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Design and Access Statement, Erection of dwelling on brownfield land at Under-the-Hill, Biddulph Moor, PP-05803883

1. Site Details:

Former Provender Mill
Under the Hill,
Biddulph Moor,
Staffordshire,
ST8 7RR

OS Grid Ref SJ 903 587
Easting 390380
Northing 358738



Fig. 1. The Former Provender Mill.

2. Applicant Details:

Mrs G Baker
Brindley Croft Farm,
Onecote,
Leek ST13 7RZ

3. Introduction

3.1 The application site lies on the north side of Under the Hill in Biddulph Moor.

3.2 The site is occupied by a former provender mill and it is proposed that the building be demolished to make way for a dwelling.

3.3 The main part of the building was constructed just after the war and prior to the 1947 Town and Country Planning Act which came into effect on the 1st July 1948. The rear part of the building was added in the early 70's.

3.4 There is no planning history on the site.

4. Description of the existing building & it's setting

4.1 The application site lies on the north side of Bailey Hill in Biddulph Moor. It is in an elevated position with wide ranging views out towards Mow Cop.

4.2 The site is previously developed land (brownfield land) within the North Staffordshire Greenbelt.

4.3 The site is rectangular with a frontage of 14.5m or thereabouts. The site consists of the footprint of the building itself, a narrow strip on the north eastern side and parking space at the front. The site area measures 376 sq. m.

4.4 Two small parcels of agricultural land lie on either side. These are also under the applicant's control and are edged in blue on the accompanying site location plan.

4.5 The larger parcel on the western side contains the ruins of former glass houses and had until recently become overgrown. The smaller panel on the eastern side of the mill contains a former poultry unit.

4.6 The location is semi rural with a scattered mix of traditional stone and tile dwellings at No's 5 to 11 and modern brick and tile dwellings like Rockfields.

4.7 The Landscape Character type is categorised as "Gritstone Uplands", an upland ridge landscape with extensive views. Poor quality farms and smallholdings are seen throughout the area. Individual farmhouses and barns have been converted from working farmsteads to residential dwellings creating a suburban feel to the area.

4.8 Access to the site is via Under the Hill, just downhill from the junction with Hurst Road and Over the Hill.

4.9 Under the Hill is an unclassified road, designated the D1086.

4.10 The main body of the building is constructed from brick under a fibre cement roof. A taller brick and corrugated iron building is attached at the northern side.

4.11 The walls of the main building are constructed from red brick laid in common bond with headers every 6th row. The walls of the rear part are common bond with corrugated iron above.

4.12 The roof the main building is clad in fibre cement sheets supported by lightweight steel trusses. The rear part is a mono-pitch design clad in corrugated iron.

4.13 The workshop and mill basement have concrete floors, the upper floor of the mill and the feed store have wooden floors. The total floor area measures 253 sq. m.

4.14 Vehicular access to the workshop is via a set of sliding doors at the front of the building. Next to this are a pair of personnel doors. There is wide sliding door in the north eastern side of the corrugated part, large wooden doors on the south western side of the mill basement with a door to the cellar to it's right. The doors are wood and stained dark brown.

4.15 The windows in the main building are green painted wood and have been boarded over. The windows in the mill basement are a metal Crittall type, painted white.

4.16 The main building has fibre cement rainwater goods on the western side. Gutters on the eastern side are missing. The rear part has grey uPVC rainwater goods.

4.17 The building has no external lighting.

4.18 Vehicular hardstanding is bituminous macadam and is now overgrown.

4.19 Ground levels fall towards the north west with a difference of about 3.5m between the south eastern and north western corners.

4.20 Boundaries are formed by the building itself and a stone wall on the eastern side, a drystone wall and hedging on the northern side, the poultry unit and a brick retaining wall on the eastern side. The highway boundary on the southern side is open.

Please refer to the accompanying 1:50 Existing Plans & Elevations and the 1:200 Existing Block Plan for further details.

5. Description of the proposed development

5.1 The proposal is to construct a dwelling on the site of the mill. The plans and elevations accompanying the application show a four bedroomed dwelling with integral garage over 2.5 floors.

5.2 From the front, the building presents as a conventional two storey dwelling of traditional design. Where ground levels fall away to the north west, a basement living room is provided. This will open out onto a patio and a secluded garden at the rear.

5.3 The building is L shaped in plan with the main range aligned to the road and a rear wing projecting northwards.

5.4 The 2.5 storey, L shaped plan with integral garage makes efficient use of the narrow sloping plot.

5.5 The total floor area measures 250 sq. m.

5.6 The walls will be built using cheshire commons with red gritstone quoins, heads and cills.

5.7 The roof of the building will be clad in Staffordshire blue grey tiles and shall be constructed with a dentilled eaves and verge. In other words there shall be no projecting rafters, fascia boards or soffit.

