DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT
LAND AT NETHER MILL FARM AND WATER HALL LANE
PENISTONE, SOUTH YORKSHIRE

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1.0 Introduction

I have been instructed by Mrs R Scott & Mr B Hinchliffe to prepare detailed planning applications for residential development to replace redundant agricultural buildings on two sites at Nether Mill Farm and adjoining Water Hall Lane at Penistone.

Whilst the two sites are in the same ownership they are separated by Barnsley Road and due to their individual locations, their surroundings and the proximity of listed buildings require separate planning applications.

The following statement describes the sites, the applicants aims, the background to the design process and the detailed proposals which are the subject of the two applications. A single Design & Access Statement with separate sections is submitted in support of both applications, as together they demonstrate how redevelopment of the area can safeguard the setting of existing heritage assets, provide new economically sustainable uses for redundant listed buildings and by removing unsightly modern farm buildings and replacing them with sensitively designed new housing, create an attractive "gateway" to Penistone.

2.0 Site Assessment

2.1 Location

Nether Mill Farm (Site A)

The site covers an area of 1.25 hectares (2.75 acres) lies immediately to the north of Barnsley Road and extends over a 240 m frontage between Scout Dike to the north east and to within 35m of the junction of Barnsley Road with Huddersfield Road at the south west. To the rear of the site the land is within the Green Belt and is currently used for grazing horses. Bump Hall, an existing private house, is on the opposite side of Scout Dike and planning permission has previously been granted for a development of apartments on the land immediately adjoining the south west boundary.

A site location plan is attached with the application at Appendix 1A of this statement.

Land Adjacent Water Hall Lane (Site B)

The site covers an area of 0.45 hectares (1.0 acre) and is accessed from Water Hall Lane, a private roadway that joins Barnsley Road opposite its junction with Wellhouse Lane. The site is bounded by Water Hall Lane to the east, by The River Don to the north, by existing residential development at Wordsworth Court to the South and by agricultural grazing land to the west.

A site location plan is attached with the application at Appendix 1B of this statement.

2.2 **Background**

The applicants family have owned both sites for several generations. The sites jointly form a part of Nether Mill Farm and have been used until recently as a part of a busy agricultural holding. The existing House, Farmhouse, traditional stone barns and associated outbuildings are located towards the northern end of Site A (Nether Mill Farm) whilst more modern large steel, concrete and timber portal framed buildings dominate the remainder of both sites.

Following the recent death of the applicants father and brother it has been decided to cease all farming from Nether Mill Farm to sell the agricultural land and to seek planning permission to develop sites A & B for residential purposes.

Site A

Nether Mill House, the Farmhouse and traditional stone barns are situated towards the eastern end of the site. The House, Farmhouse and Nether Mill Barn are all Listed Buildings Grade ll . There are a number of smaller stone barns and outbuildings within the curtilage of the listed buildings. These traditional buildings form a small, tight group around two courtyard spaces and are enclosed by dry stone walls.

The buildings are generally in good structural condition, are constructed in local grit stone and have roofs clad with stone and blue/grey slate

At the opposite end of the site there are a number of large open span agricultural buildings that have been used for housing stock, machinery and produce, that adjoin and surround the remains of the original Mill complex. There are also extensive hard surfaced external storage areas and silage clamps.

The modern buildings are clad in a mixture of steel and asbestos/cement sheeting and are detached from the farmland that they previously served. They are in poor condition and are redundant to farming activity, apart from some temporary storage.

The stone barn which originally formed apart of the Mill is in good structural condition but is somewhat dilapidated and has been redundant to farming for many years. There is a small occupied stone built cottage adjoining.

The site is served by 4No separate access points from Barnsley road. These provide access to the existing dwellings, the farm buildings and extensive yard areas and in the case of the most northerly access to a commercial coarse fishery.

The site has been the subject of pre-application consultations which provided the following guidance:

"The whole of the site lies within a Housing Policy Area. Residential development is therefore acceptable in principle. The site stands in a gateway position being an important entrance to Penistone town centre when travelling from the north east."

