



PROPOSED REFURBISHMENT & EXTENSION TO AFFORD OFFICES  
BULLHOUSE MILL, MILLHOUSE GREEN, PENISTONE S36 9NN

## DESIGN & ACCESS STATEMENTS

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LIMITED

## 1.0 DESIGN STATEMENT

The site is part of a complex located off Lee Lane, Millhouse Green, Penistone and is owned by the Booth Brothers. The site comprises industrial & commercial Units let out to individual tenants around a service area. The river Don forms the boundary to the South and East with fields to the North & West.

The site outlined in red is currently owned by Booth Brothers who purchased the site in the early 1960s when the original corn milling business was in operation. Since 1980s the main buildings on the site have been used by Booth Brothers for assembly of umbrellas. They have also developed the site via a series of Planning Approvals to afford dedicated Industrial & Commercial Units for let by a variety of Tenants.

The commercial use of the Former Corn Mill was established under Approval 2007/1709 granted in 2007 and the proposal is to carry out revisions to the Approval 2009/1262 as granted 16 December 2009 to afford a 2 storey extension with 3 storey Office accommodation to the Old Mill.

Planning Approvals have been granted as follows, namely:-

- Approval 2009/1262 Granted 16 December 2009 for Refurbishment to the Old Mill to afford 2 storey Offices with Erection of a 2 Storey Office Extension.
- Approval 2009/1444 Granted 23 December 2009 for Erection of a glazed link walkway and change of Use from Industrial to Commercial/Office Space.

## 1.1 USE

- The application site is located within an area developed as Industrial & Commercial and Approval 2009/1262 has established its use.
- The site is approached from Lee Lane via an Access Road.
- The application is for revision to Approval 2009/1262.

## 1.2 AMOUNT

- The Revised Application is for refurbishment of the Old Mill to afford 3 storey Office accommodation and erection of an extension to afford 2 storey accommodation. The total proposed internal floor area of 770 m<sup>2</sup>.
- As suggested by the heights of existing window sills an invasive site investigation of the Old Mill showed that the existing sloping concrete floor was actually overpour and the original level floor was uncovered. This original floor to be maintained and a new floor comprising DPM ,

insulation & concrete with screed finish to be laid thereon. The result is a new Ground Floor level lower than the existing.

### **1.3 LAYOUT**

- The Layout of the Proposal is in line with the approval 2009/1262.
- It is proposed to take out the ramp and form ramped access to the new entrance to the Old Mill.

### **1.4 SCALE**

- The surrounding areas comprise buildings of greater than 6 m eaves.
- There existing 2 Storey Old Mill as approved allows for retention of existing windows. This however affords windows with sill levels at ground floor level and high level windows with sills above head height.
- A structural survey of the Old Mill has showed the existing first floor and roof trusses are unstable and have been taken down. The provision of a new roof comprising roof trusses with tile finish has allowed the eaves to be raised to accommodate the 3 storeys.
- It is therefore proposed to provide 3 storey offices to the Old Mill to afford windows with useable sill heights to reflect the 3 storey window configuration as existing..
- The Layout of the extension has been revised to allow accommodation of the stairs and lift shaft within the shell of the Old Mill. Thereby complying with escape distances and allowing all floors with level access from the lift.

### **1.5 LANDSCAPING**

- The car parking as approved under 2009/1262 is to be retained and receive gravel finish to allow sustainable drainage into the ground.
- The hard surfacing around the Old Mill is to retained with a footpath delineated to afford safe movement by pedestrians.
- The existing one way system around the site for vehicular traffic is to be retained,

### **1.6 APPEARANCE**

- The buildings within the complex are generally industrial in flavour with brickwork retaining walls and profiled metal cladding walls. The existing Old Mill is stone appearance but has been re-roofed at some stage with profiled metal cladding.

- As Approval 2009/1262 the visible external wall to the extension to be powder coated profiled metal cladding with MICRORIB by KIGSPAN or similar flat panels over the large powder coated double glazed aluminium windows. The wall below the dado to be made using stone form elsewhere on the site.
- The removal of the existing profile metal cladding to the Old Mill roof to be replaced with tile finish as 600 x 300 RIVENDALE by MARLEY ETERNIT. This together with the stonewalls will revive the vernacular feel to the building. The windows to be replaced with powder coated aluminium double glazed units with small panes to tie in with the new windows to the extension.
- The Buildings to allow letting by individual Office Areas of floors. The actual occupancy is not known at present and subject to market interest.
- It is proposed that the buildings be heated using renewable energy for Ground Heat Source. For this to be effective and the not require a back up system for 'cold days' the insulation values to all elements to the external shell have been increased above Part L of the Building Regulations. This has also been facilitated by the replacement of the roof and the provision of insulation under the new ground floor.

## 2.0 ACCESS STATEMENT

- The complex is served by an access road off Lee Lane.
- The site affords a one way system for vehicular traffic around the perimeter of the site. This allows for Access to and around the site for Emergency Services and Refuse Collectors.
- The site is generally 'level' with cross-falls to the River Don approx 1 in 50 with no designed gradients to be greater than 1 in 30. Designated disabled car spaces to be located adjacent the main entrances to the Offices. This allows good movement through and around the site for wheelchair users.
- Footpaths to be delineated on the tarmac surface to allow safe movement around the site by pedestrians and wheelchairs.
- The site allows covered secure cycle racks in accordance with the local plan. Each disabled toilet to each floor of each Unit affords a wall mounted electric shower with waste to floor to allow members of staff to shower after physical activity eg cycling, jogging etc.
- The Site to be illuminated during hours of darkness, and Tactile Paving surfaces to be used at road crossings to assist visually impaired. This illumination to also provide safety to persons using the site and pose a deterrent to criminal damage.
- External Doors to the Offices to be provided with level thresholds to allow wheelchair access.
- The design of the site offices allows for the disabled to be integrated and segregated into the scheme. Parking spaces reserved for disabled people, inclusive access into and within the buildings and sanitary facilities to accommodate disabled people are to be provided to each floor in accordance with the Building Regulations Part M 2004.
- The Principal entrance door to be fully glazed with CLASS A glass with a clear opening width of min 850mm and fitted with a level threshold.
- The principle entrance doors to be unlocked during open office hours to allow inner lobby for shelter in accordance with Building Regulations Part M 2004.
- Each floor to have a disabled Toilet in full accordance with Building Regulations Part M
- All ground floor corridors to be 1500mm wide and rooms to have doors with clear opening min 800mm to allow full accessibility to wheelchair users. All internal doors across corridors to be fitted with vision panels of

min 600mm high between 500mm & 1500mm above FFL. All internal doors to have clear space min 300mm on side next to the leading edge.

- An 8 Person Passenger Lift to be installed in full accordance with Building Regulations Part M 2004 approached by with 1500 dia turning circle for wheelchair use. Internal stairs to be constructed in accordance with requirements for ambulant disabled staircase as stipulated in Building Regulations Part M 2004 completed with wheelchair refuge.
- Each floor to have wheelchair refuge in the event of fire to allow phased evacuation in the event of Fire. All escape distances and means of escape to be in full accordance with the Building Regulations Part B.