Bridge Mills, Tintwistle

Mixed Use Development







Design and Access Statement

September 2011

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PROPOSED MIXED USE DEVELOPMENT AT BRIDGE MILLS, TINTWISTLE

DESIGN AND ACCESS STATEMENT

SEPTEMBER 2011

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CONTROL SHEET

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

PROJECT TITLE: **Bridge Mills, Tintwistle**

REPORT TITLE: **Planning Supporting Statement**

PROJECT REFERENCE: **90486/0017**

Issue and Approval Schedule:

ISSUE 1 **Final**	Name	Signature	Date
Prepared by	Gemma Farrow	[redacted]	6.9.11
Reviewed by	Matthew Stafford		6.9.11
Approved by	Matthew Stafford		6.9.11

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.

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1.0 INTRODUCTION

Overview

1.1 This Design and Access Statement has been prepared by W.A Fairhurst & Partners (Fairhurst) on behalf of S.C.C. Ltd and accompanies an outline planning application for the mixed use redevelopment of the former Bridge Mills site measuring 3.09 hectare (ha) (7.64 acres) in Tintwistle, Glossop (see Application Site Plan 90486/8007).

1.2 The proposal offers the unique opportunity to secure the comprehensive regeneration of a previously developed site to improve the local economy, create jobs, enhance the character of the area, improve the environment, increase housing choice for existing and future residents of the area and provide affordable housing to meet local needs.

1.3 This statement explains and justifies the proposed development, as required by Government Circular 01/06 *'Guidance on Changes to the Development Control System'* (effective from 10 August 2006). The design has been critically assessed throughout to secure an achievable and acceptable development.

1.4 The statement should be read in conjunction with the accompanying documents listed below, which detail the acceptability of the proposal:

i. Planning application form, notices and certificates;
ii. Application drawings including:
   - Application Site Plan (Ref: 90486/8007);
   - Indicative Site Masterplan (Ref: 90486/8004 Rev A); and
iii. Planning Supporting Statement (Ref 90486/0016).

Proposal

1.5 The development is proposed via the submission of an outline planning application including details of access, with all other matters including: appearance; landscaping; layout; and scale reserved for future determination.

1.6 The proposal is for the comprehensive remediation and redevelopment of the site and the construction of a mixed use development comprising a total 15,000sq ft (1,391sq m) of business floorspace (B1 Use Class as set out in the Town and Country Planning (Use Classes) Order as amended), and up to 81 residential units (C3 Use Class).

1.7 The Indicative Masterplan (Drawing 90486/8004 Rev A) indicates that the business development will be delivered by six units, measuring approximately 232sq m (2,500sq ft) in floorspace up to a maximum size of approximately 929sq m (10,000sq ft) in line with potential market demand. The employment development will incorporate approximately 38 spaces including disabled parking facilities.

1.8 The residential element of the scheme will provide up to 81 dwellings through a mixture of terraced, semi-detached and detached dwellings and 30% of the total housing proposed will be affordable.

1.9 The Indicative Site Masterplan (Drawing ref: 90486/8004 Rev A) confirms that the mixed use business and residential development to meet modern day employment and housing needs can be satisfactorily delivered on site.

1.10 The proposed development will better accord with surrounding land uses and offers the unique opportunity to achieve the wholesale and comprehensive regeneration of a redundant site.

Vision

1.11 The vision is to provide a modern, sustainable mixed use employment and residential development that will regenerate the site and contribute to the character and local economy of the surrounding area. The main benefits of this proposal are:

- Development of a previously developed site to enhance the visual appearance, character and environmental quality of the area;
- Regeneration of an underused previously developed site with sustainable new employment premises and housing development;
- Mixed use development will better accord with surrounding land uses to enhance residential amenity;
- Potential for employment premises to create 30 full time jobs, 9 spin off related jobs and at least 60 associated construction jobs;
- Generate revenue of £2,463,813 per annum for the first five years and £970,593 per annum thereafter available to be spent in the local economy making local businesses more viable and sustainable;
- Delivery of up to 81 housing units with 30% of all homes (up to 24 units) to be affordable to meet local need;
- Creating a mix of high quality modern housing stock to encourage people to remain in the area and attract new residents; and
- Providing an extension to the Trans Pennine Trail (TPT) to provide a 'missing link' and encourage visitors to the area; and
- Delivers a unique opportunity to maximise regeneration benefits and ensure development that will sustain and promote a mixed and vibrant community.

2.0 SITE DESCRIPTION

Application Site

2.1 The site extends to approximately 3.09ha, as illustrated on the application site plan (Drawing ref: 90486/8007). The site is designated as an 'Industry and Business Allocation in the Glossop Area' under policy EMP1 of the High Peak Local Plan (HPLP) (March 2005) and lies within the Tintwistle 'Built-up Area Boundary' (HPLP policy GD2). It is also located within the Etherow River Valley 'Improvement Corridor' (HPLP policy GD3).

