



**Lydgate House, Lydgate Lane, Sheffield S10 5FH**

**Design and Access Statement**



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## **1.0 INTRODUCTION**

- 1.1 This Design and Access Statement has been prepared in support of a detailed planning application for the conversion of part of Lydgate House, Lydgate Lane, Sheffield S10 5FH from office to residential use, comprising of nine self-contained apartments.
- 1.2 This statement will provide an analysis of the site context, including its location and physical characteristics as well as an assessment of the development proposal in the context of national and local planning policy.
- 1.3 The property, which is not listed, is located within an area defined as a Housing Area in the Sheffield Unitary Development Plan (UDP). It is located outside, but adjacent to, Broomhill Conservation Area. An analysis of the character of the site and proposal and its contribution to the area and setting of will be made in support of the proposed development.
- 1.4 The design merits of the proposed scheme have been described in detail to explain how the design principles have informed the proposed layout, floorplan and access arrangements. The character of the site and proposals will be considered in the context of policy guidance.
- 1.5 A formal pre-application enquiry was submitted to the Local Planning Authority on 19 May 2023 (Ref: 16/04342/PREAPP) in respect of a Minor Development to convert the original Victorian part of Lydgate House into residential accommodation. Feedback was received on 3 October 2023 that the proposed change of use would be acceptable in principle subject to ensuring a satisfactory level of residential amenity and parking. That feedback has been reflected in the proposals.

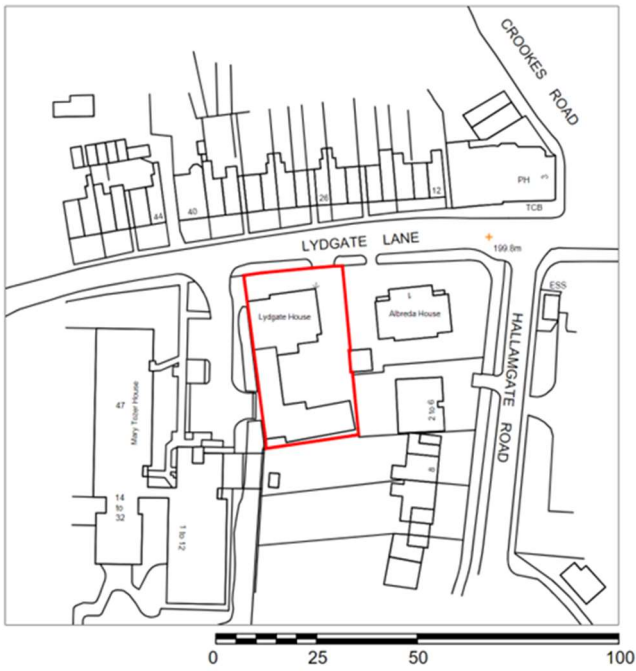
## **2.0 LOCATION AND SITE ANALYSIS**

### *Site Location*

- 2.1 The site is located on Lydgate Lane close to the junction with Hallamgate Road, with its main frontage on Lydgate Lane, bounded to the front by a stone wall.
- 2.2 The site lies within a Housing Policy Area, as designated in the UDP and is adjacent to (but not within) Broomhill Conservation Area.
- 2.3 The building's current purpose is as Use Class E(g) office/commercial. The proposed part of the building to be converted to residential apartments is that to the north boundary fronting Lydgate Lane, shown hatched in red in Figure 2.



