

AYTON WOOD COTTAGE, CRANE MOOR ROAD, SHEFFIELD

Design and Access Statement
Alterations to the existing dwelling on Crane Moor Road, Crane Moor



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Contents

- 1.0 Introduction
- 2.0 Assessment of the site's immediate and wider context
- 3.0 Relevant planning history
- 4.0 Involvement of community members and professionals undertaken/planned
- 5.0 Evaluation of context
- 6.0 The Design of the Scheme
- 7.0 Conservation Area Appraisal
- 8.0 Concluding statement

1.0 Introduction

- 1.1 This is a statement submitted in support of the extension and remodelling of a single dwelling on crane moor road, crane moor, Sheffield.
- 1.2 The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

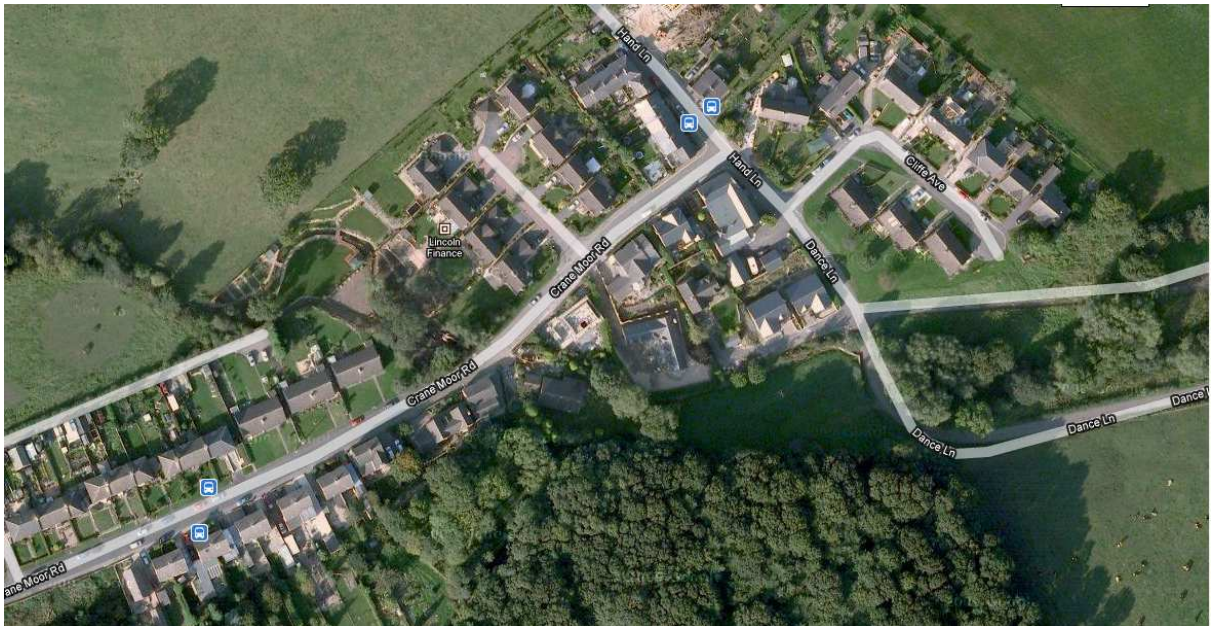
2.0 Assessment of the site's immediate and wider context

- 2.1 In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below.

2.2 History

The dwelling is a bungalow of little architectural merit thought to have been erected in the 1960's.

2.3 Physical



The site is located on Crane Moor Road, 60 meters from the corner of Hand Lane in the village of Crane Moor. The site is located on the South side of Crane Moor Road. There is a new detached house to the immediate east of the site. North of the site there is a close with eight detached houses.



The site is located on the main road into Crane Moor which leads west to the A629 and Thurgoland. Crane Moor is located approximately 9Km south West of Doncaster, large expanses of farmland, fields and woodland surround the village. Sheffield is located approximately 20Km South of the site. The village is predominantly detached residential properties of various styles.

Material use and buildings styles in the surrounding area are varied, but the majority of surrounding houses are stone with slate roofing. The residential gardens in the surrounding area are landscaped with strong emphasis on the front and rear boundaries, large quantities of shrubs, trees and greenery enhance the area.

2.4 Access audit

The existing access to the site will be maintained.