2.2 The site is situated on the parish boundary of Tintwistle and Hadfield, approximately 750m north of Hadfield Town Centre.

2.3 It is previously developed land, formerly occupied by the Bridge Mills Dye Works, which was demolished and the site subsequently used as a landfill and contractors haulage yard.

2.4 The site is generally flat and due to land filling has been raised up by approximately 6m from the river. The site is vacant and characterised by existing areas of hardstanding from its past industrial use for the manufacture of pre-cast concrete modular units, and more recently its use for open storage.

2.5 The northern boundary of the site is formed by significant planting and in part by a public footpath connecting New Road in the east to Woodlands Close, part of the existing residential area located north west of the proposed development site. The boundary then extends west to the Waste Water Treatment Works (WWTW)..

2.6 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. The TPT forms the southern boundary of the site. The public footpath runs east to west along the northern bank of the River Etherow, separating the site from the river.

2.7 The western boundary of the site is formed by a row of existing vegetation and trees running north from the River Etherow to the WWTW, which are located beyond the site's western boundary. A rough track intersects the site running from east to west from the New Road access to the WWTW.

Site Surroundings

2.1 The site adjoins an existing residential area including Bramah Edge Court and Woodlands Close to the north of the proposed development site. Terraced housing also extends northwards either side of New Road. 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.

2.2 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 is a modern employment area with both existing employment premises and serviced land available.

2.3 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.

2.4 Hadfield Town Centre, along Station Road, is approximately 750m (0.5 mile) south of the site offering numerous services and established infrastructure including a variety of shops and leisure opportunities as well a train station with free parking and cycle storage. There is a NHS surgery and a dental practice in Hadfield at the junction between Station Road and Lambgates.

2.5 There are several nursery and primary schools in the vicinity of the site. The closest primary schools are Tintwistle CofE (0.75km) and Hadfield Infants (1.26km). The two nearest secondary schools are Longdendale Community Language College (2.4km) and Glossopdale Community College which is approximately 3.5km from the site.

2.6 There are bus stops on New Road (270m north) and on Waterside (170m south) providing services to Glossop and Manchester.

3.0 USE

3.1 The site is previously developed originally occupied by the Bridge Mills Dye Works. Following demolition of the dye works the site was subsequently used for landfilling and a contractors haulage yard.

3.2 S.C.C acquired the redundant site for the manufacture and storage of pre-cast concrete modular units.

3.3 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.

3.4 The consent (Ref: HPK/2007/0805) has been implemented through the completion of the agreed access improvements and remains extant. Due to the downturn in the market, S.C.C no longer requires the additional manufacturing floorspace and the land has become surplus to requirements as open storage and is not considered appropriate by the Council.

3.5 The site does not generate any employment and the proposal to provide mixed use development comprising a total 1,391sq m (15,000sq ft) of business floorspace and up to 81 residential units (C3 Use Class) of which 30% will be affordable.

3.6 Retaining all the site for continued employment use is not necessary due to a lack of potential demand and sustainable mixed use development provides the opportunity to secure new employment premises in conjunction with new housing. This provides the opportunity for employment generating uses to recommence on site.

3.7 The inclusion of residential development will better protect existing residential amenity given the proximity of residential areas to the north (New Road, Woodlands Close and Bramah Edge Court) and improve the character and appearance of the area.

3.8 The proposed uses are a unique opportunity to secure the wholesale development of the site for mixed employment and residential development which will integrate with the surrounding area and contribute to creating a strong, healthy, sustainable community with a thriving economy and increased housing choice.

4.0 AMOUNT AND SCALE

4.1 The application site area covers approximately 3.09ha as illustrated on the Application Site Plan (Drawing 90486/8007).

4.2 The development incorporates 1,394sq m (15,000sq ft) of business floorspace, which will be provided by units measuring approximately 232sq m (2,500sq ft) in floorspace. Business premises have the flexibility to range in size from

approximately 232sq m (2,500sq ft) up to a maximum size of approximately 929sq m (10,000sq ft) in line with potential market demand.

4.3 The business units are expected to be approximately 12m wide and 20m deep. The units will have a mono-pitched roof based on the buildings having a 6m high frontage reducing to 5m to the rear. The facia of the units has the ability to incorporate a floor to roof roller-door and the units will also be accessible via a conventional door elsewhere on the building.

4.4 The business premises will benefit from the ability to include mezzanines creating flexibility in the internal configuration of the building to best attract business and occupiers to the area.

4.5 The units will be in keeping with the scale of buildings found adjacent to the south of the site across the River Etherow (Hadfield Industrial Estate and Graphite Business Park).

