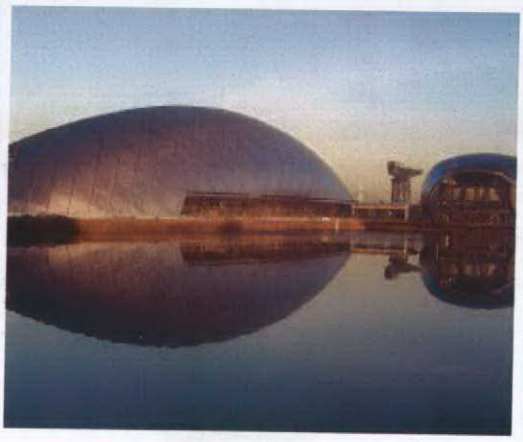
HPK/2011/0493

Bridge Mills, Tintwistle
Mixed Use Development







Heritage Statement
September 2011

HIGH PEAK BOROUGH COUNCIL
GLOSSOP SITE
RECEIVED
30 SEP 2011
PLS REF
RESULT REQUIRED

FAIRHURST

engineering solutions, delivering results

FAIRHURST

PROPOSED MIXED USE DEVELOPMENT AT BRIDGE MILLS, TINTWISTLE

HERITAGE STATEMENT

SEPTEMBER 2011

FAIRHURST

CONTROL SHEET

CLIENT: **S.C.C Ltd**

PROJECT TITLE: **Bridge Mills, Tintwistle**

REPORT TITLE: **Heritage Statement**

PROJECT REFERENCE: **90486/0021**

Issue and Approval Schedule:

ISSUE 1 Final	Name	Signature	Date
Prepared by	Gemma Farrow	[redacted]	30.09.11
Reviewed by	Matthew Stafford		30.09.11
Approved by	Matthew Stafford		30.09.11

Revision Record:

Issue	Date	Status	Description	By	Chk	App
2						
3						
4						
5						
6						
7						
8						

This report has been prepared in accordance with procedure OP/P03 of W A Fairhurst & Partners' Quality Assurance System.

FAIRHURST

CONTENTS

1.0	Introduction
2.0	Site & Surroundings
3.0	Planning & Site History
4.0	Site Context & Heritage value
5.0	Setting & Townscape
6.0	Appearance & Character
7.0	Impact
8.0	Conclusion

Drawings

90486/8007	Site Location Plan
90486/8004 Rev A	Indicative Masterplan

Appendices

Appendix 1	Derbyshire County Council's Historic Environmental Records (HERS Register)
Appendix 2	Historic Maps from 1882-2011

FAIRHURST

1.0 INTRODUCTION

1.1 This Heritage Statement has been prepared in accordance with Planning Policy Statement 5 - Planning for the Historic Environment (PPS5) incorporating policy HE6 (Information requirements for applications for consent affecting heritage assets) and the PPS5 Planning for the Historic Environment Practice Guide, March 2010. The Statement accompanies the outline application which includes details of access, with all other matters including: appearance; landscaping; layout; and scale reserved for future approval.

1.2 The statement is necessary as the site is identified as a heritage asset on Derbyshire County Council's Historic Environmental Records (HERS Register – See Appendix 1) as the former Bridge Mills Cotton Mill was previously located on the site.

1.3 The proposal is for the mixed use redevelopment of the site comprising a total of 1,394sq m (15,000sq ft) of business floorspace (B1 Use Class as set out in the Town and Country Planning (Use Classes) Order 1987 as amended), and up to 81 residential units (C3 Use Class) which has been assessed through a desk based study in relation to the significance of the former Bridge Mills Cotton Mill as a heritage asset.

1.4 The level of detail is proportionate to the importance of the heritage asset and establishes the potential impact of the proposal on the heritage asset. The site is not known to be located within close proximity (250m) to any other heritage assets in the Tintwistle area.