**Figure 1: Site location plan**

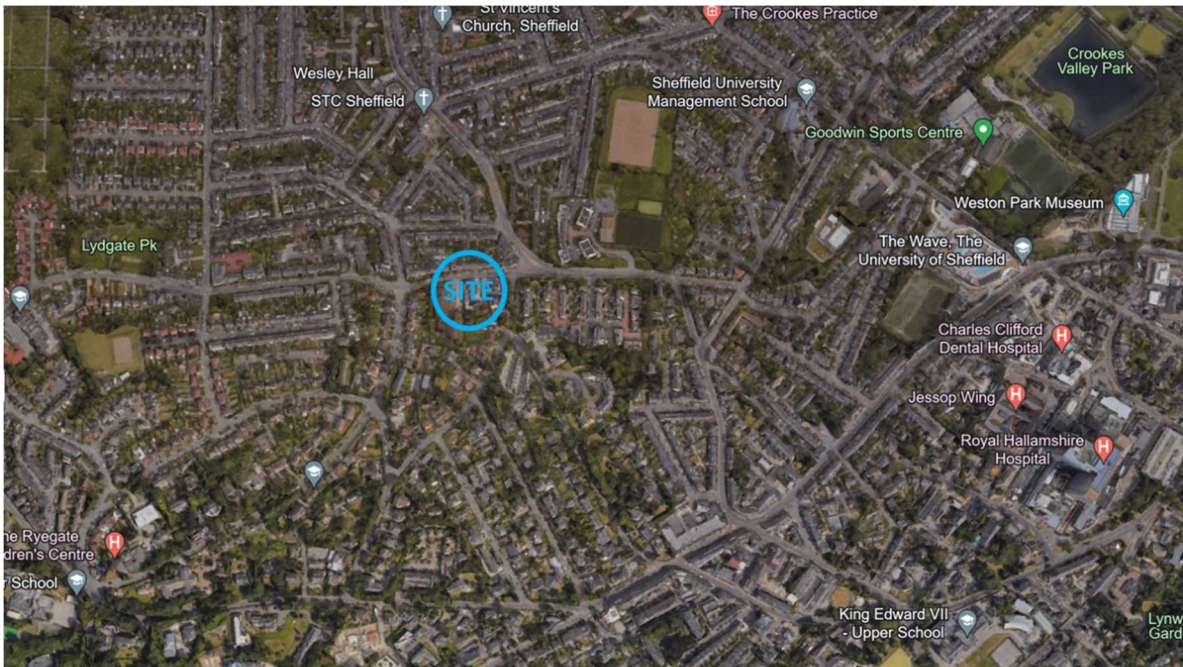


**Figure 2: Site Plan**



2.4 It is located approximately 2.5km west of Sheffield city centre and within approximately 1.2km of the University of Sheffield, the Royal Hallamshire Hospital, and the Charles Clifford Dental Hospital (Figure 3)

**Figure 3: Site Location**



### *Site Context*

- 2.5 Crookes is a vibrant suburb of Sheffield, influenced by its proximity to the University of Sheffield and a significant number of prestigious medical facilities. The site benefits from being situated within a short walk of range of amenities including banks, shops, supermarkets, pharmacies and cafes located approximately 0.5km to the north on Crookes Road and 0.5km to the south on Fulwood Road.
- 2.6 The site benefits from being in close proximity to outdoor leisure amenities being approximately 400 metres from Lydgate Park, located on Lydgate Lane to the west of the site, and less than one kilometre from Crookes Valley Park and Weston Park.

### *Site Access*

- 2.7 There is a vehicular entrance from Lydgate Lane to the site, leading to off-road car parking areas adjacent to Lydgate House to the north and east, as well as in the courtyard area of the site. There is sufficient parking for 17 vehicles.
- 2.8 The adjacent highways network provides linkages to the site giving good pedestrian and vehicular access and connectivity to the city centre and local amenities.
- 2.9 The site is 150m from the nearest bus stop (Service 52 which serves Hillsborough to Woodhouse via Sheffield city centre and runs at approximately 5-10 minute intervals).

### *Historical and Architectural Context*

- 2.10 Lydgate House consists of a red brick Victorian villa built in the 1880s as a Boys Home. An extension was added to the rear of the original house in the post-war period. The older part of the building consists of three storeys and a basement, with the more modern, rear building set over two storeys. The building sits within its own grounds with a clearly defined front entranceway on Lydgate Lane. The proposal is to convert the original Victorian part of the building to residential use whilst maintaining the rear accommodation as offices.
- 2.11 The following series of photographs, Figure 4, shows the character of the application site.

*Figure 4: Lydgate House, Lydgate Lane, Sheffield S10 5FH*



2.12 The neighbourhood in which the site is located is urban in nature. The network of streets has developed organically and reflect the topography of the land. The area in the immediate vicinity of the site is characterised by terraced buildings of local stone, detached houses and purpose-built accommodation. The site immediately to the west is an assisted living facility.

2.13 The interior of the building comprises modern fixtures and fittings typical of office use. There are no features of notable architectural interest.

