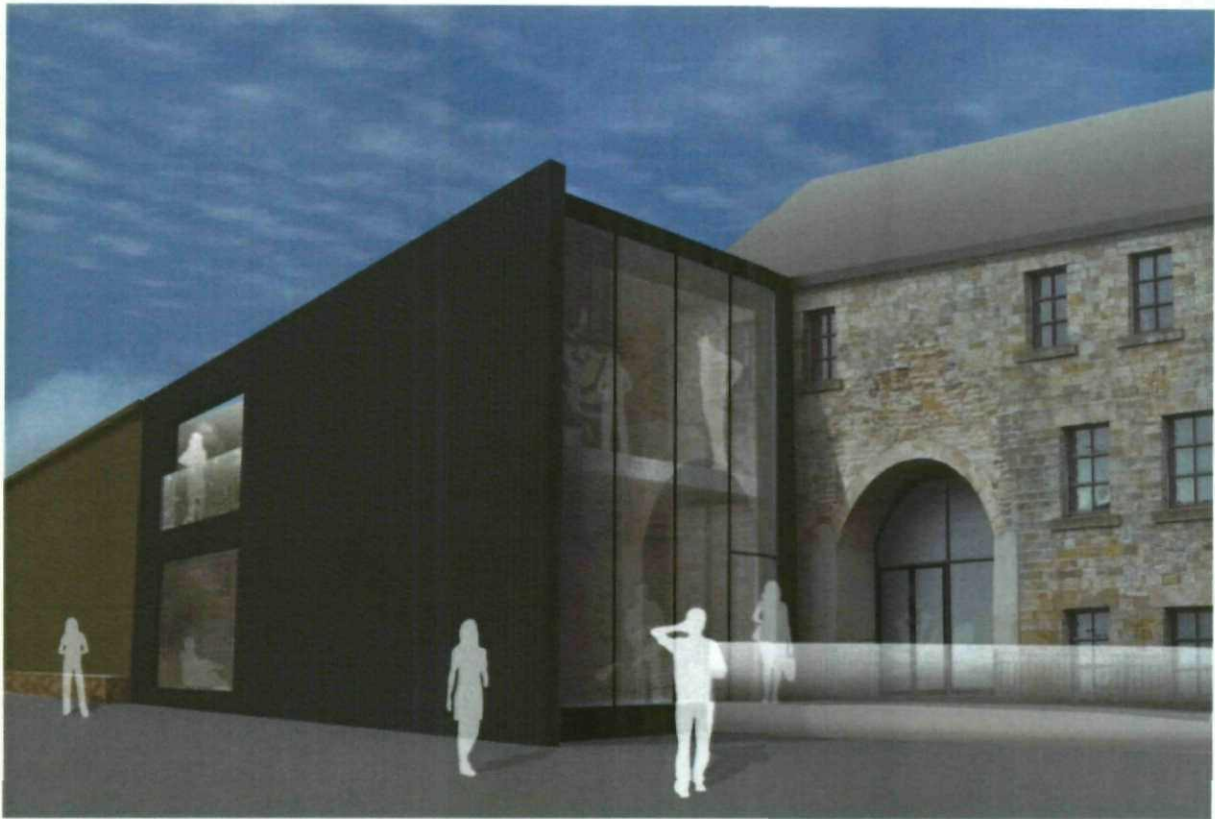




## DESIGN & ACCESS STATEMENT

Submission of a Full Planning Application for Permission to Build an Infill Office Development

