

DESIGN & ACCESS STATEMENT PROPOSED RESIDENTIAL DEVELOPMENT

**Land at Millhouse Lane, Millhouse Green, Sheffield
Ref: 14.104 November 2015**



**Chris Carr Architects Ltd
Orchard Farm
Goathland
Whitby
YO22 5JX**

Tel: 01947 896051

e-mail: chris@cca-arch.co.uk

Design & Access Statement

**Land at Millhouse Lane
Millhouse Green
Sheffield**

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Proposed Residential Development. 1 No Detached Dwelling & Integral Garage

Background

The application site, which is within the Green belt, was formally part of the Millhouse Green Nursery and Garden Centre. The garden centre ceased trading some time ago the existing buildings are now occupied as a single dwelling to the west of the site.

The application site is now overgrown and surrounded on all sides by existing residential development. It therefore comprises an infill plot within the main urban area.

The following Design & Access Statement provides supporting information in respect of a detailed planning application for a single large family house with integral double garage. This statement should be read alongside independent reports that cover Planning Policy, Highways, Trees, Ecology and Drainage.

Location

The site is located towards the western edge of Millhouse Green, an extension of Thurlstone , approximately 5.5 Km from Penistone. It is bounded by the A 628 Manchester Road which links Barnsley and the M1 motorway in the east with Manchester in the west. The site is approximately 90m from the junction of the A628 and B6106.

The site is within easy walking distance of local amenities and facilities, and is served by public transport links to the market town of Penistone where there are excellent schools, larger shops and leisure facilities. The site is in a sustainable location.

A site location plan is attached at Appendix 1.0

Site Assessment

The site lies immediately to the south of Manchester Road and to the north of Millhouse Lane. Vehicular and pedestrian access is available from Millhouse Lane, via an adopted highway. The site faces south and is enclosed by the mill stream which connects with the River Don at the Old Mill.

Although use as a garden centre ceased some years ago and the site is now overgrown, the bases, foundations and low walls of the garden centre buildings still exist. These are identified on the topographical survey and can be seen more easily on the 2004 aerial photograph shown below.



Fig 1.

The total site area is 0.19 Ha. The surrounding land slopes gently towards the south, but the proposed development site is generally level due to the foundations and concrete slabs from previous buildings are still present.

The site is in an area of high residential demand and is surrounded by large family houses. Residential development of the site would contribute to maintaining and enhancing local services, to the economic vitality of the area and would be in keeping with existing uses.

Residential development would not have an adverse impact upon the openness or character of the Green Belt. The levels, mature trees and surrounding housing will obstruct all views to the site from the north, west and east. Long distance views from the south are of the existing roof scape.

The site is not within an area identified by the Environment Agency as being at risk of flooding.

An existing foul sewer crosses the site in the position shown on the topographic survey. Initial discussions have taken place with Yorkshire Water who has indicated that the sewer can remain in place without the need for diversion. An inspection and CCTV survey will be carried out and, where necessary additional inspection chambers will be constructed where building over occurs details of which are to be agreed with Building Control/Yorkshire Water.

Surface water drainage should be provided with due regard to Sustainable Urban Drainage Solutions by the use of permeable surfaces and with final discharge to the adjoining stream.

A Drainage and Flood Risk Assessment has been prepared by Stevenson Associates and a copy is included as part of the application documents.

A search of the Coal Authority Interactive maps indicates that the site is unlikely to be affected by coal mining or shallow mine workings and the site is not within a 'Development High Risk Area'. A coal mining risk assessment is therefore not required.

The development of this site in the way proposed would:

- Contribute to the delivery of a broad mix of housing
- Have a good relationship with the existing settlement.
- Have access to essential facilities and is sustainable
- Will contribute to the economic viability of the area.

There are no ownership or technical reasons that would prevent the redevelopment of the site and the proposals are deliverable.

Site Survey

A detailed topographic survey has been undertaken and is attached with the application.

Photographic Survey

Photographs that illustrate the site and its immediate surroundings are attached at Appendix 2

Site Conditions

The existing bases, foundations and dwarf walls across the site which are associated with the previous use as a garden centre are likely to be relatively shallow in terms of construction. Other than these, historic ordnance survey maps confirm that the site has been undeveloped and therefore the presence of significant contamination is unlikely.

All foundations, slabs and any fill materials will be removed from the site as a part of the proposed development.

Highways

Vehicular and pedestrian access to the site is to be via Millhouse Lane and a private bridge over the mill stream.

A highways report is attached with the application.

Trees

A Tree Survey has been undertaken and a copy of this plus a Development Appraisal and Method Statement are attached with the application.