It was pointed out that the site had the potential for future residential development including the conversion of exiting buildings and infill with new dwellings subject to that development not compromising future farming activity, impacting adversely on the setting of the listed buildings or on the openness of the adjoining Green Belt.

Following the initial pre-application advice, the site has been the subject of detailed discussion with the planning officer and draft design proposals have been submitted with view to obtaining advice which has been used to inform the final proposals.

Site B

The site is located to the North of the existing residential development at Water Hall and Wordsworth Court. Water Hall and the principle barn conversion within the adjoining development are Listed and all other buildings are within the curtilage of the Listed buildings.

Site B is currently dominated by a range of redundant agricultural buildings that have until recently been used to accommodate pigs, sheep and cattle plus machinery and fodder storage. The buildings are constructed in blockwork, timber and steel with asbestos cement roofing. The site surrounds are overgrown.

The site is accessed from Water Hall Lane which also provides access to Water Hall and Wordsworth Court. There is a public footpath along the length of Water Hall Lane to its junction with Wentworth Road to the south.

The site was the subject of a pre application consultation which provided the following guidance. " There is development potential on this site for a small number of units. Whilst the site is not brown field; it nevertheless falls within a Housing policy Area. Furthermore, there are a number of dwellings in the locality and the site may offer development of high quality units with traditional appearance. In particular, attention is drawn to the neighbouring development (Wordsworth Court) which is a residential scheme comprising converted barn buildings. It has a traditional courtyard appearance. A similar scheme may be feasible on this site".

The planning officer pointed out that the Council's minimum distance between habitable rooms should be achieved, that development close to the frontage with Water Hall Lane would not be acceptable and that any development should be of high quality.

Following the initial pre-application advice, the site has been the subject of detailed discussion with the planning officer and draft design proposals have been submitted with view to obtaining advice which has been used to inform the final proposals.

2.3 **Photographic Survey**

Photographic surveys are attached at Appendix 2A and Appendix 2B.

2.4 **Site Survey**

A detailed topographic survey of the sites has been undertaken by Survey & Site Services. The survey confirms levels across the sites and accurately positions existing buildings, principle trees and all boundaries. The survey has been used to inform the tree survey, ecological appraisal and design process. A copy is attached with the application.

2.5 **Site Investigation**

The sites are currently developed with private houses, garages, modern and traditional farm buildings , associated outbuildings and large areas of hard standing and external storage. There has been no tipping or other contamination that would affect the proposals.

Both sites A & B have been the subject of a detailed Phase 1 Site Investigation Report by Eastwood & Partners. A copy of the report is attached with the planning applications.

2.6 **Drainage & Flood Risk**

The proposals will have no impact upon existing drainage connections or flooding within the surrounding area. All foul drainage is to be taken to existing foul sewers and surface water is to be discharged to existing water courses. The proposals will not cause any flooding

Detailed drainage reports and flood analysis has been undertaken by Paul Waite Associates. The consultants have considered the advice of the Environment

Agency and have provided guidance with regard to levels and layout to ensure that future development does not compromise the existing floodplain or contribute to additional flooding. That advice has been used to inform the design process.

A copy of the consultants report is attached with the planning applications.

2.7 **Access**

All access details and internal layout proposals have been the subject of consultation with PAH Highway Consultants. The proposals which are the subject of the planning applications have been informed by pre-application discussions with the Council's highway engineer and by the consultants advice.

A copy of the Transport Statements are attached with the applications.

2.8 **Trees**

All existing trees are illustrated on the topographic survey drawing. Trees have been the subject of a tree survey by James Royston, arboricultural consultant. A copy of the Tree Survey, Arboricultural Implication Assessment and Arboricultural Method Statement are attached with the application.

2.9 **Ecology**

An ecological assessment has been prepared by Whitcher Wildlife. The survey work covers both sites A & B and extends over agricultural land adjoining. The survey included an inspection of the appropriate records, a walk over inspection of the area and a detailed survey of all buildings.

