

Mr K Hollins

The old Water Mill
Ings Lane,
Little Houghton
South Yorkshire

Planning Application

Design & Access Statement

CONTENTS

1. Statement

PREPARED BY :

QUILL ARCHITECTURE

7 Mulberry Close, Darfield, Barnsley, South Yorkshire
S73 9NN. Tel:- 01226 755446

Contents

- 1.0** Introduction.
- 2.0** Assessment of the sites immediate and wider context.
- 3.0** Relevant planning policies.
- 4.0** Relevant planning history.
- 5.0** Involvement of community members and professionals undertaken/planned.
- 6.0** The design of the scheme.
- 7.0** Refuse & Recycling
- 8.0** Evaluation
- 9.0** Concluding statement.

1.0 Design and Access Statement

Conversion of an existing double storey height stone barn structure into a garage/ workshop with office accommodation. Combined with the conversion of the old attached double storey height mill building, into a residential dwelling.

2.0 CONTEXT

Physical context

The Surrounding Area

The existing double storey height barn and mill buildings being converted combined with the site forms a remote settlement at the very western edge of the village of Little Houghton. To the sites immediate east is a two-storey height detached stone dwelling known as the mill house. This is the only residential structure within close proximity, which is also in the ownership of the applicant's family. Continuing westward the river Dearne forms the west boundary of the site and is set approximately 30metres from the west face of the mill building. The river Dearne at this location flows north to south, and once provided the water supply to turn the water wheel of the old mill which has lain abandoned and in disrepair for a number of years. To reach the site, both vehicular and pedestrian access is via an existing private surfaced road/drive, which is a spur off Ings Lane. On approach, this access road displays field hedging to either side before terminating at the stone boundary wall of the disused water mill. The site cannot be accessed from any other direction, as open fields are the predominant feature around the site. To the sites immediate north is an area owned by the applicant family, with its boundary formed by a dyke which once may have served as the head race feeding the mill but for many years now has been diverted to deliver back into the river Dearne. To the eastern boundary a 2000mm High stone wall delineates the individual curtilage owned by the applicant. Outside the boundary of the site and continuing in an easterly direction the land rises upwards terminating at a ridge formed when the A6195 (Park Spring Road) link road was constructed. The existing boundary treatment to this ridge is mixed tree planting. To the south approximately 40metres away from the existing mill shrubbery forms the extent of the mills curtilage, which provides screening to the site and buildings from a southerly direction. Proposed site layout (CAD/QA/1301)

The Site and Existing Buildings

The application site, which once formed part of a farm complex, displays a level and even surface. Which at the time of my topographical survey had a plethora of temporary equipment and structures dispersed in a had-hoc way over the whole site. All the temporary storage structures and obsolete equipment are to be removed from the site once the renovation and conversion of the buildings are complete. This will allow a regeneration of the site to take

place and once again be enjoyed by the applicant and his family. The existing double storey height structures, which stand on the site, although attached, are to be converted into two distinct individual units with their own identity. Unit 1 drawing CAD/QA/1302 shows the original barn which will be utilised as a separate garage/workshop and storage facility combined with office accommodation at first floor level for the general day to day operations of the applicants business. While units 2 & 3 Drawing CAD/QA/1302 will be re-used and converted into a residential dwelling house for the applicant and his family. The re-use and conversion of the existing buildings is in line with the national planning policies and will play an integral part in supporting the rural economy. The existing buildings on the site are of a standard South Yorkshire design but as with many rural buildings their upkeep has been a questionable priority. Each building historically and over recent years has had to be metamorphic lending themselves to alteration to suit the trends of the owners. This is true of the existing site structure now undergoing a new lease of life. The original sandstone roof coverings has long since gone being replaced with industrial style steel sheeting which is a contradiction to the building fabric and displays a detrimental effect on the surrounding area. All elevations of the superstructure are built of quality coursed square sandstone which offers a sound construction and is in a good state of repair. To the east facade a number of openings existed two of the larger openings measuring 2250metres and each provided entry to the integral cart shed while a secondary opening now a window to the right, gave entry to an area for storing animal feed and equine paraphernalia. At the far left on the ground floor a window is evident which in conjunction with an upper storey window not only provided natural light to the living accommodation of the mill but provided the means to see who was approaching the building.