2.5 Social

The scheme will extend and modernise a family home in a desirable residential village area.

2.6 Economic

The scheme aims to extend an existing building.

3.0 Relevant planning history and policies

There is no recent planning history for the bungalow.

4.0 Involvement of community members and professionals, undertaken/planned

- 4.1 Consultant advice has not been sought at this stage due to the existing residential uses in the area and the continued residential use planned. Community consultation has not taken place.

5.0 Evaluation of the context

- 5.1 Identification of opportunities
This scheme will provide modern family housing in the shell of an existing building, in a sought after residential area.
- 5.2 Identification of constraints
The alteration and extension of an existing dwelling requires careful attention to the existing structure and surroundings.

6.0 Design of the scheme

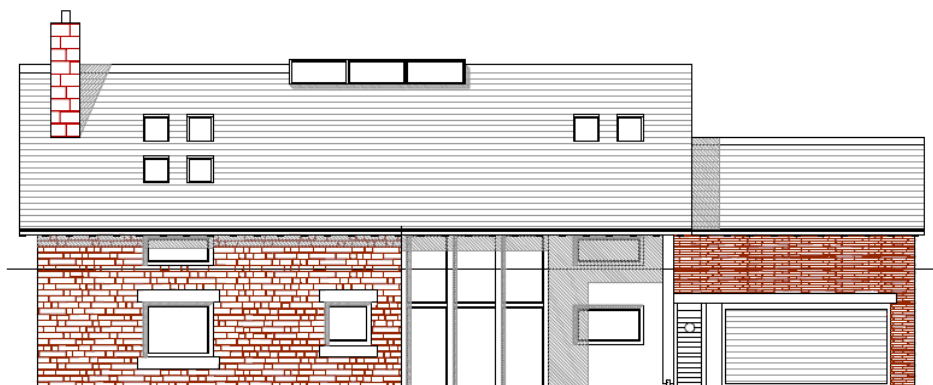
Amount: The design comprises of lifting the roof slightly to create accommodation within the roof space and considerable remodelling internally.

Layout: The footprint of the building remains much the same, the interior is remodelled to create a large entrance area and feature stair case with generous living kitchen space at ground floor and bedrooms on the first floor.

Scale: The building will be 1 ½ storeys high which is in keeping with the semi rural residential nature of the area.

Landscaping: The landscaping will remain much the same.

Appearance: The building will be re skinned in stone to give it a more suitable appearance for its location taking reference from the agricultural vernacular of this area of Sheffield and surrounding properties.





Access: The development will comply fully with all requirements of Approved Document 'M'. The landscape around the building will be fully accessible to all and where changes of level occur in the landscaping ramped alternatives will be provided. Any transitions between hard and soft features will be less than 15mm in elevation. The route to the entrances is level and the entrances themselves have flush thresholds and are wide enough to allow wheelchair access. The doors are to be easily visually distinguishable from their surroundings and are to have a maximum opening force at the leading edge of 20N. Once inside all doors and corridors are wide enough to allow wheelchair access to all parts of the building. All associated handrails are to the heights given in Approved Document 'M' and are to be of a profile recommended for ease of grip. All stepped access points to the building are designed to comply with Part 'M' of the Building Regulations Documents. The detailed Building Regulations plans will include all visibility accessories, wall mounted 'grab' furniture, switch controls, alarm pull chord, visible fire alarm and tactile surfaces, which for simplicity's sake are not shown on the plans.

7.0 Conservation Area Appraisal

7.1 This development is not in a conservation area.

8.0 Concluding Statement

8.1 This design and access statement has been written in support of a planning application for: The statement clearly demonstrates the four steps required by Section 42 of the Act in that:

- The context of the site has been considered and documented, and includes an accessibility audit, together with references to the relevant planning policy
- Community and professional involvement has been used to inform the development proposals and is documented in this statement
- The context and feedback from the engagement exercises undertaken has been used to formulate design and access principles for the site

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- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.
- 8.2 The scheme has been designed which responds to the constraints and opportunities identified and will provide significant benefits to the community in terms of:
- *Redevelopment and extension of a desirable family home*
 - *Visual Amenity*
 - *Provision of a good quality residential development*
 - *Extension will create sustainable development*
 - *Access*
 - *Safety and security*
- 8.3 In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.