

Design and Access Statement

**New Dwelling
Land adj. to Springwood House
Sheffield Road
New Mill
HD9 7EX**

This document is to be read in conjunction with other documents and drawings submitted as part of the Planning Application.

This application seeks approval for the following –

Development of 1no. new-build detached dwelling.

The site has previously had approval for the construction of a detached dwelling in the grounds of the existing Springwood House. (App.No. **2015/62/92902/W**).

The design approach has been based upon the sensitive addition of the detached dwelling, the insertion of a new building within the grounds that relate to the existing building and the overall context of the site. This provides a style of accommodation that should be of interest to a wide variety of potential homeowners.

The new buildings take design cues from Springwood House. Natural stone walls and blue slate roofs are employed. Gable widths, roof pitches and fenestration are similar to the existing building. Put together they form a strong connection and continuity between old and new.

There are a number of trees on the site, many of which have tree preservation orders. As the previous application accepts the removal of trees within the centre of the site, leaving trees along the boundary. This principle has been developed and adapted to the requirements of a residential layout. As highlighted in the plans below, the design has developed to take account of advice from the arboriculturalist. This directly impacted layout and house-type to create a balanced relationship between the trees and the built form.

In terms of access design, the existing vehicular entrance has been widened to a width that leads to both properties private drives, which in turn gives safe access for turning vehicles within the site and safe visibility for ingress and egress of the site.

Development Site



Aerial View



Proposed Site Plan



Elevation from Butterley Lane



Rear Elevation