

PURCELL

WORSBROUGH MILL

DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION

This Design and Access Statement (D&A) has been prepared in support of an application to Barnsley Metropolitan Council for minor alterations to the Corn Mill and Mill Cottage and the introduction of a temporary storage container at Worsbrough Mill, Park Road, Worsbrough, Barnsley, S70 5LJ.

The Mill Cottage is Grade II listed and located adjacent to the Worsbrough Mill complex which is a Grade II* listed, early 17th century mill, with 19th century addition.

The former mill cottage is believed to date to the mid-18th century, with 19th century alterations and additions. The building is constructed of rubble-stone with stone slate roof and set over two floors. A brief history can be found within the accompanying Heritage Statement.

2.0 PROPOSALS

The present application follows an earlier application 2020/0058 (LBC) and 2020/0059 submitted in January 2020 and approved in April 2020 for:

Conversion of existing cottage from office and residential accommodation into new bakery shop (ground floor) and office and staff facilities at first floor with associated internal alterations.

This application seeks consent for a number of additional minor works as follows:

Mill Cottage Ground Floor:

- Remove existing modern external door and frame into 0/001 from the Top Yard. Replace with new solid hardwood boarded external door on 180degree hinges to open back against external wall. New internal glazed door within same reveal for daytime use.
- Rehang door into lobby 0/008 to open outwards and remove modern door from base of existing staircase to improve circulation and egress routes.
- Relocate existing doorway to store 0/010.
- Relocate door into modern store 0/003 to facilitate works above.
- Remove existing floor mounted railings in 0/001 and install new handrail and balustrades, face fixed to side of staircase.
- Form new timber covering to existing internal roller shutter to conceal shutters.
- Take down modern partition in existing opening to reopen former doorway between 0/002 and 0/004. Insert new glazed internal door.
- Remove modern coverings from 2no. windows to 0/001 and reinstate existing windows. Renew internal security shutters and form new timber covering to existing to offer aesthetic improvement to existing security measures.
- Locally lift and re-bed existing stone sets outside of doorway into 0/001 to provide level access into building from the Middle Yard.
- Remove modern partitions forming rooms 0/006 and 0/007 to return room 0/005 to its previous proportions.
- Renew services, floor finishes and wall/ceiling decoration to areas affected by the proposed works.

Mill Cottage First Floor:

- Form new light-weight fire rated stud partition in 1/003 with new door to match style of adjacent existing.
- Form new opening in existing internal wall in 1/003 to provide access into new, extended corridor at first floor level. Trim out existing floor structure and introduce new timber steps within corridor.
- New wall mounted, fold down wheelchair stair hoist providing level access from Top Yard to first floor level.
- Take down modern flat ceiling and storage above 0/001. Reinstate existing ground floor room to full height to underside of roof. Carry out localised repair and making good as required following removal of ceiling and renew services including track lighting and smoke detection to suit revised volume of space.
- Remove modern infill to reopen former aperture and introduce new fire rated glazed screen between 1/003 and shop 0/001.
- Renew services, floor finishes and wall/ceiling decoration to areas affected by the proposed works.

Corn Mill:

- Introduce new electric motor at ground floor level, driving mill stones via existing horizontal shaft at floor level.
- Introduce new internal grain storage silo, utilising and adapting existing voids and openings within floors to facilitate installation with minimal fabric intervention. Introduce demountable blackout coverings to the inside of existing windows to the south elevation at each floor behind the storage silo.

External Works:

- Adapt existing stone sett hard landscaping to the south of the Mill Cottage within the Top Yard to overcome existing steps and level changes to offer level access throughout the area
- Introduce a new, self-contained, temporary storage container to the north of the site, adjacent to the existing Learning Centre

3.0 DESIGN

3.1 USE

The Corn Mill is in active use as a mill and will continue to operate as such. The proposals allow for this intended function to continue.

The Mill Cottage comprises a former cottage with a ground floor café, kitchen, stores, and office accommodation. Permission has been granted for the conversion of a ground floor room into a shop and reordering of rooms to provide offices and volunteer accommodation. There are no proposals for further re-ordering; the café has proved very successful for visitors in its present location, whilst volunteer accommodation is best placed on the first floor. However, there is currently no level access for volunteers to the first floor.

3.2 LANDSCAPING

The proposals to the two existing buildings will not impact on the present landscaping, although minor changes are proposed to the Middle Yard where the existing stone setts to the entrance door to the Shop (0/001) within the Mill Cottage will be carefully lifted and re-bedded to provide level access. The new external door from the upper level of Mill Cottage 0/001 will address the Top Yard.

Within the Top Yard, to the south of the Mill Cottage, it is proposed to adapt existing stone sett hard landscaping to overcome existing steps and level changes to offer level access throughout the area.

3.3 APPEARANCE

The proposals seek to improve the appearance of aspects of the listed building. To the Corn Mill, interventions will be located sensitively within the existing building, utilising existing openings within the floor to limited the degree of alteration of the appearance of the building. The external appearance of the Corn Mill will not be affected by the proposals.

To the Mill Cottage, these include removing modern coverings from 2 windows to 0/001 and reinstating the timber windows, and forming new timber coverings to security shutters to improve their appearance. The new door to the Top Yard will improve the appearance from the current modern flush external door. The removal of modern partitions and the suspended ceiling to 0/001 will also improve the overall appearance of this space.

The proposed storage container will be approximately 20ft long x 8ft wide x 8ft high and will take the form of a standard shipping container clad with 'rustic' timber cladding. The container will be positioned to the north of an existing Learning Centre building, thus masking the container from view from key visitor approach points.