1.5 Advice has been sought from Derbyshire County Council on the content of the statement and the County Archaeologist (Thursday 22 September 2011 Mr Dave Barrett) advised that a brief heritage statement would be necessary outlining the current status of the site and confirming that the significance of the heritage asset would be minimal due to its demolition between 1982 and 1992 (See appendix 2) and the subsequent up filling of the site.

1.6 An existing planning approval (Ref: HPK/2007/0805) dated 7 January 2008 for the development of two large industrial buildings on site was granted having regard to the impact on the heritage asset which was considered acceptable with no mitigation measures or planning conditions. Furthermore the EIA Screening Opinion received from HPBC dated 10 June 2011 contained no information concerning heritage or identification of any perceived impacts and no further information was requested.

2.0 SITE & SURROUNDINGS

Application Site

2.1 The subject site is located on previously developed land measuring approximately 3.09ha as illustrated on the Application Site Plan (Drawing 90486/8007). The site is situated on the parish boundary of Tintwistle and Hadfield, approximately 750m north of Hadfield Town Centre.

2.2 The site is generally flat and due to land filling has been raised up by approximately 6m from the River Etherow which adjoins the site's southern boundary. The site is also characterised by existing areas of hardstanding.

2.3 A track intersects the site running from east to west from the access with New Road to an existing Waste Water Treatment Works (WWTW) adjoining the site's western boundary. The site is set 7m higher and separated from the WWTW by significant existing landscaping/trees up to 20m in depth.

2.4 The northern boundary of the site is formed by significant existing landscaping and trees including a footpath connecting New Road in the east to Woodlands Close, an existing residential area, located to the north west of the site.

2.5 The eastern boundary of the site is formed by New Road, which connects Tintwistle, north of the River Etherow, to Hadfield, south of the river.

2.6 The site is accessed from New Road which has been improved as part of the existing consent for the industrial development of the site. New Road joins to the A628 (Manchester Road) 400m north of the site, which provides the main link between Manchester and Sheffield.

The Surroundings

2.7 The site adjoins an existing residential area including Bramah Edge Court, a modern development and Woodlands Close immediately to the north of the proposed development site is a mixture of affordable housing and former Council houses and older terraced housing also extends northwards either side of New Road.

2.8 Existing housing to the north is positioned approximately 11m higher than the site and there is significant planting and trees which provides an effective screen to the development.

2.9 The site is separated from the industrial areas of Hadfield Industrial Estate and Graphite Business Park to the south by the River Etherow. Graphite Business Park to the south of the river is a modern employment area.

2.10 The site is located within the river valley and is well screened by the surrounding topography including land rising steeply to Tintwistle to the north. The site is effectively screened from Hadfield to the south by existing, large scale industrial developments. The site is also well screened by existing vegetation and trees and can only be clearly seen in its immediate surrounds from New Road, the adjoining River Bank and the dam of Bottoms Reservoir approximately 350m east of the site.

3.0 PLANNING & SITE HISTORY

3.1 Historic records (see Appendices 1 and 2) show that there has been a cotton mill on the site since 1854.

3.2 Mapping from 1882 shows that the Bridge Mill Cotton Mill was located on the site but only the eastern/front third. The remainder of the current site extending west was undeveloped.

3.3 By 1898 the mill has increased into area to the west part of the site. A railway is marked entering the site from a bridge over the River Etherow which forms the western and northern boundaries of the site. The railway is on embankment when it forms the western boundary.

3.4 By 1910 Mill Ponds are shown in the centre of the site. A chimney is marked in the northern part of the mill buildings and the railway embankment does not appear to be as high, possibly suggesting infilling. By 1954 the cotton mill was left derelict.

3.5 By 1968-1971, water treatment works have been constructed. The railway is shown to be disused, the mill ponds have increased in size to the west and part of the eastern part of the mill has been demolished with new buildings constructed around the remaining western buildings and the chimney is slightly further east of its original position. Tanks associated with the dye works have been constructed and are located to the south west corner of the new buildings.

3.6 By 1974-1975 a large excavation containing standing water has been excavated next to the disused railway embankment and the Mill Ponds are now marked as settling tanks.