### **3.0 DEVELOPMENT PROPOSAL**

3.1 The application proposal is for the conversion of part of Lydgate House, Lydgate Lane Sheffield S10 5FH from offices (E(g) Use Class) to residential accommodation in the form of nine residential apartments. The part of the building proposed to be converted is shown hatched in red in Figure 2 above.

- 3.2 As part of this submission, a series of plans and elevations have been provided and include the following:
- Existing Site Plan
  - Existing Floor Plans
  - Existing Elevations
  - Proposed Floor Plans
  - Proposed Elevations
  - Car Parking Plan
  - Bike and Bin Storage Plan

### ***Design and Access***

#### *Amount*

- 3.3 The application seeks to refurbish and convert part of Lydgate House into nine residential apartments. No new floor space is proposed as part of the development. The following schedule of accommodation is proposed:

#### Lower Ground Floor:

- 2no. 1-bedroom apartments

#### Ground Floor:

- 2no. 2-bedroom apartments
- 1no. 1-bedroom apartment

#### First Floor:

- 2no. 2-bedroom apartments
- 1no. 1-bedroom apartment

#### Second Floor:

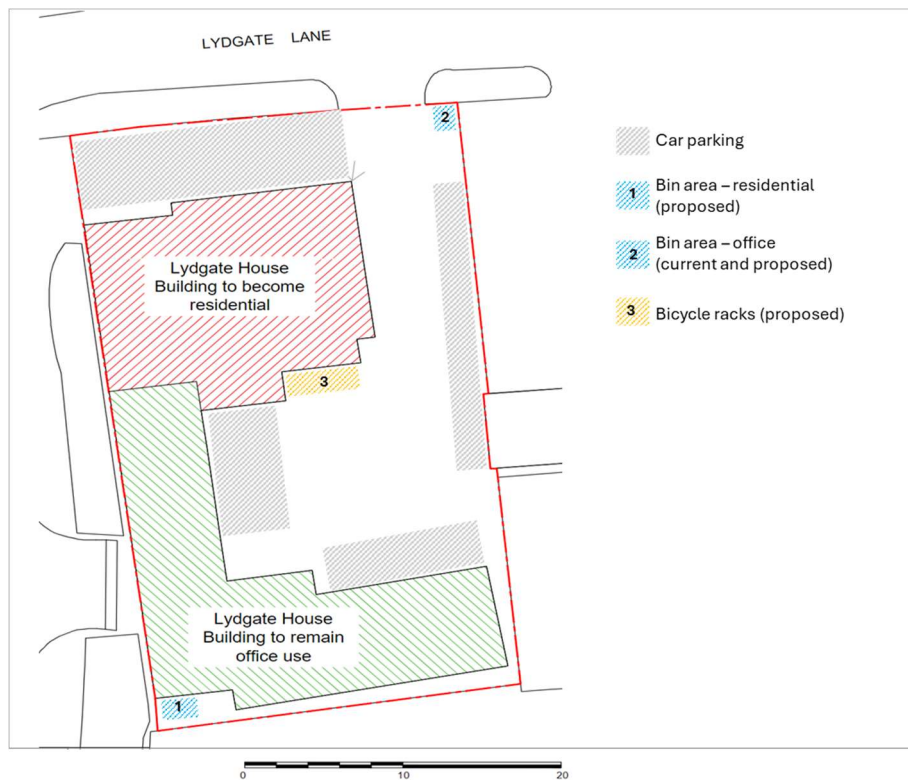
- 1no. 2-bedroom apartment

- 3.4 Provision is made for one parking space per apartment, totalling nine parking spaces dedicated for residents. There are currently 17 parking spaces to the north and east sides of, and in the courtyard of, the building. The remaining eight parking spaces will be made available preferentially to tenants of the offices. Based on current and historic take up of parking spaces by office tenants, this would be expected to meet requirements. The current office tenants are allocated six dedicated parking spaces. Additionally Lydgate Lane is available for parking on a first come first served basis.



