AVICE ROYD FARM, HUNSHELF ROAD, STOCKSBRIDGE, SHEFFIELD

Design and Access Statement

Refurbishment of existing buildings and conversion into one dwelling

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1.0 Introduction

1.1 This is a statement submitted in support of the refurbishment and division of an existing barn building; at The Granary, Hunshelf Road, Stocksbridge, 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 Physical

The Granary *(marked with an A)* lies in the Stocksbridge area of Sheffield. The character of the area is mainly rural and agricultural as illustrated in the aerial photograph.



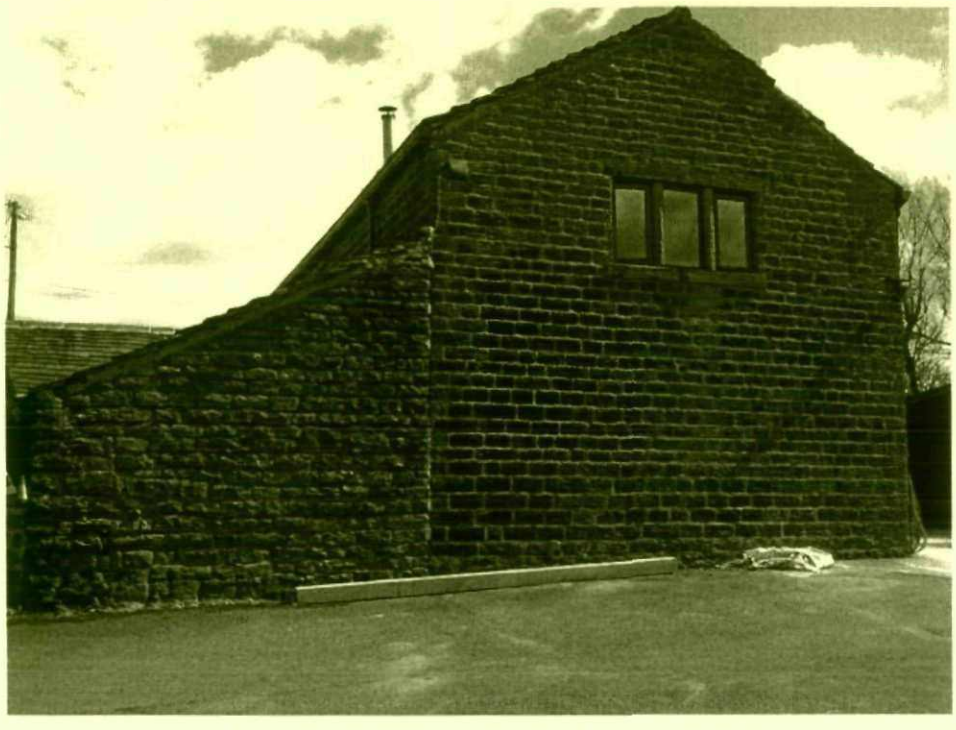
To the West and South of the site are numerous reservoirs and dams. Beyond the reservoirs to the West the land becomes more undulating and of rougher terrain, this area is passable by the Strines Road. To the South East of the site lie the small towns of Stocksbridge and Deepcar.

The photographs overleaf show the existing buildings and rural features that will be retained. The existing building is used as a gym and store at ground floor for

use by the residents in the farm house and a market rented apartment at first floor.



