

Potential Conversion of Nether Mill Barn, Penistone S36 8AD
To form Veterinary Surgery on Behalf of Donaldson's Vets Ltd

Our Ref: C1096 450; Pre-application Enquiry

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	Revision Number:		
	Initial Issue		
Author:	Kevin Dawson For & On Behalf of Dawson Williamson Ltd		
Position:	Director		
Date of Issue:	30 June 2022		
Notes:			

1.0 Introduction

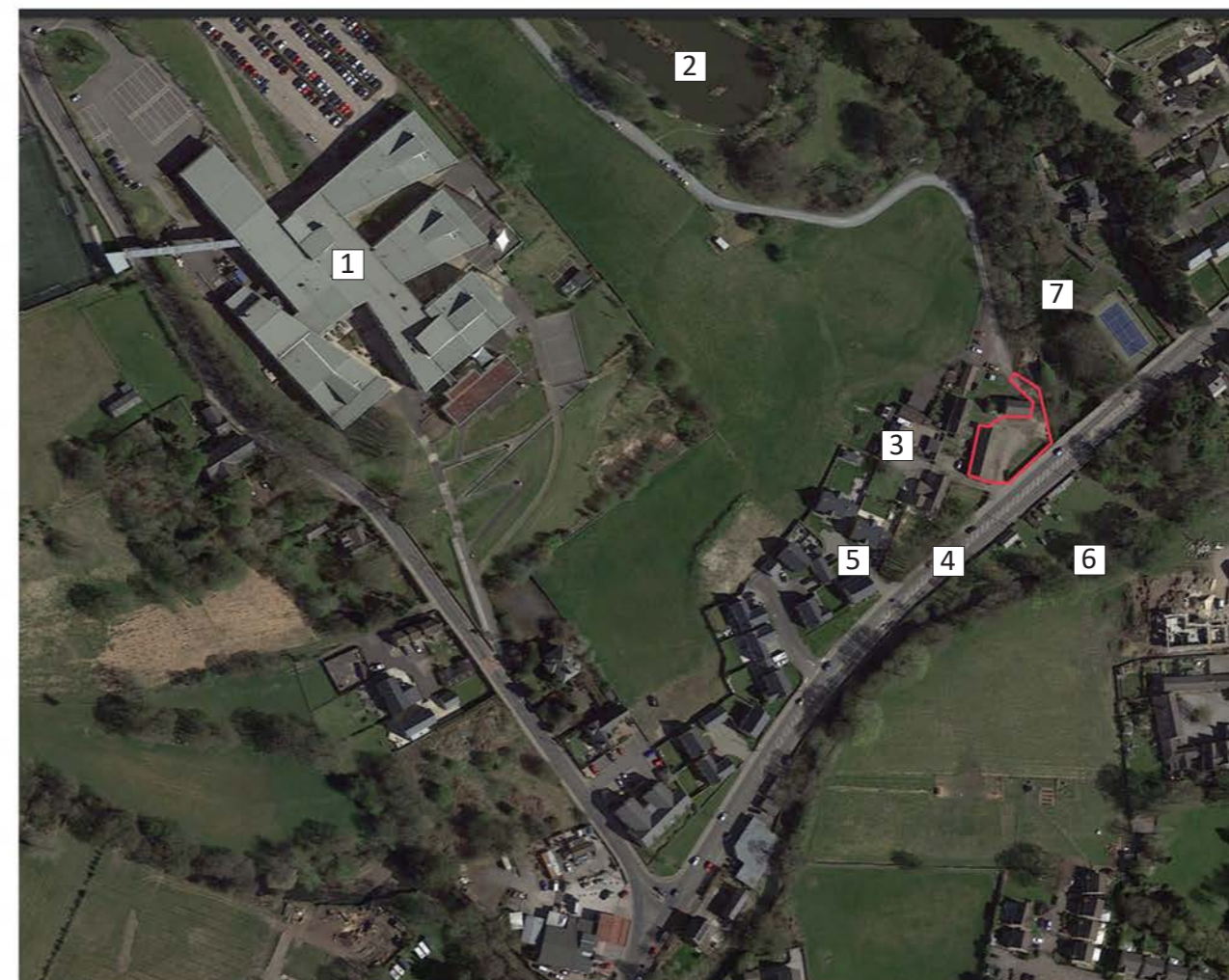
1.1 Description of Planning Application / Application for Listed Building Consent

- 1.1.1 This statement has been prepared by Dawson Williamson Ltd in support of a Pre-application Enquiry for the conversion of an existing building known as Nether Mill Barn to form a Veterinary Surgery on behalf of Donaldson's Vets Ltd
- 1.1.2 The purpose of this statement and the documents / drawings which accompany the application is to describe the existing site and details of the proposition in order that detailed feedback can be provided by the Local Authority.
- 1.1.3 The statement has been produced in response to local & national planning policy which highlights the need to promote high quality & sustainable design in development in order to make a positive contribution to the local environment.

The statement has been produced to be able to be read in a clear manner & be understood by all parties involved in consultation during the process. It is intended to be a positive tool to fully explain our design intent to Barnsley Council Officers & any Third Party Consultees.

1.2 Description of Existing Site

- 1.2.1 The site which this enquiry relates to is illustrated on the adjacent image.
- 1.2.2 The existing site comprises an irregular shaped piece of land with an area of approximately 880 sq.m.
- 1.2.3 The site is considered to be located in a gateway position at the approach to the town of Penistone from the east and occupies an important frontage position to the A628 Barnsley Road.
- 1.2.4 The dry stone walls to the boundary with Barnsley Road are considered to be an important local feature.
- 1.2.5 Vehicular access to the site is currently provided by an established junction with Barnsley Road in the south west corner of the site.
- 1.2.6 The site is located to the north of Penistone town and within a cluster of buildings which have, until recently been used as an agricultural holding known as Nether Mill Farm.
- 1.2.7 A number of buildings on the Nether Mill Farm site have recently been split with some being marketed / sold individually including a house, farmhouse, traditional stone barns (including Nether Mill Barn) and associated outbuildings.
- 1.2.8 The house, farmhouse, and Nether Mill Barn are all Grade II Listed buildings.
- 1.2.9 The site is not within a Conservation Area and is outside, but close to the boundary of the Green Belt.



