## 5.9 **Sustainability**

All new housing will be constructed to sustainable standards. A high level of insulation, specialist glazing systems and air tightness will be a feature of all houses. This will be further enhanced by under floor heating systems which on the larger dwellings will be linked to ground or air source heat pumps. Solar roof panels are not thought to be appropriate in this sensitive location.

The site of the proposed new housing is sustainable. The site is close to the centre of Penistone and local shops, schools, medical services, PH's etc are within a short walk. There are excellent local facilities and the site is well served by public transport.

The construction of the new dwellings will recognise the Code for Sustainable Homes and will reach at least Code 3 or better in all specified areas.

- Housing to be built to standards which exceed the 2006 building regulations by 25% in respect of energy efficiency.
- Larger dwellings to have heating and hot water is to be supplied by renewable energy via a ground source heat pump providing central heating via an under floor system and with temperature regulated taps to all appliances.
- Water butts are to be fitted to the garage building.
- New housing is to be built in local stone.
- High levels of insulation will be incorporated within the floors, walls and roof. High performance window frames are to be installed.
- All surface water run- off will be managed to ensure that the rate of discharge does not exceed that which currently exists.
- Generous bin storage areas are available. Bins are to be provided in accordance with the minimum council requirements for recycling.
- The design will provide external drying space
- The design will provide cycle storage

- The proposals do not have a negative impact upon ecology. The design proposals will allow for providing enhanced habitat with new tree, shrub and garden planting.

5.10 **Building for Life**

A Building for life assessment is attached at Appendix 4A

5.11 **Secured by design**

The design of the site accommodates the recommendations of Secured by Design whilst maintaining openness where this is appropriate and respecting the setting of the existing Heritage Assets.

A copy of the Proposed Site Layout is attached at Appendix 5A

## 6.0 Site B. Development Appraisal

6.1 **Site Appraisal**

The site is in a secluded location to the north of Penistone town and immediately to the north of Water Hall and Wordsworth Court, a residential development which includes a number of Listed buildings. The site is not within a Conservation Area and is outside the Green Belt.

The site is currently developed with modern portal framed agricultural buildings, block work piggeries and extensive yards and hard standings. There is a single access point to the site from Water Hall Lane, a private roadway that joins Barnsley Road opposite its junction with Wellhouse Lane.

The north boundary of the site is formed by the River Don and the west boundary abuts agricultural land. There are mature trees on the river side and adjoining Water Hall Lane. The site is generally level with a fall towards the river. A part of the site is subject to flooding at times of extreme rainfall and a detailed drainage and flood risk analysis has been undertaken to inform the design proposals.

Pre application discussions have highlighted the adjoining Heritage Assets at Water Hall and Wordsworth Court and have provided guidance as to the form of new residential development that would be acceptable without having a detrimental impact.

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

A Site Appraisal plan is attached at Appendix 3B

## 6.2 Use

Residential

## 6.3 Existing Buildings

There are no existing buildings on the site that justify retention. The topographic survey shows the location of all existing agricultural buildings and the photographic survey illustrates the form, mass, style and materials. All existing buildings are to be demolished.

## 6.4 Layout & Scale

The site position immediately to the north of the existing courtyard buildings at Water Hall and Wordsworth Court requires that the layout of new housing should be of a similar traditional agricultural layout, with buildings arranged around a central common courtyard space, set back from Water Hall Lane. The vehicular entrance to the central courtyard space should be narrow and enclosed by dry stone walls.

There should be a hierarchy of buildings to include two storey houses with 1.5 storey and single storey garages and outbuildings and "swept" roofs to reflect the "catslide" detail of the principle Listed barn at Wordsworth Court.

New houses have been designed to meet the current demand for larger more expensive family housing with a mixture of houses providing between 4 and 5 bedrooms. All dwellings have been provided with two car parking spaces plus double garages.

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.

Care has been taken to ensure that proposed new houses have less visual impact upon the outlook from the rear of existing dwellings at Wordsworth Court than the existing agricultural buildings. Distances between habitable rooms are in excess of the Council's minimum standards and new buildings have been designed to be lower and have less visual mass.

## 6.5 **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.

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.

All rainwater goods to new buildings are to be in pre-finished aluminium gutters and pipes with traditional ogee section gutters supported on spiked brackets and discharging to circular rainwater pipes with boss connectors at 2.0m centres fixed with bobbins and with shoes to discharge over rainwater gullies.

All rainwater goods are to be painted black.

All 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.