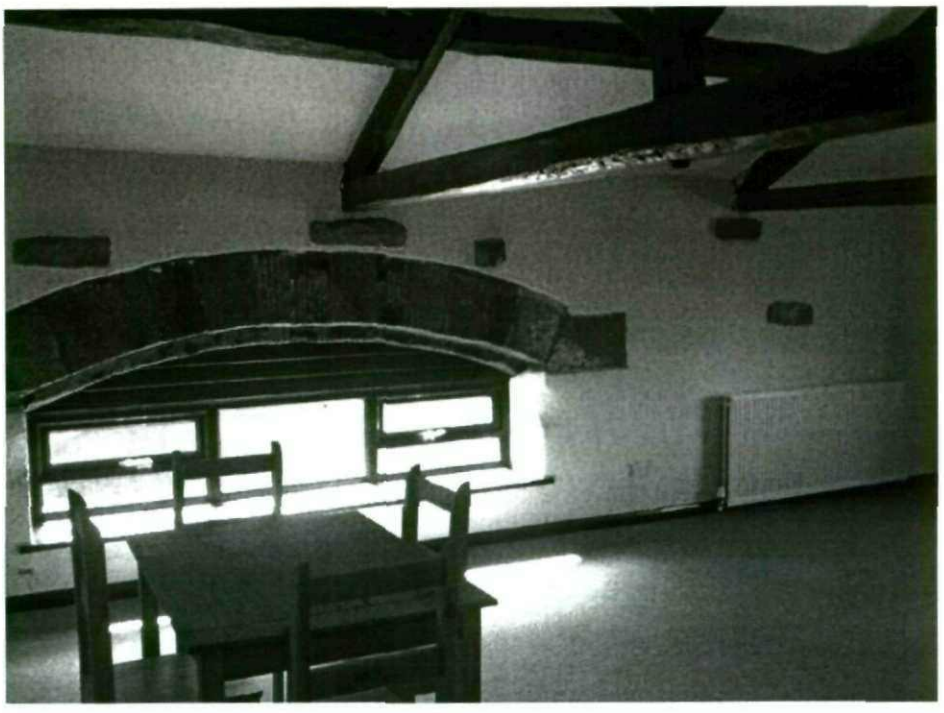
South East elevation that will be cleaned and tidied up with a new door and window at one end.



South West elevation that will be cleaned and retained. The lean to on the left will be taken down for structural safety and a new window added to the main gable at ground floor



North West elevation will form paved courtyard terraces with a new porch and dry stone wall, the cars will be removed from this area to allow the building to have more clarity in its setting.



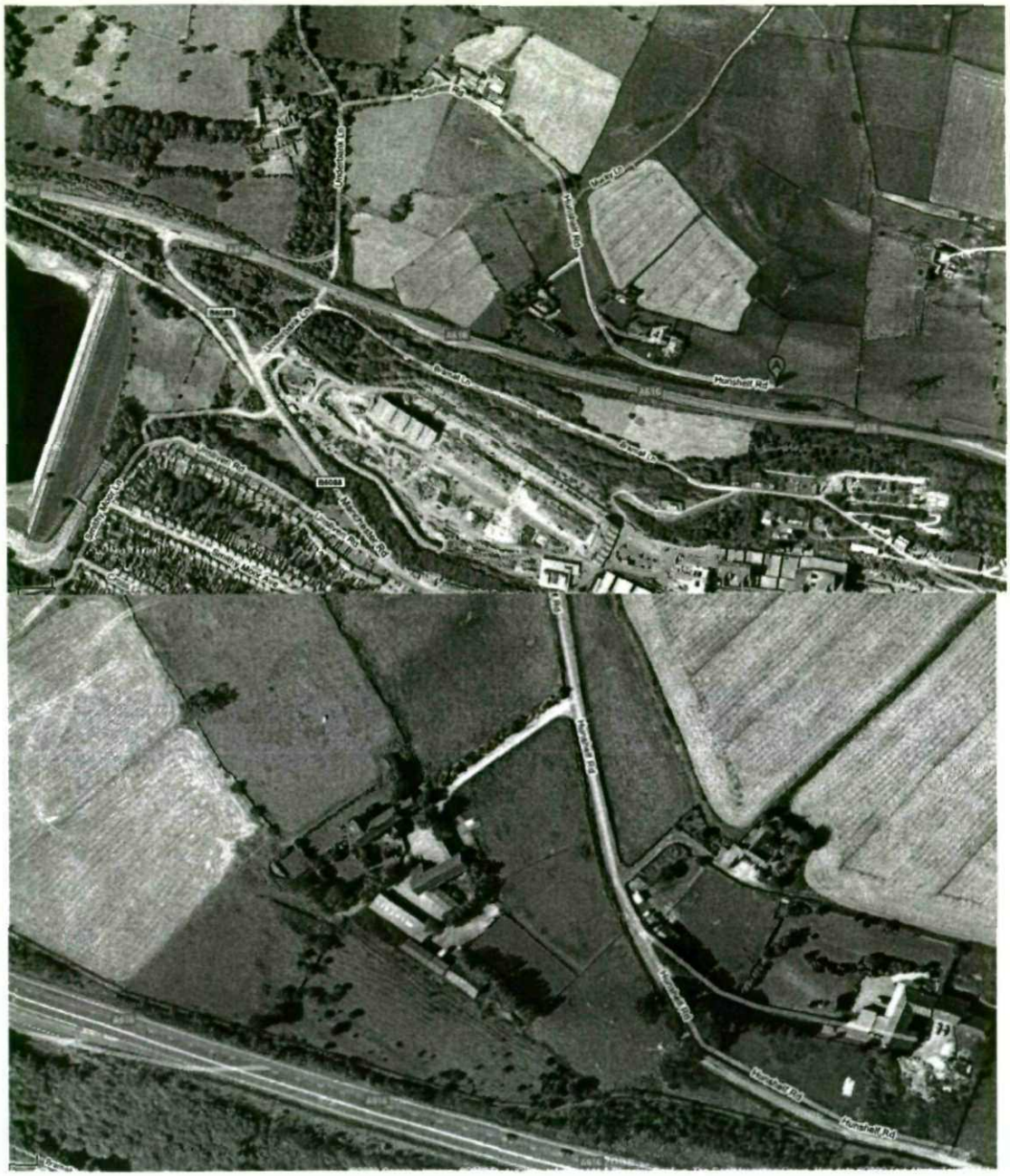
Internal features such as the arched window over the large opening to the South East elevation will be retained and timber windows will be replaced. Internal stones and beams will be retained.