The south elevation of unit 1 (original barn) CAD/QA/1302 displays an arched opening which originally extended half way up the superstructure.

Unit 3 (south facing) both the lower and upper stories have domestic style openings with a lower ground having door access to the original wheel floor and milling equipment. In addition a single stone lintel is built into the south elevation with no window opening evident.

The west elevation facing the river Dearne of unit 2&3 again displays various openings within the lower and upper storey heights. A main arched opening to the ground floor will remain in situ under what was once an original first storey height loading door. There are no other openings to the ground floor of this elevation. To the left of the original first floor loading doors of unit 2, new windows W15, W17 have been formed through the stonework. Both windows will be removed thus reverting back to the original facade see CAD/QA/1305. However 2No conservation type roof windows will be installed to provide natural light to the proposed en-suites.

Unit 1(barn) CAD/QA/1305 There is only one partly buried window opening on the ground floor in this elevation which appears to be filled with historic stone work. No other openings are proposed to this elevation.

The north elevations unit 1 (barn) to this elevation there is no openings to the upper storey height. At the ground floor 3No window and 2no door openings exist all of which appear to have historic stone infill.

North elevation unit 3 This elevation has an outstand of approximately 7000mm built of coursed square sandstone with two openings, the first is an

arched opening at ground level originally where the water passed through to the wheel housed within the building. To the upper floor level a service/loading door opening is formed.

3.0 Planning policies

The following policies have been taken into account in the submission of this application.

National Policies

National Planning policy framework Sec 3 (Supporting a Prosperous economy) Sec 7 (Requiring good design). Sec 9 (protecting green belt land) Sec 10 (Meeting the challenge of climate control)

Local policies

Policy GS8A

The re – use and adaptation of buildings in the green belt

Policy GS9

Development within the green belt, or conspicuous from it, should not by reason of its siting, materials or design result in significant harm to the visual amenity of the green belt.

Policy BE6

Built environment, any building should display good design standards.

4.0 HISTORY

There has been no prior planning application made to the local authority with regard to the site or building that occupies the site regarding conversion.

5.0 INVOLVEMENT OF COMMUNITY MEMBERS

Little Houghton Parish Council have been consulted, in accordance with the Council's Statement of Community Involvement. A copy of the letter sent with an overview drawing, highlighting the proposal is attached to this statement.

6.0 DESIGN OF THE SCHEME

Siting

The siting of the structures has been pre-defined by their existence within the site, which consists of, an existing two storey mill building, with attached barn. The buildings are currently being re-developed and converted to form a garage/workshop with office accommodation to the original barn highlighted

as unit 1 on the site plan CAD/QA/1301 It is proposed that the existing site area be completely striped of all the obsolete machinery and temporary structures that currently occupy the site with no exceptions, thus forming sustainable open aspect with a compact domestic curtilage. The approach to the site, both vehicular and pedestrian is via a private road/drive, which merges with Ings Lane, west of the road bridge constructed over the A6195 link road. Mature hedging of varying species, forms the existing field boundaries to each side of the access, with their height and density representative of mature growth thus obscuring both the site and detached building. The road/drive terminates at the watermills stone boundary wall with an opening through to provide access to the site. A field gate or similar will be incorporated into the scheme when the buildings have been completed. This will provide demarcation of the sites limited domestic curtilage. With regard to the existing structures i.e. the mill house to the east the original window positions and doors achieve the council's normal privacy distances. The question as to whether the proposal would be ingrouse to the green belt and loss of an area that contributes positively to the character of the area has also been taken into account. All the site area to the south of the existing buildings is covered with some form of structure or obsolete mechanical equipment all of which are in a ruinous or dilapidated state of repair; this in itself causes harm to the openness of the green belt. While it is clearly a matter of judgement it is suggested that the proposed conversion combined with the cleaning up of the site would enhance the area thus causing no particular harm to the character or openness of the greenbelt, nor cause any increase in vehicular or pedestrian traffic. More over the site cannot be seen from any public area to the north, south or east but has limited openness to the west.