For Booth Brothers

Document 2009-495/DOC001

## CONTENTS

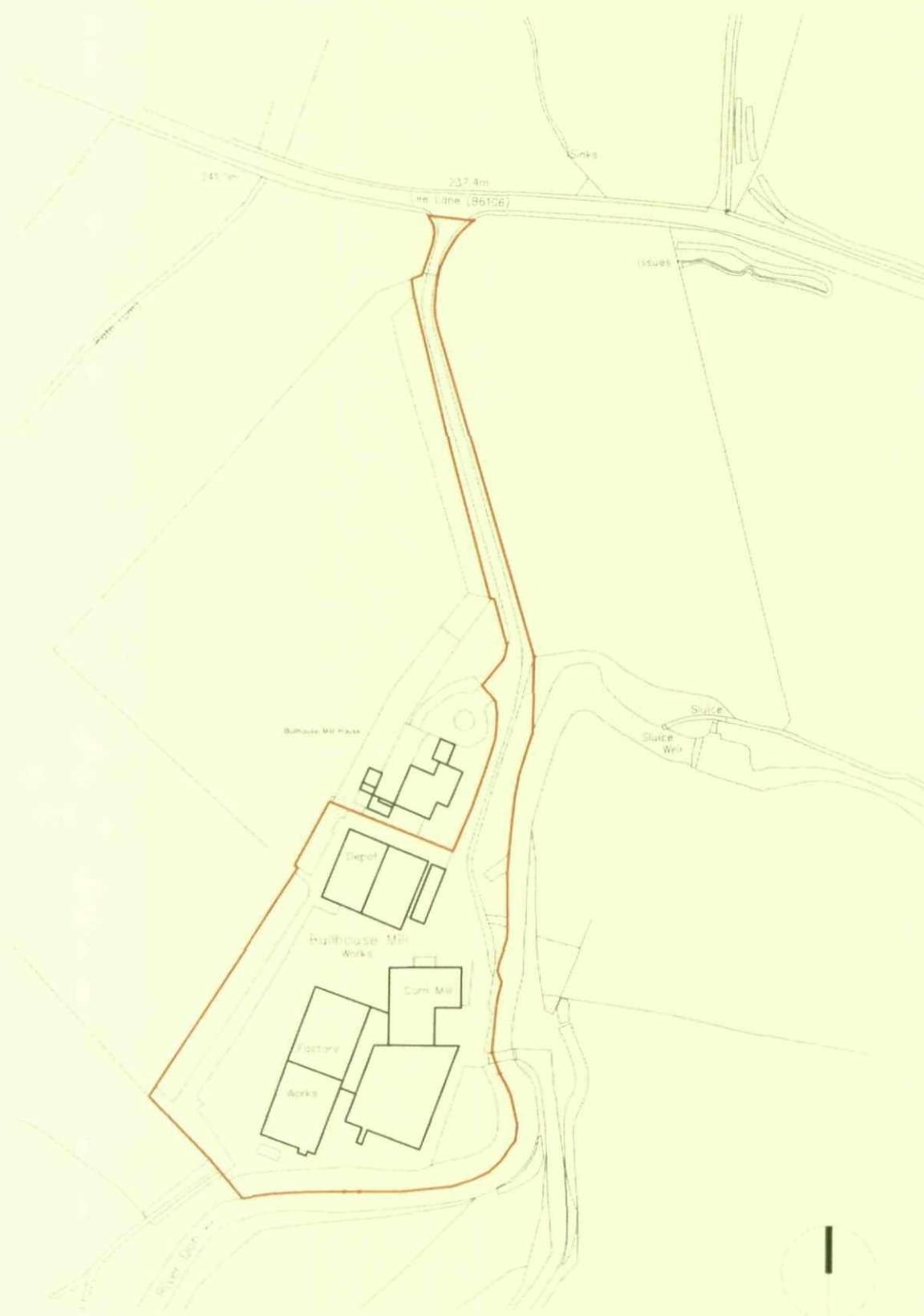
This document is supplementary information to a full planning application at Bullhouse Mill, Millhouse Green, Sheffield. The contents of the document are shown below;

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## 1 INTRODUCTION

- 1.1 This design statement is submitted by architecture | **2B** in support of a full planning application on behalf of Booth Brothers for an extension to existing commercial units, *creating a feature infill office accommodation, sandwiched between the former stone mill building and profiled aluminium clad industrial unit.*
- 1.2 The proposal generates approximately 330m<sup>2</sup> additional floor space over two floors, linking into the existing stone building to create four new office spaces accessed via a double height glazed entrance.
- 1.3 The site (as outlined in red on the following page) is currently owned by our Client, whose family purchased the plot in the early 1960's when the original corn milling business was in operation. More recently (since the 1980's) the buildings have, and continue to host Booth Brothers, an umbrella frame business. Our Client also took up residence in the house to the North of the industrial units in 1988 and continues to reside there to this day.
- 1.4 The proposed development plot is nestled within a gathering of industrial and commercial buildings off Lee Lane near Millhouse Green (see maps to the following pages).

