



DESIGN & ACCESS STATEMENT

Prepared on behalf of: Yeat Investments Ltd

The Conversion & Extension to the Mill House, the Conversion of the Bakehouse to residential accommodation - change of use, and the Restoration of the Corn Mill to working order, with associated external works.

The Mill
Clee, St Margaret
Craven Arms
Ludlow
Shropshire
SY7 9DT

REF. NO. 1621
STATUS : PLANNING & LISTED
BUILDINGS APPLICATION
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0.0 EXECUTIVE SUMMARY

0.1 This Design and Access Statement has been prepared by Project Design Studio Ltd on behalf of Yeat Investments Ltd for the Conversion & Extension to the Mill House, the Conversion of the Bakehouse to residential accommodation – change of use, and the Restoration of the Corn Mill to working order, with associated external works.

0.2 The application is accompanied by a suite of scheme drawings and reports which together demonstrate that the development of the site, in the manner proposed, is sustainable and in accordance with the local Core Strategy Development Plan Document 2006-2026 and National Planning Policy Framework (NPPF).

0.3 This Design and Access Statement describes in detail the application site, presents an appraisal of relevant local and national planning policies and provides a planning assessment of the proposed development.

1.0 INTRODUCTION

1.1 This Statement is submitted in support of a planning and listed building application for the Conversion & Extension to the Mill House, the Conversion of the Bakehouse to residential accommodation – change of use, and the Restoration of the Corn Mill to working order, with associated external works.

1.2 The application site is within the Clee St Margaret Conservation area and green belt. The existing building is a Grade II listed complex.

1.3 The application is also supported by the following plans and reports, which illustrate the design and layout development.

Drawing No. /Description

1621_E1 Ext. MHouse 1 of 2
1621_E2 Ext. MHouse 2 of 2
1621_E3 Ext. Bakehouse
1621_E4 Ext. Corn Mill
1621_S1 Survey
1621_S2 Existing Site Sections
1621_L1rC Location Plan
1621_L2rA Block Plan
1621_L3rF Prop Site Layout
1621_P1rD Prop MHouse Plans
1621_P2rD Prop MHouse Sections
1621_P3rD Prop MHouse Elevations
1621_P4rA Prop MHouse Roof Plan
1621_P5rD Prop Bakehouse - Change of use
1621_P6rD Prop Corn Mill

2.0 SITE LOCATION AND CONTEXT

2.1 Site Location

The application site is located in the village of Clee St Margaret to the north side of Clee Brook which is a un marked road, leading to the road network in Clee St Margaret. The site is set within Clee Hills ward and is located in the Clee St Margaret Conservation Area and the Shropshire AONB.

The topographical survey illustrates a sloping site which has a series of landscaped terraces to the north-west, low level hedgerow and mature trees screen distant views. Clee Brook runs along the south-westerly boundary of the site.

The Site Area 3040 m² (0.3 Hectare/0.75 Acre).



Figure 1: Aerial View of the Site (Source : Google Maps)



Figure 2: Existing site access (Source - Right Move)

