

## **DESIGN & ACCESS STATEMENT**

### **PROPOSED ALTERATIONS AND CONVERSION OF FORMER MILL TO FORM 2 DWELLINGS AT HIGH MILL, UNDERCLIFFE, PICKERING. FOR MR & MRS POTTER.**

High Mill is a former corn mill sited to the south side of Undercliffe. The building is currently used for storage and has been maintained by the current owners who also own the adjoining dwelling at 32 Undercliffe and reside in the adjacent house at Mill Lodge 34 Undercliffe.

High Mill site extends to 673m<sup>2</sup> with a building footprint of 173 m<sup>2</sup> and is within the towns development limits and conservation area as defined by the Ryedale Local Plan. The mill building currently has four storeys.

We are proposing a conversion to form two 2 bedroomed apartments within the shell of the existing building together with a new vehicular and pedestrian access on to Undercliffe which would facilitate parking and amenity space for each new dwelling and would also afford access and vehicular parking for the existing dwelling at 32 Undercliffe.

The proposals include the removal of the first and second floors to the main building (adjacent to Undercliff) and reducing the number of floors from four to three, these would be supported by a new internal steel framework which will ensure the continued stability of the building. The proposed floor levels will allow a better relationship between floor heights and existing window openings and will also provide a void below ground floor level thus raising it above previously recorded flood levels.

The design ethos for the conversion is to retain the industrial character of the existing building both internally and externally. Large open plan areas will be retained as well as exposed roof structure. A central portion of the west facing roof structure will be removed to create a roof garden, the north and south gable walling will be retained to shelter the garden and preserve the external appearance. Replacement windows have been specifically designed to replicate the louvre arrangement of the current windows.

The access into the building will be via a new opening in the south elevation which will be approached by a short galvanized steel stairway leading onto a gantry walkway within the building which will overlook the internal waterway and give access to both apartments and refuse and cycle storage areas for each dwelling. It is intended that this area will retain exposed brickwork walling as a covered outside area without any internal finishes.

Access into the site and to the dwellings will be suitable for semi ambulant persons in line with approved Document 'M' of the building regulations. A pedestrian footpath will lead from the new access on Undercliffe to the building entrance.

The site boundary treatment will mostly remain as existing to the south and west being bordered by the existing water course and grassed areas. The north boundary is formed by the mill building. The east boundary is currently a dilapidated brick wall and it is proposed that this would be taken down and rebuilt in the position shown on the submitted site plan so as to provide highway visibility splays at the entrance to the site.

The roof covering of High Mill has been replaced in recent years and this included the use of sarking felt and ensured that the roof was sealed. Windows and doors have also been kept closed and weather tight. It is not considered likely or possible that the building provides a habitat for bats or other protected species.

The area around High Mill is well known for past flooding events, however this has not occurred since recent flood water protection measures have been put in place to the north of Pickering. The proposed revised internal floor levels will take the proposed ground floor level to 0.89 m above the previously recorded flood level of 32.13 AOD and a void will be retained below the new ground floor so that the proposed works do not increase the risk of flooding elsewhere.

The conversion of High Mill was the subject of a request for pre application advice to Ryedale District Council's planning department in April 2015 (ref 15/00271/PREAPP.) Whilst advice was given on the basis of conversion to one dwelling, the principal and compliance with planning policy remains the same. The NYCC Highways department have been consulted on the proposed access and parking arrangements and these are likely to be acceptable.

Pre application advice revealed that the following policies and legislation would need to be considered during the design and planning process and this has been duly undertaken.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (2012)

The Ryedale Plan-Local Plan strategy (2013)

Policy SP1 General location of development and settlement hierarchy

Policy SP2 Delivery and distribution of new housing

Policy SP12 Heritage

Policy SP16 Design

Policy SP17 Managing air quality, land and water resources

Policy SP18 Renewable and low carbon energy

Policy SP19 Presumption in favour of sustainable development

Policy SP20 Generic development management issues

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December 2016