## 6.6 **Significance & Impact**

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

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

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 so as to avoid any detrimental impact.

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

## 6.7 **Affordable Housing**

Affordable Housing is not required on this site.

## 6.8 **Landscaping**

Where possible, existing trees and boundary walls 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 are to be in approved artificial stone flags and setts .

Landscaping details are shown on drawing ref: 11.050 023 which is submitted with the application.

## 6.9 **Sustainability**

New housing will be constructed to sustainable standards. A high level of insulation, specialist glazing systems and air tightness will be a feature of all houses. This will be further enhanced by under floor heating systems which on the larger dwellings will be linked to ground or air source heat pumps. Solar roof panels are not thought to be appropriate in this sensitive location.

The site of the proposed new housing is sustainable. The site is close to the centre of Penistone and all local shops, schools, medical services, PH's etc are within a short walk. There are excellent local facilities and the site is well served by public transport.

The construction of the new dwellings will recognise the Code for Sustainable Homes and will reach at least Code 3 or better in all specified areas.

- Housing to be built to standards which exceed the 2006 building regulations by 25% in respect of energy efficiency.
- Larger dwellings to have heating and hot water is to be supplied by renewable energy via a ground source heat pump providing central heating via an under floor system and with temperature regulated taps to all appliances.
- Water butts are to be fitted to the garage buildings.
- New housing is to be built in local stone.
- High levels of insulation will be incorporated within the floors, walls and roof. High performance window frames are to be installed.
- All surface water run-off will be managed to ensure that the rate of discharge does not exceed that which currently exists.
- Generous bin storage areas are available. Bins are to be provided in accordance with the minimum council requirements for recycling. A Bin collection point is provided.

- The design will provide external drying space
- The design will provide cycle storage
- The proposals do not have a negative impact upon ecology. The design proposals will allow for providing enhanced habitat with new tree, shrub and garden planting.

6.10 **Building for life**

A Building for life assessment is attached at Appendix 4B

6.11 **Secured by Design**

The design of the site accommodates the recommendations of Secured by Design whilst maintaining openness where this is appropriate and respecting the setting of the existing Heritage Assets.

A copy of the Proposed Site Layout is attached at Appendix 5B

**Summary**

The proposed residential development of sites A & B over land at Nether Mill Farm and adjoining Water Hall Lane is in accordance with existing planning policy, respects and enhances the setting of existing Heritage Assets and the adjoining Green Belt , and provides well designed family housing in highly sustainable locations close to Penistone town centre.



Signed……..
**C J Carr**

# APPENDIX . 1A
# SITE LOCATION PLAN
# Nether Mill Farm

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

Netherfields
Annexe

Nether Mill
House

A

Torside

Watersmeet

Water
Hall
Bridge

201.2m

Nether Royd

Sunnymede

BARNSLEY ROAD

River Don

Wordsworth
Court

ALE LANE

END

B 6462

A 628

Garage

Don
Villa

196.0m

Penistone
Bridge

Recreation
Ground

FB

Pond

TCB

# PLANNING

PROPOSED RESIDENTIAL
DEVELOPMENT
NETHER MILL FARM
PENISTONE
SOUTH YORKSHIRE

SITE LOCATION PLAN
SITE A


CHRIS CARR
ARCHITECTS

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email: chris@cca-arch.co.uk


| | | | |
|---|---|---|---|
| Scale. | 1:1000 @ A3 | Drawn. | |
| Date. | 22.04.13 | Ref. No. | 11.050 |
| DWG. No. | 012 | Rev. | |