3.7 The 1982 map shows no significant changes, and by 1984 the site was occupied by a vulcanised fibre factory which is confirmed by the HERS Register.

3.8 By 1992 the site has been cleared and the large excavation and the settling tanks/mill ponds are no longer shown.

3.9 By 2006 a gravel track crosses the northern part of the site for access to the water treatment works.

3.10 After Bridge Mills was demolished, sometime between 1982 and 1992 the site was used as a landfill and contractors haulage yard.

3.11 S.C.C acquired the redundant site on 29 November 2006 for the manufacture and storage of pre-cast concrete modular units. S.C.C secured planning permission (Ref: HPK/2007/0805) dated 7 January 2008 for the development of two industrial units (B2 General Industrial use). Building A is 105m in length, 36m wide and 9m in height. Building B is 98m in length, 36m wide and 12m in height. Including mezzanines, the permission is for the creation of 9,380sq m (100,975sq ft) of total floorspace including 8,568sq m (92,235sq ft) of industrial floorspace and 812sq m (8,740sq ft) of ancillary office floorspace. The permitted scheme allows ancillary open storage and alterations to the existing vehicular access.

3.12 The consent (Ref: HPK/2007/0805) has been implemented through the completion of the agreed access improvements and remains extant. The land has now become surplus to S.C.C requirements as open storage and is not considered appropriate by the Council. As such, the land has become redundant and an underused resource.

4.0 SITE CONTEXT & HERITAGE VALUE

4.1 The HERS Register lists the former Bridge Mill Site to be the site of a monument (a post Medieval - 1800AD to 1849 AD Cotton Mill) with no formal designation. The 1899 Ordnance Survey Map shows the mill complex extending to either side of the River Etherow, served by railway sidings. This plan also shows the Bridge Mill Cotton Mill located north bank of the River Etherow and Waterside Mill located opposite on the south bank of the River Etherow.

4.2 From the historic information detailed above and the evidence of the Bridge Mill as defined in the HERS Records (see appendix 1) it is clear that the heritage asset has a historic value. The site through industrialisation provided Tintwistle with economic prosperity and help aid its expansion e.g housing development on New Road.

4.3 By 1972 housing in and around Tintwistle had increased considerably and further housing had been constructed to the north west of the site. Buildings are shown in the site of the old quarry on New Road. The WWTW has been constructed to account for all the development and is shown to the west of the site.

4.4 The changing developments on the former Bridge Mill site through industrialisation in the late 19th Century and early-mid 20th Century have contributed to shaping the character of site and locality. However the value of the Bridge Mill as a historic environment and heritage asset is low as it currently contributes little in terms of cultural, social and economic life and there is little physical evidence of the sites past

4.5 It is recognised that the historic environment at the former Bridge Mill site provides a tangible link with the past and does contribute to Tintwistle in terms of local and community identity. However the character and distinctiveness of the former cotton mill site that is associated with a positive sense of place has been lost through continuous development and modernisation including works such as demolition, landfilling and upfilling.

4.6 The site has been upfilled to approximately six metres above the River Etherow due to land filling in order to create a generally flat topography for the sites previous uses. Any heritage value that remained would have been lost due to the landfilling or survives under the fill material.

4.7 In addition the previous permission for this site Ref: HPK/2007/0805 for two industrial units dated 7 January 2008 was judged to be appropriate having regard to heritage and the historic environment as no additional investigative works or mitigation measures were required.

5.0 SETTING & TOWNSCAPE

5.1 The surroundings in which a heritage asset is experienced is not fixed and may change. Elements of a setting may make a positive or negative contribution to the significance of an asset and may affect the ability to appreciate that significance.

5.2 Originally the Bridge Mill was part of a larger complex located on either side of the River Etherow. Little remains of the original complex and the connectivity between these areas has been lost.

5.3 The setting of the heritage asset has evolved throughout recent history with housing growth to the north and more modern industry to south of the River Etherow e.g. Hadfield Industrial Estate and Graphite Business Park.

