SDC Projects

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Design And Access Statement

Outline Planning with some matters reserved
For
New housing development
On the Old Mill cottages site
Roughbirchworth lane
Oxspring
Sheffield
S36 8YE

Companion information.—Drawing No AW /01 + 02

Proposed Development—4 No semi detached homes.
2 No detached homes.

Objective.– To create a development in keeping with the surrounding area, offering spacious accommodation with ample amenity space

Consultation.
Discussions have taken place with Laura Bibby and Graham Northern.
A total of 5 different schemes have been discussed.
These schemes included:
A mixture of town houses / detached houses. 9 units in total
A mix of semi / detached homes consisting of up to 7 units.
A scheme was submitted retaining the existing cottages + additional 5 plots.
This was considered inappropriate and excluded as an option.
The scheme submitted reflects the most favourable scheme consisting of 6 No units being a mix of detached / semi detached homes.

Access
There is currently access to the site from both Sheffield Road and Roughbirchworth lane.
Schemes were prepared retaining both access points.
It was considered more acceptable to block of the Sheffield Road access and move the other to suit the chosen plot layout.

Siting / location.
The layout shown represents the most effective development / residential plan .
The site gently slopes from Sheffield Road down to Roughbirchworth Lane.
We have indicated possible ffl etc to demonstrate the neighbouring effects and visual perspectives.

Created by Steve Camps

Date 30.5.12

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The existing Cottages to be demolished allowing a more versatile canvas for re development.

House Type
All properties both semi / detached shall be 2 storey.
Building material choice to be agreed.

Highways.
Site lines for have been considered and deemed acceptable.
A 2m x 2 m visibility splay to be provided to the new estate road.
No vegetation / fencing to be provided road above 1m along and around this splay.

Main entrance thresholds to be flush to accommodate wheel chair access.