- 3.5 Bicycle parking for up to 16 bicycles will be located in the courtyard parking area, underneath a porch roof, in the area hatched in gold in Figure 5. Nine of these spaces will be allocated for residential use and the remainder will be for use by office occupants. Owing to the location of the site on a hill, bicycle usage is currently uncommon and infrequent amongst office occupants. However, the provision of safe, covered, conveniently located parking stands, may encourage bicycle use as a sustainable form of transportation.
- 3.6 Refuse collection is currently from the designated bin area adjacent to the entrance to the site on Lydgate Lane, shielded from view from Lydgate Lane by the boundary wall. This will remain for office use (hatched in blue and numbered 2 of Figure 5). The waste collection area for residential use will be located in an enclosed refuse area at south boundary of the site, hatched blue and numbered 1 on Figure 5. The residential refuse area will be hidden from view by the building itself to the north and by the existing boundary fences to the other aspects.

***Figure 5: Bicycle Parking and Bin Areas***



**Scale**

- 3.7 The application site is a three-storey property with a basement. No additional floorspace will be created by the proposal.



### *Access*

- 3.8 Access to all residential properties is proposed via a new main entrance on the ground floor on the east façade. Access to the offices will be via a separate, existing, entrance located on the north façade of the building retained for office use. The separation of entrances enhances fire safety and security and is therefore of benefit to all residents.
- 3.9 Vehicular, bicycle and pedestrian access will be via the entrance on Lydgate Lane. The proposal does not represent an intensification of use in comparison with existing use as offices. Indeed, if anything a reduction of use is probable. There would be negligible change – potentially a slight reduction - on trip generation associated with the proposal and therefore it would have limited or positive impact on vehicular movements, highway safety, and sustainability. The access will continue to be a safe and a practical solution.

### *Appearance*

- 3.10 The proposed development includes minor external alterations for the purpose of improving access to, and enhancing natural light within, the residential units. These alterations, which are shown in Figure 6, comprise:
- window in east façade of the original Victorian building to be removed and replaced by new proposed main entrance door to the residential part of the building.
  - existing doorway to the building on the south façade to be closed using reclaimed bricks from the construction of the new entrance.
  - existing brown wooden door will be retained and used for the new proposed main entrance, in keeping with entrance doors to other residential buildings on Lydgate Lane. The steps to the new entrance will be a concrete structure covered with local stone slabs with a black iron handrail.
  - low height wall below the porch in the courtyard to be removed in order to allow for the provision of, and easy access to, bicycle storage.
  - exterior steps from courtyard to the lower ground floor to be closed with a concrete slab.
  - new proposed windows on the north and south façades of the original Victorian building to be constructed with white aluminium or aluminium composite panelled frames with masonry lintel and surrounds matching the existing windows in the building.

