



9 Woodside Lane, Sheffield
Design and Access Statement

December 2017

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1.	Response to context
	<p>Please describe your proposal, the design principles and concepts that have been applied, how these have been derived from the characteristics of the site and its surroundings, and how they have led to the physical characteristics of the proposal, as set out in the following sections.</p>
	<p>The proposal submitted is designed to offer a much-improved residential dwelling allowing for a better layout and living space at ground, and first floor levels and improved access to and use of the front and side garden areas.</p> <p>Care has been taken over the consideration of proposed materials to represent the modern nature of the extension and match the original materials of the building where appropriate.</p> <p>Thought has been applied to ensure the proposal is similar to other developments in the area, sympathetic to both the existing building and neighboring properties and is of a scale and appearance that suits its location, setting and use.</p>
2.	Use
	<p>Explain the use or uses proposed, their distribution across the site, the appropriateness of the accessibility to and between them, and their inter-relationship to uses surrounding the site.</p>
	<p>The use of the scheme is to simply increase the amount of living accommodation at ground and first floor levels and improve access to and the use of the front and side external landscape of the property with improvements to vehicular access and parking.</p>
3.	Amount, Layout, Scale & Appearance
	<p>The amount of development is how much development is proposed. For residential development, this means the number of proposed units for residential use and for all other development; this means the proposed floor space for each proposed use.</p> <p>Explain and justify the amount of development proposed for each use, how this will be distributed across the site, how the proposal relates to the site's surroundings, and what consideration is being given to ensure that accessibility for users to and between parts of the development is maximised. Where the application specifies a range of floor space for a particular use, the reasons for this should be explained clearly in the design and access statement.</p> <p>The layout is the way in which buildings, routes and open spaces (both private and public) are provided, placed and orientated in relation to each other and buildings and spaces surrounding the development.</p> <p>Explain and justify the principles behind the choice of development zones and blocks or building plots proposed and explain how these principles, including the need for appropriate access will inform the detailed layout. The use of illustrative diagrams is encouraged to assist in explaining this.</p> <p>Demonstrate how crime prevention measures have been considered in the design of the proposal and how the design reflects the attributes of safe, sustainable places set out in Safer Places- the Planning System and Crime Prevention (ODPM/Home Office, 2003).</p> <p>Scale is the height, width and length of a building or buildings in relation to its surroundings.</p>

Creative Conservation - Inspiring Design

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	<p>Explain and justify the principles behind the parameters for the upper and lower limits of the height, width and length of each building proposed, and explain how these will inform the final scale of the buildings.</p> <p>Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.</p> <p>Explain and justify the principles behind the intended appearance and explain how these will inform the final design of the development.</p>
	<p>The proposal has been put together to offer a much-improved level of living accommodation at all levels of the building with additional accommodation to both sides in the form of new extensions, all to meet the needs of the current owner who requires further space.</p> <p>The layout has been decided upon to ensure that larger and additional living accommodation is afforded to the property at the sides with a direct connection to the side garden terraced areas. The additional structures allow a larger and better kitchen and dining area with addition day room, utility room and storage provision, 1 No additional en-suite bedroom and a dedicated access porch all at ground floor level. The basement has been retained as existing to provide storage provision and the first floor reconfigured to give 3 No well apportioned bedrooms and a family bathroom.</p> <p>The extension has been scaled such that it appears to be subservient in terms of size and scale from the existing house when viewed from the street. The facing materials to the front tie in with the existing property to create harmony although are modern in nature to the sides and rear to help tie in with the existing extension and represent the modern nature of the works.</p> <p>All materials have been specified to meet the requirements of their use, meet the requirements of the Building regulations approved documents and tie in with the existing visual aesthetic of the site and modern nature of the proposals.</p>
4.	Landscaping & Access to the development
	<p>Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated through hard and soft landscaping measures. Statements should also explain how landscaping will be maintained.</p>
	<p>The external landscaping to the front garden space will include the removal of the existing overgrown scrub to be replaced by a grassed garden area. The external side garden areas are proposed to be terraces linked by a pathway and connected to the front facing garden areas.</p> <p>The original access to the development from the road is to remain as existing by means of an access path. We have additionally proposed to create a new vehicle access of the road to enable off street parking suitable to the size of the property given there is none currently afforded to the property.</p>

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