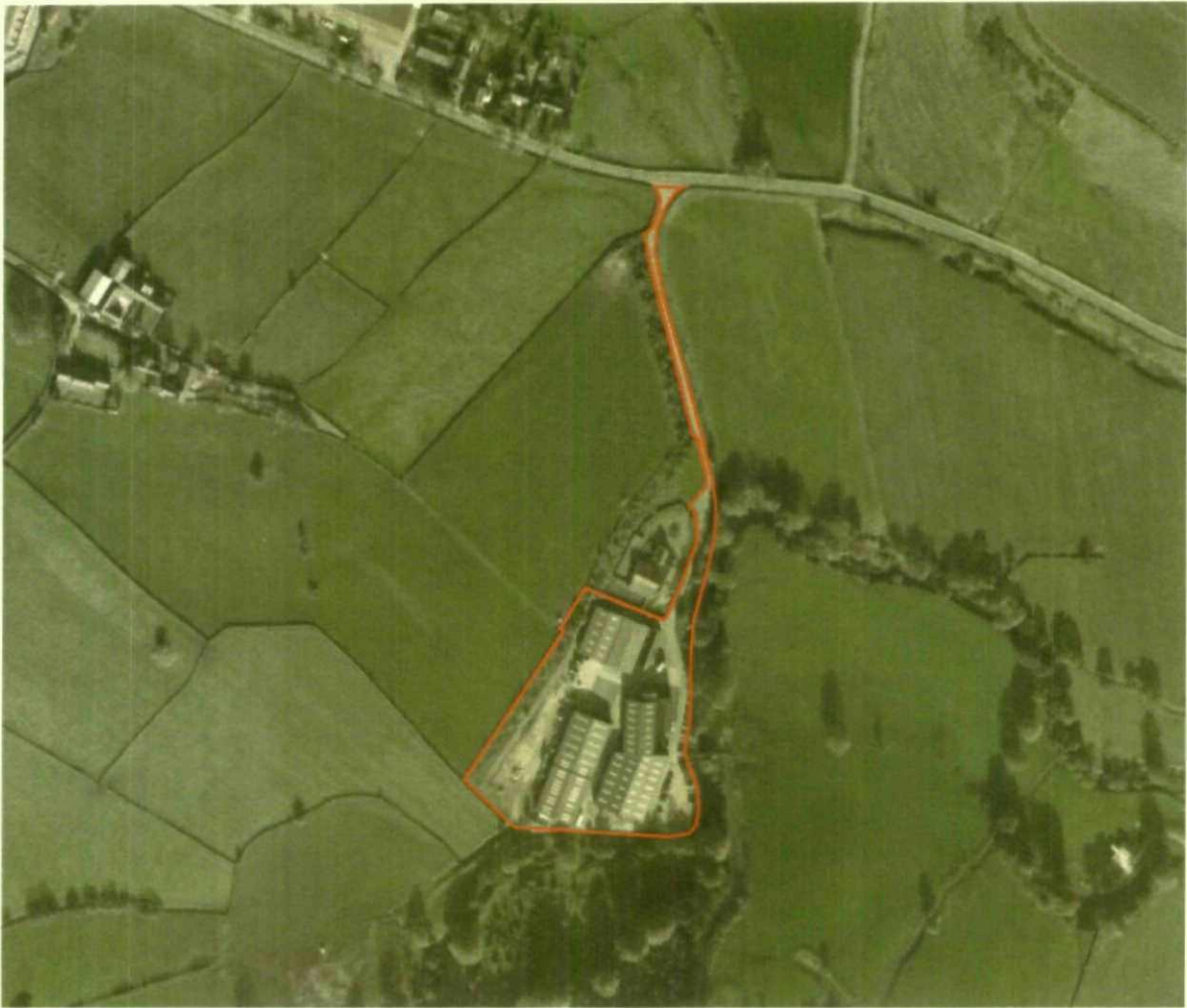
# LOCATION PLAN (SCALE APPROX 1:2500)





Images supplied by Google Earth





Images supplied by Google Earth



## 2 SITE PHOTOGRAPHS



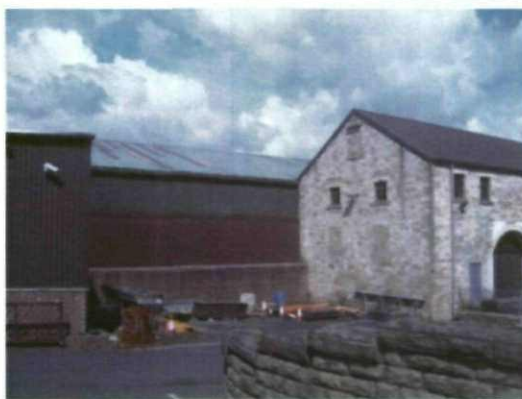
**1** View of existing stone building (right) with proposed infill building in the distance



**2** View of over the bridge to the East of the site looking at the existing void between the existing buildings (proposed site)