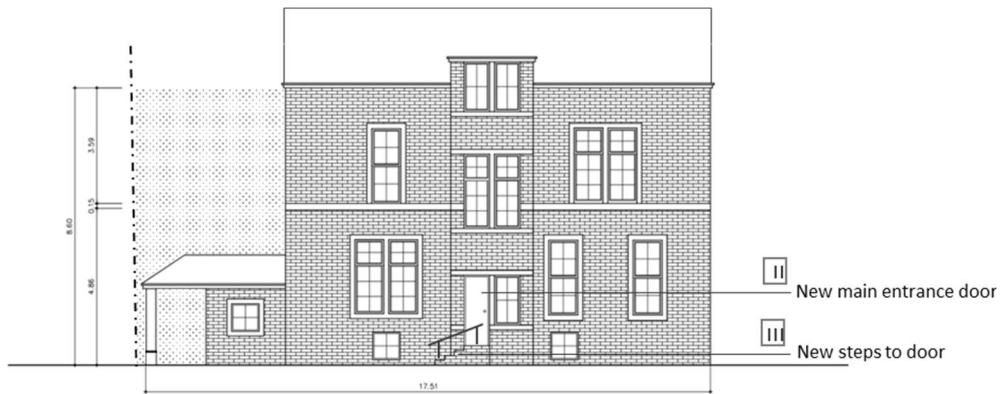
**Figure 6: External Alterations**



① NORTH ELEVATION



③ SOUTH ELEVATION



④ EAST ELEVATION

### *Layout*

- 3.11 The layout of the proposed development has been carefully considered with the objective of providing a good standard of residential amenity. There is no additional floorspace proposed and the internal layout has been designed so that each apartment will have a kitchen/living area, at least one bedroom, and a separate bathroom. In addition to being fully compliant with the Nationally Described Space Standards the conversion has been designed with the objective of being recognised as a higher quality development and, as such, also exceeds the minimum space guidelines set out in the South Yorkshire Residential Design Guide for the vast majority of the development.
- 3.12 The interior of the building does not contain any features of architectural significance.
- 3.13 Original walls and staircases to the lower ground, first, second and third floors will be retained. Internal alterations proposed as part of the developments are:
- a small number of partition stud walls to be removed and new partition stud walls to be installed to define the living, bedroom, and bathroom spaces in all apartments
  - removal of existing west staircase between ground and lower ground floor
  - new fire doors to improve fire and acoustic separation.

### *Landscaping*

- 3.14 The parking area of the property will be resurfaced with stamped concrete to give a more domestic character to the space.
- 3.15 A pathway leading from the courtyard parking to the residential entrance will be segregated from the driveway in front of the entrance by low planters containing plants which, in addition to improving the character of the site, will also contribute to biodiversity.

## **4.0 PLANNING POLICY CONTEXT**

- 4.1 Paragraph 12 of the National Planning Policy Framework (NPPF) requires that planning applications are assessed first and foremost in accordance with the development plan, unless material considerations indicate otherwise. The adopted local policy is the Sheffield Core Strategy (2009) and the Sheffield Unitary Development Plan (Saved Policies) (1998). In cases where policies are not up to date when assessed against the NPPF, applications should be considered against the tilted balance test contained in Paragraph 11 of the NPPF which states that a presumption in favour of sustainable developments should be applied. In application of paragraph 11, a development should be approved without delay unless any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits.

4.2 The table below outlines the main relevant policies in the context of the proposal and Chapter 5 of this Design and Access Statement discusses those policies of most significance to this particular application in more detail.

4.3 The site is identified on the Unitary Development Plan as being within a Housing Area.

### Sheffield Unitary Development Plan (Saved Policies) (1998)

Policy Reference	Details
H10 Development in Housing Areas	In Housing Areas, except the Nether Edge and Broomhall Areas, the following uses will be: Preferred Housing (C3)
H14(c) & (d)- Conditions on Development in Housing Areas	In Housing Areas, a change of use will be permitted provided that the site would not be overdeveloped or deprive residents of light, privacy or security, or cause serious loss of existing garden space which would harm the character of the neighbourhood, and that it would provide safe access to the highway network and appropriate off-street parking, and not endanger pedestrians.
BE9- Design for Vehicles	Encourages new development to provide a safe, efficient and environmentally acceptable layout for all vehicles (including cycles) and pedestrians.

### Sheffield Core Strategy (2009)

Policy Reference	Details
CS22 Scale of the Requirement for New Housing	Requires an average of 1,425 net additional dwellings per year over the period 2008/09 to 2025/26.
CS23 Locations for New Housing	Outlines that 90% of new housing will be developed within the main urban area of Sheffield where it will make efficient use of land and infrastructure.
CS24 Maximising the Use of Previously Developed Land for New Housing	Emphasises the sustainable use of resources and efficient use of existing infrastructure meaning that priority is given to the development of previously developed sites
CS41 Creating Mixed Communities	Mixed communities will be promoted by encouraging development of housing to meet a range of housing needs including a mix of prices, sizes, types and tenures, and a. providing housing for a broad range of smaller households in the City Centre and other highly accessible locations
CS74 Design Principles	High-quality development will be expected, which would respect, take advantage of and enhance the distinctive features of the city, its districts and neighbourhoods



## 5.0 ASSESSMENT OF THE DEVELOPMENT PROPOSALS

- 5.1 This section assesses the development proposals in light of pre-application feedback, site context and planning policy framework and seeks to demonstrate that this planning application is a viable and compliant proposal in line with national and local planning policy.