Bats were found in the principle listed barn on Site A (Referred to as Building 7 by the consultants) Whitcher Wildlife have recommended that further post emergence survey work will be needed prior to any development of the buildings and they have advised that if either of the sites remains undeveloped three years after any planning permission is granted they should be re-surveyed to ensure that all information necessary to inform future development is fully up to date.

A copy of the Ecological Survey in respect of both Sites A & B are attached with the planning applications.

2.10 **Archaeology**

An archaeological assessment & Building Appraisal has been undertaken by C S Archaeology.

The report assesses the archaeological resource and potential of the Proposed Development Area (PDA) just to the north of Penistone, Barnsley, South Yorkshire. The PDA comprises of low lying ground (3.9 hectares) to the north and south banks of the River Don over the sites referred to as site A & Site B.

The PDA contains three designated heritage assets: Nether Mill House, Nether Mill Farmhouse and Nether Mill Barn. These buildings form a cluster of historic buildings which date to at least the early 17th century and feature significant historic architectural features.

Nether Corn Mill was partially demolished in the 1960s but there is archaeological potential for related and associated features. In addition Nether Mill Farmstead features the site of at least one principal historic building. The wider PDA is characterized by pastoral meadows which are relatively unimproved and there is a potential for unknown archaeological deposits.

The PDA contains areas of archaeological potential, and it is considered that any remains can be further investigated, subject to a planning condition on the forthcoming application.

A copy of the report is attached with the applications.

2.11 **Environmental Report**

The pre-application consultation advised that as Site A, Nether Mill Farm, was in close proximity to Barnsley Road that a noise report may be required by The Council's Regulatory Services. A noise report has been prepared by Clover Acoustics and a copy of their report and recommendations are attached with the planning application for Site A.

3.0 Planning Policy

Planning History

Neither of the two sites A or B have any recent planning history. There have been no other planning applications within the immediate vicinity other than that for residential development on the Sunnymede site which adjoins the west boundary of Site A. Planning permission was originally granted in 2007 for 16 apartments and a detached bungalow and there have been subsequent applications to increase the density.

Current Planning Policy Context

The current Development plan for the Area comprises:

- Regional Spatial Strategy (RSS) for Yorkshire & The Humber (Yorkshire and Humber Plan)(2008)
- Barnsley Unitary Development Plan 2000 (UDP) (Saved Policies)
- Barnsley Local Development Framework (LDF)- Core Strategy adopted Sept 2011

The RSS sets out housing and employment requirements for Barnsley and the adoption of the Council's Core Strategy has been based on the strategic framework that it provides. Whilst the RSS is still part of the Development Plan the Secretary of State has advised that it is to be abolished.

A number of UDP Policies are still relevant until the LDF is adopted. The settlement boundary around Penistone and the extent of the Green Belt are both policies that carry forward.

Emerging Planning policy Context:

The Council's Core Strategy identifies Penistone as a Principle Town and stipulates that development should be directed towards the main urban areas and Principle Towns. The Core Strategy CSP8 seeks to limit development in

Penistone to that which facilitates its renaissance as a market town. The Core Strategy identifies that there is a need for additional dwellings in Penistone and that additional land will need to be allocated for that purpose. It further advises that additional sites will be previously developed sites within the built up area with possibly limited peripheral greenfield sites.

Affordable Housing is expected to be provided at a figure of 25% on all developments of more than 15 dwellings.

Sites & Places Development Plan Document

The Council are currently preparing the DPD. This will examine settlement boundaries and allocate sites for housing development as well as examining the necessity for localised green belt boundary amendments.

As a part of this process, the owners of Nether Mill Farm have put forward two sites to the north of Nether Mill Farm (Site A) . Whilst currently within the Green Belt, part of the land is considered to be an anomaly and all of the land is immediately adjoining the existing settlement boundary. The detailed design proposals for Site A reserve access to the land to the north.

Commentary:

Both sites A & B are within areas allocated for housing and comply with current planning policy guidance. Pre-application guidance has established that residential development would be acceptable subject to the proposals addressing the issues of design, together with the impact on existing heritage assets and the adjoining Green Belt.