**3** View from foot of bridge looking North



**4** View from Eastern boundary looking West



**5** View from Eastern boundary (existing adjoining stone building to left) looking North West towards dwelling (Bullhouse Mill House)



**6** View from bridge looking West

## PROPOSED SCHEME

### 3 USE

- 3.1 The proposal is to retain the existing commercial use of the former Corn Mill (stone building) as approved in 2007 (Planning App Ref:2007/1709), linking through to an infill extension, creating a further 330m<sup>2</sup> of office accommodation including circulation core and WC facilities serving both proposed and existing buildings.
- 3.2 The commercial use has been established and approved in this location since the site was converted in the mid 1980's and more recently approved with an application to convert the existing Corn Mill in 2007 (as above).
- 3.3 The intention is to generate unique eco-friendly office space, promoting the idyllic setting as a wonderful alternative to city centre commercial facilities.

### 4 AMOUNT

- 4.1 The proposal is to retain the existing stone building (labelled Corn Mill in diagram below) in its entirety, adding approx 330m<sup>2</sup> in floor area with a two storey extension to the South, see diagrams below:

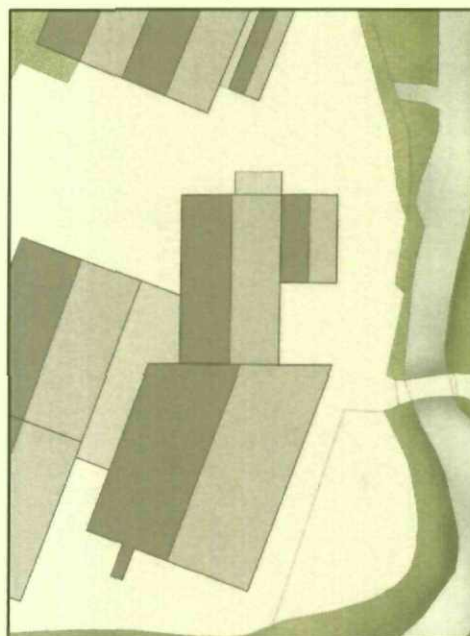


**Diagram 01** – Existing Layout

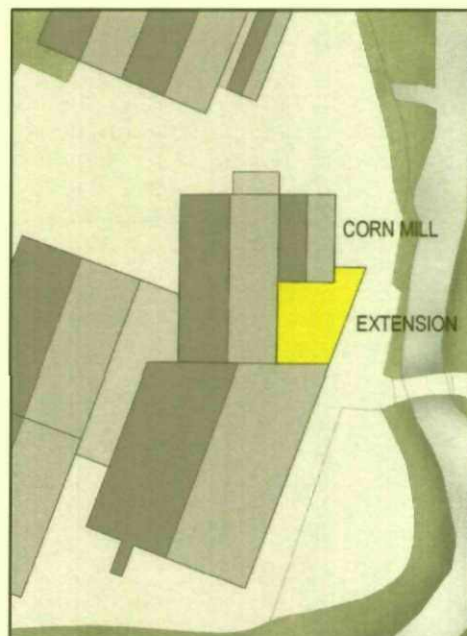
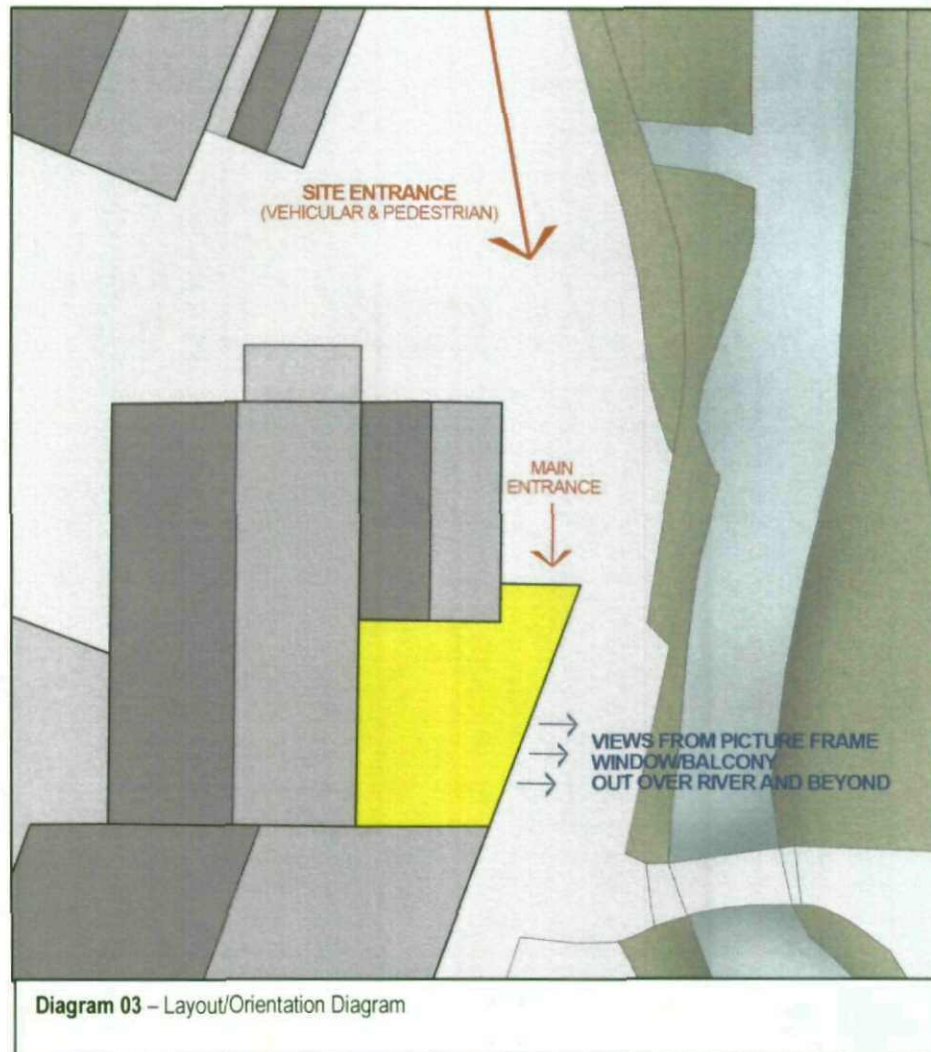


