



# Riverside Works

## DESIGN, ACCESS & PLANNING STATEMENT

Design Access Statement Prepared By:

CODA Bespoke

70-71 Cornish Place

Cornish Street

Sheffield

S6 3AF

## Introduction

This Design and Access statement has been produced to support the planning application for the part conversion of the first floor of the existing building into 2 no. 2 bed apartments at the site of Riverside Works.

## Site

Riverside Works,  
Neepsend Lane,  
Sheffield  
S3 8AU

The site is currently home to The Kelham Flea located within a 2-storey building. The ground floor is used as the shop and the first floor is used for additional premises associated with the unit. The site measures 0.09 hectares and the existing premises cover much of the site.

The site is located on Neepsend Lane in Sheffield close to the junction of Bardwell Road and Boyland Street. To the north and west of the site is Arthurs Waste Recycling compound. To the East of the site is Kingfisher Works which houses several small businesses along with SteelYard Kelham. To the south of the site on the opposite side of the road is the River Don. To the rear of the site there is a small yard that is owned by the building.

The site is directly accessed from the footpath on Neepsend Lane via the front entrance. There is also access located on the western elevation of the building.

The area is a mixture of industrial, residential and commercial use.

## Proposal

The proposal involves the addition of entrance hall and bin store to the ground floor and the partial conversion of the first floor into 2 no. 2 bed apartments.

## Layout

At ground floor the existing door opening is to be widened and the roller shutter to the shop unit is to be reduced in width.

A new partition wall is to be built to form an entrance hallway that will allow access to the existing staircase. Within this space a bin store will also be located against the external wall to allow for ventilation.

At mezzanine level the existing wc's are to be removed to allow for an open corridor area.

At first floor 2 no. 2 bed apartments will be created in the front third of the building.

Each apartment will include the following:

- Open Plan Kitchen/Living/Dining
- 2 no. double bedrooms
- Bathroom
- Store

## Appearance, Design & Context

The proposals have little impact on the exterior of the existing building. The front entrance currently has a single door and roller shutter, and this aspect is to be retained but updated to suit current standards. The materials to be used are to be in keeping with the area.

The window located within the bathroom in Apt.01 at first floor will be replaced with obscured glazing.

Rooflights are to be added to allow for more light into the apartments. The rooflights positioned in the main stairwell and corridor are to be AOV's for fire.

Internally the apartments have been designed to be sympathetic with the building. Exposed beams and features will allow for the character of the building to be retained.

The proposed development is intended to conform with the nearby buildings in an area that is constantly changing and updating to suit the vibrant lifestyle that Kelham Island brings.

It is felt the design appropriately meets the requirements outlined in the NPPF under paragraph 127, which states: - 'Planning policies and decisions should aim to ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

## Sustainability

The dwelling will be designed and built to current BRegs standards, in order to ensure a good quality and highly energy efficient scheme.