5.8 The windows will be flush, wood framed casements, painted off white.

5.9 A sun tunnel will be fitted in the rear roof slope to admit light to the landing area.

5.10 The front door will be a traditional 4 panel design with obscure lights in the upper part and the patio doors at the rear will be a bifold type, painted off-white.

5.11 The garage door will be a vertically boarded design, also painted off-white.

5.12 Rainwater goods will comprise black half round gutters and round downpipes and will discharge to a soak-away sited to the rear of the building.

5.13 Foul drainage will discharge to public sewer. There shall be no external soil and vent pipes.

5.14 A wood burning stove is to be provided and will exhaust via a chimney on the west facing gable

5.15 External lighting should be limited to a pair of PIR type fittings, one above the front door to illuminate the access and another above the bifold doors to illuminate the rear patio. The luminous intensity of the fittings should be limited to 800 lumens (corresponds to around 60W incandescent) and should be designed to cast light downwards.

5.16 The patio, perimeter strip and steps will be surfaced in Indian stone paviours.

5.17 Vehicle parking and turning areas will be surfaced in bituminous macadam.

5.16 Boundaries will be formed using drystone walling.

Please refer to the 1:200 Proposed Block Plan and 1-100 Proposed Plans & Elevations for further details.

6. Ecology

6.1 An ecology survey carried out by Charnia Ecology found no evidence of use by protected species and the report accompanying the application concluded that the existing buildings on the site had low potential for bats and birds and negligible potential for barn owls and concluded that no further survey work was required.

6.2 Although the building was unsuitable for bats and nesting birds, the report advises biodiversity enhancement and suggests that bat and bird boxes be erected. The report also advises bat friendly working methods during construction.

7. Environmental Considerations

7.1 The contamination risk report accompanying this application concludes that there is negligible risk arising from the former use of the site as a provender mill, there are no hydrological or geological constraints, the risks of ground gas and radon are low and the asbestos risk is low providing the fibre cement roof is disposed of by a licensed waste contractor.

7.2 The report concludes that contamination should not be not a determining factor in deciding whether or not to approve the redevelopment of the site for residential use.

8. Highway Considerations & Rights of Way

7.1 The proposed development will provide garaging for a single vehicle and parking space for a further two vehicles.

7.2 Under the Hill is a narrow, unclassified road and road speeds are limited by it's gradient, width and by it's proximity of the junction with Hurst Road and Over the Hill.

7.3 Emerging sight-lines from the site will be no worse than at present and pass over land in the owner's control. Sight-lines to the east extend to the junction with Hurst Road and Over the Hill. Sight-lines to the west exceed 43m by virtue of the low low boundary walls and elevated driver position.

7.4 No public rights of right of way are affected.

9. Impact of the proposed development on the privacy and living conditions of neighbours

9.1 The rear garden will have an area of 123 sq.m and will be secluded.

9.2 The rear bedrooms look out onto agricultural ground will not other dwellings.

9.3 The nearest dwelling is No 5 which lies 22m to the south on the opposite side of the road. No 5 faces east-west and since it has no windows in it's north facing gable it will no adversely affect the privacy or amenity of either dwelling. Other houses on the south side of the road lie further away to the south west.

9.4 The nearest dwelling to the east is The White House. This faces the east side of the proposed dwelling but the distance to the window in the east side of kitchen window will be 42m. This exceeds the minimum window interfacing distance set out in the authorities adopted SPG on space about dwellings.

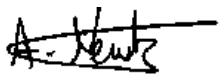
9.5 The nearest dwelling to the west is Rockfields Farm. This will be set at an angle relative to the proposed dwelling at a range of 57m, also well in excess of the required standards.

9.6 The proposed plot layout and orientation are therefore compliant with the authorities adopted SPG on space about dwellings and the proposed development should not therefore have an adverse impact on the privacy and living conditions of neighbours

9.7 The proposed dwelling is on brownfield land, located a short way from the centre of one of the larger villages in the Staffordshire Moorlands with a good range of local services and good connectivity.

9.8 Although the former use of the site as as provender mill producing animal feeds now carries the benefit of Class PA permitted development rights, a full planning application has been submitted since it can be determined more quickly. An application for determination would have to be deferred until 30th September 2017.

9.9 The proposal is therefore considered to be a sustainable form of development and we ask that planning permission be granted.



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PME Planning Services
Monday, 6 February 2017