Millé design

Architectural Planning. Building & Interiors
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Design & Access Statement

(to be read in conjunction with drawings nos: 2010/36/01,02)

Address of site: Former Ale House on land off Wellhouse Lane (before new road was built) Penistone, Nr Sheffield. S36 7EY

Site} The ale house lies on an existing track within a field compound. It consists of a central stone shell with a mono pitch on the west elevation and a concrete block mono pitched potato store on the east elevation. Both the track and the ale house appear on the Ordnance Survey 1:2500 attached.

Proposal: It is proposed to convert the former ale house into a dwelling and reinstate the track. It is proposed to remove the potato store and construct a mono pitch lounge extension incorporating garage. The curt ledge will consist of a small garden to the side and rear and front of the property with a remaining paddock with post and rail fence boundary

Development of the design & appearance:

It is proposed that the extension be in natural course stone to match existing. It will re-instate the stone slate roof which was removed to prevent further theft of these. Timber boarded garage door and timber replaced window frames. The design will preserve the character of the building and prevent further deterioration.
There will be little adverse impact on the rural setting and will in fact enhance the area.

Landscaping and Access:

A large splay exists to the site incorporating access to the ale house and a separate agricultural access into the field (two aligned gateways).
There is a dry stone wall at the front access and an existing post and rail fence on the western boundary.
There will be a post and rail and hawthorn hedge to form the boundaries to the site. The boundaries are marked in red on the drawings.

Services: The new foul drain will connect into a domestic klargester bio disc treatment plant. Surface water will connect to new soak aways.

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