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Design and Access Statement

Proposed conversion of redundant Smithy
Spouthouse Lane
Bromley
Sheffield.

For
Mr N. Roe

DESIGN

OUTLINE OF THE SITE

The site of approx 1100 m² was bought by my client approximately five and a half years ago, from a Mr Gregory who had run his blacksmiths smithy for over twenty years as a self employed craftsman. To try and improve the quality and finish of the goods made he put an extension on to provide a finishing shop for painting etc. and to provide toilet provision and an office area. Unfortunately the business has now ceased trading for a number of reasons and the building has no longer a valid use as a commercial entity.

This use has historically been a minor cause of annoyance for some of the residents in the locality and although this is not a densely populated area the disturbance and annoyance of the noise and dust created by this use has been tolerated, having been in existence for a long time.

The building will convert to a two bedroomed bungalow / type dwelling without the need for any extension or new openings being created. Only the change of doors to glazed ones will produce a small residential unit which would be perfectly at home with it's surroundings and cause no detrimental effect on any surrounding properties or residents. There is an existing access at the front of the site on to Spouthouse Lane and would need no widening or alteration.

At the time of the recent extension a G.R.P. septic tank was installed with it's own irrigation field to dispose of the treated waste and this would be suitable for the provision of foul drainage disposal for one small property. Mains electricity is also provided to the site.

SITE DEVELOPMENT POTENTIAL

The land has a slight fall away from the lane frontage to the South and West with the aspect of the main windows facing South East. The site is separated from the lane by a stone wall about 1200 high above the general verge level. There is a low stone wall to the North side which is an access track and would not be affected. The South West boundary consists of a hedge line interplanted with mature trees and a stockproof fence which will remain. All the mature trees on the site will be kept and form a pleasant screen to the Lane.

USE

The use of the site is allocated as Green Belt according to the current U.D.P. Therefore further uses have not been explored in this instance.

EFFECTS ON SURROUNDING PROPERTIES..

There would be no undue effect on neighbours, the neighbourhood as a whole or the neighbourhoods support services.

SCALE

The existing building is of a domestic scale and would not be changed in either height, mass or materials.

LANDSCAPING

The whole area apart from the drive and parking area would be to grass. The drive and parking areas will be in a porous type of construction, either pebbles or chippings so as not to affect the percolation of the ground. The surrounding boundaries will all be retained as at present.

ACCESS

Access into and around the interior of the building will provide movement that complies with standards as set out in current building regulations legislation. There will be no access constraints to ground floor areas with regards social, ethnic and mobility positions. Access to the site will not prejudice any particular group in this case.

Public transport links in the area are scarce but regular bus service passes along Howbrook Lane approximately ¼ mile away which connects to Chapelton about two miles away where there are good links to all South Yorkshire towns by bus and train.

Local roads are in good repair and less than one mile away is the A616 By pass which connects to Manchester and the M1 Motorway.

Date.....

Signed.....

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