**Diagram 02** – Proposed Layout (New extension in Green)

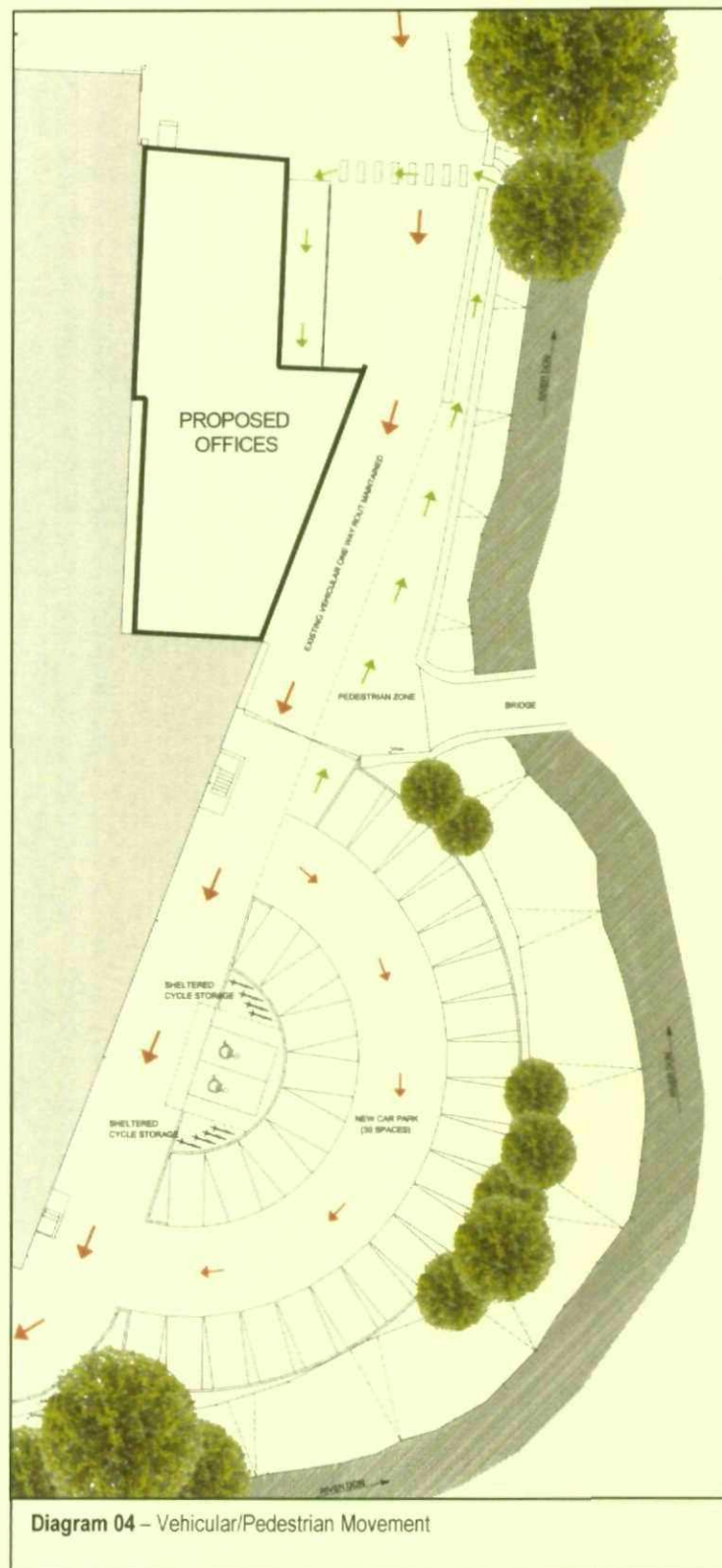
- 4.2 The former corn mill site is now home to several industrial/retail and office uses. Converted gradually over time, the site is well managed and vehicular/pedestrian zones well signposted and laid out. This additional extension is of a density appropriate to the existing uses and does not cause any additional stress on existing services.

