

July 2023

Design & Access Statement

The Bungalow, Sheffield Road, Oxspring, Sheffield. S36 8YW



1.1. The Site & Surrounding

The site is located within the rural village of Oxspring, to the north west of the village on the B6462 Sheffield Road. The village has good amenities such as the local school, post office and public house and is in good communicating distance of Barnsley, Sheffield and Leeds, being 4 miles from the M1 motorway; there are also bus services to the surrounding towns and villages.



Aerial View

Sheffield Road is a wide B road leading to the town of Penistone two miles to the north; there is a wide footpath and grass verge opposite the site and footpath and zoned parking area in front of the property. The site has a large two storey (with large loft room) detached stone fronted dwelling to the north west and brick built semi detached properties further along a row of stone fronted terrace houses to the south east, again with steep pitched roofs with loft conversion and front and rear dormers.



Sheffield Road neighbouring properties to the north



and south

Opposite the property beyond a row of mature trees and raised above street level with a retaining wall are rear gardens to brick-built properties dating around the 1990's.



Opposite the site



Fields and woodland to the rear of the site

The site has parking zone and a dropped kerb over the footpath to the full width of the site with a side driveway to the north west and path to the south east, a small overgrown front garden area to the single storey rendered property which has a similar building line to the terraces to the south, the property to the north west sits much deeper in the site. Dry stone walls border the site to the front which become a mix of stone brick and fencing to the rear, the rear boundary is a low dry-stone wall with views across fields and woodlands which drop down to the river Don in the valley below. The site has a change of level of approximately 3m with the roadside the highest point, this is currently dealt with as a series of terraces although the garden to the rear is overgrown.

The building itself is very dilapidated with the majority of roof covering missing, rotten timber floors and pebble dashed walls in a poor state of repair, there is a raised patio area to the rear which is structurally unsafe.



The bungalow front



The bungalow rear



The rear garden and rear of the neighbours to the north



The rear garden and rear of the terraces to the south

1.2. Planning Policy & Consultation

The site is within a housing policy area and not within a conservation area, it borders green belt to the north boundary.

The property has no planning history.

The site measures 556sqm and the existing property footprint is 113sqm.

National and local planning policies apply; sustainable development is a requirement of both national and local policy.

The 'Barnsley supplementary planning document 'Designing New Housing Development' has been consulted during the design process.

Oxspring has a Neighbourhood Development Plan, its vision is - To maintain the character of a rural village whilst moving forwards with an infrastructure that will support 21st century living. This Vision will enable us to keep a foothold in the past whilst moving the village forward.

6.1.4 In addition to this site, Local Plan Policy H4 allows small sites, less than 0.4 hectares within the village

All of the above documents have been consulted during the design process and have influenced the design of the dwelling, to the best of the authors knowledge the design complies with all relevant policies.

The direct neighbours at No9 and Strathdon have been shown the proposals by the applicant and it has been received favourably, both neighbours keen for the dilapidated bungalow to be developed.

2.1. Access & Sustainability

The highways access will not be altered; there is an existing dropped kerb to the property giving access for 3 vehicles to park off the road, there is also a dedicated parking zone along the roadside which provides sufficient space for a vehicle to reverse into the property without impeding traffic. Highway's visibility is good in both directions and there is a 30mph speed limit to Sheffield Road.

Emergency services can gain access to the property from Sheffield Road.

Refuse & recycling area is provided to the side of the property and there is an area to the back edge of pavement for the weekly roadside collection

The property will have a level entrance threshold and wheelchair accessible WC and ground floor accommodation.

The property currently has an electricity and mains water supply and will not require mains gas so reducing the need for highways works during construction.

The existing mains foul drainage system will be utilised no alterations to the street connection will be required.

Surface water will be dealt with on site with soakaways.

There is no requirement for protected species flora and fauna surveys.

The site is not within an area at risk of flooding according to the Environment Agency flood map.

No trees or hedges will be affected by the development, a tree survey is not required.

The building will have a high level of insulation and look to reduce energy demand wherever possible.

The new property will be heated by an air source heat pump in line with recent government guidance to reduce the reliance on fossil fuels in favour of clean electricity.