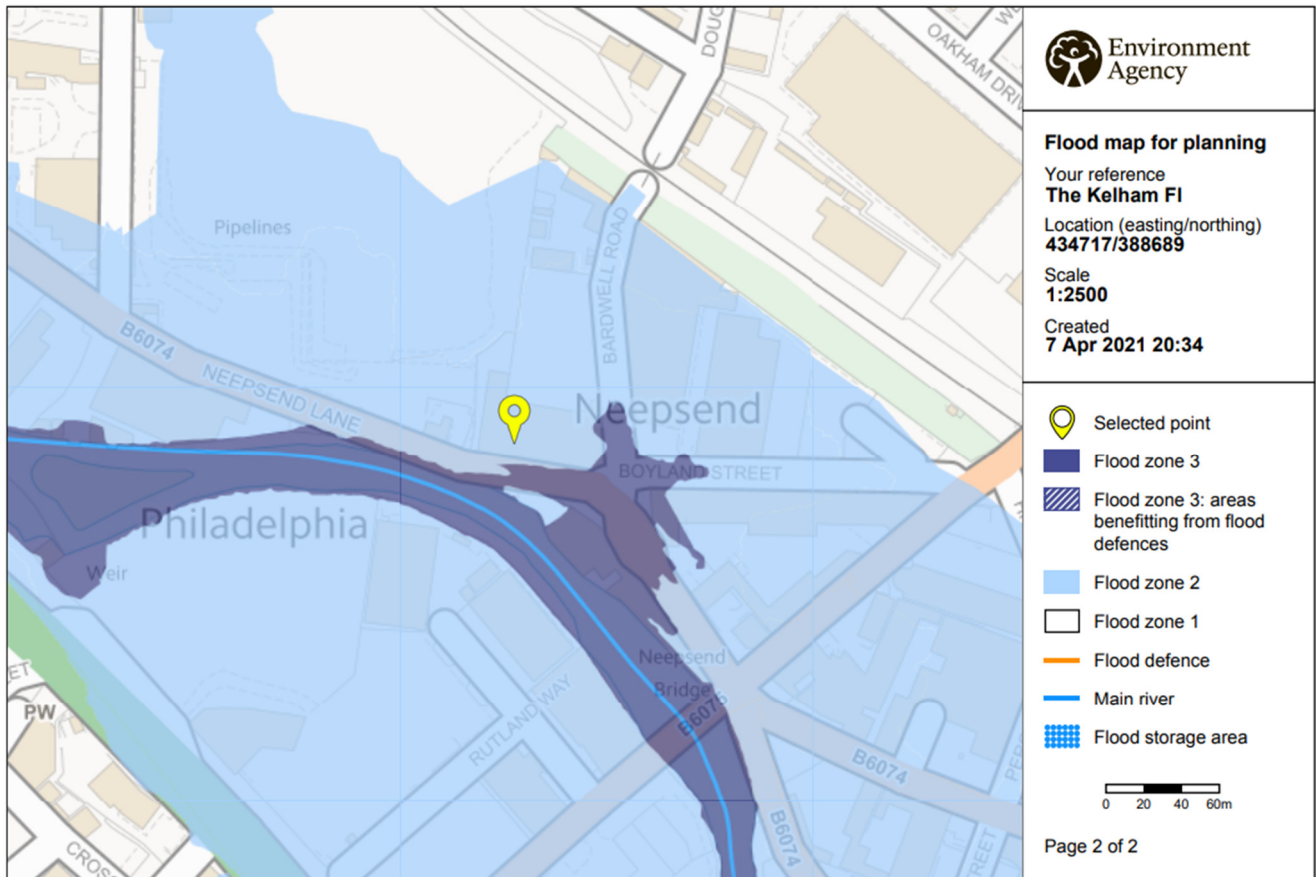
The building has been designed to provide an abundance of natural daylight and strong connection with the outdoors, which is an attempt to increase the occupiers well being and reduce the need for artificial lighting.

## Access

The site is approximately 1.5 mile from Sheffield City Centre which offers a range of shops and services.

The nearest bus stop is less than 1 minute away from the site and offers links to the city centre and tram routes.

## Flood Risk Statement



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The site is located in Flood Zone 2. The land has between a 1 in 100 and 1 in 1000 annual probability of flooding.

We have not modelled the flood levels in this area as the levels of the site will not change. The proposal is for apartments located at first floor 5.4m above the existing ground floor level of the unit.

The site lies within 20m of the River Don. The local authority is currently implementing a flood defence scheme to improve the river wall defences and to help alleviate pressures in the event of a heavy rain fall.

The proposals will not increase the surface water run off and the proposed works will have little impact on the existing drainage systems. It is considered that the residual risk of flooding to the property and inhabitants are satisfactory and that the proposed works will have little impact and will not increase the likelihood of flooding elsewhere in the vicinity. It is believed that no further mitigation of additional work is necessary for the scheme.

## Trees

No trees will be affected by the proposal.

## Planning Policy

The site is a brownfield site situated within the settlement framework boundary as defined in the Local Plan.

It is considered that the redevelopment of the site would have a positive impact on the surrounding area.

## Conclusion

It is considered that the proposed development is deemed acceptable based on the above.

The proposed development has been carefully designed to make sure that the impact on the surrounding area is limited. The design attempts to keep the building in line with the built form in the immediate vicinity and retain the character.