4.6 The scale of the business development is dictated by current market requirements for the Glossopdale and Tintwistle areas and the availability of existing employment land and premises in the area.

4.7 81 residential units will also be provided via a mixture of terraced, semi-detached, and detached houses to retain and attract people to the area. The scheme is to provide a range of house types, from smaller starter homes to larger family dwellings and 30% of all dwellings will be affordable to meet local needs.

4.8 The inclusion of 81 housing units on the site reflects the need for housing in the area and is appropriate based on the total site area, the surrounding context and the nature of existing adjoining development. New garden areas and landscaping will be introduced.

4.9 The proposal has been developed so that the scale, size and height of the business and housing units will be in keeping with surrounding buildings and meet market demand. The development via the density and scale proposed and being located between a residential and employment area will have no detrimental impact on the surrounds and will better integrate with the character of the area.

5.0 LAYOUT

5.1 The proposed layout of the development is illustrated in the Indicative Site Masterplan (Drawing ref: 90486/8004 Rev A). The layout makes the most efficient use of the land and the location and size of employment buildings and each dwelling will be established via future reserved matters submissions. This will enable the proposal to best meet demand whilst respecting the layout, scale and character of surrounding land uses. The local planning authority will determine the suitability of the details proposed having regard to the details of the outline consent.

5.2 The Indicative Site Masterplan confirms that development will be progressed based on the principle of providing the business units as self contained and separate from the residential development. The uses will have a an internal T-junction to split the

uses once entering the site from New Road and will be separated and well screened by significant new landscaping and buffer planting.

5.3 The Indicative Site Masterplan currently shows that access to the WWTW is to be preserved by being routed through the employment area to the north of the site following the site boundary which will best protect the residential amenity of future occupants.

5.4 New housing is proposed on the remainder of the site overlooking the River Etherow and integrating with existing housing to the north. A range and mix of housing is proposed with all dwellings having appropriate outside amenity space, off road parking and room for the storage of refuse and recycling bins.

5.5 The development seeks to provide a good mix of housing (i.e. terraced, semi-detached, detached) to reflect the housing needs of specific groups and these will be located appropriately throughout the site.

6.0 APPEARANCE

6.1 The replacement of redundant land with a mixed use development will improve the built fabric and visual appearance of the area. 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 well screened 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.

6.2 In its overall design, the built development proposed will represent a substantial improvement upon the existing setting, providing a more modern, planned and consolidated appearance.

6.3 The characteristics of the proposal will respond to and reflect the neighbouring built development and be in-keeping with the character of the Tintwistle area. The business units will be more modern in appearance and adopt similar heights, layouts and materials in their construction to the adjacent Hadfield Industrial Estate and Graphite Business Park to the south.

6.4 A range of terraced, semi detached and detached dwellings will be provided at a density of approximately 30 dwellings per hectare to make the best use of the land and be in keeping with residential character of Tintwistle. Dwellings are expected to be of a conventional single and two storey design with integral or detached garages.

6.5 The proposal will provide a mix of more suitable and complimentary land uses in a prominent location adjoining the TPT, close to the boundary of the Peak District National Park and existing residential areas. The proposal will better enhance the perception, integration and actual appearance of the local area.

7.0 LANDSCAPE DESIGN

7.1 The proposed remediation and wholesale regeneration of the site will result in improvements to the existing landscaping on site. There is currently little hard or

soft landscaping, due to the past use of the site for industry and open storage. Existing trees and vegetation to the north, south and west boundaries of the site are to be retained as they contribute positively to the character of the area and provide an effective screen.

7.2 The site will undergo significant new hard and soft landscaping. Hard landscaping which will include new vehicular routes, footpaths and parking spaces. Further soft landscaping will include considerable tree and shrub planting to provide a buffer between the residential and employment areas and to improve the overall appearance and character of the development. Amenity and garden areas will be landscaped and there will be increased areas of landscaping throughout the site.

7.3 Landscaping areas will be designed throughout the site to soften the appearance of the built environment, to safeguard the street scene on New Road and provide buffers between buildings as each residential property will have access to their own garden area (see Indicative Site Masterplan ref: 90486/8004 Rev A).

7.4 Landscaping material will be chosen for their suitability to the site and compatibility with the adjoining build environment. Materials will be selected in response to the architectural materials chosen at the design and construction stage of the development. The materials selected will help to define/separate vehicular and pedestrian routes and define housing ownership boundaries, resulting in a coherent and legible development layout.

7.5 The boundary treatment will be considered as part of the future design process, however the length of the southern boundary adjoining the River Etherow will be sensitively landscaped with new planting in order to complement the TPT and preserve the ecological and wildlife corridor of the River Etherow

7.6 To separate the business element of the scheme from the residential units landscaping buffer planting will be established and new fencing to separate the uses and increase security.

