

DESIGN AND ACCESS STATEMENT

Land adj to
9 Thurgoland Hall Fold
Thurgoland
Sheffield
S35 7EA

Proposed erection of a new single storey dwelling.

1.0 Introduction/Context

- 1.1 The proposal is following withdrawn application No 2015/0649.
- 1.2 The proposed development is located on a site adjacent to 9 Thurgoland Hall Fold at Thurgoland, Sheffield and is accessed from Thurgoland Hall Fold public road.
- 1.3 This proposal is to erect a single storey detached house in existing garden area.
- 1.4 The existing houses in the street are a variety of styles and finishes but are mainly single and two storey with pitched tiled roofs. The style of the new dwelling will blend in with the street vernacular.
- 1.5 A key element of this proposed house will be the construction method and materials utilised providing a high energy efficiency and sustainability. The house will be prefabricated off site under factory conditions incorporating a closed panel system providing very high insulation levels considerably exceeding current building regulation requirements. With triple glazed windows and doors being also factory fitted to exacting tolerances a high level of air tightness is achieved which is critical in reducing overall running costs. Heating will be augmented with a mechanical heat recovery system which will reduce heat loss and increase energy efficiency further.

External wall U-value: 0,14 W/m²K

6,0 mm – Render/Plaster

120,0 mm - Polystyrene (0,040 W/mK)

12,0 mm – Duripanel, cement board

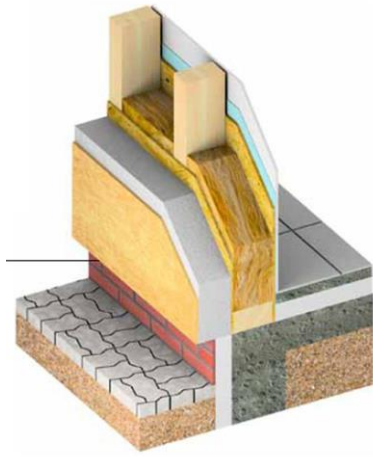
180,0 mm – Timber frame, studs

180,0 mm – Mineralwool (0,040 W/mK)

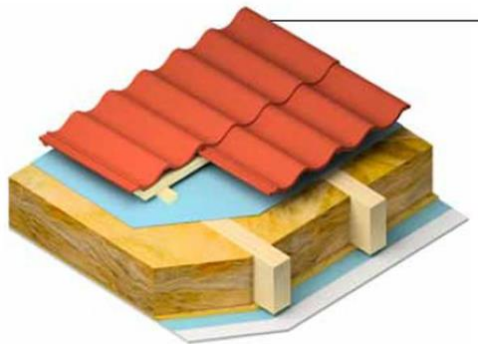
12,0 mm – OSB

0,2 mm – Vapour control layer

12,5 mm – Plasterboard



Roof U-value: 0,18 W/m²K



Roof tiling

35,0 mm - Battens

27,0 mm – Counter battens

2,0 mm – Felt/sarkin felt

220,0 mm – Rafters

220,0 mm – Mineralwool (0,035 W/mK)

22,0 mm – OSB

0,2 mm – Vapour control layer

12,5 mm – Plasterboard

- 1.6 This method of construction has the added advantage of achieving a wind and watertight building typically within seven days and being totally complete and ready to occupy in 5 to 7 weeks.

2.0 Amount

- 2.1 The proposals are to erect single storey dwelling house in the existing garden area.

3.0 Layout

- 3.1 The proposed building will be located on regular, slightly sloping site. The new dwelling will be positioned within the plot to allow ample space on all four sides for maintenance and access.

4.0 Scale

- 4.1 The proposed building has been designed with respect and aesthetic theme of the existing properties lying around the proposed plot. The proposed house has been designed to reduce the average ridge height level of surrounding properties for approximately 2,0 to 3,5m to reduce to minimum a potential level of dominant within Thurgoland village area. The site will be well screened by existing and proposed new trees and hedges arrangement , thus the dwelling would not be more intrusive when viewed from Thurgoland Lane.

5.0 Landscaping

- 5.1 The proposals allow for the retention of the existing hedgerows and trees as far as possible to minimise the impact on the surrounding area. Further appropriate landscaping will be undertaken including provision of suitable indigenous trees in the hedgerows.

6.0 Appearance

- 6.1 Proposed new dwelling will have a contemporary feel by building in a combination of white render, glazing and, grey concrete roof tiles to match the majority of the existing properties in the area.
- 6.2 The majority of the windows have been positioned on the North and East facing elevations, looking down the back garden. Windows to the South and West elevations have been kept to a minimum in number and size and to have obscure glazing for all Bedrooms and En-suite to reduce the risk of overlooking.

7.0 Access

- 7.1 Access will be maintained from the existing road and will provide off street parking areas for private cars.