4.0 Involvement

Site A. Nether Mill Farm

The detailed design proposals do not have a detrimental impact upon the setting of existing Listed dwellings at Nether Mill House or the adjoining Farmhouse. The setting of the existing dwellings and the adjoining Listed barn are retained and protected.

The proposals were the subject of a pre-application submission to the Council's Planning and Conservation officer. The detailed design proposals have taken account of all comments received and have been the subject of on going discussion leading up to the submission of a planning application.

The proposals have been informed by the detailed topographic, tree ,ecological and flood analysis surveys which were prepared in advance of detailed design proposals.

Site B. Land at Water Hall Lane

The proposals will not have a detrimental impact upon the setting of the existing listed buildings at Wordsworth Court. The site is currently developed with redundant agricultural buildings and is overgrown. The existing buildings are unattractive and dominate the outlook from the nearest dwelling within the Wordsworth Court development.

New housing has been carefully designed to ensure that there are no windows to habitable rooms that overlook the properties at Wordsworth Court and that the distance between dwellings is well in excess of the Council's minimum standards. The location, density, scale, mass, height ,materials and detailed design of the new dwellings and their setting has been designed to reflect the courtyard layout of the adjoining heritage assets.

The proposals have been discussed with the owners of Water Hall.

The proposals were the subject of a pre-application submission to the Council's Planning and Conservation officer. The detailed design proposals have taken account of all comments received and have been the subject of on going discussion leading up to the submission of a planning application.

The proposals have been informed by the detailed topographic, tree, ecological and flood analysis surveys which were prepared in advance of detailed design proposals.

5.0 Site A . Development Appraisal

5.1 Site Appraisal

The site is currently developed with a mix of houses, traditional stone barns and outbuildings, modern portal framed agricultural buildings and extensive yards and hard standings. There are 4 no separate access points to the site and one of these has provided access to a commercial coarse fishery at the rear of the site. It is proposed to close the fishery if planning permission is granted.

The site is in a gateway location at the approach to Penistone from the east and occupies an important frontage position immediately adjoining the A 628 Barnsley Road. Nether Mill House, Nether Mill Farmhouse and Nether Mill Barn are Listed buildings. The site is not within a Conservation Area and is outside but immediately adjoining the Green Belt.

The Listed buildings are all Grade ll and all date from the later half of the 17th C. They are built in local grit stone with stone slate roofs and have a mix of gable copings, decorative chimney stacks mullion windows and heavy stone quoins, lintels and sills. The other traditional farm buildings are of more modern construction of coursed stone lined with brick and roofs clad in blue/grey slate.

Dry stone boundary walls enclose the site and are an important local feature.

A Site Appraisal plan is attached at Appendix 3A.

5.2 Use

Residential

5.3 **Existing Buildings**

Comprehensive details of all existing buildings are provided in the Archaeological Appraisal and Building Assessment attached with the planning application. Building references match.

Nether Mill House (Listed Grade ll)

Nether Mill House is towards the north east end of the site, set back from Barnsley Road and within gardens enclosed by high dry stone walls. Details of the Listed building are provided in the archaeological report attached with the planning application. The house was created from the conversion and amalgamation of two original cottages and was extended in the 1970's with a block built rear wing.

It is proposed to remove the rear wing which is both unsightly and very damp and to restore the original building. A new vehicular access is shown from the existing private access road to a gravel drive running past the front of the house to a new garage, constructed in reclaimed coursed local grit stone and set back so as not to impact upon the setting of the Listed building.

A new walled garden, enclosed by dry stone boundary walls is proposed to the north west of the house to replace the demolished extension.

Nether Mill Farmhouse (Listed Grade ll)

Nether Mill Farmhouse is currently subdivided into 2 no self contained cottages. The planning application does not propose any alteration or extension to the existing building. It is proposed to make changes to garden boundaries and footpath access and to provide separate car parking spaces for both cottages. It is proposed to extend the garden to the rear of Nether Mill Farmhouse into the Green Belt by "rounding off".

Nether Mill Barn (Listed Grade ll)

Nether Mill Barn forms a part of the historic group of buildings towards the north east end of the site and is in close proximity to the House and Farmhouse. Full details of the barn are provided in the archaeological report.