### *Principle of Development*

- 5.2 The development application proposes to convert part of Lydgate House, Lydgate Lane, Sheffield into nine residential apartments. The site lies within the suburb of Crookes, approximately 2.5km west of Sheffield City Centre.
- 5.3 The proposed development represents a sustainable form of development, in accordance with the objectives set out in the NPPF and local planning policies, by locating additional residential accommodation close to local services and facilities thus encouraging a mixed vibrant community in accordance with paragraph 7 of the NPPF.
- 5.4 The cellular layout of the part of the building proposed to be converted means that it is arguably more suited to use as a residential dwelling than office use. Lydgate House has been partially empty for over a decade. Paragraph 17 and 51 of the NPPF makes reference to bringing back empty buildings into residential use, in line with local housing strategies. The proposed development would therefore be in line with national planning policy.
- 5.5 Paragraph CS22 of the Core Strategy sets out the requirements for new housing development within the city and indicates that an average of 1,425 dwellings per annum should be delivered between the period 2008/09 and 2025/26. However, this is not up-to-date with the recent housing needs assessment and additional weight can be afforded to the proposal and against the policies contained within the NPPF. This includes Paragraph 14, which seeks to ensure sustainable development and actively encourage applications for housing. This proposal will contribute to the housing land supply and provide additional residential units in a well-established, sustainable neighbourhood of the city in Sheffield. The development will cause no adverse impacts which would outweigh this benefit, and therefore adheres to this policy objective.
- 5.6 Paragraph CS23 of the Core Strategy requires at least 90% of all new dwellings to be located within the main urban area of Sheffield. The development proposal would adhere to this policy owing to its location within the main urban area of Sheffield and clearly constituting re-use of the existing built form. It would therefore make a positive contribution to realising additional housing supply in a sustainable location which accords with paragraph 9 of the NPPF.

- 5.7 The application site is within 150m of a bus stop with a frequent bus service which provides direct and easy access to Sheffield city centre via service No. 52 which runs at 5-10 minute intervals throughout the day. The proposed residential units will therefore be located in an established residential area, already benefiting from sustainable transport links. It is considered that the proposed development complies with Paragraph 29 and 30 of the NPPF, and would encourage sustainable patterns of movement through alternative methods of transport to the private vehicle. The proposed development would not have any demonstrably harmful impact on transport and highways, and the development complies with Chapter 4 of the NPPF.
- 5.8 Paragraph CS41 of the Core Strategy refers to promoting mixed communities through the development of accommodation to fulfil a range of housing needs and providing housing for a broad range of smaller households in the city centre and other highly accessible locations, such as this. The sensitive sub-division of the property into apartments will provide accommodation for a larger number of households and add to the existing types of housing offering in this area.
- 5.9 Smaller apartment accommodation also provides an opportunity for households to downsize from larger properties in the area while retaining a residence within a community that they enjoy. That may be appropriate for older households who are well established in the Crookes area. Alternatively, the apartments may be attractive to younger households who are looking to secure accommodation within close proximity to employment either in the University of Sheffield or at nearby medical establishments. The proposed development would offer an attractive residence alongside in a well-connected location to meet either of these different objectives for potential occupants.

#### *Design and Layout*

- 5.10 Chapter 7 of the NPPF and Policy CS74 of the Core Strategy require good design, being a key component of sustainable development. Specifically, Paragraph 58 of the NPPF outlines the importance of providing a safe, accessible, attractive and functional development. The site requires alterations to accommodate the proposed development. Minor external alterations are proposed to enhance the exterior of the property and the residential amenity. These proposed alterations are listed in Chapter 3 of this Design and Access Statement. The proposed development will incorporate a high-quality design, and the size, scale and materials would be in keeping with and would not undermine the overall appearance of the property.
- 5.11 The site falls within a Housing Policy Area as allocated in the UDP and, as such, Policy H14(c) and (d) are relevant to the development proposal. A change of use will only be permitted in these areas subject to the site not being overdeveloped, or depriving future residents of light, privacy or security, or cause serious loss of existing garden space which would harm the character of the neighbourhood. The layout of the proposed development responds to these policy requirements and ensures that suitable residential amenity has been maintained through good design.