3.4 AMOUNT

The amount of change within the Corn Mill is limited to only that as required to continue the sustainable use of the building for its intended purpose.

The former miller's cottage is a modestly sized listed building. Accessibility for all to enjoy is a key aim for heritage assets in the 21st century; in this case 100% inclusive access is extremely difficult to achieve without significant impact on the character and fabric of the listed buildings. Providing wheelchair access between ground and first floor was felt to be too intrusive and inappropriate in the historic cottage, and the

design solution of a fold down wheelchair stair hoist was felt to be appropriate for the size of building.

The scale of the proposed container has been established by calculating the storage requirements of ingredients and materials for use within mills. It's scale is commensurate with the scale of operation and continued use of the mill.

3.5 LAYOUT

There are no proposed changes to the building's layout.

3.6 SCALE

There are no proposed changes to the building's scale.

4.0 ACCESS

This application seeks to improve access arrangements for volunteers to the first-floor rooms of the Mill Cottage from the Upper Yard where there is currently no level access for wheelchairs. This will principally be carried out by the formation of a new opening, creating a corridor from 1/003 in which a fold down wheelchair stair hoist will be installed. As noted above, providing wheelchair access between ground and first floor was felt to be too intrusive and inappropriate in the historic cottage, and the design solution reached of a fold down wheelchair stair hoist was felt to be appropriate for the size of the building.

A number of minor changes are proposed to doors to improve access into, and movement around, the Mill Cottage to improve the use and enjoyment of the site by visitors and volunteers alike. This includes relocating the door in store 0/010 and re-hanging the external door to improve movement in the small lobby 0/008. This negates the need for the replacement of the staircase as approved in application 2020/0058 (LBC) and 2020/0059.

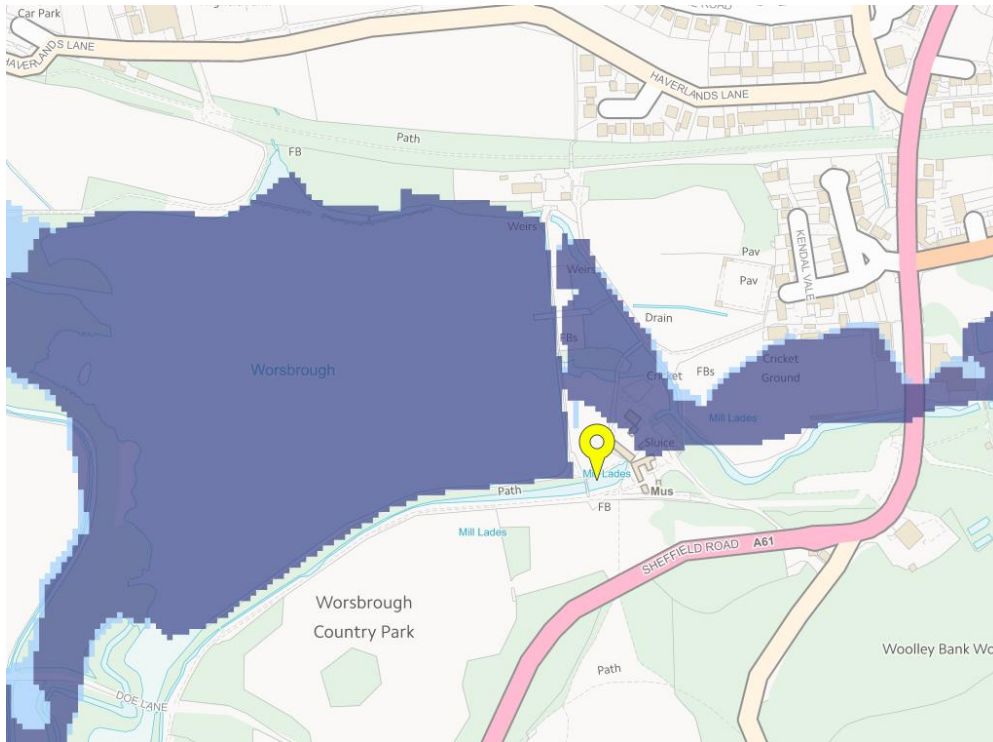
Other access improvements include the re-opening of a former doorway between 0/002 and 0/004, modifying the railings to stairs in 0/001 to maximise the available width of the staircase. The removal of the modern partition between 0/001 and 0/002 will also improve access between these spaces.

Externally, access improvements are proposed via minor alterations to existing ground levels within the Top Yard to provide level access throughout the yard and to existing outbuildings.

It is not proposed to alter access arrangements within the Corn Mill.

5.0 FLOOD RISK ASSESSMENT

Worsbrough Mill is located adjacent to Worsbrough Reservoir and associated outflow into the River Dove. The reservoir, outflow and surrounding area are within Flood Zone 3. This flood zone does not reach as far as the existing listed buildings of the Corn Mill and Mill Cottage. The proposed works to the buildings are minor in nature and are located outside of the floor risk zone. The one aspect of the proposed scheme that is situated in the flood zone is the self-contained storage container which will be located to the north of the listed buildings. The container will be on the periphery of the flood zone and it is not anticipated that its presence will affect the impact of any flooding on the surrounding area.



6.0 CONCLUSION

The proposals are for minor alterations to the Grade II* listed Corn Mill and Grade II listed Mill Cottage to improve access, security, and aesthetics internally and externally, as well as to facilitate the continued and sustainable functioning of the Corn Mill. The new proposals negate the need to remove and install a new staircase within the Mill Cottage through design solutions which propose more appropriate minor changes elsewhere.

The design solution is both sensitive and appropriate for the scale, need and function of the listed buildings.