Location plan

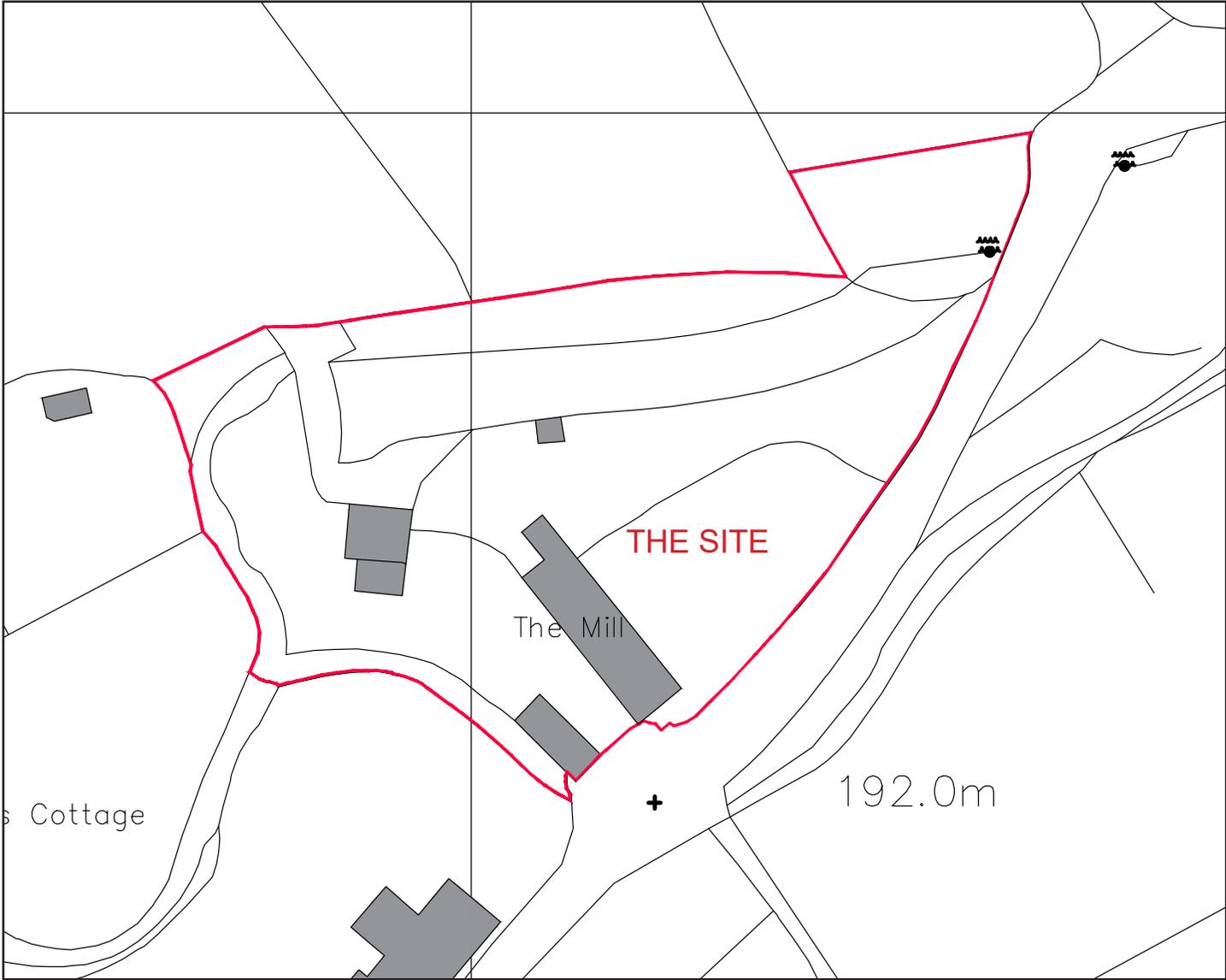


Figure 3: Location Plan

Site Assessment



Figure 4: View of existing house (source - Right Move)



Figure 5: View of existing bakehouse, with mill behind (source - Right Move)

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2.2 Existing situation - Mill House, Bakehouse and Corn Mill

The three buildings date back to C18. The mill house and bakehouse are rectangular in plan. The house and bakehouse are opposite each other, which align north west and south east, with gables facing onto the road. The gables act like a form of gateway into the site.

The buildings are made of coursed red sand stone, with weatherboarding to the building adjoining the house. The house and mill have clay roof tile and the bakehouse has slate roof tiles.

2.3 Site History

The site lies on the north-east side of Clee Brook. The site comprises of a house, a corn mill and a bakehouse which date back to C18. In 1847, Edward Turner was the landowner and Richard Lawrence s the occupier of land and premises known as 'House Mill Pool Building Yard and Garden' last used for this purpose in the 1930's. The house was last renovated in the mid C20 when the water wheel was also removed.

A typical mill would include attic storage, feeding to the milling floor below, which was set above the ground floor where the flour was bagged and dispatched. The corn mill building, bakehouse and Mill house is of historical interest, and is Grade II listed.

Reason for Grade II listing -

- Architectural Interest
- Historic Interest
- Group Value

History source - Historic England -
Entity number: 1470405

2.4 Planning Policies

Core Strategy Development Plan Document (2011) 2006-2026, as conformity to the National Planning Policy Framework (NPPF).

The site is within the South Spatial Zone, North east of Ludlow situated in the Shropshire Area of Outstanding Natural Beauty (AONB) of the Shropshire Hills, the Conservation Area and within the Shropshire Local Development Framework Rural Regeneration Zone.

CS4 Community Hubs and Community Clusters promotes development that helps rebalance rural communities by providing housing, facilities and economic development.

CS5 Countryside (Development in the Rural Areas) supports development which maintains and enhances the sustainability of rural communities by bringing local economic benefits.

CS6 Sustainable design and development principles - promotes the use of renewable energy and energy efficiency in new development.

CS13 Economic Development, Enterprise and Employment - supports sustainable growth of rural enterprise and the diversification of the economy; and economic activity associated with agriculture diversification, green tourism and leisure.