7.7 Retaining the existing perimeter landscaping and buffer planting supplemented by new hard and soft will provide a more attractive and functional environment for the mixed use development.

8.0 ACCESS

8.1 The proposal should be assessed having regard to the operations and uses permitted to be carried out on site. The access design has already been developed in line with the consented planning permission ref: HPK/2007/0805 dated 7 January 2008 which enables 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.

8.2 As shown on the Indicative Site Masterplan (Drawing ref: 90486/8004 Rev A), vehicular and pedestrian access to the site is proposed from the existing access from New Road, improved as part of the consented scheme (Ref: HPK/2007/0805) and no further access improvements are required to facilitate the development.

8.3 The residential and employment uses will be split in terms of vehicle access and the Indicative Site Masterplan (Drawing ref: 90486/8004 Rev A), illustrates an internal T-junction separating the land uses.

8.4 The Indicative Site Masterplan currently shows that access to the WWTW can be preserved and routed through the employment area to best protect the residential amenity of future occupants.

8.5 The development will include the additional section of the TPT, which will provide a 3m wide trail for use by pedestrians, cyclists and horse riders. The trail will run along the north bank of the River Etherow. The TPT can be accessed from the improved access to the site from New Road.

8.6 A new equestrian and cycle crossing was incorporated during access improvements implemented as part of the current industrial consent to allow horses and bikes to cross Woolley Bridge which includes a new waiting enclosure and signal push buttons.

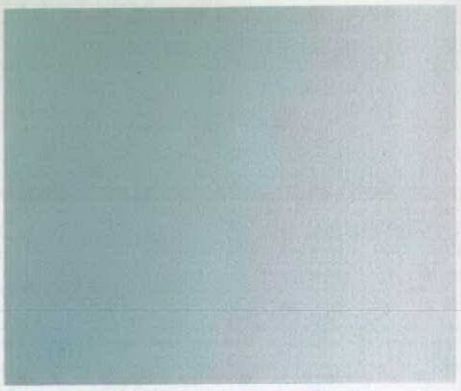
9.0 SUMMARY

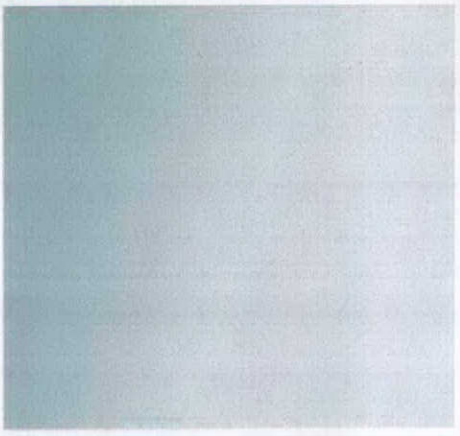
9.1 The proposal offers the unique opportunity to secure the comprehensive regeneration of a previously developed site to improve the local economy, create jobs, enhance the character of the area, improve environmental quality, increase housing choice for existing and future residents of the area and provide affordable housing to meet local needs.

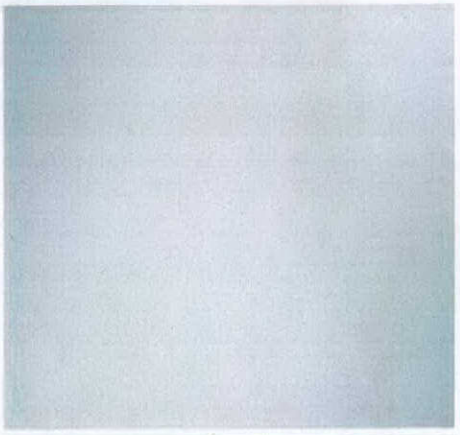
9.2 The proposal provides a suitable design through consideration of the requirement to secure the wholesale redevelopment of the site which includes new modern employment premises and housing.

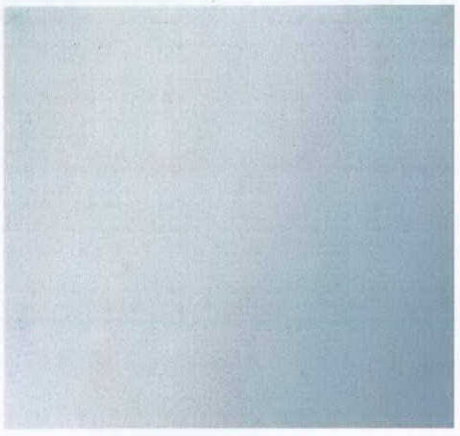
9.3 The proposal will better reflect the character of the surroundings in terms of scale and will remove redundant land to improve the existing design and character and appearance of the site and environment.

9.4 The indicative layout gives consideration to layout, density, massing and access and demonstrates that via the current design and subsequent reserved matter submission the proposal is suitable and will make best use of a redundant site.









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