Site Location

Enquiry site boundary outlined in red

Key Adjacencies:

- | | |
|---|--------------------------|
| 1 | Penistone Grammar School |
| 2 | Nether Mill Fishery |
| 3 | Nether Mill Farm |
| 4 | Barnsley Road (A628) |
| 5 | Watermill Mews |
| 6 | River Don |
| 7 | Scout Dike |

1.3 Description of Existing Building

- 1.3.1 The existing building is known as Nether Mill Barn and forms part of a historic cluster of buildings which were previously grouped together and known as Nether Mill Farm.
- 1.3.2 It should be noted that Nether Mill Barn, an adjacent stone barn and an area of external space to the south of the site has recently been sold separately to the remaining buildings within the cluster previously known as Nether Mill Farm.
- 1.3.3 Vehicular access to the building is from Barnsley Road using a right of access from the existing established junction and existing opening in the dry stone boundary walls to the south west of the barn.
- 1.3.4 The building is set back from Barnsley Road and features a graduated stone slate roof which extends over the original cruck framed barn to include 19th Century alterations including a full bay extension to the side (east) and a single storey outshut facing south east.
- 1.3.5 The building is constructed from local grit stone (coursed squared rubble) with heavy stone quoins to some corners and a mix of door / window openings some of which feature heavy stone lintels and sills.
- 1.3.6 The building appears to have been used for farming for some years and internally the space has been sub-divided during the 20th century to create a series of mistals and stores as evidenced by concrete floors, stalls and dividers at ground floor level and a feed store at first floor level (accessed by an internal staircase) above.
- 1.3.7 The original cruck frame positions are still evident internally although they appear to vary in condition having been adapted, damaged, removed or replaced over time.
- 1.3.8 It is believed that the building was originally subdivided into 4 no structural bays and the first two bays (taken from the western gable end) are still subdivided by cruck frames. They appear to require some repair work to repair past damage but can potentially be retained subject to a condition report and the input of third party specialists.
- 1.3.9 The third truss appears to be a queen post design which has been the subject of significant adaption and repair over the years.
- 1.3.10 The fourth truss appears to be a king post design which is a more modern replacement.



**1.4 Description of Existing Site;
Contextual Plan**
Enquiry site boundary outlined in red

Key Features:

- 1 Nether Mill Barn
Existing building to potentially be converted to form Veterinary Surgery
- 2 Vehicular Access
To provide access from Barnsley Road (A628)
- 3 External Area
Potentially used to accommodate parking area, bin store etc
- 4 **Stable & Machine Store with Granary Above**
To be retained, unaltered
- 5 **Farmhouse**
- 6 **Nether Mill House**
- 7 **Agricultural Land**
- 8 **Scout Dike / Woodland**
- 9 **River Don /**
- 10 **Recent Residential Development**



1.5 Description of Existing Building; Photographic Record

1.5.1 The following section of this enquiry includes photographs illustrating the existing condition of Nether Mill Barn.



Photo Ref: E01
View from North Eastern Approach, Barnsley Road



Photo Ref: E02
View from Vehicular Access, Looking North



Photo Ref: E03
View of Nether Mill Barn (Primary Elevation) from External Area



Photo Ref: E04
View of Nether Mill Barn (Side Elevation) from Vehicular Access



Photo Ref: E05
View of Nether Mill Barn (Side Elevation) from External Area



Photo Ref: E06
View of Nether Mill Barn (Side Elevation) indicating relationship with Farmhouse

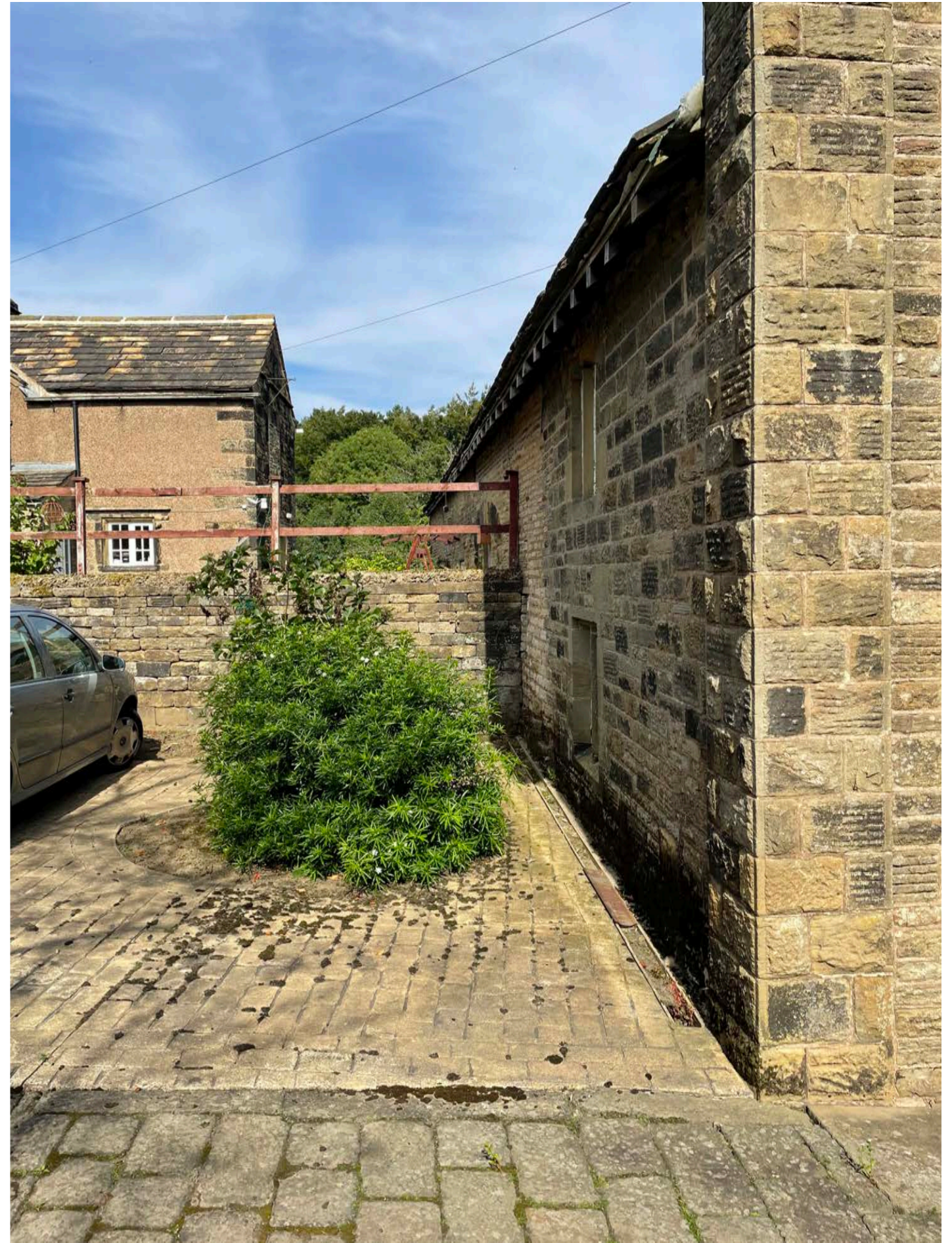


Photo Ref: E07
View of Nether Mill Barn (Rear Elevation)



Photo Ref: E08
View of Nether Mill Barn (Internal Detailing Cruck Frame)



Photo Ref: E09
View of Nether Mill Barn (Internal Detailing Cattle Feeding Station)



Photo Ref: E10
View of Nether Mill Barn (Internal Detailing First Floor Structure)



Photo Ref: E11
View of Nether Mill Barn (Internal Detailing First Floor Structure)

2.0 Planning Matters

2.1 Planning History

- 2.1.1 An application for Listed Building Consent Ref: 2013/0598 titled '*Residential development of 20 no. dwellings including 13 no. build properties with garages and the conversion/alteration of existing listed and non listed buildings into 7 no. dwellings*' was withdrawn and correspondence from the Local Authority that this decision was dated 10 November 2016.
- 2.1.2 An application for Listed Building Consent Ref: 2013/0598 titled '*Residential development of 20 no. dwellings including 13 no. build properties with garages and the conversion/alteration of existing listed and non listed buildings into 7 no. dwellings*' was withdrawn and correspondence from the Local Authority that this decision was dated 10 November 2016.
- 2.1.3 A list of consultees and information submitted with the applications detailed above is available on the Barnsley Council Public Access system however there does not appear to be any record of responses.