USE

Is this justified in terms of :- Site & Surroundings :-

When the site is cleared of all obsolete mechanical equipment and extraneous structures the site will revert back to providing a work environment and residential dwelling for the applicant and his family. Thus contributing positively to the openness of the green belt and the ethos of local authority green belt policies. In addition there is an existing residential dwelling known as the mill house also owned by family members to the immediate east of the site.

AMMOUNT

Is there justification for :- How much development is proposed?

Only one private residential dwelling combined with the conversion of the attached barn structure is proposed on a relatively large site area, which will be in-keeping with the setting and enhance its rural location. The proposed conversions are within the confines of the original domestic curtilage of the existing Mill and barn and will not have any greater impact on the green belt than previously existed.

LAYOUT (global within the village setting)

Accessibility and travel distances –

Shops :- There are no shops within the immediate vicinity of the site however, there is a general store at the junction of Middlecliffe Lane and Rotherham Road which is approximately 1.2km east of the site.

Transport :- There is a bus stop and terminus at the end of Ings lane 300metres from the site entrance. Service 68 operates a circular route from Barnsley, calling in the village every 2 hours during the day. It runs hourly from a stop at the junction of Middlecliffe Lane and Rotherham Road. The 219 service from Barnsley the Doncaster runs through Middlecliffe every half-hour.

LAYOUT (buildings siting)

The position and layout of the building within the site has been pre-determined due to the re-use and conversion of existing original structures, no extensions or enlargements to the original foot print is proposed with this application.

CAD/QA/1301

Scale

Are the following justified? The size of the building in relation to the surroundings:-

The proposal is for the conversion and re-use of an existing mill building into a residential dwelling house with the attached barn structure converting into a garage/storage workshop and office accommodation for the applicant business. Both building are original and exist in an excellent state of repair for conversion. The foot print of both structures has not been altered, although a heightening of the barn eaves of unit 1 has taken place by approximately 1000mm. This was to ease the burden of the obdurate intersection of the roof structures. The main buildings height is as original and as such will not have a greater impact on its surroundings or be intrusive on the landscape, nor cause any abnormal harm to the openness of the greenbelt. Currently within the site a plethora of ad hoc build forms and obsolete mechanical equipment strewn the site. These structures are of differing styles, materials, sizes etc all of which conflict with the appearance of the locality. However with there proposed demolition and removal the openness of the green belt can be restored.

LANDSCAPING

Landscaping principles and details :-

The existing on-site landscaping achieves effective screening of the buildings and provides a good visual amenity. However the site may benefit from additional planting, see site plan (CAD/QA/1301).

North Boundary. (Unit 1)

A low stone wall of approximately 1200mm high exists to this boundary, and is set 2100mm away from building. No heightening or alteration is envisaged as the area beyond is owned by family members.

South Boundary.

An existing middle aged sycamore tree is the main feature and situated on the southern edge of the boundary combined with a group of approximately 20 young silver birches dispersed around the sites periphery. See site plan (CAD/QA/1301). These provide adequate screening when in full leaf. It is also proposed by the applicant to provide a separate 1200mm high by 2000mm wide, raised grass covered bank in addition to the environment agency's flood bund that already exists around the southern boundary. It is also proposed by the applicant to erect a rural style post and rail fence, which will be set at approximately 4metres from the buildings south face. This will for the extent of the limited domestic curtilage.

East Boundary.

Existing hard landscaping is currently in situ and takes the form of a 2000mm high stone wall which is in an excellent state of repair due to the efforts of the applicant. This wall has a single opening of 6000mm to allow entry into the site and to the east/south facades. No change is envisaged.

West Boundary.

Consist of a group of existing mature evergreen Leylandii trees all of which have reached their maximum growth height which projects above the ridge line of unit 2. In addition where the tree line finishes it is proposed to plant rural type shrubbery, to extend beyond the end of unit 1. (CAD/QA/1301).