## 5 LAYOUT

- 5.1 The layout of the proposed offices are orientated such as to make a prominent and "visible" entrance and to make a connection to the views to the East of the site, see diagram below:



- 5.2 The site has an existing one way vehicular access route (see diagram below). The minor alterations required to the vehicular routes are proposed in terms of improving pedestrian movement and safety around the site with an additional traditional stone wall proposed as demonstrated in Diagram 04.



- 5.3 The proposed car parking for the offices is proposed to the South East corner of the site (vacant plot) some 25m from the main entrance to the building, with proposed marked, safe pedestrian route between the two (see diagram above).

## **6 SCALE**

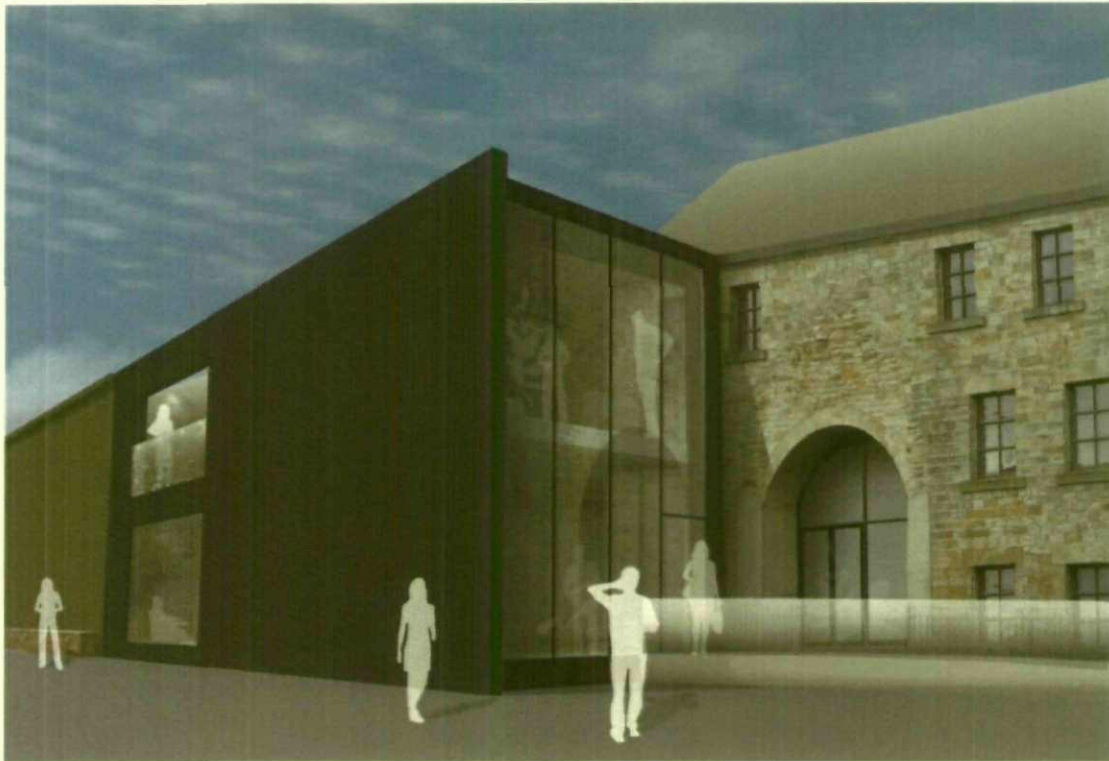
- 6.1 The proposed extension sits comfortably under the eaves level of the existing building and extends out towards the boundary of the site with a "bookend" wall clad in black profiled aluminium which sits under the ridge level of all surrounding buildings.
- 6.2 The scale of the windows and doors within the contemporary extension are deliberately of a scale to emphasise their importance and role:
  - the double height curtain walling to the North elevation marks the "entrance"
  - the large glazed openings to the East elevation frame the views beyond
- 6.3 Despite this over sizing of the openings, all doors are to human scale and promote a comfortable environment.

