



**PROPOSED DETACHED DWELLING
LAND OFF LEE LANE, MILLHOUSE GREEN,
SHEFFIELD, S36 9LN.**

DESIGN AND ACCESS STATEMENT

**APRIL 2019
REF: 201819 DAS
Submission Version**

DESIGN AND ACCESS STATEMENT

1.0 Introduction

- 1.1** This statement has been prepared as a proportional assessment of the design in support of an application for planning permission for a new detached dwelling on land surplus to requirements of existing dwelling.

2.0 Assessment

2.1 Physical Context

The site is located off Lee Lane in the western end of the village close to its junction with the Manchester Road, A628, as it starts to leave the village towards the pennines and Manchester. The Site amounts to 272.5 square meters and is surplus to the needs of the existing dwelling, 343 Manchester Road, which stands on 167.5 square meters, the remainder of the overall curtilage of 440 square meters. The site is roughly square with a pointed end to south-west and a diagonal axis from this point towards the north-east.

The existing property that stands in the south-west corner of the overall site is constructed with primary (north and south) elevations in coursed natural stone walling with its end elevation (east) in facing brickwork under a natural blue/grey slate pitched roof with painted timber doors and PVC windows. Paths and paved areas are laid out in concrete surfacings in conjunction with dwarf/retaining walls where necessary. Parking area is again surfaced in concrete and leads to a prefabricated concrete garage close to the eastern boundary.

Boundaries are generally natural dry-stone walls with various copings from informal dry-stone soldiers to pointed dressed stone copings and flat natural stone flag copings to north-west boundary.



Views of site from North.



Views of site from South.

2.2 Social Context

It is hoped that the use of similar forms and masses and materials for the proposed works will blend well with the existing vernacular so that there aren't any adverse effects upon the locale, setting or general appearance of the site. Also, as far as we are aware there aren't any other public aspirations for the site or this part of the village that will be affected by the proposed scheme.

2.3 Economic Context

Although, it is not anticipated that this proposal will have a significant impact upon the local economic context, the proposals will make a more efficient use of the land and provide an additional dwelling thus positively contributing to their setting and making it a more valuable and sustainable "asset" to the village.

2.4 Planning Policy Context

The design process has been guided by national planning policy, particularly, National Planning Policy Framework and its goals of sustainable development. At a more local level the South Yorkshire Residential Design Guide and the Local Planning Authority's recently adopted New Local Plan have been material considerations alongside the LPA'S associated Residential Design and Amenity SPD's.

Environmental aspects of the scheme have also been considered including assessment of The Environment Agency's flood risk maps, which confirm there is a very low risk to the site of flooding from Rivers/Seas and as a result no specific precautions appear necessary.

3.0 Evaluation

- 3.1 The assessment of the proposals has highlighted the main considerations relevant to the scheme and these factors have been used to influence the design process discussed further in the remainder of this statement.

4.0 Design

4.1 Use

The proposals will provide a new detached dwelling on existing residential land within the existing village boundary.

4.2 Amount

The proposed dwelling provides family accommodation for the applicants growing/ extended family with living and associated accommodation across the ground floor, sleeping and sanitary accommodation at first floor level with a further ensuite bedroom in a “room in roof”

4.3 Layout

The new dwelling has been located towards the east of the site on land surplus to the needs of the existing end terrace.

4.4 Scale

The building is effectively two-storey with a “room in the roof” arrangement for an additional bedroom.

4.5 Landscaping

The hard landscaping of the site will be a mix of art stone flag and natural gravel pathways and permeable block pavements for the drives and parking areas. Soft landscaping will be limited to the private garden areas which will probably be turfed with domestic planting to perimeters. Southern garden of new Build to be bounded by 1.8m high close boarded timber fencing.

4.6 Appearance

It is proposed that the building will be constructed in coursed natural stone walling under a pitched roof covered in natural blue/ grey slate and will incorporate dual colour PVC windows and composite doors to ensure the building is entirely sympathetic to the host and surrounding dwellings.

4.7 Access

Vehicular access to the site will be as existing via Lee Lane off School Hill close to its own junction with Manchester Road and pedestrians will approach the properties as they always have via the existing footpath network. The existing dwelling will be provided with a dedicated access and parking area as shown on the plans.

5.0 Summary

By using traditional design and materials it is felt that the proposals are entirely complimentary to the existing buildings and their setting and planning policy and therefore it is hoped that they can be viewed favourably during the planning application process.