The barn is set back from and slightly below Barnsley Road and is dominated by a swept "catslide" roof which extends the original cruck framed building to a single storey east elevation. The barn is built in local grit stone with heavy quoin stones to some corners and a mix of door and window openings featuring heavy stone lintels and sills. Internally the space has been subdivided by the frontage extension to the original frame and by brick walls to create cattle standings with a feed store above. The barn shows signs of several alterations /adaptions over the years and original cruck frames have been altered, damaged or removed.

The position of the barn, in close proximity to Nether Mill House and Nether Mill Farmhouse, the access, the lack of appropriate parking space and the buildings size means that a commercial use is not appropriate. The barn is of domestic proportion and will adapt to residential use without substantial external or internal alteration or extension, to provide 2 No separate dwellings.

Internally the barn is subdivided into 5 No structural bays. The first two bays from the west gable wall are subdivided by cruck frames. These have been damaged in the past, but can be repaired and retained without any structural alteration. The third roof truss is a queen post type and the final truss at the east end of the barn is a more recent replacement king post. Our proposals allow for stepping up and through the queen post truss with minor adaption, and for cutting and re-framing the king post truss. Detailed sections are provided with the application to illustrate how the barn can be adapted to residential use with minimum structural alteration.

The location of the barn limits the amount of external amenity space that can be provided to each of the dwellings, but both will have private gardens enclosed by dry stone walls and separate car parking spaces created within independent parking courts which have been located to the rear of the site.

Stable & Machinery Store (Building F Archaeological Assessment)

Purpose built in the late 19 th Century. Constructed in coursed stone and lined in brick wit a blue slate roof. Although of a later date than the listed buildings, it forms a part of the farm group and is of historical interest. It is potentially subject to flooding and conversion to residential use requires the raising of the ground floor level and adjustment of existing door and window openings.

Cart Shed (Building B Archaeological Assessment)

Constructed at the same time as the Stable & Machinery Store and built in matching materials. The building forms a part of the original farm group and should be retained. It can be converted to residential use without substantial alteration, extension or reconstruction.

Nether Mill (Building H Archaeological Assessment)

Originally a part of a much larger mill complex constructed at the end of the 19 th Century and contemporary with buildings B & F. Of historical interest, the remains of the mill and the adjoining single storey cottage can be converted to residential use to provide 2 No dwellings. Existing door and window openings are retained and apart from a small rear extension, the conversion can be achieved without major alteration, extension or reconstruction.

Other buildings

All other buildings on the site are modern portal framed agricultural sheds, constructed in steel, concrete and timber and clad in steel and asbestos cement sheeting. They are redundant to agricultural use and have no potential for an alternative use. All are to be demolished to facilitate redevelopment of the site with new housing.

5.4 **Layout & Scale**

The site extends over a frontage of approximately 240m running parallel with the A 628 Barnsley Road. At the upper end of the site (east) the Listed buildings and other curtilage barns and outbuildings form a tight grouping that surround an inner courtyard space. This built form, which is typical of the local agricultural vernacular of the area establishes a pattern that has been repeated with the new build development that is proposed across the remainder of the site.

The site occupies a gateway to Penistone and provides the potential to create an attractive "village" development of small groups or courtyards of houses clustered around independent access's enclosed by high stone boundary walls set back behind a continuous grass verge adjoining the main highway.

Access is retained to existing agricultural land to the north of the site which is currently within the green belt but may have some potential for residential development in the future.

New houses have been designed to meet the current demand for larger more expensive family housing with a mixture of houses and cottages providing between 3 and 5 bedrooms. All dwellings have been provided with a minimum of two car parking spaces.

New houses have been designed to a maximum height of two storeys with traditional wide frontage, shallow span and steep roof pitches of between 35 – 40 degrees.