5.4 The only element of the heritage asset's setting which remains is the location adjacent to the River Etherow albeit site levels have been increased. The proposed development will not change the site's setting within the River Etherow valley and aims to recreate the direct links with the river through the Trans Pennine Trail and also retain trees and introduce new planting to improve the riparian corridor and integration with the new development.

5.5 These enhancements accord with PPS 5 Policy HE 10 which requires local planning authorities to identify opportunities for changes in the setting of heritage assets as are currently proposed as part of the mixed use redevelopment proposal.

5.6 Due to the setting within the river valley, the site is well screened by the surrounding topography including land rising steeply to Tintwistle to the north. The limited views of the site help minimise the impact of the proposal as it is now clearly seen in the local or wider townscape.

5.7 As there is no physical evidence today that relates to the former Bridge Mills due to the site being cleared the site and upfilled the heritage asset no longer contributes significantly to the setting or townscape and the proposal will continue the site's evolution in line with current market demands.

6.0 APPEARANCE & CHARACTER

6.1 Conservation principles within PPS5 identify four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. The site no longer has any aesthetic or communal values due to the past uses and demolition of the cotton mill; however there is still potential historic and evidential value based on the desk based research.

6.2 Tintwistle's growth as a town has been due in part to the existence of the Bridge Mill Cotton Mill which provided increased development and expansion to the town as more people came to work in the area. The design and general aesthetics of Tintwistle, for example the terraced cottages that exist along New Road, are evidence of the town's past industrial heritage as they were built as potential housing for local workers.

6.3 The proposal includes new B1 commercial premises continuing the sites employment generating potential and will enable the site to have an increased community function offering new housing including affordable housing open space and landscaping as part of the process of place shaping, regeneration and modern development in Tintwistle. The proposal therefore recognises the appearance and character of the site's past uses.

6.4 The proposed development will recognise the importance of the natural and previous historic environment, providing a development which will perform positively through the integration of development proposals based on HPBC Local Plan Policy BC10 (Archaeological and other heritage features) (2006) which permits development such

as this proposal where there will not be a significant adverse affect upon known archaeological or heritage features.

6.5 The proposed development will contribute positively to the appearance and character of Tintwistle by regenerating a redundant site and the provision of the Trans Pennine Trail along the site's northern boundary of the site where the now redundant railway line once stood.

6.6 The proposed development will have no impact to the appearance of the former Bridge Mill and the character of the site and surrounds will be enhanced through complimentary new development that continues the site's evolution for employment use.

7.0 IMPACT

7.1 The importance of Bridge Mill as a local heritage asset has been lost as a result of past developments and little evidence of the sites heritage remains.

7.2 As a result Bridge Mill holds little historical value for the community and does not positively contribute to a sense of place, aesthetics, character or townscape. The proposed development will therefore have minimal impact on the heritage asset.

7.3 PPS 5 policy HE 7 confirms that local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations in considering the impact of the proposal.

7.4 The heritage value of the site is low and the impact of the proposal is minimal or neutral. The development is appropriate in accordance with PPS5 as it will not result in the loss of a significance heritage asset and no planning conditions are deemed necessary to mitigate the impact of the proposal. This approach is confirmed via the existing consent (Ref: HPK/2007/0805) dated 7 January 2008.

7.5 The development is considered to have a beneficial impact as the site is vacant and redundant providing no function or positive sense of place, offering very little in terms of heritage value to the community. The development will enhance the visual appearance, character and environmental quality of the area. New employment premises and a housing development will be created which continues the site's evolution for employment use in the modern era. The proposal will also create a mix of high quality modern housing to encourage people to remain in the area and attract new residents helping the community and town to positively evolve.