2.2 Pre-application Enquiry

- 2.2.1 A pre-application enquiry was submitted to the Local Authority in early 2022 as the Applicant wanted to work pro-actively with the Local Authority and engage in dialogue / allow the LA to comment on the proposition at an early stage.
- 2.2.2 The pre-application enquiry confirmed the opinion of the Local Authority that the change of use of the building to form a Veterinary Surgery would create a 'Class E' use.
- 2.2.3 The proposal to create a 'Class E' use means the Applicant has appointed a consultant to undertake a Sequential Test on their behalf in accordance with the requirements of the NPPF which states '*Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existin centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered*'.
- 2.2.4 The Sequential Test demonstrates that there are no suitable vacant units within the Town Centre which could potentially accommodate the Class E use which is proposed.
- 2.2.5 The pre-application enquiry confirmed that the Local Authority believe the site to be located within Flood Zones 2 & 3 based on their reading of the Environment Agency mapping.
- 2.2.6 The Applicant has appointed a Consulting Engineer to produce a Flood Risk Assessment and a Comprehensive Design Strategy in relation to the proposal.
- 2.2.7 It is considered that the Flood Risk Assessment and Comprehensive Design Strategy provide responses to the items raised within the pre-application enquiry including:
- Surface water run off
 - Balancing facility
 - SUD's Techniques

2.2.8 The pre-application enquiry identified a number of pieces of information would need to be provided for assessment as part of any future planning application.

These items are listed below along with the responses of the Applicant:

- Hours of Opening

Access is required to the building 24 hours a day / 7 days a week therefore the opening hours included on the planning application form state 00:00 - 00:00 Monday - Sunday.

- Number of Employees

The Applicant estimates approximately 5 No full time / 5 no part time employees will use the building.

- How are Employees likely to travel to the site

- Details of the expected customer base

- Accessibility of the site for the intended customer base by means of transport other than the private car

The Applicant has employed a Highways Consultant to produce a Transport Statement in relation to the site and the proposed development which is included within Appendix C at the conclusion of this document.

2.2.9 The pre-application enquiry contained comment from the LA Pollution Control Officer which requested the following condition if the Local Authority are minded to approve a planning application:

Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

The Applicant would have no objection to the inclusion of this draft condition on any future decision notice.

2.2.10 The pre-application enquiry contained comment from the LA Biodiversity Officer which identified a number of pieces of information which would need to be provided for assessment as part of any future planning application.

The Applicant has appointed an Ecologist to produce a Preliminary Ecological Assessment.

2.2.11 The pre-application enquiry contained comment from the LA Highways Officer which identified a number of pieces of information which would need to be provided for assessment as part of any future planning application.

The Applicant has appointed a Highways Consultant to produce a Transport Statement.

2.2.12 The pre-application enquiry response from the LA Conservation Officer confirmed the following opinion:

'Support in Principle. Some concerns over new glazed entrance feature. Likely requirement for detailed architectural historic building record'

2.2.13 The pre-application enquiry contained comment from the LA Conservation Officer which identified the following National Planning Policy Framework (NPPF) policies as being relevant to the proposition:

- *The National Planning Policy Framework (NPPF) paragraph 194/5: Identify and assess heritage significance including the setting and the effect of a proposal*

- *NPPF para 199: Great weight given to an asset's conservation, irrespective of the degree of harm*

- *NPPF para 200: Any harm to or loss of significance will require clear and convincing justification*

- *Barnsley Local Plan Policy HE1: The Historic Environment: Positively encourage developments that help in the management, conservation and understanding of the historic environment*

- *Barnsley Local Plan Policy HE3: Developments affecting Historic Buildings: Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance*

The Applicant has appointed an Archaeologist and they have produced a Written Scheme of Investigation (Level 3 Building Recording).

The Applicant has appointed the Archaeologist for the duration of the project in order to provide specialist advice and information required by the Local Authority should the planning application(s) be permitted.

2.2.14 The pre-application enquiry response from the LA Conservation Officer raised concerns over the design of the glazed entrance feature which was proposed as part of the enquiry.

This element has been revisited by Dawson Williamson Ltd following receipt of the pre-application enquiry and the design has been developed for further review with the Local Authority.

It is our intention to engage in dialogue with the LA in order to try and reach a position where the proposition satisfies the aspirations of the Applicant in terms of creating a sense of identity / arrival and a connection between the public space within the Veterinary Surgery and does not create substantial harm to the special architectural or historic interest or impact on the setting of the listed building.

3.0 Architectural Synopsis

3.1 Description

The proposition considers the opportunity to rescue the building from a descent into abandonment which has not occurred through a lack of use, but perhaps more so through a lack of love.

Nether Mill Barn has been a stalwart servant to agricultural production on Nether Mill Farm since it was constructed and as we develop our design methodology for a potential refurbishment and new life as a Veterinary Surgery we are looking to stabilise it through a series of simple, but important interventions.

The synopsis of the architectural proposition is not to restore the building but to record the original form, cracks and all, and stabilise the structure by carefully piecing in the contemporary elements required to create a clinical environment.

Careful consideration of junctions and detailing will seek to create an intimate connection between the old and the new however it is also recognised that the practical requirements for hygienic clinical spaces will mean that some of the original fabric is preserved but concealed from everyday sight.

3.2 Diagram; Photographic

Synopsis of Potential Interventions Affecting the Principal Elevation

- 1 Remove existing doors and replace with glazed panels
- 2 Insert 3 No roof light windows into the graduated stone slate roof of the original building
- 3 Remove existing windows and replace with new windows or infill
- 4 Retain existing outshut and infill with contemporary zinc clad projecting entrance detail / recessive panelling to allow original building form to be read on completion
- 5 Take down part of existing external wall panel and form contemporary zinc clad projecting window detail with stone rebuilt around

Existing stone is to be salvaged, dressed and reused for the infill between retained existing corners

Note:

