Design & Access Statement

Land adjacent 54
Sheffield Road
Springvale
Sheffield
S36 6HE

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design space architecture

Contents

1. Context:

1.1 Around the Site
1.2 The Site
1.3 Planning History & Relevant Policy
1.4 Consultation

2. Design:

2.1 Use
2.2 Amount
2.3 Layout
2.4 Scale
2.5 Appearence

3. Access

4.0 Appendix

4.1 designSpace Portfolio

5. Contact

Context: Around the Site

Springvale is a small village linked directly to the larger market town of Penistone to the east; the busy Sheffield road from Penistone dissects Springvale. The area consists mainly of residential with some light industrial and retail, a primary school, public house, garage and takeaway. Penistone provides further facilities such as supermarkets and secondary school. The area has good links to Sheffield and Leeds for commuting.

The area along Sheffield Road consists mainly of stone fronted two storey terraced houses with blue slate roofs, directly across from the site is a single storey retail unit with light industrial behind and an open park/ play area to the side. There is roadside parking along Sheffield Road.

To the rear of the site is an un-adopted access lane this is used for vehicular access to the rear of the terraced houses with sufficient width for parking; beyond this to the north and screened by fencing and planting is a new development of brick housing.

The rear elevations of the terraced properties are generally rendered white with small rear gardens.



Aerial photo of Springvale



Terraced houses along Sheffileld Road





Retail & light industrial opposite



Park opposite



Rear of the terraced houses



The rear access road

Context: The site

The site measures 212sqm faces north east/ south west with Sheffield Road direct to the north east along with a wide pedestrian footpath; in front of the site is a small bus stop which is set into the site partially within the ownership. The site is raised by approximately 600mm from footpath level and is relatively level containing no structures; it is currently overgrown with weeds and grasses. No 54, the end of a row of six terraces bounds the plot to the south east, these are uniform stone fronted two storey terraces with white rendered rear and gable elevations and blue slate roofs.

To the west of the site is a timber fence and an open garden area belonging to No 42, another stone fronted end of terrace, this property returns into the site with a hipped roof and facing windows in the returning wall.

To the rear of the site is a wide access road which falls within the ownership of each property but with an easement for access across, direct to the west on the access road is a detached timber garage to No 42.

Beyond and to the rear and well screened by the fencing and hedging to the south west boundary is a relatively recent development of two and three storey brick properties.



Approach to the site



Looking into the site



The plot looking west



The plot looking towards Shefffield Rd



Site aerial photo

Context: Planning History & Relevant Policy

The National Planning Policy Framework and the BMBC Local Development Framework along with saved UDP policies are relevant to this particular application

The LDF supplementary planning document - 'Designing New Housing Developments' details acceptable design, including distances to neighbouring properties, internal and external space standards, the importance of street character, landscaping design etc.

NPPF states 'to boost significantly the supply of housing, local planning authorities should:

Identify a supply of specific developable sites or broad locations for growth - the BMBC LDF/UDP identifies the site and surrounding as a housing policy area so a new dwelling is therefore an acceptable use for the site.

The site as it sits between rows of terrace houses would be classed as an infill plot.

BMBC LDF SPD - Parking - details the quantity of parking spaces that should be provided for a new property

Context: Consultation

The planning officer for the area, Elaine Ward commented on the proposal in an email dated 29.07.13

'It looks good, appropriate size, scale and materials in keeping with existing properties. I am happy for you to proceed to a full application. Careful on the stonework, is that diminishing courses?'

There are no proposed alterations to highway access, although it is thought the proposal will go to consultation to Highways on the parking arrangements, as the proposal meets policy it was not considered necessary for a pre application consultation

There are no trees within falling distance of the site.

There are no environmental issues relating to the site.

Design: Use

The site has no identifiable current use, it is an empty infill site containing no structures, it is in an overgrown state.

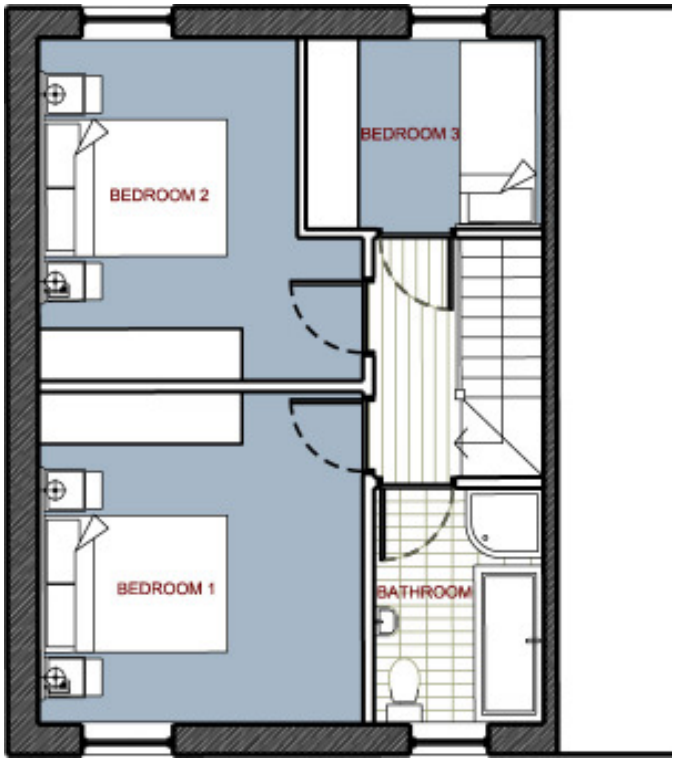
Provision of a single family sized three bedroom dwelling and landscaping will provide an aesthetic improvement to the site and also add to the housing stock of the area so helping to meet local and national housing targets.