At the south west of the site a small terrace of 2 and 3 bedroom affordable cottages is proposed. These establish a visual link with traditional terraced housing close to the adjoining road junction and provide a visual stop to the development when looking down Barnsley Road towards its junction with Huddersfield Road. They will also provide some visual screening of the blank gable wall of the proposed apartment building on the adjoining site at the junction of Barnsley Road and Huddersfield Road.

5.5 **Appearance & Materials**

All new houses have been designed to reflect the traditional appearance, details and materials of the surrounding area.

New walls will be in coursed natural stone with flush mortar pointing in a sand/lime/cement mortar with an agreed proportion of grit sand and brushed to expose the aggregate prior to set. Window and door openings are to have sawn natural stone lintels and sills to match the surrounding masonry.

Existing roofs are to be repaired in natural stone and slate to match and all new roofs are to be clad in an approved artificial stone slate and natural blue/grey slate. All stone and artificial stone slates are to be laid in diminishing courses and with matching ridges.

Rainwater gutters to existing buildings are to be replaced with matching timber ogee section gutters supported on cast iron spiked brackets and

discharging to cast iron rainwater pipes with boss connectors at 2.0m centres fixed with bobbins and nails and with cast iron shoes to discharge over

rainwater gullies. All rainwater goods to new buildings are to be pre-finished aluminium gutters and pipes in matching section. All rainwater goods are to be painted black.

All replacement and new window frames and external doors are to be in high performance timber with narrow glazing bars retaining double glazing. All frames are to be placed in reveal of at least 75mm to the face of the surrounding masonry.

Boundary walls, both dry and mortar pointed construction, are to be in a local grit stone with matching copings. All existing natural stone flags and setts are to be retained and re-used for landscaping around the dwellings and new flags and setts are to be an approved artificial stone substitute.

5.6 **Significance & Impact**

Archaeological Assets, Significance and Potential are covered by the Archaeological Assessment and Building Appraisal which is attached with the planning application.

Nether Mill House, Nether Mill Farmhouse and Nether Mill Barn are Listed buildings. The Listed buildings and those that surround and adjoin them together with the setting of these buildings, are significant Heritage Assets. The remains of Nether Mill are not Listed but are regarded as an important part of the farm site and should be treated as a Heritage Asset when preparing detailed design proposals for the site.

The site is not within a conservation area and the proposals do not impact directly upon an individual heritage asset but have the potential to detract from their setting.

Design proposals for the alterations to Nether Mill House and for the conversion of Nether Mill Barn retain all existing door and window openings and propose very few new openings. The proposals will not have a detrimental impact on the Listed buildings and will allow for the protection, enhancement and long term viability of the Heritage Assets.

The proposed demolition of the rear wing of the existing house could have a detrimental impact but removes an unattractive later addition to the house and overall has a beneficial impact.

Whilst the new buildings have the potential to detract from the character, setting and architectural features of the adjacent heritage assets, the proposals, are limited in height to two storeys, are to be constructed to a scale, form and in sympathetic materials which are in keeping with the local vernacular, and have been located on site to avoid any detrimental impact.

The new buildings have been designed to ensure architectural distinctiveness and will contribute to the sense of place.

5.7 **Affordable Housing**

The proposals for Site A illustrate a total of 20 No new dwellings. There is a requirement to provide affordable housing at the rate of 25% on all residential developments of more than 15 No dwellings.

5 No 2 and 3 bedroom affordable dwellings are proposed at the south west end of the site. The new houses are shown as a terrace of traditional cottages, built in matching stone and all with private gardens and adjoining car parking. The site location is close to the centre of Penistone, within a short walk of all facilities and with excellent public transport links.

5.8 **Landscaping**

Existing trees, boundary walls, and interesting garden features are to be retained. New hard and soft landscaping has been designed to compliment the existing and to create a setting appropriate to the proposed new housing.

Existing dry stone boundary walls are to be retained and new walls are to match.

New pathways, terraces and hard standings immediately adjoining the Listed buildings are to be laid with natural stone flags and matching stone setts are to be used under parking spaces in front of the garages. Approved artificial stone flags and setts are to be used adjoining new dwellings.

Landscaping details are shown on drawing ref: 11.050 021 & 022 which are submitted with the application.