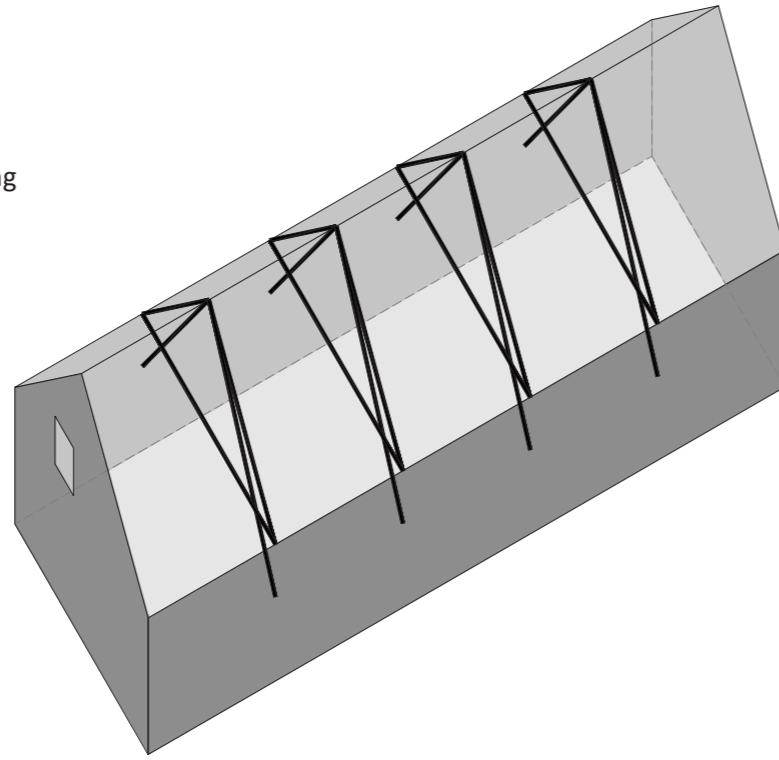
Existing openings are to be retained in the existing arrangement with the openings on the end elevation in the foreground being used for private access (staff only)



3.3 Diagram; Axonometric

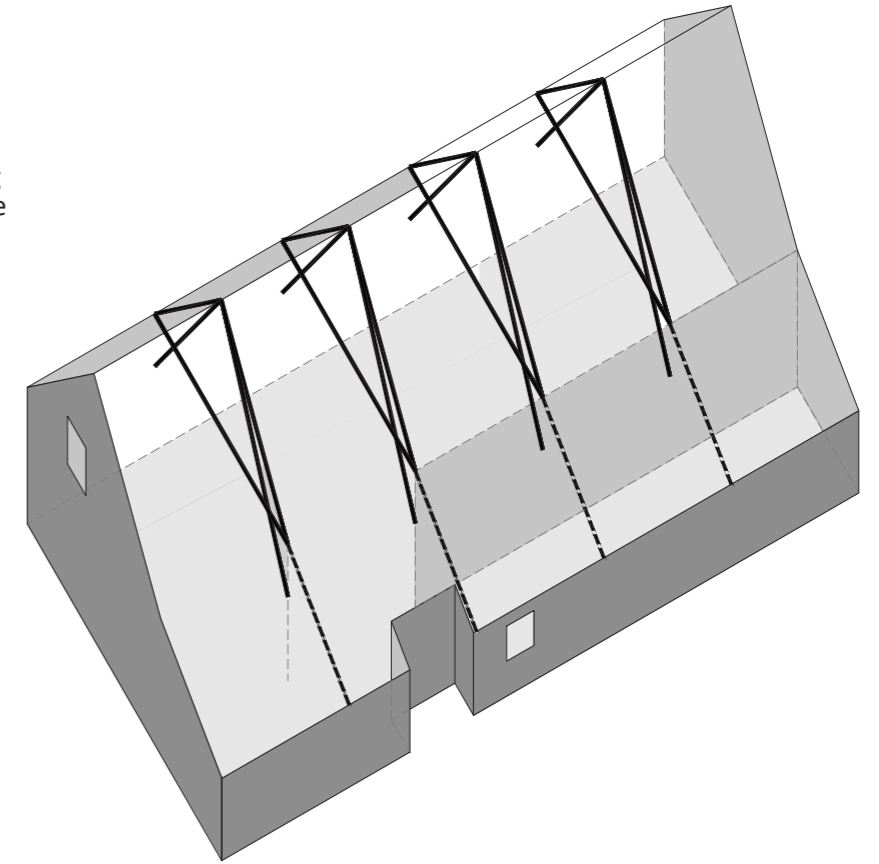
Evolution of Building Over Time

1 Diagram indicating our understanding of the original building presumably constructed in the 16th Century



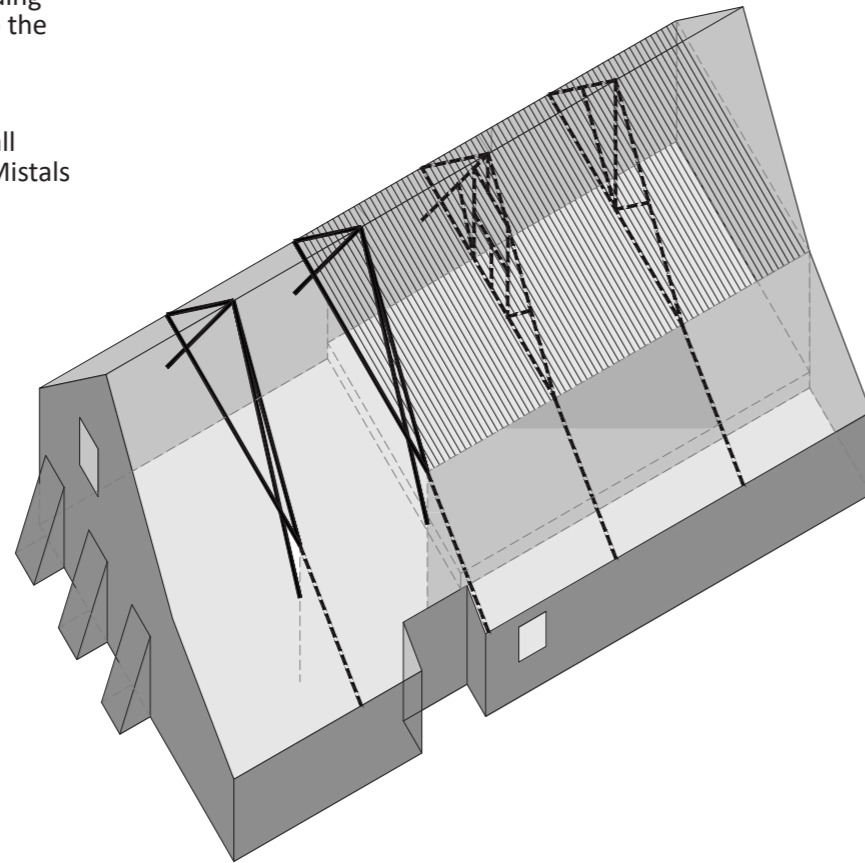
2 Diagram indicating our understanding of alterations which were made to the building during the 19th Century including:

