

Design & Access Statement **House at Springvale**

1) Access

Access will be taken from Sheffield Road, already agreed under 2009/0558
The volume of traffic will be overall slightly reduced as 2009/0558 envisaged 2
units on the site currently submitted for 1 dwelling/

2) Layout

The building is sited to allow for all normal sight distances to be met in line with
the original outline approved. Garden areas and parking arrangements are to
current standards.

3) Design

The building is simple in proportion and with traditional details to openings.