APPEARANCE

With regard to the architecture, the conversions will be sympathetic to the original build. Each connecting building is of a simple rectilinear form, with all elevations constructed of natural sandstone under a trussed roof structure. The roof pitch over unit 1 and 3 will remain at 40 ° while over unit 2 the roof pitch is set at 35 ° to provide a traditional intersection. The roof covering demonstrates a marley grey interlocking tile to match the existing mill house which lies to the east. In addition stone slates will provide at the eaves level. Each verge will be finished with wet pointing. At eaves level stone kneelers combined with black galvanised steel rise and fall gutter brackets will be incorporated to support the black rainwater system. Unit 2&3 at first floor level will support three bedrooms each with en-suites, while the lower ground floor will enable a kitchen, separate dining room and living room to be formed CAD/QA/1309 & 10. The internal floor level of unit 1 (workshop) will be raised to coincide with the finished external ground level, this will allow not only protection of its superstructure from the elements but allow a damp proof course to be incorporated, to satisfy the statutory building regulations.

East elevation of unit 1

Will be as original and contain no new openings.

East elevation unit 2, 3

The existing elevation of unit 2&3 (see drawing CAD/QA/1308 will remain as original displaying 2No arches to the ground floor W12 & W13 with a further window of domestic proportion to the left W12, while to the right hand side the opening W11 will have the stonework below the new window opening removed and taken down to the finished floor level as the original opening which existed within the structure. To the upper storey/first floor 3No window openings will remain again in their original positions W7, 8, and 9. In addition 2No conservation type roof windows are proposed to give natural light to the long landing which provides access to the bedrooms and office to unit.

South elevation of unit 1

This will remain as original but with a heightening of the stone arch to allow larger mechanical equipment to access the building, no other openings are proposed.

South elevation of unit 3

This elevation displays the original door opening (D1) with 2No windows to the upper floor (W5 & W6). In addition a 3rd window is proposed to the ground floor (W1) this will be positioned under an existing in situ stone lintel to the right hand side of the main door as shown on drawing CAD/QA/1308.

West elevation unit 1

This elevation facing open fields is built in coursed square sandstone. No new openings to the ground or first floor levels are proposed. However there is a partly buried window to unit 1 on the ground floor which contains historic stone infill and will remain in-situ.

West elevation unit 2

Again part of the original structure, built using coursed square sandstone. At ground floor level an original single arched opening will be utilised to include French style opening doors, (D4) see drawing CAD/QA/1308 no new openings are proposed to the ground floor. At first floor level and directly above the lower arch a fully glazed French style door is to be installed within an original opening once used as the loading door for the mill (D5). To the left of this a series of openings exist with W14 and W16 being original while W15 and W17 are new, the latter two visually compromise the overall external appearance of the structure therefore the new openings formed will be removed and the external wall reinstated to its original condition. Treatment to the existing openings D5 & 6 which serve the bedrooms will incorporate double inward opening doors, with a stable type timber door fitted across the face of the external stonework. In addition the lower portion of the new doors will be fixed to provide the safety barrier required under the current building regulations.

West elevation unit 3

Constructed of coursed square sandstone, this section projects outwards forming part of the residential wing. The current opening W3 displayed on the ground floor and W4 to the first floor each in their original positions will remain.

North elevation unit 1

The north elevation facing the rear boundary displays 5 No openings at ground floor level only all of which have been filled with stone or modern blockwork but remain as identifiable openings within the structure. It is proposed that no new openings to the ground or first floor levels be created.

North elevation unit 3

Constructed of coursed square sandstone this elevation has two original openings D2 & D3 drawing CAD/QA/1308. The first opening D2 at ground level displays a segmental arch constructed of individual voussoirs with a keystone to its centre. The proposal is to utilise both D2 & D3 openings by installing double glazed door units. In addition D3 will be fitted with a stable type door and frame as D5, 6 TO UNIT 2.

