



Design & Access Statement :

Project Title & Location.	Proposed Granny Flat Conversion, Shore Hall Farm, Shore Hall Lane, Millhouse Green, Sheffield, South Yorkshire, S36 9LY	Job No.	1081
Client.	Mr & Mrs Oxley	Date.	21/06/09

Existing use of site

Residential detached dwelling, set within its own substantial plot of green belt land, situated in the area of Millhouse Green approximately 4 miles from the centre of Penistone. Providing good transport links to surrounding cities and towns via the M1 close by.

The building to be converted was originally used as a storage/labourers quarters, when the farmhouse operated as an agricultural holding many years ago. It has been previously converted more recently into a garage at ground floor level, with access from Shore Hall lane and an office space at first floor level (all of which had already been carried out when my client purchased the property).

The farmhouse and all the land contained within the applicants boundary is now no longer used or classified as agricultural.

Proposed use for site

The proposal is for the conversion of the existing building to form a two storey granny flat for the applicants mother. The aim of the design was to create adequate living space, whilst causing minimum impact externally, with sympathetic designs which are in keeping with the property. The external changes cause little, if no impact from the roadside and only improve the existing gable wall onto Shore Hall Lane.

The external changes are minimum, with the biggest change being the removal of the existing up and over garage door, which is access from Shore Hall Lane. This will be closed using stone to match existing and a new window, again to match the existing style and finish. The only other change is the enlarged access door at ground floor level, access from the existing private driveway. Its existing use being for gaining access to the existing store at ground floor level. The new external door will be constructed in the same materials as existing and blend with the building seamlessly. The final external change is the velux roof window to the lower roof. This is to provide adequate light and ventilation to the proposed wet room at ground floor (however this is negotiable if deemed inappropriate or the use of conservation spec windows, if required).

The neighbouring properties are not effected by the proposal since they have frosted and obscured glazing, looking onto the court yard of the building. No new windows are proposed on the elevation which faces the neighbouring properties, so therefore no overlooking issue are apparent.

The existing timber doors, which are no longer required will be retained and sealed from behind, thus causing now external change whatsoever, retaining the character of the existing building.

No external or internal lighting is proposed at present.

Social Context:

The development will provide work for the local trades in the area and help support local business and the local economy.

Planning Policies

All planning policies in relation to scale and design of extensions/alterations within the green belt to existing dwellings/buildings have been applied.

The alterations do not affect the openness and character of the green belt and differs only very slightly from the existing inn terms design. The overall scale and size of the existing building will remain the same.

Evaluation

The street scene will not be compromised by the design, nor will the green belt be affected in any adverse way whatsoever. The proposal is not out of context with its surroundings and does not cause any negative impact to the neighbouring properties.

Layout

The proposal has been constructed to create adequate additional living space, which causes the minimum amount of impact to the existing layout and design.

Scale of Development

No changes to the overall scale of the existing building are proposed.

Landscaping

No external landscaping alterations will be required.



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