## **7 LANDSCAPING**

- 7.1 The existing soft landscaping will be largely unaffected by the alterations, any minor works will be in accordance with the existing landscaping scheme.
- 7.2 The hard landscaping scheme involves the introduction of an improved safe pedestrian route to the proposed car park, see Diagram 04 for details.

## **8 APPEARANCE**

- 8.1 The design of the extension was deliberately simplified to allow the detailing and history of the existing stone building to shine. With a simple palette of black profiled aluminium (relating to the surrounding industrial units) and curtain walling, the extension appears subservient to the original building.
- 8.2 The curtain walling immediately adjacent the original building (see artist's impression image to next page) has been proposed for two additional reasons (to those stated above), namely:
  - i) Allowing views through into the extension thus providing views of the exposed stone walls – the whole of the original building.
  - ii) Providing reflection of the existing stone façade in the glazing.
- 8.3 As discussed in the layout section, the building and fenestration openings have been designed to promote views over the adjacent green fields and River Don to the East.



- 8.4 The plan of the extension is taken as an extended line of the existing industrial shed (see Diagram 05 below).

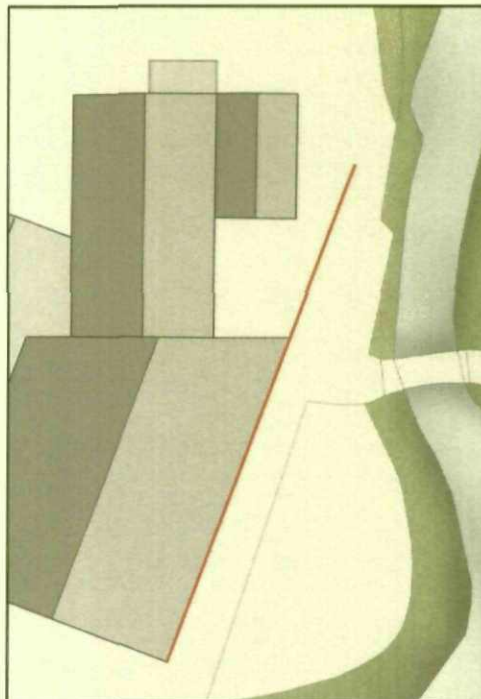


**Diagram 05** – Red line indicates the line of the adjacent building extended to form East Elevation of proposed extension.