2a Outshuts added to south east facing elevation



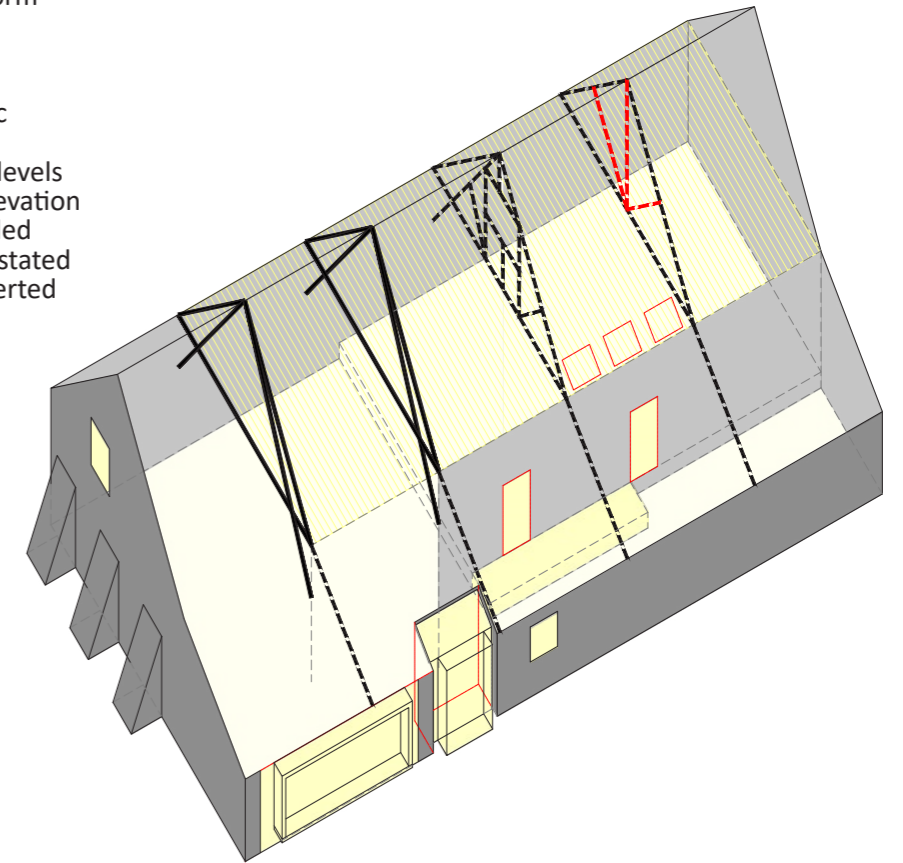
3 Diagram indicating our understanding of alterations which were made to the building during the 20th Century including:

3a Buttresses to SW gable wall
3b Adaption into a series of Mistals
3c Alterations to roof trusses

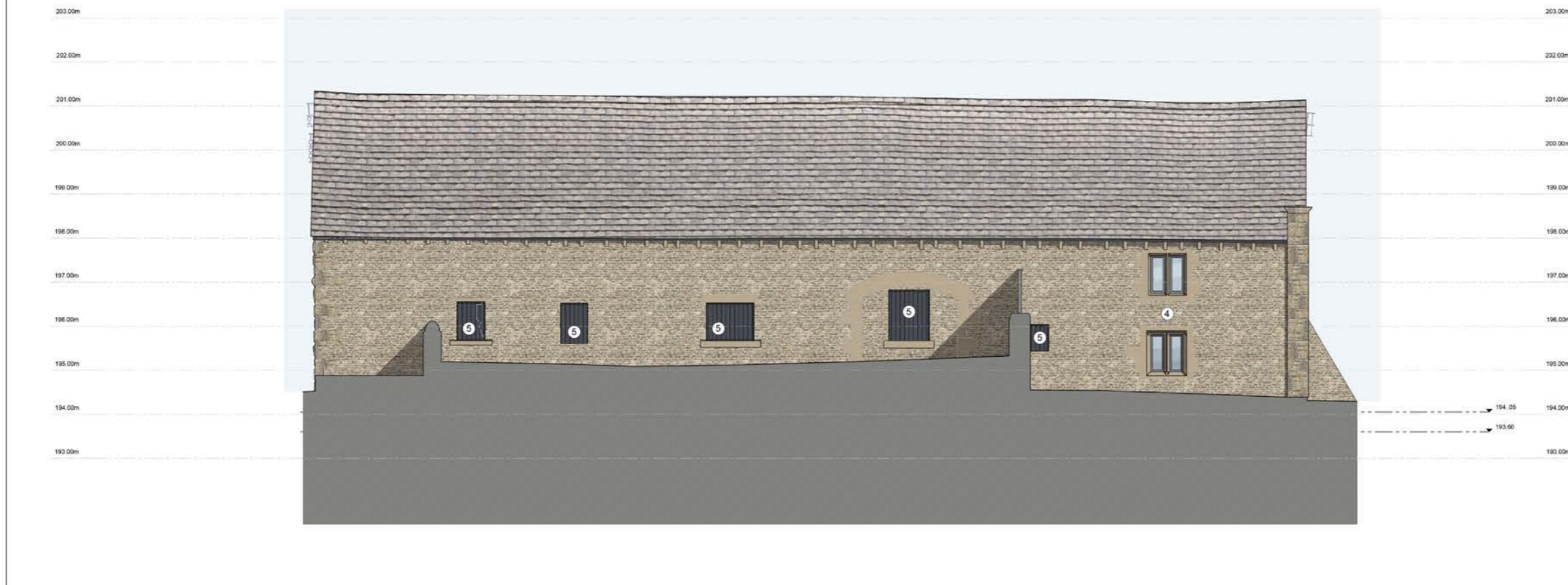


4 Diagram indicating proposition to form Veterinary Surgery including:

4a Addition of first floor level
4b Alterations to internal fabric
4c Alterations to roof trusses
4d Alterations to ground floor levels
4e Alterations to south east elevation
4f Existing windows to be infilled
4g Existing windows to be reinstated
4h Roof light widows to be inserted



3.4 Drawing; Elevation



DO NOT SCALE FROM THIS DRAWING

Notes
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 Drawing to be read in conjunction with all relevant design information, including Architects, Services, Civil and Structural Engineers drawings
 All existing site, tree, building and survey information has been compiled from different sources, including information supplied by third parties

NOT FOR CONSTRUCTION

- Drawing Notes:**
- 1 New contemporary addition to Principal Elevation (facing south east) comprising zinc panelled frame with fixed glazing panels and natural stone window seat
 - 2 Existing stonework between retained elements is to be rebuilt, following dovetailing (see Dawson Williamson Ltd Drawing Ref: C1096 052 for additional notation)
Existing stonework is to be salvaged, dressed and used in the reconstruction of this element
 - 3 New contemporary addition to Principal Elevation (facing south east) to infill existing recess and allow the original building form to be read on completion
Infill to comprise zinc panels and panelled frame with aluminium framed, glazed entrance doors and level threshold to allow access for all
150mm high basecourse to be constructed below zinc panel infill using stonework which has been salvaged from adjacent dovetailing and dressed for re-use
 - 4 Existing windows which are to be replaced are to receive new aluminium framed double glazed units having fixed / opening casements as indicated
 - 5 Existing windows which are to be infilled are to utilise timber panels (close boarded)
 - 6 New roof light windows
 - 7 Existing doors which are to be replaced are to receive new timber framed close boarded timber doors

Rev 1 2022.06.21 Entrance area / glazed panel design updated following Pre-application Enquiry comments from LA