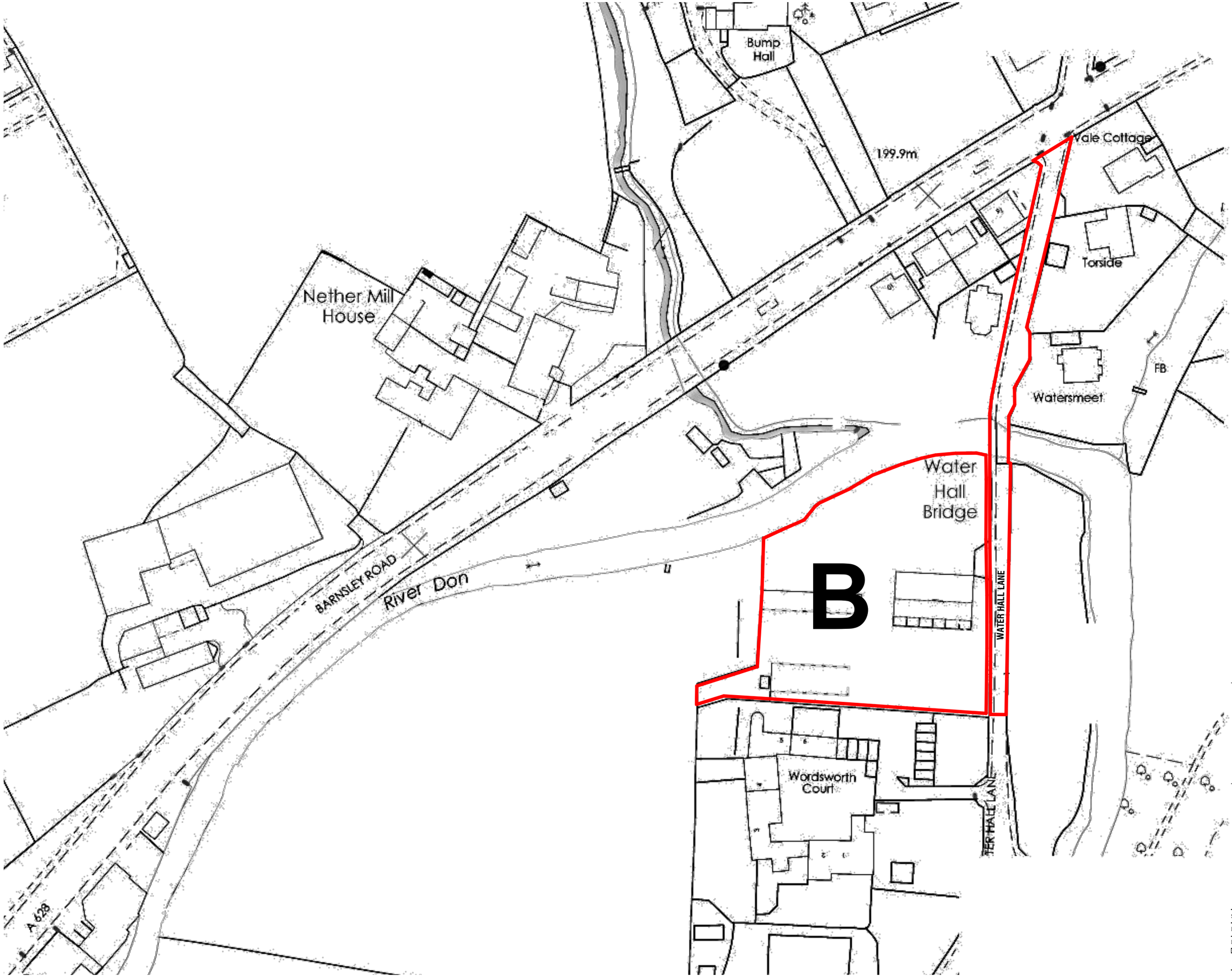
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# APPENDIX . 1B
# SITE LOCATION PLAN
# Land adjoining Water Hall Lane

DO NOT SCALE

All dimensions in Millimetres unless specified otherwise and subject to verification on site




# PLANNING

PROPOSED RESIDENTIAL DEVELOPMENT
WATER HALL LANE
PENISTONE
SOUTH YORKSHIRE

SITE LOCATION PLAN
SITE B

CHRIS CARR
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| Date. | 22.04.13 | Ref. No. | 11.050 |
| DWG. No. | 013 | Rev. | |

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# APPENDIX 2A.
# PHOTOGRAPHIC SURVEY
# Nether Mill Farm



A1  Barnsley Road looking SW with Site A on the right

A2  Barnsley Road looking SW. Nether Mill Barn on the right





A3 Barnsley Road looking SW. Nether Mill site on the right

A4 Barnsley Road looking SW towards the junction with Huddersfield Road





A5 Nether Mill House SE Elevation

A6 Nether Mill House SW Elevation





A7 Nether Mill House rear extension to be demolished

A8 Nether Mill House rear extension to be demolished





A9 Nether Mill Farmhouse SE Elevation

A10 Nether Mill Farmhouse SW Elevation





A11 Nether Mill Farmhouse from the North

A12 Nether Mill Farmhouse from the West





A13 Nether Mill Barn from the adjoining access off Barnsley Road

A14 Nether Mill Barn. SW Gable Elevation





A15 Nether Mill Barn built up opening in the rear elevation

A16 Nether Mill Barn. NE Gable Elevation