CS17: Environmental Networks - to protect, enhance and connect Shropshire's environmental assets;

CS18: Sustainable Water Management - to manage water

in an integrated way to reduce public risk and maximise benefits;

3.0 PROPOSED DEVELOPMENT

3.1 As highlighted at all levels of planning policy, design is a vital consideration. This section of the report sets out to describe and evaluate the following elements of the proposals:

- Use/Brief
- Motivation
- Amount
- Layout
- Amenity
- Refuse & Cycle
- Design Strategy
- Design Solution
- Sustainability
- Scale
- External Works
- Access & Parking
- Other Issues

3.2 Use/Brief

The brief requires us to prepare a scheme that restores the three buildings with as little disturbance as possible whilst delivering a working Mill, ancillary accommodation in the Bakehouse and a house to current levels of accommodation and economy of use.

3.3 Motivation

The motivation behind the scheme is to preserve the integrity of listed buildings by renovating them to modern day standards. Making improvements to the Mill House, to make a family home compliant with modern day living standards and to reinstate the Mill to working order.

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PROPOSED DEVELOPMENT

Including, renovating the bakehouse into a residential unit.

3.4 Amount / Schedule of Existing and Proposed areas:

SCHEDULE OF AREAS -				
	GIA (Ex)	GEA (Ex)	GIA (pro)	GEA (pro)
Mill House	178	251	491.8	565.7
Bakehouse	22	32.1	22	32.1
Corn Mill	97.71	142.6	97.71	142.6
TOTAL	297.71	425.7	611.51	740.4

3.5 Layout

The proposal has been designed to provide a spacious, modern, family layout suited to modern living standards and to ensure the dwelling sits comfortably within the surroundings, ensuring that an acceptable level of privacy and a good living environment would be achieved.

3.6 Amenity space

The existing generous private amenity space is more than sufficient for the proposal. There will also be no issues in overlooking the neighbouring properties due to the site being surrounded by hedgerow and mature trees.

3.7 Refuse collection

Space for refuse bins will be provided as shown on the proposed site layout drawing.

3.8 Cycle storage

Secure cycle storage will be provided within the proposed bike storage area as shown on the proposed site layout drawing.

3.9 Design Strategy

To achieve the reasonable levels of accommodation whilst retaining the integrity of the host building. It will need to be enlarged and a sympathetic way of achieving this needs to be found.

It is clear that the Mill yard setting should not be altered hence any extensions to Mill House should be located to the north-easterly side where the building sits within a higher ground level. Advantage should be taken of the gradient to sit the extension within the upper ground level whereby a two-storey extension could be sunk into the ground leaving the appearance of a single storey structure at the higher garden level. The extension could be linked to the existing building by a delicate recessed light-well. The whole will be set behind a screen hardly viewed from the public domain.

3.10 Design Solution

THE MILL HOUSE - Having established the principle of locating the extension to East of the building, the concept evolves from cutting a section through the building to clarify the relationship between existing floor and ground levels where the first floor of the existing building links directly with the upper garden level. This provides an opportunity to use this level change to provide a new entry floorspace and living area linked by a bridge to the upper garden.

In the sunken floor area under the new living space the bedrooms will be located. A lighter lightweight provides the link between the new and old structure, this space includes staircases that fine tune the new and old floor levels. Internal and external light wells provide natural ventilation to the new lower floor level.

Externally, subservience of the new to the old buildings is achieved by stepping the roadside elevation of the new back from the face of the old and its apparent single storey appearance from all three aspects. External materials of the extension replicate the existing with the use of coursed red sandstone walls and handmade Clay tiles. Grey aluminium double-glazed window replicates the character of the role model galvanised windows of the existing building.

To avoid the new building diluting the character of the old, they are prized apart by the link structure which takes a contemporary form with a flat roof and timber-clad heavily glazed walls. The whole is designed to deliver a finished building that will sit comfortably and familiar in its setting whilst ensuring the retention of the character of the host building through a sensitive programme of renovation.

THE BAKEHOUSE - As with the Mill House, the emphasis is on the retention of the character of the building through the renovation works which retain the existing openings and features including the oven. The internal floor level is raised 300mm. External steps provide access from the yard level to the external door.

THE CORN MILL - The scheme for the Mill building is one of stabilising, repair, restoration and reinstatement with the intention of delivering a working Mill building under the supervision of a specialist team.

As part of this work the Mill Pond, stream and race will be repaired and reinstated. Included in the work will be the provision of a new Mill wheel.