Window & Door Nomenclature.

Throughout the proposed dwelling a simple window and door design is to be employed to reflect the character and ethos of a rural type building. The proposed window material is oak finished upvc.

ACCESS

There is no requirement for any alteration to the existing private road/drive to be undertaken as no intensification in vehicular or pedestrian traffic is envisaged.

Equal and convenient access for all users

This is a level site it is therefore possible to provide a safe and level means of access into the site for both vehicles and pedestrians. Its finished floor levels will conform to part M of the building regulations (disabled access)

7.0 REFUSE & RECYCLING

The dwelling will have an area for the storage of bins located to the front of the property. Waste collection to be undertaken by the local authority. The following bins will be provided.

	Type of refuse	Dimensions	Volume
1	General 1 (Grey)	720 x 650 x 1060	240 Litres
2	Recycling 1 (Blue)	560 x 560 x 1060	140 Litres
3	Recycling 1 (Brown)	560 x 560 x 1060	140 Litres

8.0 EVALUATION

Anecdotal evidence suggests that a mill has stood on the application site from the mid-18th century. Although long since gone, a replacement double storey height mill consisting of living accommodation and commerce was constructed in circa 1850. This mill and attached barn is now the subject of a planning application, for its re-use and conversion. The applicant's family as owners, for the past 50 years started to renovate the exterior and more recently the interior of the mill, but due to their unfamiliarity with the Town and Country planning criteria overlooked applying for the relevant permissions. An inspection and assessment carried out by Quill architecture reveals good quality workmanship and an understanding of the original build characteristics of the earlier and previous structure. The external envelopes of the buildings have not been compromised in a way to lose its identity or historical relevance. Although minor modifications have been incorporated the design

still satisfies the governments planning policy framework and local authority's criteria for good design. In addition no requirement to make any improvement to the building regarding inappropriate extensions or additional infrastructure to the site has arisen. As the mills scale, size and proportion meets the needs of the applicant and his family. It is a question of judgement that the physical mass of the building is prejudicial to the character and openness of the green belt, but by its own historic existence within the site it causes no injury greater than existed before.

9.0 CONCLUDING STATEMENT

This design and access statement is written in support of a planning application and demonstrates the requirement of section 42 of the planning act.

During the design process, a number of meetings have been held with a dedicated planning officer, to seek primarily, advice on good design and to address any potential problems facing the site. The comments made by the planning officer, have been taken into account and incorporated into the overall scheme as necessary.

In conclusion, the proposed development meets the requirements of national, regional and local planning policies therefore the local authority should be supportive of the scheme and grant full planning approval.



ARCHITECTURE. 7 Mulberry Close, Darfield, Barnsley, South Yorks S73 9NN

My Ref. AD/PD/1301
Your Ref.

Tel No (01226) 755446

Date. 28/01/13

Mrs J James
Clerk to Little Houghton Parish Council
14 Wharncliffe Close
Hoyland
Barnsley
South Yorkshire
S74 0HP

Dear Sir or Madam

Re :- Conversion of the original mill building to a residential dwelling house with associated barn conversion to garage /storage and office accommodation.