C1096 201 Rev 1

TITLE PROPOSED DRAWING
 BUILDING 1
 ELEVATIONS (SHEET 1 of 2)
 SCALE 1:50 @ A1 / 1:100 @ A3

PRELIMINARY

PROJECT REFURBISHMENT OF NETHER MILL BARN (GRADE II LISTED BUILDING) TO FORM NEW VETERINARY SURGERY
 BAINSGLEY ROAD
 PENISTONE
 S36

CLIENT DONALDSONS VETS LTD

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NOT FOR CONSTRUCTION

- Drawing Notes:**
- 1 New contemporary addition to Principal Elevation (facing south east) comprising zinc panelled frame with fixed glazing panels and natural stone window seat
 - 2 Existing stonework between retained elements is to be rebuilt following downtaking (see Dawson Williamson Ltd Drawing Ref: C1096 052 for additional notation)
 Existing stonework is to be salvaged, dressed and used in the reconstruction of this element
 - 3 New contemporary addition to Principal Elevation (facing south east) to infill existing recess and allow the original building form to be read on completion
 Infill to comprise zinc panels and panelled frame with aluminium framed, glazed entrance doors and level threshold to allow access for all
 150mm high basecourse to be constructed below zinc panel infill using stonework which has been salvaged from adjacent downtaking and dressed for re-use
 - 4 Existing windows which are to be replaced are to receive new aluminium framed double glazed units having fixed / opening casements as indicated
 - 5 Existing windows which are to be infilled are to utilise stonework which has been salvaged from adjacent downtaking and dressed for re-use
 - 6 New roof light windows
 - 7 Existing doors which are to be replaced are to receive new timber framed close boarded timber doors

Rev 1
 2022.06.28
 Entrance area / glazed panel design updated following Pre-application Enquiry comments from LA

C1096 202 Rev 1

TITLE PROPOSED DRAWING
 BUILDING 1
 ELEVATIONS (SHEET 2 of 2)

SCALE 1:50 @ A1 / 1:100 @ A3

PRELIMINARY

PROJECT REFURBISHMENT OF NETHER MILL BARN
 (GRADE II LISTED BUILDING)
 TO FORM NEW VETERINARY SURGERY
 BAINSGLEY ROAD
 PENISTONE
 S36

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3.5	Use	3.6	Layout
3.5.1	It is proposed to convert the existing building from it's current use which is assumed to be an agricultural use to form a Veterinary Surgery (previously confirmed by the Local Authority as a 'Class E' use.	3.6.1	The design has been developed to respect layout of the original building in terms of the division into 5 no structural bays which would have been defined by timber cruck frames.
3.5.2	<p>Veterinary services would be offered for domestic animals which would be brought to the surgery for examination and to receive any treatment which is required.</p> <p>Uses which are proposed to internal spaces include:</p> <ul style="list-style-type: none"> - Reception / Waiting Space - Accessible WC's - Consulting Rooms (4 No) - Dispensary - Preperation - Theatre - Dental - X-Ray - Cat Ward - Dog Ward - Laundry - Laboratory - Morgue - Office - Staff Room - Storage / Plant - Circulation 	3.6.2	The layout of the potential conversion includes accommodation at ground floor level which has been set out over two floor levels with an approximate difference of 450mm (+ 194.05 / + 193.60) to take into account the results of site investigation into the likely original floor levels and to link with the aspiration to reuse original door opening threshold levels on the south and east facing elevations.
		3.6.3	The sequence of internal spaces has been developed following detailed discussion with our Client to ensure efficiency through analysis of the adjancies and seperation required to public and clinical areas.
		3.6.4	All public spaces are located at the lower floor level to ensure that they are accessible from a level threshold at the front of the building (south facing elevation) closest to the car park.
		3.6.5	All clinical spaces are located at the higher floor level other than the Laboratory and Dog Ward which are at the lower level set to suit the existing threshold level to the existing opening serving the Dog Ward.
		3.6.6	The higher floor level is set to suit the existing threshold level to the existing opening serving the Lobby.
		3.6.7	A small internal staircase (3 No risers) connects the two levels at the Dispensary location.
		3.6.8	Minimal demolition and dountaking is proposed to the existing fabric of the original building and only structure within the single storey outshot (a later additon to the original building) is proposed for removal.
		3.6.9	The major area of structural work which is proposed will involve the partial demolition of the existing south facing elevation and rebuilding this area with natural stone piers and glazed panels in order to create a contemporary addition to the define the entrance into the building and increase the levels of natural light within the reception / waiting (public) areas.
		3.6.10	The layout of the potential conversion includes accommodation at first floor level and careful consideration has been given to ensuring that this respects the layout of the original cruck frames by allowing the 2 no remaining cruck frames to the eastern end of the building to be retained and exposed within a double height space in the location of the potential new reception / waiting area.
		3.2.11	2 no seperate staircases are proposed to allow independent access to the 3rd and 5th structural bays to potentially create office space and a staff room. These spaces would be sub-divided by a plant / storage space being formed within the 4th structural bay accessed by a small staircase from the staff room which would step through the queen post truss (truss to be reramed subject to input from third party specialists.
		3.2.12	The king post truss (modern addition) would be removed as part of the proposal.



DO NOT SCALE FROM THIS DRAWING

Notes
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NOT FOR CONSTRUCTION

Drawing Notes; Key Design Strategies:

- Demolition / Downtakings to existing external envelope are identified on Dawson Williamson Ltd Drawings Ref: C1096 050, 051, 052, 053
Insulated aluminium framed elements with glazing panels / doors are to be formed and penetrate the external envelope to define the entrance to the building, increase levels of natural light in the public areas and provide visual connection with the external spaces aiding navigation
- Public spaces grouped together include the Reception / Waiting Area, Consulting Spaces and WC's which are all at the lower floor level and fully accessible from the entrance
- Veterinary Circulation and Clinical Spaces grouped together include a circulation route to the consulting spaces which does not have public access. The Dispensary forms a transitional space between Clinical areas and the Consulting function
- Existing openings to the Veterinary Circulation space and Clinical spaces (facing north west) are to be infilled to prevent observation of this area from the raised external spaces at the rear of the building
- Lightwell formed to allow natural light into the preparation area from above with roof lights being inserted into the fabric of the original building (roof)
- Existing openings which serve the morgue / lobby space and dog ward to the elevation facing north east to be retained with new doors being fitted within
- Existing windows / doors are to be removed from existing openings and either replaced or the opening is to be infilled to suit proposals indicated on elevation drawings

Note: The internal fabric of the building is to be retained as far as possible with only minimal demolition being proposed to allow the programme of spaces to be implemented. The internal fabric is to be exposed and celebrated where possible although the potential use requires certain clinical spaces to satisfy hygienic standards meaning that some elements will be hidden

- Rev 5 2022.06.21 Minor internal alterations, window notes updated Drawing updated to 'Planning Issue' status
- Rev 4 2022.05.30 Entrance area / glazed panel design updated following Pre-application Enquiry comments from LA
- Rev 3 2022.02.14 Key Design Strategies note / references added
- Rev 2 2022.02.09 Internal layout updated following review with Client
- Rev 1 2021.12.21 Internal layout updated following review with Client