8.0 CONCLUSION

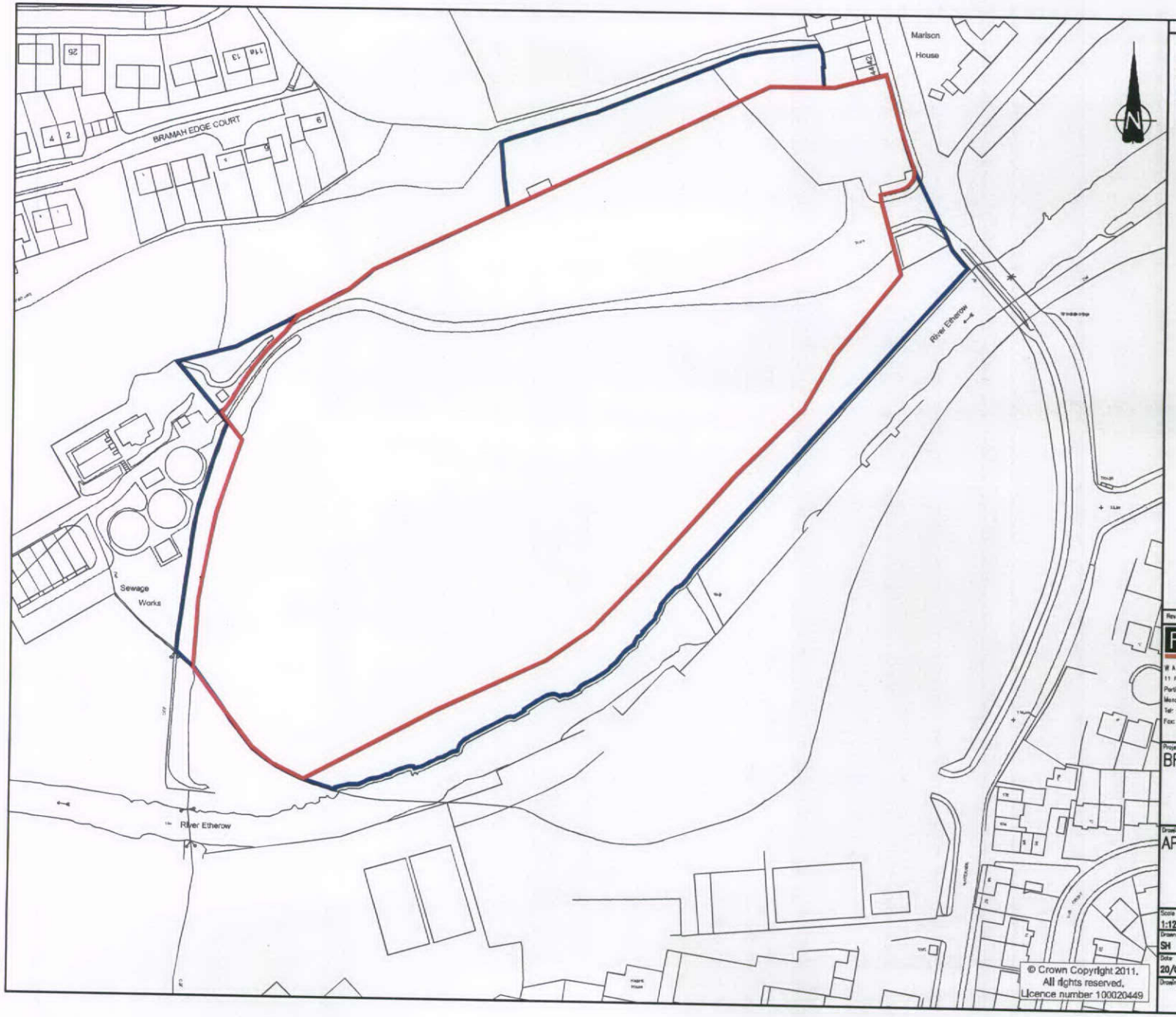
8.1 The proposal is considered to have minimal impact on the Bridge Mill as a Heritage Asset in accordance with PPS5 and new development is desirable as it will contribute more positively to the character and local distinctiveness of Tintwistle.

FAIRHURST

DRAWINGS

FAIRHURST

90486/0007 - Application Site Plan



© Crown Copyright 2011.
All rights reserved.
Licence number 100020449

Do not scale from this drawing.

KEY

APPLICATION SITE

OWNERSHIP BOUNDARY

Rev.	Date	Description	Drwn.	Chkd.	Appd.

