

Residential Conversion, New Mills Education Centre, New Mills

Design and Access Statement

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1.	Response to context
	<i>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.</i>
	The proposal submitted is designed to allow the conversion of an former educational facility to form 26 No. Residential flats. Care has been taken over the consideration of proposed materials to match those of the surrounding area, and where appropriate, to represent the agricultural setting. Thought has been applied to ensure the proposal is similar to other developments in the area, sympathetic to both adjacent existing neighbouring properties and is of a scale and appearance that suits its location, setting and use.
2.	Use
	<i>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.</i>
	The use of the scheme is to simply provide residential flats within existing former education college buildings. The proposal allows for 26 No, well apportioned residential flats, along with associated cycle and bin storage areas and off-street vehicle parking.
3.	Amount, Layout, Scale & Appearance
	<i>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.</i> <i>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.</i> <i>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.</i> <i>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.</i> <i>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).</i> <i>Scale is the height, width and length of a building or buildings in relation to its surroundings.</i>

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	<i>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.</i> <i>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.</i> <i>Explain and justify the principles behind the intended appearance and explain how these will inform the final design of the development.</i>
	The layout has been decided upon to enable 26 No residential flats to be located within a design that fits within the existing building's envelopes. Each flat has been designed to meet, or exceed national space standards. Furthermore, each flat has been designed to take advantage of the location of existing window and door openings to provide good levels of natural daylight and ventilation, as well as views away from the property. The spaces have been designed to be efficient with the existing space allowed, and allow for safe and easy access, egress and escape in circumstances of fire. The external aesthetic of the proposal has been decided upon to match that of the existing building in order to maintain the existing relationship that the site has with the street scene. A mixture of 5 No. 1 bedroom, 16 No. 2 bedroom and 5 No. 3 bedroom flats have been allowed for to enable a broad mix of residents across the site to ensure diversity of demographic. The existing predominant features of the site have been retained including external materials, windows and door sizes, materials and locations, site entry and egress points, and external spaces. All materials have been specified to meet the requirements of their use, meet (and in some cases surpass) the requirements of the Building regulations approved documents and match the materials of many of the surrounding buildings where possible in order to allow as minimal visual impact on the area as possible. Care has been taken with the detailing of the proposed elements to ensure that all building lines remain true to the surrounding buildings and site as noted above, the scale and mass of the building ties in well to the surrounding area and the internal flow of the building is harmonious and efficient.
4.	Landscaping & Access to the development
	<i>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.</i>
	The existing entry points to the site have been retained to ensure continuity of access and therefore relationship with the street. Access to the flats has been spread across the site to allow an even spread rather than one entry and exit point. Externally, the site has been utilised to allow 29 No. car parking spaces on the existing hardstanding areas. In addition to this, an area of terracing has been allowed for to provide external seating space. There is though a large amount of

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	external amenity space within close proximity to the site that can be utilised for the benefit of the residents.
5.	Sustainability
	Sustainability needs to be considered at the beginning of the design process. 5 key questions, which should be addressed by the Statement, are outlined within Sheffield's Sustainability toolkit. The Sustainability Statement should: • be brief and to the point • demonstrate the environmental benefits and impacts of any proposal • outline how the proposals address the 5 key questions in Sheffield's Sustainability toolkit - Does the development: 1. Support and help revitalise the local economy? 2. Reinforce Sheffield's neighbourhoods and communities? 3. Provide a range of transport options and inclusive access? 4. Protect and enhance Sheffield's natural environment and resources? 5. Integrate high quality design and construction? Reference should also be made to the Sheffield Plan, with particular attention to: • Policy CS 64 Climate Change, Resources and Sustainable Design of Developments • Policy CS 65 Renewable Energy and Carbon Reduction
	Sustainability has been considered as part of the project from the outset. Whilst the client is mindful of the benefits to proposing low carbon technology measures these are considered to be bolt on measures that could benefit a well thought out scheme. First principles of design have been implemented to ensure that the new proposed flats are well apportioned in terms of size of spaces, the layout has been derived from a desire to utilise the existing space available and external outlook considered and is also mindful of the heritage like status of the building and the need to retain historic fabric. Rooms have been located to enable good levels of natural daylight throughout where possible. Indeed, this philosophy has been adopted to ensure the visual connection to the previous use of the building is retained externally also to help embed the new proposal within the local setting. Where new elements have been proposed, these have been considered from a low carbon footprint point of view where possible but have also been specified to be as minimally reliant on maintenance as possible. Low energy lighting is to be installed throughout and low flow wc's and taps installed also. Given these flats are within an existing building conversion project, we are looking to utilise a fabric first approach to the design.
6.	Sustainable Urban Drainage
	A SuDS Design Statement is required for all Major Applications with surface water drainage.

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	In summary, the Government define Majors as from 10 houses or 1,000 sq m upwards. The Lead Local Flood Authority (LLFA) is a statutory consultee for these applications.
	As noted above the works overall are to be undertaken by converting an existing building that has only hardstanding surfaces as external area associated to it. Therefore there are not proposed to be amendments to the existing drainage scenario on site with all existing drainage facilities and connections to be utilised.
7.	Affordable Housing
	Client statement with regards to the provision of affordable housing.
	As noted above, the works are proposed to provide a mixture of 1 bedroom, 2 bedroom and 3 bedroom apartments. These are intended for the general market in line with the needs and wants of residential tenants. It is not intended to offer any of the proposed flats over to a registered housing supplier for the supply of affordable housing. The applicant is though understanding that should affordable housing requirements be in place within this local authority, they are prepared to enter into discussions and agreements with regards to Section 106 legal agreements.