C1096 110 Rev 5

TITLE PROPOSED DRAWING
BUILDING 1
PLAN; GROUND FLOOR LEVEL
SCALE 1:50 @ A1 / 1:100 @ A1

PRELIMINARY

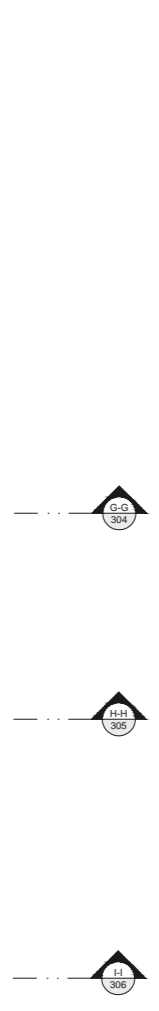
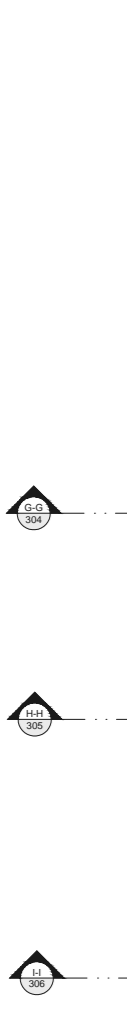
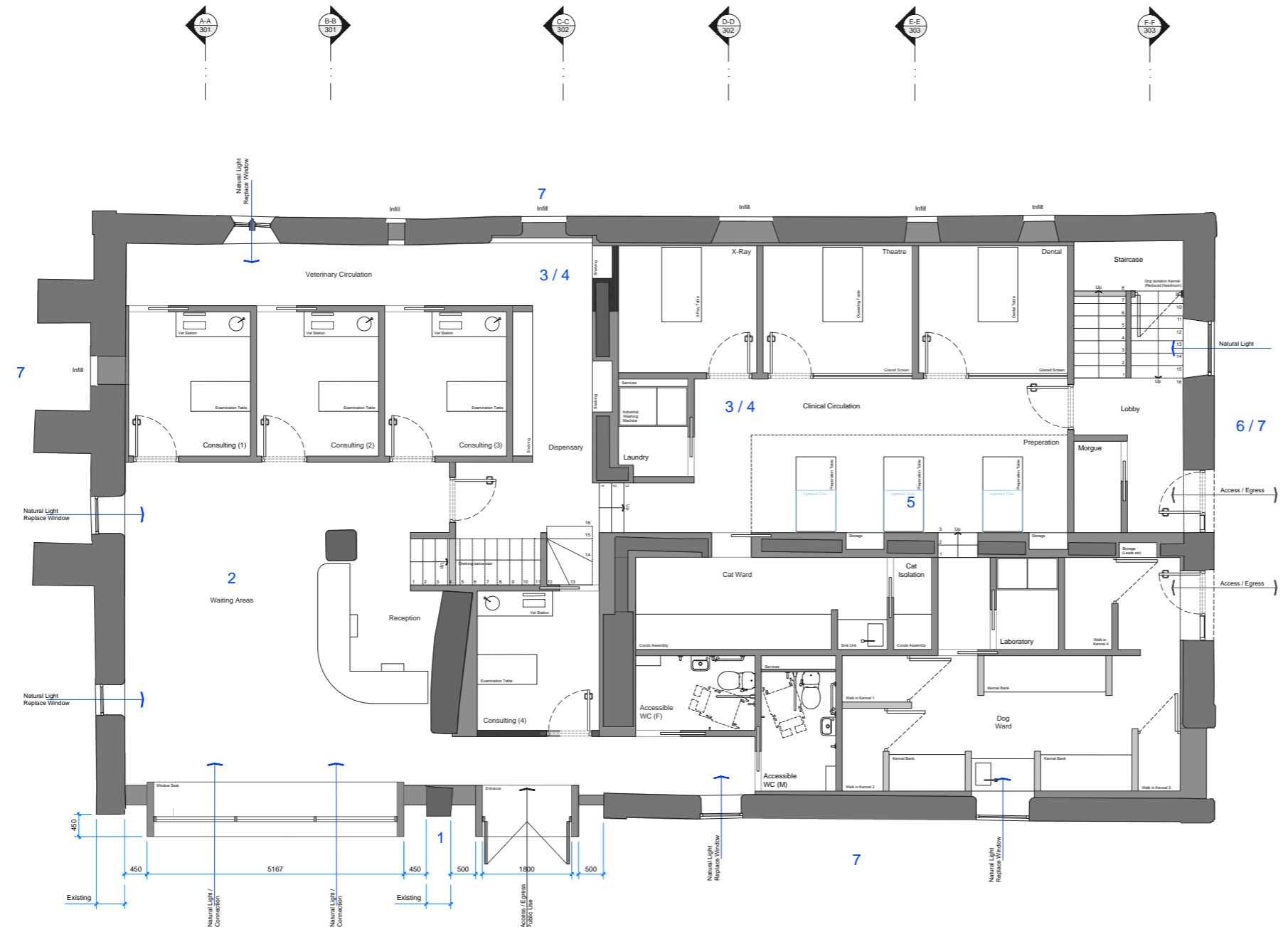
PROJECT REFURBISHMENT OF NETHER MILL BARN
(GRADE II LISTED BUILDING)
TO FORM NEW VETERINARY SURGERY
BARKSLEY ROAD
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Notes

All dimensions to be checked on site

Any discrepancies to be reported immediately to the Architect

Drawing to be read in conjunction with all relevant design information, including Architects, Services, Civil and Structural Engineers drawings