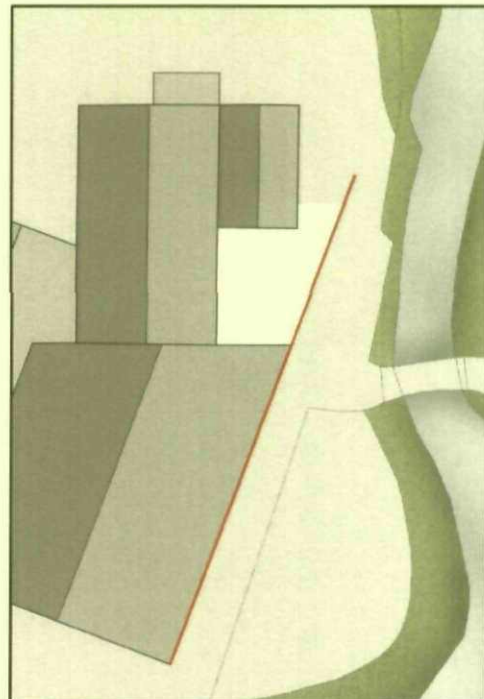
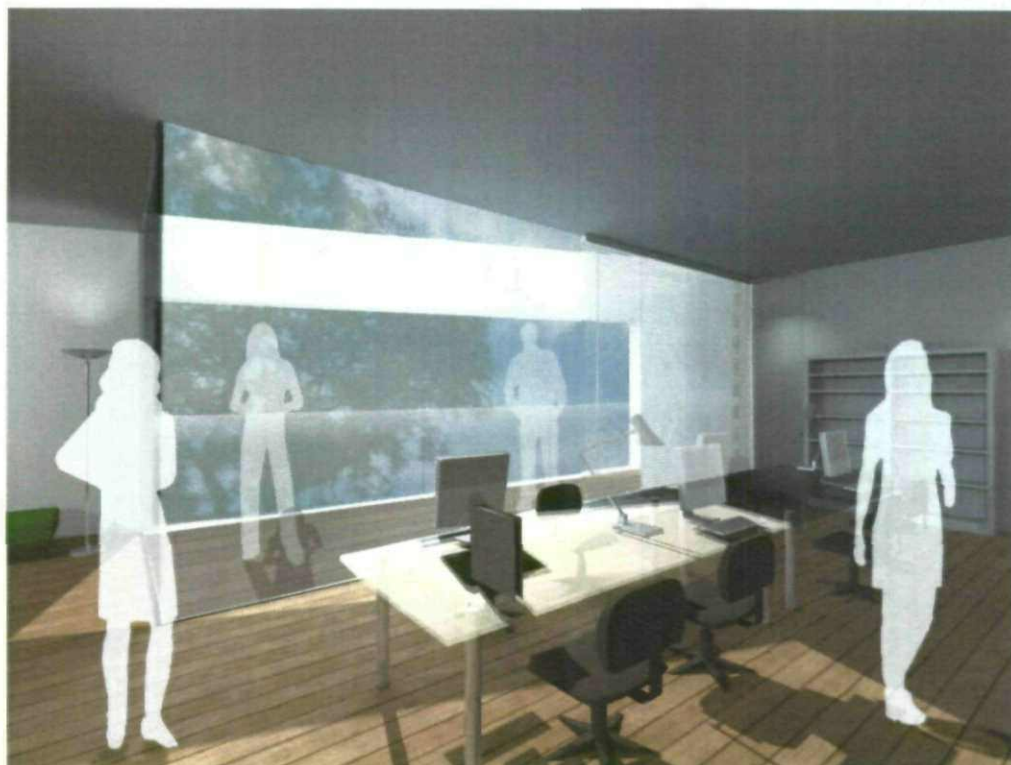


**Diagram 06** – White infill indicates the footprint of the proposed extension.

- 8.5 At first floor level in the proposed extension there is a balcony space to provide a unique selling point to this section of the development. An opening the same size as that to the ground floor extends back, and is not enclosed by a roof, maximising the use of natural light in the office accommodation and providing a small external space (see interior artist's impression below)



- 8.6 Conversion - It is proposed to retain as many of the existing features as possible and also reinstate original features of the corn mill (such as blocked up windows to both elevations – see DWG 2009-495-005).
- 8.7 Internally, within the original building we propose to retain and expose the existing timber roof trusses (see photographs 7 & 8), and insert two simple mezzanine meeting pods floating between the trusses (see DWG 2009-495-004) with new roof lights directly overhead.



7 View within existing building – roof trusses



8 View within existing building – roof trusses

- 8.8 The colour for the profiled aluminium cladding was chosen in order to reduce the visual mass of the building, which in visualisation models produced during the design development black was proven most successful in achieving such.

## 9 ACCESS

- 9.1 Vehicular and pedestrian traffic surrounding the proposed redevelopment has been carefully considered and designed to enhance the safety of all existing and proposed users (see Section 5 – Layout for details and diagrams).

## 10 CONCLUSION

- 10.1 The proposed contemporary extension has been designed to best showcase the original building whilst providing attractive, light office space that takes advantage of the rural setting, with views across the green fields and River Don to the East.
- 10.2 The conversion (change of use) of the stone building has previously been approved (Ref 2007/1709), however there are additional amendments to this in terms of fenestration and restoration works to reinstate original features.
- 10.3 The proposed demarcation and stone walling to pedestrian routes provide a safe and pleasant environment for both vehicular and pedestrian traffic.
- 10.4 The rural setting of this proposed office accommodation provides a unique selling point for our Client, ensuring its success and the flexibility of the internal layout provides the ability for the building to be let as one large unit to a single business or divide into four smaller units for smaller businesses.