- 5.12 The proposed development will ensure the property remains in-keeping with its heritage and architecture. The refurbishment will comply with contemporary building regulations and therefore be more efficient in terms of sustainability. The proposed change of use will therefore provide a safe, accessible, attractive and functional development in line with Chapter 7 of the NFFP and Core Strategy Policy CS74.
- 5.13 The layout of the development proposal ensures that all future residents will have access to private facilities in each apartment. These include a kitchen/living space, a private bathroom and at least one separate bedroom. In respect of the amenity of future occupants of the building, the room sizes are generous and benefit from good natural light.
- 5.14 There is an opportunity to enhance the site through landscaping more in keeping with residential use, whilst respecting the practical and functional requirements associated with office use in part of the building. As indicated above, the existing tarmac parking areas will be replaced with stamped, stone pattern, concrete and planting boxes. These improvements to the material are an improvement in the quality of the hard landscaping across the site.
- 5.15 The property also benefits from off-street parking, but given the sustainable location of the application site, future tenants will have the opportunity to use forms of transport other than the private car. The development proposal provides one car parking space and one bicycle parking space per apartment. Eight parking spaces will be retained for occupants of the office space. This level of car parking and bicycle parking is considered to be appropriate for the mix of accommodation proposed.

#### *Heritage*

- 5.16 The site is not located in a Conservation Area or an Area of Special Interest but given its situation adjacent to Broomhill Conservation Area, consideration has been given to policies relevant to Conservation Areas.
- 5.17 The Listed Buildings and Conservation Areas Act 1990, states that the Local Planning Authority shall pay special attention to the desirability of preserving or enhancing the character of that area.
- 5.18 Paragraph 199 of the NPPF states that considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 5.19 UDP Policy BE15 'Areas and Buildings of Special Architectural or Historic Interest' states that buildings and areas of special architectural or historic interest which are an important part Sheffield's heritage will be preserved or enhanced and development which would harm the character or appearance of Listed Buildings, Conservations or Areas of Special Character will not be permitted.

- 5.20 UDP Policy BE17 adds that a high standard of design will be expected in Conservation Areas and Areas of Special Character. Policy BE18 adds that development in Areas of Special Character will be expected to respect the appearance and character of the area.
- 5.21 The proposed change of use to residential accommodation will be carried out within the fabric of the existing building and would therefore not impact any views of the Conservation Area and would not detriment the character of the Conservation Area which is predominantly characterised by residential use.

#### *Visual Amenity*

- 5.22 Section 12 of the NPPF refers to achieving well designed places. Specifically, paragraph 126 states that good design is a key aspect of sustainable development and is fundamental to the development process. NPPF Paragraph 130 establishes that the development will function well and add to the overall quality of the area, establish a strong sense of place, create attractive and comfortable places to live, work and visit, optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks.
- 5.23 Core Strategy Policy CS74 states that high-quality development will be expected and that development should also contribute towards creating attractive, sustainable and neighbourhoods
- 5.24 UDP Policy H14 states that development will be permitted provided that the site will not be over-developed or harm the character of the neighbourhood
- 5.25 UDP Policy BE5 'Building Design and Siting' states that good design and the use of good quality materials will be expected in all new and refurbished buildings.
- 5.26 The proposal will enhance the site incorporating good design and high quality material to create an attractive space to live and work. The proposed minor alterations to the exterior of the building will improve natural light for the residents, whilst maintaining a suitable level of privacy. Alterations will be carried out to match the appearance of the building and will not have any detrimental impact on visual amenity. The proposed improvements to landscaping will make a more visually attractive setting for residents, visitors and office workers.

#### *Residential Amenity*

- 5.27 Paragraph 185 of the NPPF seeks to ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. This includes an assessment of noise and light impact.



- 5.28 UDP Policy H14 requires that development would not lead to noise, smell, excessive traffic levels or other nuisance, or risk to health and safety for neighbours.
- 5.29 The proposed change of use will not lead of any material population density on the site. Indeed, when fully occupied as an office building the number of occupants would be greater than the maximum number of residents under the proposed change of use. Accordingly, the change of use would not have a detrimental impact for neighbours in terms of noise level, smell, traffic levels or health and safety.
- 5.30 The requirement for greater privacy of residential accommodation necessitates that minimum separation distances are respected. The nearest facing elevation (other than separated by a road) is an assisted living facility on the adjacent site to the west on Lydgate Lane. No additional windows are proposed on this façade of the Lydgate House. The closest existing window which will form part of a residential apartment under the proposals has a separation distance of 23.6 metres from the assisted living facility. This is comfortably in excess of the minimum distance of 21 metres stipulated by the South Yorkshire Residential Design Guide.
- 5.31 Appropriate noise insulation will be installed to protect the amenity of residents, neighbours and office workers.
- 5.32 Given the site's location and the demographic for which the residential apartments are likely to appeal, the development will be designed as a high-quality development including giving due consideration to the South Yorkshire Residential Design Guide internal space standards which, for the most part, exceed the minimum floorspace provisions detailed in the Nationally Described Space Standards. All apartments will have natural daylight in all habitable rooms and will have adequate storage facilities.
- 5.33 The proposed scheme provides Sheffield stands for storage of up to 16 bicycles, for resident use. The stands will be situated out of sight from the street to deter theft, yet easily allowing easy access.
- 5.34 Although there is no outdoor leisure amenity on the site, there are a wealth of such facilities within easy reach. These include Lydgate Park, approximately 400m to the west and Crookes Valley Park and Weston Park both within 1km.
- 5.35 An excellent selection of supermarkets, shops, restaurants, cafes, pubs, pharmacies, banks, gyms and sports facilities are located within 0.5km, including on Crookes Road to the north and on Fulwood Road to the south.