3.11 Sustainability

- Ground source heat pump, at high level - position tbc, to supplement the existing power and heating supply.

- Drainage as existing and upgrading to the latest Building regulation requirements, where required.

- Maintaining and upgrading the existing buildings through the restoration of the building fabric and materials.

- Insulating the existing and constructing the new build to modern day construction methods to achieve the latest Building regulation requirements.

3.12 Scale

The total additional internal floorspace provided by the proposed development will be 313.8 m² which is considered to be an acceptable scale of development for the size of the site, and will not result in the appearance of a cramped or overdeveloped site. Equating to a 57.5% footprint increase.

3.13 External Works

The cobbled yard will be retained and made good including areas disturbed to provide service and drainage run. With the exception of areas for a new access pathways and terracing, the verdant setting of the Mill cluster will be maintained and enhanced.

3.14 Access & Parking

Parking provision will be split between the existing yard and spaces served by a new access to the easterly end of the site. The shingle drive at the point of entry from Clee Brook will sweep through slightly higher ground retained by stone filled gabion and enter the site at the higher level to provide

turning and parking facilities.

3.15 Other Evaluations

- A Heritage and Archaeology report has been prepared by HCUK Group.
- A machinery report has been prepared by Wallis Conservation/ Dorothea Restorations, for the Corn Mill.
- Drainage: SW to dispense into Brook to the South West of the property.
- Drainage: FW to dispense into existing sewage treatment plant to the South West of the property, within the existing drive.
- A structural letters have been prepared by Longmynd Consultants.
- A bat survey has been created by CRC Ecology Ltd.

