

DESIGN & ACCESS STATEMENT WITH HERITAGE ASSESSMENT

July 2026
Rev -



**53 Old Mill Lane
Thurgoland
Sheffield
S35 7EG**

Site Name: Tilt Mill Bungalow - 53 Old Mill Lane

Location: Thurgoland, Sheffield, S35 7EG

Nature of Application:

This Design and Access statement is to accompany the planning application for a front, side and rear extension to an existing house known as 53 Old Mill Lane

The proposed works are to include the following:

Alterations to existing bungalow and land

1. Conversion of existing house to change the existing layout which is currently an 'upside down house' consisting of living accommodation at first floor level and bedroom accommodation at ground floor level. The proposal goes some way to reverse this
2. A small extension to the road facing elevation
3. Side extension to facilitate access to the lower level
4. Single storey rear extension to create new kitchen/living accommodation.

Existing Designation

Although not precisely known, it is believed that the existing bungalow was constructed sometime in the 1980's. A modern detached double garage was constructed sometime around 2001 with an increase to the bungalows height implemented sometime around 2014 to increase living accommodation (currently 5 bedrooms). The façade of the building has a painted rendered finish to all the elevations. The elevations have a painted black brick plinth which on the East and West facing elevations is approximately 150mm above ground level. The roof consists of plain concrete tiles with roof light windows providing natural daylight to the upper rooms. There is a stepped entrance/bridge over the lower level giving access to the front door.

Impact of previous alterations

The impact of previous alterations externally has largely been the addition of the detached double garage to the front of the property and the increase in roof height to create additional living accommodation at the upper level. The external finish is a rough coat rendered finish which has been done in an attempt to visually blend the upper roof extension with the existing property below. The application site is relatively hidden and although visible from the surrounding properties the development will have negligible impact on the environment it occupies.

Impact of the proposal

The aim of the development, taking into consideration the previous Pre-Applications and discussions was to create a property suitable for modern family life. Although extra internal living space was a requirement of the owners it was felt that with careful consideration and reconfiguring of internal spaces then the development could be kept to a minimum while still improving the internal qualities of the building. By careful design and understanding the limitations of the site and the heritage significance of the area we have created a far more usable home that has limited impact on its surroundings.

The property changes and additions have been designed for modern life in keeping with modern living standards, the alterations to the existing property will enable it to be used as a family dwelling rectifying its current drawbacks and enabling it to be brought up to modern living standards.

Heritage Impact

The extensions have been carefully designed to minimize any adverse impact on the heritage and visual qualities of the area. The rear extension is discreetly located and does not greatly alter the principal front elevation, preserving and enhancing the property's original street presence.

The small front porch enhances the entrance without overwhelming the property's traditional features. The newly proposed side extension as a single storey addition is undetectable from the road, as with the rear extension and we can therefore demonstrate that the impact of the largest forms of the development are nil to minimal on the street scene. The scale, form, and materials ensure the additions are in keeping with the existing building and surrounding residences, thereby safeguarding the character and setting of the local heritage environment.

Amount:

The property sits in generous grounds measuring approximately 360m² of which the bungalow occupies a mere 85Sqm (117Sqm including the garage.) The existing GEA if you include 2 levels of living accommodation amounts to 202 Sqm. With the addition of the extensions this GEA figure raises to 298 Sqm.

Layout:

The existing bungalow will be modernised and the living accommodation reversed so that the bedrooms are at first floor level and the general living accommodation will be at the lower ground floor level allowing the owners to make better use of the rear garden area. The alteration of the entrance brings a better balance to the property enabling an improved internal layout and improved access to the lower level.

The alterations have a simple yet generous effect on the layout with kitchen dining and living rooms at ground level and sleeping arrangements at first floor level with good outlook over the gardens towards the River Don. The proposed roof of the rear extension will be used as a terrace further enhancing the appeal and usability of the property considering its setting.

Scale:

The scale of the new building is in keeping with the existing surrounding properties many of which have been extended in similar ways. The addition of the single storey rear extension is the dominant proposal but given its low level location which cannot be seen from the public highway it is well hidden and its impact upon its surroundings can be considered to be very low. The small front extension with cat-slide roof leading down to the West side of the property again makes a limited impact on its neighbours due to its diminishing level change while allowing a decent amount of internal floor space to be gained. We consider the new additions to have a very minimal impact on the existing street scene while giving the property more kerb appeal and more of a prominent entrance.

Appearance:

Without wishing to impact negatively on the neighbouring properties. The design and positioning of the extensions and its windows was given careful consideration and the materials chosen were also carefully considered. Coursed stone to the façade of the new extensions has been chosen due to its significance and use in the neighbouring properties. The existing building with its rendered finish will remain which helps distinguish it from the new

additions. This also helps maintain some of the originality when the bungalow was built. The changes to the exterior of the existing bungalow are minimal in order to maintain and enhance the buildings character. A more prominent entrance has been created which will be flooded with natural daylight enhancing the new staircase and it's decent to the lower living accommodation. The existing render is to be improved upon, given a fresh coat of paint and the fact that these areas of the building where large parts are obscured from public view, not only helps preserve the Heritage asset but references it in a conservative manner, sensitive to its surroundings.

Access:

Access and egress will be altered and improved. Although not changed much, the alterations will significantly impact the living arrangements for the better. Access to the rear of the property will be amended with the movement of the existing external steps to increase the parking space on offer. A new sliding gate and fence will be installed to create a more defensible space with access to be determined by the occupiers.

Conclusion

In conclusion, the proposed new development will allow the current owners to move into a property for their growing family. The existing property is simply too compromised with accommodation that does not meet the expectations of modern family life. The design will not be intrusive or provide any overlooking issues and the materials chosen will give the property a characterful, strong and timeless appearance without being overbearing given its context.

When all the above is taken into account we can clearly demonstrate that the design and positioning of the new extensions within the plot have been done with the local properties and the immediate neighbours at the forefront of consideration. The fact that the majority of the new extensions will be virtually hidden from view when passing along Old Mill Lane shows what little visual impact it will have on the street scene. The alterations to the existing bungalow can clearly demonstrate that the simple design of the proposal has taken various cues from its neighbours in a sensitive way to provide better living accommodation fit for modern day living without detracting from its originality.

Appendix

(a) Google Map - NTS



Photo 1. South elevation



Photo 2. North Elevation - Main entrance

