

**Project Details:**

Project:	41-43 Montgomery Road		
Project Description	Conversion of existing buildings (currently nursery spaces and associated support and storage areas) into residential apartment accommodation		
Project No:	jca-1253	Revision:	-
Date:	25 <sup>th</sup> November 2020		
Address:	41-43 Montgomery Road, Sheffield. S7 1LN		

**Introduction**

This Design and Access Statement has been prepared in support of a proposed Change of Use at:

- a) 43 Montgomery Road from Use Class D1 to Use Class C3 and
- b) 41 Montgomery Road from Use Class C3 to Use Class D1

Both adjoining properties are in the Nether Edge Conservation Area, to the south-west of Sheffield.

The site is currently occupied by 2 existing 4 storey stone built Villas which are joined via a more recent connecting development. No. 41 Montgomery Road currently consists of residential flats of which the ground floor is proposed to be changed to Use Class D1 to be used for Creche/Nursery function. No. 43 Montgomery Road currently consists fully of a Creche/Nursery (Use Class D1) and is proposed to be fully converted into 8no. residential units, Use Class C3.

**Design and the Conservation Area**

The proposed development will provide 8no. new modern 1 and 2 bedroom apartments and parking provision, set within a landscaped plot.

The Proposals do not seek to extend or alter the existing buildings, but convert the existing internal spaces into 8no. flats, consisting of 5no. 1 bed units and 3no. 2 bed units. Changes to the elevations are limited to changes to fenestration only.

**Land Use**

The site lies within a Housing Area as defined by the adopted Sheffield Unitary Development Plan (UDP). In accordance with Policy H10 within the UDP housing is the preferred use and so the principle of the proposal is acceptable though this is subject to compliance with other UDP policies and in particular H14.

**Housing Supply**

Policy CS22 - Scale for the Requirement for New Housing of the Sheffield Development Framework Core Strategy (CS), sets out Sheffield's housing targets until 2026. The NPPF

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2019 provides more up to date guidance on this matter and requires local authorities to identify a 5 year supply of specific 'deliverable' sites for housing.

A residential development here would therefore make a small but positive contribution towards the Councils housing land supply of deliverable sites and this should be afforded appropriate weight as a material consideration.

The proposal therefore accords with Core Strategy Policy CS23 (Locations for Housing Development) as this is considered to be suitable and sustainable site which is located in the existing urban envelope.

#### Sustainable use of land

The application site is a previously developed site for the purposes of national planning guidance relative to housing.

A development of 8 apartments would represent a density of approximately 55 units per hectare which would sit well within this expected figure and such a proposal would be considered to be satisfactory with regards to policy CS26.

#### Housing Mix

The proposal provides for three 2 bedroom flats and five 1 bedroom flats and whilst there is no specific policy requirement for mixed house types, it is considered that this scale of development will therefore be acceptable.

#### External Amenity Space provision

At present there are areas of hardstanding to the front and side of the property. The proposals seek to propose new areas of soft landscaping, for both individual flats at ground floor level and communal spaces for the upper flats to make use of.

Privacy for the ground floor flats is provided by robust boundary treatments through fencing and planting of boundary hedges.

#### Highways and parking

##### Access

The existing access to the site will continue to provide the vehicular entrance into the site and it is unlikely that the proposals will cause a trip generation different from existing so as to result in highway safety concerns.

##### Car Parking provision

Policy H5 states that planning permission will be granted for the creation of flats, bed-sitters and the multiple sharing of houses only if there would be appropriate off-street car parking for the needs of the people living there.

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UDP parking guidelines suggest a provision of one space per flat with an additional space per four flats for visitors and so the provision is likely to easily be met.

Given that the site is located in a reasonably sustainable location 1no. parking space per flat has been provided which includes 1no. disabled parking space. It is proposed that the majority of the existing external curtilage is given over to appropriate landscaping in order to create an improved environment for future occupants and also contribute more positively to the visual amenity of the Conservation Area.