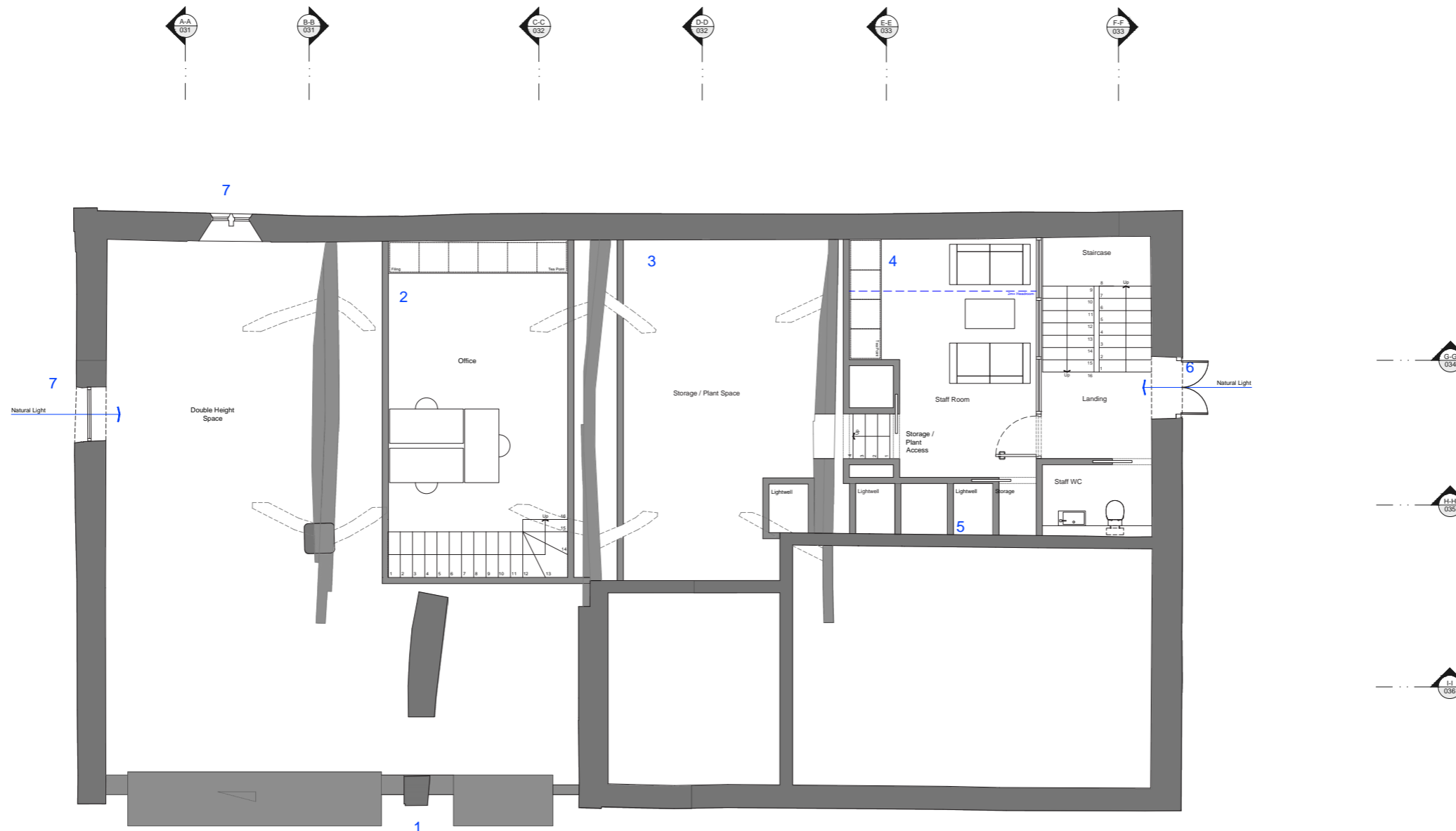
All existing site, tree, building and survey information has been compiled from different sources, including information supplied by third parties

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Drawing Notes; Key Design Strategies:

- 1 Demolition / Downtakings to existing external envelope are identified on Dawson Williamson Ltd Drawings Ref: C1096 050, 051, 052, 053
- Insulated aluminium framed elements with glazing panels / doors are to be formed and penetrate the external envelope to define the entrance to the building, increase levels of natural light in the public areas and provide visual connection with the external spaces aiding navigation
- 2 Office space formed in a structural bay of the original building with a new staircase providing a link to the ground floor level below, roof trusses and internal fabric to be exposed where practical considerations allow
- 3 Plant / storage space formed in a structural bay of the original building with a new staircase providing a link to the ground floor level, roof trusses and internal fabric to be exposed where practical considerations allow
- 4 Staff room formed in a structural bay of the original building with a new staircase providing a link to the ground floor level, roof trusses and internal fabric to be exposed where practical considerations allow
- 5 Lightwells formed to allow natural light into the preparation area from above with roof lights being inserted into the fabric of the original building (roof)
- 6 Existing opening to the staircase to be retained with glazed panels fixed to provide natural light source to staff room and visual connection to exterior in order to aid navigation
- 7 Existing windows / doors are to be removed from existing openings and either replaced or the opening is to be infilled to suit proposals indicated on elevation drawings

Note: The internal fabric of the building is to be retained as far as possible with only minimal demolition being proposed to allow the programme of spaces to be implemented. The internal fabric is to be exposed and celebrated where possible although the potential use requires certain clinical spaces to satisfy hygienic standards meaning that some elements will be hidden



- Rev 3 2022.06.21 Minor internal alterations, window notes updated Drawing updated to 'Planning Issue' status
- Rev 2 2022.02.21 Key Design Strategies note / references added
- Rev 1 2022.02.09 Internal layout updated following review with Client

C1096 111 Rev 3

TITLE PROPOSED DRAWING
BUILDING 1
PLAN; FIRST FLOOR LEVEL
SCALE 1:50 @ A1 / 1:100 @ A1

PRELIMINARY

PROJECT REFURBISHMENT OF NETHER MILL BARN
(GRADE II LISTED BUILDING)
TO FORM NEW VETERINARY SURGERY
BARKSLEY ROAD
PENISTONE
S36

CLIENT DONALDSONS VETS LTD

DAWSON WILLIAMSON
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NOT FOR CONSTRUCTION

Drawing Notes:

This drawing has been produced utilising survey data from information supplied by a Third Party:
MT Surveys Ltd Drawing Ref: 1001-170_2D-(A1)

Red line indicates the extent of the application site in relation to the statutory applications for the change of use to a veterinary Surgery

Car Parking Notes:

- 1 - 8 Public parking to serve Veterinary Surgery (Nether Mill Barn)
Cellular Grass Paving i.e. permeable surface
- 9 Public parking (Accessible) to serve Veterinary Surgery (Nether Mill Barn)
Existing stone cobble surface
- 10 - 16 Staff parking to serve Veterinary Surgery (Nether Mill Barn)
Cellular Grass Paving i.e. permeable surface
- 17 - 19 Additional parking spaces
Existing tarmac surface
- A1 - A3 Parking in undercroft of adjacent building to serve the future use of the space above

Existing soft landscaping to be replaced with cellular grass paving i.e. permeable surface

Existing hard landscaping to be retained / repaired as necessary to create safe walking surface (tarmac)

Existing hard landscaping to be retained / repaired as necessary to create safe walking surface (stone cobbles)

New hard landscaping (stone cobbles)

Dotted red line indicates extent of demolition / dismantlings



Rev 2 2022.06.24 Car parking strategy updated following review with Highway Consultant
Rev 1 2022.05.11 Car parking strategy updated following progress meeting with Client

C1096 100 Rev 2

TITLE SKETCH DRAWING
SITE PLAN
CAR PARKING STRATEGY
SCALE 1:125 @ A1 / 1:250 @ A3

PLANNING
PROJECT REFURBISHMENT OF NETHER MILL BARN (GRADE II LISTED BUILDING) TO FORM NEW VETERINARY SURGERY
BARNSELEY ROAD
PENISTONE
S36

CLIENT DONALDSONS VETS LTD

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6.0 Summary:

Dawson Williamson Ltd are committed to producing high quality, sustainable design for all developments.

Within this proposal we demonstrate the potential to convert and repurpose Nether Mill Barn to suit the requirements of the proposed use as a Veterinary Surgery.

The design is now at an important stage where a design study has been completed to identify the aspirations of the Client and allow the production of an architectural brief. Initial drawings have been made to investigate the impact of the proposed use on the existing Grade II Listed building and to identify specific interventions as part of a wider conservation strategy.

The submission of this enquiry will allow the Local Authority and Third Party Consultees to provide critical feedback in relation to the proposition and enable further design development ahead of the submission of any future statutory applications.