

Corn Mill, Thurlstone

Design & Access Statement.

Access

Access to the site will be taken off the entrance to Old Mill Lane directly to the Manchester Road entry point. This entrance was guaranteed and protected in the development of the adjacent Jehovah's Witnesses development car park arrangements in 1993/4. The internal access road to both plots will be in stone porous construction. Stone setts to parking spaces adjacent to the properties and areas of stone paving will allow natural drainage of these areas. All vehicles will leave in forward gear. Domestic waste collection at site entrance.

Building Design

● Materials.

The two high grade properties will be constructed in natural stone with natural stone slate roofs or high quality artificial stone tiles. Fenestration will be in stained hardwood.

● Design.

The buildings will reflect the traditional building forms of the best of the Conservation Area architecture. Although having modern living accommodation, design of main entrance spaces and the proportions of glazed areas pick up references from the weavers' cottage buildings and agricultural forms of the buildings of Manchester Road and Towngate.

● Trees.

Although in the Conservation Area, none of the existing trees are individually protected. The site has been investigated by the applicant's architect in cooperation with the council tree officer on two separate visits to agree which trees within the site area should be retained. This reflects in the positioning of just two properties within the current domestic garden area. The position also adopted is to generally retain tree planting to the river frontage and individual trees to the curtilage and site boundaries. Poor quality trees and some fruit trees not regarded as essential will be removed as necessary but some new indigenous species will be planted in suitable positions by agreement. The site will retain much of the existing tree coverage which will add to the privacy and quality of the housing environment.

● Technology.

The site is adequate to support ground source heat pump heating sources. The surface water will be naturally returned to ground. All properties will feature provision for electric vehicles and all options will be explored to deliver high quality environmental solutions to the building's performance overall commensurate with the need for considerable tree cover on site and the creation of first class internal spaces in the properties. The houses will have automatic sprinkler fire fighting installations and sophisticated security measures in the houses and curtilages.

Summary

The site is included as available for housing proposals with the approved Local Plan. It was supported in the initial stages of a planning enquiry in November 2018 and all efforts have been made to produce a low impact housing development which will add to the value and importance of the Conservation Area.

The houses will add to the housing offer at the higher end of the Barnsley market close to the growth target of Penistone with new family homes.