### *Highways*

- 5.36 Paragraph 110 of the NPPF states that schemes can be supported where they provide safe and suitable access for all. Paragraph 111 of the NPPF makes it clear that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. UDP Policies H5 and H14 require appropriate off-street parking.
- 5.37 There are currently 17 parking bays on-site, of which six are currently allocated to, and utilised by, office tenants. The proposed change of use would allocate one parking bay to each residential apartment (so a total of nine bays for residential use) and eight parking bays would be retained for office use. Based on historic and current demand, this would be adequate for the smaller amount of office space which would be retained following the change of use of part of the building.
- 5.38 The allocation of nine parking bays to the proposed nine residential apartments, together with retaining a number for office use which is in excess of current and average historic take up of available spaces would comply with the requirements of UDP Policies H5 and H14 for appropriate off-street parking.
- 5.39 The overall maximum occupancy of the building will decrease under the proposal given the lower density of residential occupancy. Accordingly, there would be no adverse impact on the volume of traffic movements or highway safety.

### *Flood Risk*

- 5.40 The site lies in a flood zone 1 area which is designated by the Environment Agency as land at low probability of flooding. It is situated on a hill site with sloping topography.
- 5.41 There is no history of flooding on the site and the risk of future flooding is low.

### *Ecology and Biodiversity*

- 5.42 Paragraph 180 of the NPPF requires that there should be no net loss to biodiversity as a result of development.
- 5.43 There are currently no features of biodiversity on the site; it is wholly hard landscaped. Accordingly there will be no net loss of biodiversity.
- 5.44 The proposed change of use will take place within the existing structure with no additional construction.
- 5.45 Although there is no requirement to demonstrate a 10% gain in net in biodiversity and, in any event this would amount to zero as there is no biodiversity on the site, the proposals have been designed to result in a net gain in biodiversity. This will be achieved by:

- The use of planters to segregate the pathway from the courtyard parking area to the main entrance which will contain a variety of plants
- The siting of nesting boxes on the exterior wall adjacent to the flat roof of the building

### *Conclusion*

5.46 In light of the above assessment, the application proposal is considered to be compliant with relevant planning policies. The conversion of part of Lydgate House, Lydgate Lane, into nine residential flats in such a sustainable location within Sheffield will provide much needed residential accommodation in the Crookes area of Sheffield. Suitable amenity for future residents can be achieved through the proposed layout. As such, the development proposals are considered to be a sustainable development.

## **6.0 CONCLUSION**

6.1 This Design and Access Statement has been prepared in support of an application for full planning permission the conversion of part of Lydgate House, Lydgate Lane, Sheffield from an office building into nine residential apartments.

6.2 It has provided an analysis of the site context, including its location and physical characteristics, as well as the relevant national and local planning policy, and assesses the compliance of the proposal within this context.

6.3 A pre-application has confirmed that the change of use would be acceptable in principle.

6.4 It is concluded that the development proposal represents a sustainable form of development that will contribute to the housing stock in Sheffield. In particular, it will benefit from the following merits:

- A sustainable urban location, within easy walking distance to nearby services, facilities and public transport networks;
- Provision of much needed housing;
- High levels of amenity for future residents;
- Compliance with development plan policy objectives

6.5 In light of the above, it is requested that permission is granted for the proposed development.