FAIRHURST

W A Fairhurst & Partners
11 Floor, Portland Tower,
Portland Street
Manchester, M1 3LF
Tel: 0161 228 4911
Fax: 0161 236 4912

Client.

Project Title:
BRIDGEMILLS, TINTWISTLE

Drawing Title:
APPLICATION SITE PLAN

Scale at A3:	Status	
1:1250	Preliminary	
Drawn: SH	Checked: GF	Approved: MS
Date: 20/07/11	Date: 22/07/11	Date: 22/07/11
Drawing No.: 90486/8007		Revision: –

FAIRHURST

90486/8004 Rev A - Indicative Masterplan



Do not scale from this drawing.

Ordnance Survey (c) Crown Copyright 2011. All rights reserved. Licence number 100020449

Key - Residential

Existing

- Planting / Vegetation

Proposed

- Detached housing
- Semi-detached housing
- Terraced housing (Affordable housing)
- Vehicular route
- Homezone area
- Footpath
- Tree planting
- Shrub planting
- Green open space
- Trans Pennine Trail
- Pedestrian link

Key - Industrial

Existing

- Planting / Vegetation

Proposed

- Industrial unit (2,500 ft²)
- Parking
- Reinforced grass parking
- Hardstanding
- Gated right of access
- Tree planting
- Shrub planting

No.	Date	Description	Drwn.	Chkd.	Appd.
A	08/07/11	REVISED FOLLOWING CLIENT REVIEW	SDR	CF	MS

FAIRHURST

N A Fairhurst & Partners
11 Floor, Portland Tower,
Portland Street
Manchester, M1 3LF
Tel: 0161 238 4911
Fax: 0161 238 4912

Client:

Project Title:
BRIDGEMILLS, TINTWISTLE

Drawing Title:
INDICATIVE MASTERPLAN

THIS REGISTER IS A NON-EXHAUSTIVE LIST OF RESIDUAL HAZARDS RELATING TO THE WORKS SHOWN ON THIS DRAWING THAT HAVE BEEN IDENTIFIED DURING THE DESIGN STAGE

SIGNIFICANT RESIDUAL HAZARDS	DETAILS

Scale at A1:	Status:	
1:500	Preliminary	
Drawn: SDR	Checked: SC	Approved: SMG
Date: 08/06/11	Date: 05/07/11	Date: 05/07/11

Drawing No.: 90486/8004 | Revision: A

FAIRHURST

APPENDICES

FAIRHURST

Appendix 1
Derbyshire County Council's Historic Environmental Records (HERS Register)

< Back to Heritage Gateway

Derbyshire HER

If you have any comments or new information about this record, please email us.

Name: Bridge Mill (site of), Tintwistle
HER No.: 14239
Type of Record: Monument
Designation: None recorded

Summary

Site of an early 19th century cotton mill.

Grid Reference: SK 019 969
Parish: TINTWISTLE

Monument Types

COTTON MILL (Post Medieval - 1800 AD to 1849 AD)

Associated Finds: None recorded

Associated Events: None recorded

Full Description

Remains of an early 19th century cotton mill on the River Etherow. Now occupied by a modern factory, Vulcanised Fibre. (1)

The 2nd edition OS map of 1898 shows mill buildings marked 'Bridge Mill (Cotton)' on either side of the river, served by railway sidings. On the southern side of the river, it is difficult to distinguish Bridge Mill buildings from those of Waterside Mill (SMR 6144). (2)

Sources and Further Reading

[1] SDR4751 - Bibliographic reference: Fowkes, D. 1984. Derbyshire Industrial Archaeology - A Gazetteer of Sites. Part I. Borough of High Peak. p 29
[2] SDR18790 - Map: Ordnance Survey. OS County Series, 2nd edition (1st revision), scale 1:2500 (c. 25" to one mile). II.3, II.7, 1898

Search results generated by the HBSMR Gateway from exeGesIS SDM Ltd.

PDF created with pdfFactory trial version www.pdffactory.com