Ecology

An ecological survey has been undertaken. A copy of the report is attached with the application. There is no evidence of protected species.

Drainage & Flood Risk

A Flood Risk and Drainage Statement is attached with the application. The site is not at risk of flooding and the proposed residential development will not create flooding elsewhere. All foul drainage is to be taken to the existing adopted foul sewer and surface water is to be drained to the adjoining mill stream.

The Proposals

Use

The site would be used for the construction of 1 No new private dwelling with associated garaging.

Amount

The total site area, including the access roadway is 1909sqm; 0.19Ha. The building has a footprint of 219sqm and a total floor area of 299sqm which excludes the garage. The floor area of the garage is 33sqm. The design proposals drawings illustrate a low density development of a single large family house in keeping with the surrounding area.

Layout & Scale

The new dwelling will take advantage of the sites contours and the landscaping opportunity provided by the surrounding mill stream. The house has been designed with a traditional wide frontage and with roofs constructed to 40°. Roof space over the house is designed to allow for attic storage.

The scale of the house is visually reduced by the layout and design which combines two, one and a half and single storey structures with traditional pitched and catslide roofs.

The development is enclosed by the mill stream, existing stone boundary walls and a number of mature trees. The timber access bridge over the mill stream aligns with the front door in the south elevation, which is parallel with Millhouse Lane. Garage doors face inwards.

The house has been designed to take full advantage of the setting, levels, aspect and available views.

The layout allows for generous garden areas and the distance between dwellings complies with the Council's guidance.

Access

Both vehicular and pedestrian access is via Millhouse Lane.

Access to the site is by a new private bridge constructed over the mill stream. Existing stone boundary walls are to be retained and, where necessary rebuilt to accommodate the new entrance and proposed visitor parking spaces adjoining The Old Mill.

Entrance gates are set back from kerb line of the adopted highway, on the far side of the new bridge. Within the site, a parking courtyard will provide access to integral garaging and to visitor parking spaces.

Appearance & Materials

New build housing should reflect the location and be in keeping with the local vernacular. Millhouse Green is a typical Pennine village, and although modern housing in the area is predominantly brick, stone is the traditional material.

The new house will be constructed with coursed stone walls and an artificial stone slate roof. All door and window openings will feature sawn stone lintels and sills. Principle corners will have random stone quoins. Pointing of the stonework will be in a cement/lime/sand mortar with exposed grit aggregate brushed flush with the surrounding stonework.

Whilst respecting the traditional local vernacular, the construction of new dwellings provides an opportunity to incorporate contemporary design ideas with open plan interiors and larger area of glazing, to take advantage of orientation , views and external access. The proposed house incorporates full height sliding folding doors to external and internal openings and areas of structural glass.

All doors and windows will be in engineered timber with a factory applied paint finish. Rainwater goods will be black.

Landscape

The trees provide a backdrop to the site and all substantial trees have been retained. New planting will be with heavy standard trees, beds of shrubs and boundary hedges that combine native species to the site boundaries with beech and hornbeam around the dwelling.

Private gardens will take advantage of the sloping site to provide lawns and terraces at varying levels, supported by retaining walls and grass embankments to the edge of the boundary stream.

The site landscape layout drawing submitted with the application confirms all proposed structure planting and hard landscaping.

Summary

The site is considered to be infill. It is surrounded by existing residential development and development with a single new dwelling will not have a detrimental impact upon the openness or the character of the surrounding Green Belt. Although vacant, the site has previously been developed. Access is available from Millhouse Lane, an adopted highway.

The site has a good relationship with the existing settlement. The site is sustainable, with local amenities within walking distance and good public transport links to Penistone.

The development will contribute to the viability of the existing settlement by providing a large family house that is in keeping with surrounding dwellings.

The proposed dwelling has been designed for the site. It reflects the traditional local vernacular in both building style and materials and is shown within a heavily landscaped site that will enhance the character of the area.

