

Design & Access Statement Don House, 11 Manchester Road, Sheffield, S36 9QQ.



The host building for the proposed orangery is an early 1900 detached property constructed in natural stone with slate roof. Two storey to the front, abutting the A628 Manchester Road and three storey to the rear, abutting the river Don. The neighbouring property of 9 Manchester Road lies to the east and a 126m² hardstand parking area lies to the west, which is also the application site.

The proposed orangery is 4.000 wide, 4.000 long and 4.000 at its highest point confined to a level hardstanding area away from any neighbouring properties.

The principal objective the orangery design has been to match and compliment the host building in respect of matching traditional materials, fenestration details and massing in such a way as to harmonize both elements with minimal disruption to the original fabric of the dwelling.

Drawings submitted with the application show both existing and proposed elevations to ensure an accurate record is retained of the development.

It is considered that the increase in living space compliments the host building resulting in a design which is in keeping with the building, blending in and having sufficient integrity to contribute to the amenity of the building without detracting from the beauty and character of the existing property.