buildings adjacent to the site and their relationship with the proposed development and the character of the wider area.

1.3 In particular the design of the proposed development has been influenced by the applicants' own requirements and to reflect the details of the existing stone built properties on either side of the application site in an attempt to replicate and complement the traditional character of the area. This statement also highlights the particular characteristics of the existing and alterations to create the proposed access drive into the site and the suitability of the proposed development in terms of its accessibility.

1.4 The proposed development involves the erection of a single detached dwellinghouse with a similar form of development to that immediately adjacent to the site off Cote Lane. The existing access drive is to be widened slightly and a car parking and turning area provided within the site, as shown on the submitted plans.

## 2. Design of The Proposed Development.

2.1 The site of the proposed development lies off Cote Lane in Thurgoland, adjacent to Spring Terrace to the east and a former Chapel, to the South. The application site is not within the Green Belt and is also not in a Conservation Area. There are no Listed Buildings adjacent to the site and there are no trees on this site that would affect the proposed development. The proposed dwelling has been designed to a high standard, similar in nature to a recently built dwelling to the south of Spring Row. It is considered that this proposal will complement the character of the area and not detract from it. The site is set at a lower level than Cote Lane, but there is only a gentle fall across the main body of the site, although the access drive slopes down into the site, all as indicated on the submitted plans. The proposed dwelling will be built at a lower level than the adjacent terrace and will not be viewed as an overbearing feature within the street scene.

2.2 The development has been designed to ensure that the visual amenity and character of the area are retained, with a main component of the new development being the design of a building that complements the ones adjacent to the site. The proposal is to erect a new dwelling with a similar scale and massing to those of the adjacent buildings, with a traditional height two-storey dwelling but also making use of the roof space to provide additional living accommodation.

2.3 The adjacent properties are predominantly built of coursed natural stone, with slate roofs or flat profile tiles. It is considered that the most appropriate external facing materials for this site are to replicate those on the adjacent buildings with a newly built natural stone dwelling, as proposed.

2.4 The details and general design of the proposed dwelling have effectively already been considered as part of the previously submitted Planning Application. Even though that application was refused by the Council, the design and external appearance of the dwelling were not cited as a reason for refusal and should, therefore, be accepted as part of this revised planning submission. The submitted plans represent an acceptable form of development on this site, with an acceptable relationship with the locality.

2.5 The applicant has considered a number of options for the redevelopment of this site, and the latest plans have been drawn up to overcome the LPA's objections to the previously submitted proposal. The main requirement for the development of this site is to create an attractive development, which is also appropriate for this area.

2.6 The external facing materials for the proposed development will be agreed in full with the Council before any work is commenced on site, but at this stage it is the applicant's intention to use coursed natural stone, with natural stone heads and sills, as appropriate. The design and scale of the development will complement the scale and massing of the neighbouring properties and with appropriate facing materials will clearly represent a acceptable form of development for this site.

## 3 Access Considerations.

3.1 In terms of the access that will serve the proposed development, the site is already served by a single access, located at the north western corner of the site. It is considered that the location of the existing access is acceptable to serve the proposed development on this site, with visibility for the drivers of vehicles leaving the site being acceptable in both directions, as shown on the submitted plans. It is also considered that there is sufficient space to provide the necessary car parking spaces and a turning area so that the interests of highway safety are not adversely affected.

3.2 With regard to the width of the proposed access drive, it is intended to create a slightly wider driveway, to allow two vehicles to pass where the access abuts Cote Lane. Again, this is shown on the submitted plans. There is a low wall fronting onto Cote Lane, which is to be retained to protect the character of the area, but because of its height it will not block the view of drivers in any way and does not affect the visibility splays either.

3.3 The application site is located within the village of Thurgoland and is located adjacent to a bus stop. There are regular bus services along Cote Lane to neighbouring locations, where there are local schools, shops and employment opportunities.

3.4 It is considered that this development is in a sustainable location and as there are not considered to be any other objections to the proposal from a Planning Point of View, it is considered that this development should be supported. The level of traffic associated with the proposed development will not by significant and in any event, the access and visibility for the drivers of vehicles leaving the site comply with the Council's standards and guidelines. It is therefore considered that there should be no objections to this proposal from a highway safety viewpoint.