Sketches

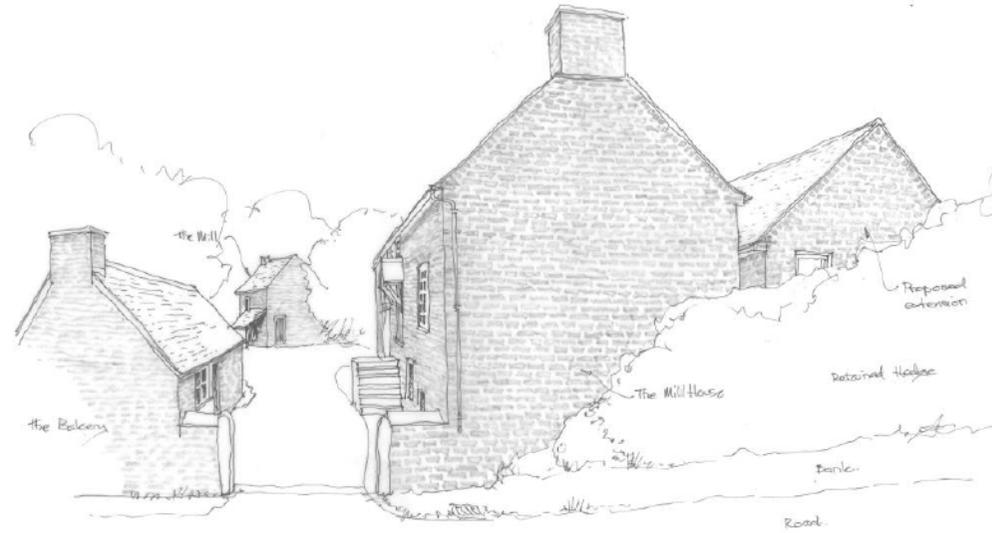


Figure 6: View from south west

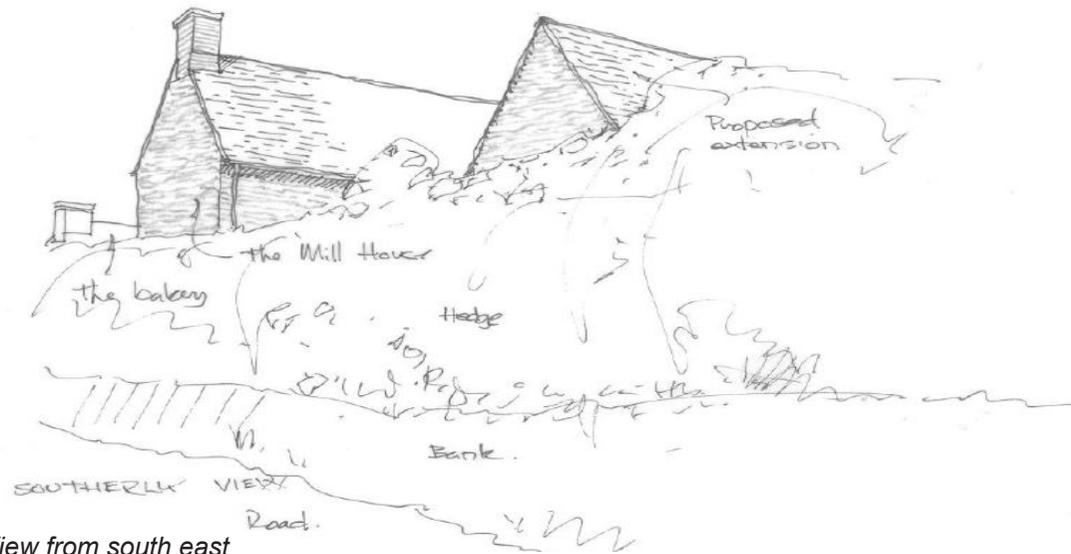


Figure 7: View from south east

Sketches



Figure 8: View from the garden to the east

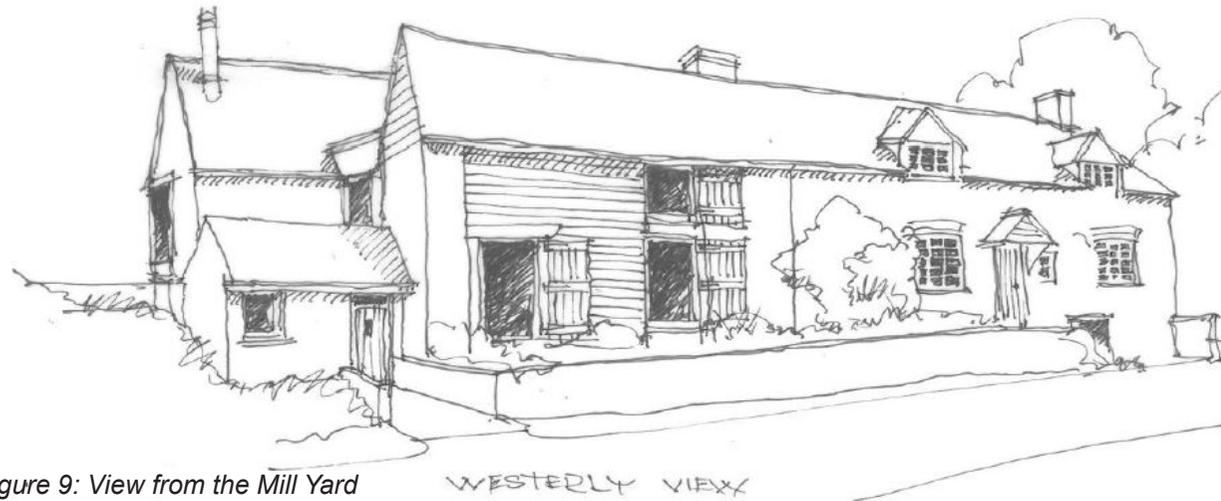


Figure 9: View from the Mill Yard

Sketches



Figure 9: View from the garden to the north

4.0 Summary

The prime objective is to reinstate the working Mill cluster and provide a family home. To achieve this, a balance has to be drawn between expenditure and value hence the need for the home to be of very high quality with good a level of accommodation, quality of materials and economy of use. This scheme attempts to achieve these objectives whilst retaining the charm of the buildings and their setting.

5.0 Access Statement

- Clee, St Margaret is approximately 8 miles north-east of Ludlow. Since Clee, St Margaret is a small village, the nearest shops are Ludlow. Ludlow has a range of community facilities, public transport services and a range of shops, restaurants and schools. The nearest school is Ludlow Primary School (7.9 miles) and Clee Hill School (9.4 miles). There is a church half a mile away from the site, known as Clee St Margaret Church.
- Health facilities are provided at the Portcullis Surgery and Dr Cook based in Ludlow (7.5 miles). The nearest hospital to the site is Ludlow Community Hospital, which is 7.2 miles away.
- Public transport is available at Glebe Farm which is 0.2 miles away from the site, which takes you into Ludlow itself. The bus route also takes you to several other villages nearby - Weston Mill, Bouldon, Peaton etc.
- The nearest train station is in Ludlow (7.8 miles) which is managed by National Rail and lies on the Welsh Marches Line between Shrewsbury and Hereford. Trains run approx. hourly in either direction.
- Clee, St Margaret can be accessed from Stoke St Milborough, north of B4365 which leads to Ludlow. There are several small villages that surround the site.
- The site is currently accessed from a track nearing Clee Brook.