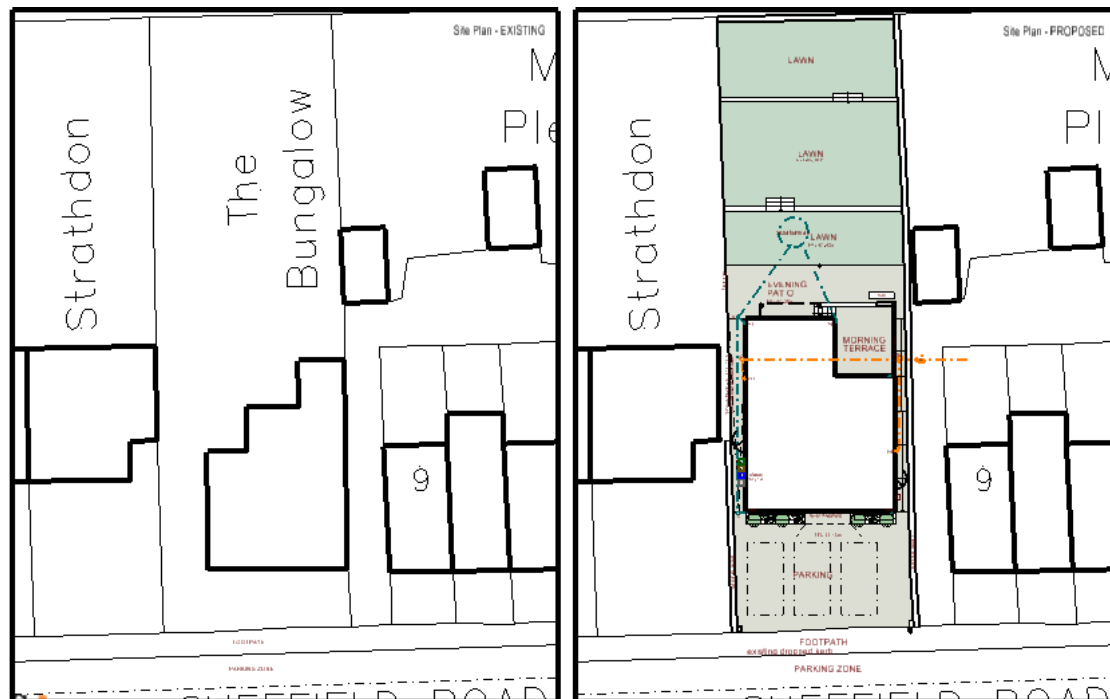
The property will achieve a good airtightness level and incorporate MVHR ventilation.

2.2. Use, Amount & Layout

The proposal is to demolish the dilapidated and out of scale bungalow and construct a five-bedroom detached two-storey dwelling with accommodation in the roof. The dwelling will have a footprint of 125sqm just slightly larger than the footprint of the current building and an internal floor area of 255sqm. The amount of accommodation is in line with all guidelines in relation to the size of the site. The new building is positioned to create a step between No9 and Strathdon, this will not only create a more pleasing street scene but also reduces overshadowing of the neighbouring properties and creates a deep parking area (8m) allowing for up to 3 vehicles to park off road.

The size of the property is similar to the neighbouring property Statham which is also set over 2 floors plus loft accommodation although the Statham site is 4m narrower. The large rear garden will be terraced to accommodate the level changes, amenity space is far in excess of guidelines.

The rear of the properties across Sheffield Road are in excess of 26m to the new front elevation so the design exceeds all overlooking distances; it does not create excessive overshadowing to either of the neighbouring properties windows or garden, the property will be screened by 1.8m boundary fences at ground level and any upper floor side facing windows will be obscure glazed. The raised terrace and rear balcony also deal with privacy with a further 1.8m screen to the sides.



Existing & Proposed Site Plans

2.3. Scale & Appearance

The proposal is of a scale and design in keeping with the properties to either side, ridge and eaves levels are at a similar height

The windows of the principal elevation maintain the portrait proportions of the neighbouring properties.

The front elevation will be constructed in a natural coursed stone similar to the neighbouring properties, side and rear elevations will be rendered off white; roofing will be a in a grey concrete tile as is common around the area.





View from Sheffield Road



Rear view

3.0 Conclusion

The existing property is dilapidated, structurally unsafe, out of scale to its neighbours and requires demolition.

The proposed new dwelling follows the general form, scale and proportions of the surrounding properties and will be constructed of similar materials.

The new dwelling provides accommodation, amenity and parking space all in line with guidelines.

The new dwelling will meet government guidelines in reducing carbon emissions with the use of a highly insulated air tight fabric, the air source heat pump will remove the requirement for fossil fuel heating.

4.1. Contact

Architect:

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*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.

5.1. Design Space Architects - Projects

DSA are award winning architects who specialise in one off, sustainable, contemporary & traditional homes.



New Dwelling, 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 Dwelling, Penistone

A ground-breaking building of local stone and cedar, totally unique while blending into its landscape



New Dwelling, South Ferriby

A contemporary house overlooking the Humber in South Ferriby which is inspired by the nearby brick and corrugated metal farm buildings. It addresses the client's current and anticipated restricted mobility. Winner of the LABC best new dwelling award (S Yorkshire & Humber)



New Earth Sheltered Dwellings in the Green Belt, Penistone

Two contemporary new homes now constructed in South Yorkshire, gained planning permission under PPS7 green belt policy for their exceptional design.