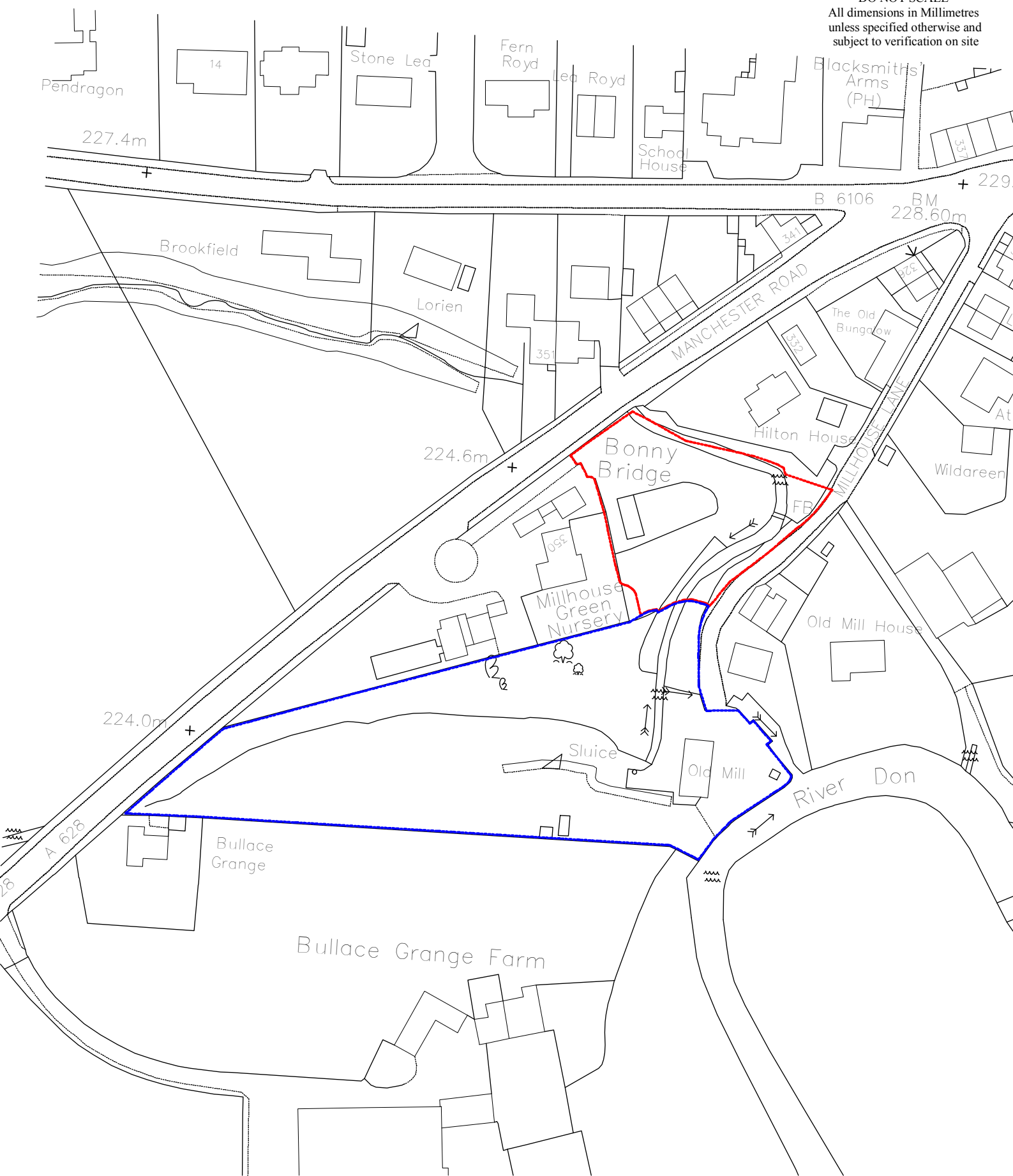
There are no technical difficulties. The site is available, is not subject to flooding, and is well served by existing drainage and statutory undertakers services.

Signed.....

Chris Carr Architects Ltd

APPENDIX 1
SITE LOCATION PLAN

DO NOT SCALE
All dimensions in Millimetres
unless specified otherwise and
subject to verification on site



Scale. 1:1250@ A4

Drawn.

Date. 25.11.15

Ref. No. 14.104

DWG. No. P0

Rev.

0 cm 2 cm 4 cm 6 cm

This drawing and the copyright is the Architects property and may be used or reproduced only by agreement. All Dimensions in Millimetres Unless specified otherwise and subject to verification on site.

NEW DWELLING
MILLHOUSE LANE, MILLHOUSE GREEN
PENISTONE

OS LOCATION PLAN
PLANNING

CHRIS CARR

ARCHITECTS

Orchard Farm, Goathland,
Whitby, YO22 5JX
Tel: (01947) 896051 Fax: (01947) 896001
email: chris@cca-arch.co.uk

APPENDIX 2

PHOTOGRAPHIC SURVEY



1 View from A 628 looking SW on Millhouse Lane towards the Old Mill



2 View looking SW on Millhouse Lane. The site approaching on the RHS



3 The site on the RHS



4 View looking SW to the Old Mill



5 View looking North East on Millhouse Lane from the Old Mill



6 View over the Old Mill's garden adjoining the site to rear of dry stone wall



7 View of the site from Millhouse Lane looking north



8 View over site looking East



9 View over site looking south



10 View of dry stone wall on Western boundary