There are good local facilities in terms of Springvale primary school and Penistone Grammar school, numerous shops and facilities provided by nearby Penistone and good access to the road network for commuting to Sheffield and Leeds.

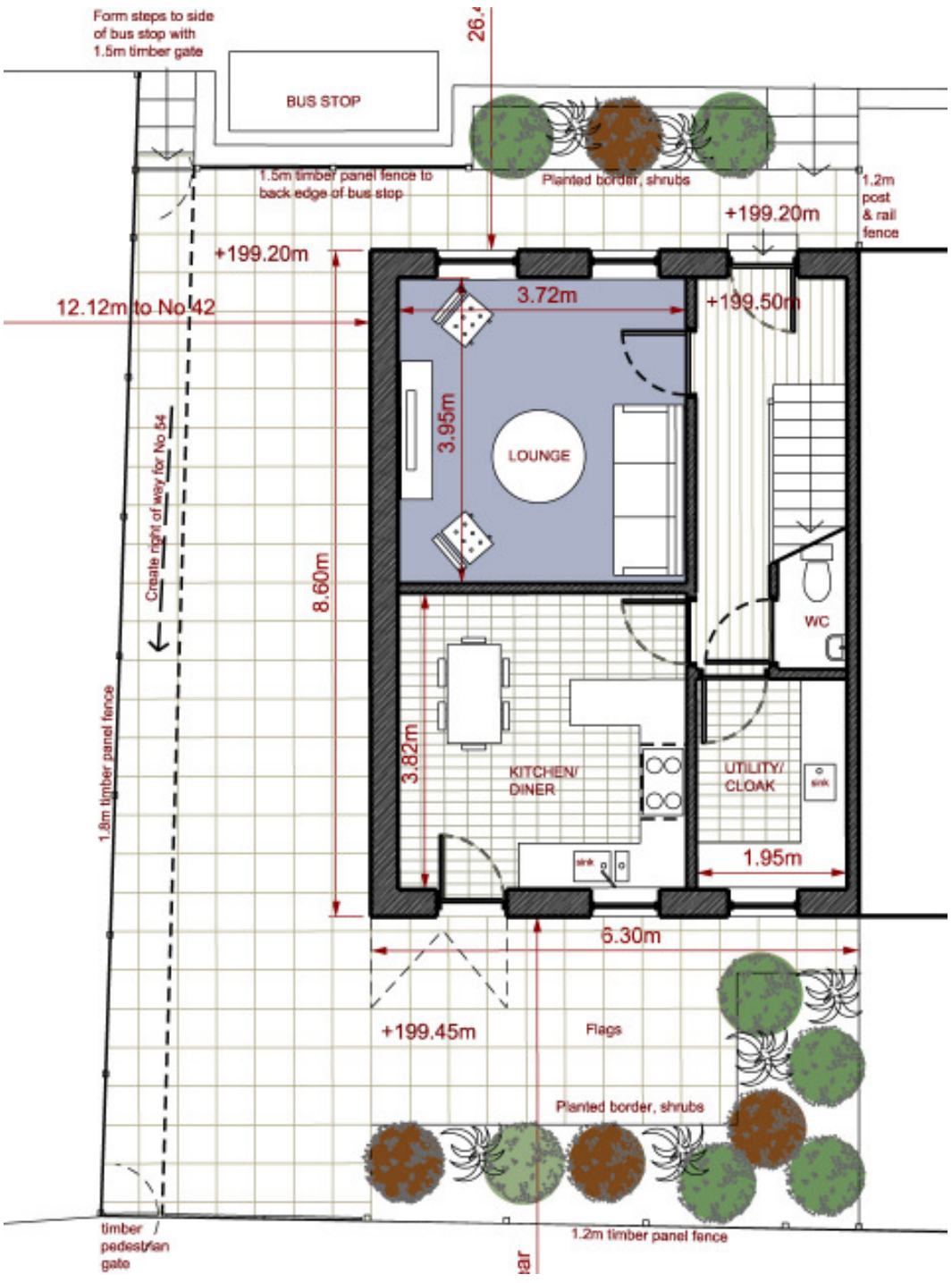
Design: Amount

The proposal is for a three bedroom end of terrace property over two floors being of a similar width to the adjoining properties, it will provide reception room, good sized kitchen/ diner, ground floor WC and utility space, two double and one single bedroom and a family bathroom. There would be future scope for a loft conversion.