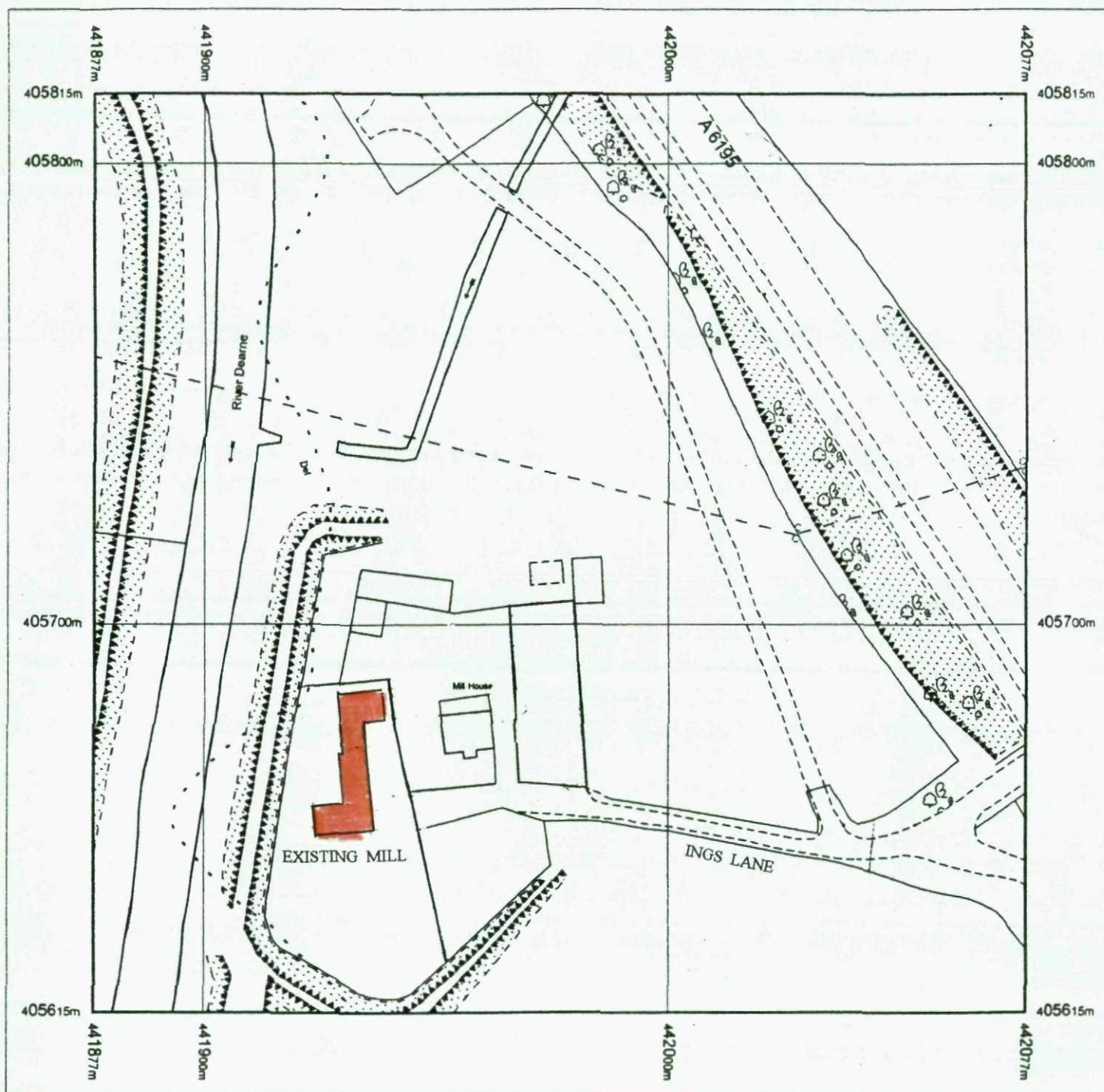
Address :- Ings Lane, Little Houghton, Barnsley South Yorkshire

Before submitting a planning application for the above, I would like to know if you have any comments on the proposal, so they can be considered before a formal application is lodged with the local authority. Any comments you wish to make must be in writing and should reach me within Four weeks from the date shown in this letter.

For your information I have enclosed An OS copy highlighting the building.

Yours faithfully

ALAN DAVIES (for and on behalf of Quill Architecture)



Produced 07.10.2008 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2008.

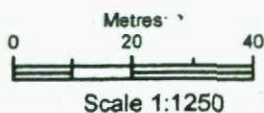
Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey, the OS Symbol and OS Sitemap are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Part or all of this OS Sitemap is enlarged from mapping produced at one or more of the following scales: 1:1250, 1:2500, 1:10000.



Supplied by: **Blackwell M and D C**
Serial number: 01553900
Centre coordinates: 441977.13 405715.25

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

MILL :

INGS LANE

LITTLE HOUGHTON

S72 OHR