2.4 Access audit

The Aerial image below sets the site in context between the moors and the town of Stocksbridge. The main road through this area is the A616 Whams Road.



Hunshelf Road is accessed from Underbank Lane off the A616 shown in the image below. Opposite the site is the Stocksbridge Steel works.



The aerial image above shows the Avice Royd Farm, a new vehicle access is proposed from the existing drive way near to the junction with Hunshelf Road in a Southerly direction to the new dwellings.

2.5 Social

The scheme aims to refurbish and improve an existing building and provide good quality family housing in a countryside location.

2.6 Economic

The scheme will secure the reuse a good quality existing stone building in a countryside location.

3.0 Relevant planning history

In 1985 Planning Application 85/01357/FUL was submitted for an extension to the lounge with additional bedroom above, this permission was granted.

In 1988 Planning Application 88/01802/FUL was submitted for alterations to the first floor of the barn to form a granny flat, this permission was granted.

In 2009 Planning Application 09/02613/FUL was submitted for Conversion of flat and outbuildings into 2no. dwelling houses, this permission was granted.

4.0 Involvement of community members and professionals, undertaken/planned

4.1 Consultation has not been undertaken with members of the community but pre application consultation has been sought with Bob Turner of Sheffield City Council.

5.0 Evaluation of the context

5.1 Identification of opportunities

There are many opportunities associated with developing this site, at the fore front these include the restoration and the future security of a former agricultural stone building in a rural setting.

The development will also provide a large family dwelling in a sought after residential area.

The site is in close proximity to Stocksbridge itself for amenities and the rural countryside and moors for outdoor recreation.

5.2 Identification of constraints

There are many constraints associated with developing an existing building. The building is in relatively poor condition internally and externally and will require a good deal of work within the given constraints to create a family dwelling of a high standard.

An extensive new access will also have to be formed to the property which will be expensive but will form a clear division between the new dwellings and the existing farm house.

6.0 Design of the scheme

Amount: The scheme will provide 1No. five bedroom cottage.

Layout: The property comprise of large living kitchen opening onto back garden, wc and a ground floor bedroom looking onto the paved cottage courtyard and dining/sitting room overlooking the reservoir. The first floor comprise of four bedrooms and a family bathroom.

Scale: The cottage is contained within the existing stone built structures.

Landscaping: The cottage will benefit from generous South East facing back gardens with double doors leading onto them from ground floor living areas and paved cottage courtyard gardens/yards to the front of the properties.

Appearance: The appearance of the existing buildings will remain wholly unchanged by utilising existing openings with two new window and a new contemporary glass and timber porch. The buildings will be cleaned and repaired and new timber windows will be inserted where necessary.

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 ground floor 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 Concluding Statement

7.1 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
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

7.2 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 of an existing barn building.*
- *Visual Amenity*
- *Provision of a good quality residential development*
- *Access*
- *Safety and security*

7.3 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.