The amount is suitable for the plot size and matches the density of buildings in the area.



First Floor Plan



Ground Floor Plan

Design: Layout

The size and positioning complies with the LDF SPD - new housing development, in terms of distances from all neighbouring properties, Windows face towards Sheffield Road and to the rear only and there are no windows to the gable wall so avoiding any overlooking issues.

The design allows ample amenity space to the side and rear and parking for two cars alongside the rear access road, complying with the LDF SPD parking requirement for a house of this size.

A new pedestrian access will be formed to the side of the bus stop with an easement down the side of the site to provide rear access for the owner of No 54. There will be a 1.5m high stained timber fence to screen the rear of the bus stop only. The frontage will retain the existing small stone retaining wall along with the existing stone steps up to the house. To the rear will be a post and rail fence along with a 5 bar gate to provide vehicular access should the owner require it and a separate pedestrian gate. A new 1.8m stained timber fence will extend the length of the western boundary providing privacy at ground level; this fence will drop to 1.2m in line with the front of the house so as not to impose on the street scene.

The landscaping will generally be hard landscaped with flags or block paving but with planted areas to front and rear to soften; these will be planted with hardy indigenous shrubs.



Site Layout

Design: Scale

As the proposal is a new end of terrace it will match in with the adjoining terraces, eaves and ridge heights will be identical. The width is approximately equal to the existing terraces which affords a very similar layout in terms of quantity and proportion of windows.

The scale is appropriate for the adjoining buildings and surrounding area.



Rear Elevation



Street Elevation

Design: Appearence

The existing terraced houses have stone frontages of coursed sandstone, partially blackened with diminishing courses rising up the building. It is proposed that the proposal will match in with the stone coursing as closely as possible using a new but aged (stained) stone. The gable and rear elevation will be a white render as is the existing end of terrace, below DPC will be a course or two of stone. Windows and doors will be white PVC with an over-light arrangement to match in with the neighbouring properties although a casement window arrangement will be required due to means of escape. A low level planted area will be provided to the front with hardy indigenous shrubs.

In summary the proposal is designed to fit and blend in as closely as possible with the surrounding buildings in line with planning policy.





The new dwelling will replicate the neighbouring properties

Access:

No alteration to the highway is required, the rear un-adopted lane will provide vehicular access and parking for two vehicles 9as required by BMBC LDF - planning.

A separate gated pedestrian access to the site will be provided to the west of the bus stop, with an easement along the boundary for the owner of No 54 to gain external access to the rear lane.

Foul drainage will be into the street main on Sheffield Road.

Surface water will be dealt with on site as far as is reasonably practicable. The hard landscaping will be designed with SUDS principles using a permeable block paving solution, as a soak-away cannot be located 6m from any building it is proposed that the roof drainage only will be discharged into the existing separate street surface water drain.

Emergency services can gain access to the property from Sheffield Road

Refuse & recycling store is provided at the side of the property for roadside collection off Sheffield road

Two means of escape are provided from all habitable rooms, safe distance from the building in the event of fire can be achieved onto Sheffield Road.

Pedestrian access to the entrance from the parking area will be level with level thresholds into the building (rear entrance); A reception space and an accessible WC is provided at ground floor level, corridors and doorways will meet part M of the building regulations.

The building is intended to be fully adaptable to meet the changing needs of the occupants; the stair is wide enough to accommodate a future stair lift.

The building will follow ‘secured by design’ principles as far as is reasonably possible.

The building will achieve code for sustainable homes level 3 as required by BMBC for all new homes.

Appendix: designSpace portfolio

DSArchitecture are specialists in one off sustainable, contemporary homes, established for three years, our first completed building won the Home Building & Renovating competition for best do it yourself project.



New Dwelling, Rockside Road, Thurlstone

The first sedum roof and environmentally aware building in the area, with a striking form on a hilltop location overlooking the market town and conservation area.

New Dwellings, Sheffield Road, Penistone

An example of what can be achieved on even the most difficult sites. The two storeys above road level suggest modest cottages; the two storeys stepping down the banking reveal these majestic buildings that capture the sublime views over the river valley.



New Dwelling, Rockside Road, Thurlstone

This contemporary three bedroom home is located in a rural conservation area renowned for its fine examples of weaver's cottages; it is the simplicity of construction, abundance of light and open-planning evident in these early twentieth century industrial



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Notes.
All illustrations in this document are indicative only and should not be used for detailed consideration of massing or heights in relation to other buildings, please consult the technical drawings in this regard.