Design & Access Statement for

New Boundary Treatment
Brotherton Mill
Dinting Vale Business Park
Glossop
SK13 6LG

March 2012

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Reference BN / VT / 2011000420

Date issued 22 March 2012

Design & Access Statement

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1.0 Introduction

1.1 This Design and Access statement has been prepared in accordance with the CABE Design and Access Statement Guidance document. It is submitted in support of the planning application for the proposed alteration to part of the boundary treatment to Dinting Vale Business Park, Glossop.

1.2 The proposal is to install a low level stone wall with metal railings above in place of a high level stone wall formed in part by the elevation to an existing building (to be demolished). This Design and Access Statement should be read in conjunction with the planning application drawings.

2.0 Assessment

2.1 Physical Context

The existing boundary treatment consists of a natural stone wall adjacent to a watercourse and the side elevation of redundant mill building (to be demolished) along the remainder of the boundary treatment to be altered. Parts of the stone wall are damaged and currently unstable whilst the elevation to the mill is soiled with exhaust deposits from the road and is subject to various disrepair.

Access to the Dinting Vale Business Park is via entrances at either end of the site and these are to remain unchanged.

2.2 Social & Economic

The new boundary treatment will open up the view to the site, affording greater public exposure to the current occupier of the site, Springvale EPS. Springvale is a major local employer who has requested the change to the boundary treatment in order to ensure that the site remains sustainable for them in the future. The retention of Springvale at the site and supporting their growth through increased public exposure is a major benefit to the local economy.

2.3 Planning Policy

The proposal is in line with local authority's policy with regard to "improvement corridors". The boundary in question sits directly on the A57 which is identified as such a corridor in GD3. The High Peak Saved Local Plan Policies document states that "particularly on some stretches of the A6 and A57, the two main routes through the Plan area, some development is poor quality and some areas appear run down. In places, these have been the focus of industrial and commercial investment over many years, and are suffering from the effects of heavy traffic, pollution and economic decline". The existing boundary treatment in question arguably fits this description, as such the proposals will provide an environmental improvement. At the same time, the character of the area will be conserved with natural stone being reused for the low level wall and the design of the railings being sensitive to the area, matching the railings to the surrounding properties (GD4).

It is also believed that the proposals support GD7 Crime Prevention. It is understood that historically the site has suffered from minor crime and trespass. However, the proposed boundary treatment will make the site more visible thus establishing a deterrent, potentially reducing crime and creating a safer community.

2.4 Involvement & Evaluation

In order to avoid unnecessary delays at a later stage, the proposals were discussed at length by Philip Mason of Polebrook Limited (the applicant) and Ann Jordan of High Peak Borough Council before the planning application was submitted. Options were evaluated at this stage and Ann Jordan verbally confirmed that the current proposals were likely to be acceptable from a planning permission point of view.

3.0 Design

3.1 Use

The site to which the boundary treatment relates is used for industrial purposes. This will remain the same.

3.2 Amount & Scale

The boundary to which the treatment is being replaced is approximately 68m in length. The new treatment will be a low level wall of height 0.5 metres with railings above bringing the overall height (on the roadside) to 2.3 metres. It is believed that this height provides sufficient security without becoming an imposing feature.

3.3 Layout

The new treatment will be located along the boundary of the site as per the existing treatment.

3.4 Appearance / Impact upon Heritage Environment

The existing building and wall along the boundary are in poor condition. The new boundary treatment will sensitively sit within the environment, enhancing the overall appearance of the site. The low level stone wall will compliment the surrounding buildings whilst the subtly designed metal railings will match the boundary treatments of the surrounding properties, creating a more harmonised appearance. Therefore the impact of the boundary treatment on the fabric and setting of the asset will be minimal, if not beneficial.

3.5 Access

Access to the site will remain unchanged.

4.0 Conclusion

4.1 The new boundary treatment will allow the tired existing boundary treatment to be replaced with a sensitive scheme which reuses natural stone at low level and carefully designed metal railings above, overall matching the precedent set by the boundary treatments to the surrounding properties.

4.2 The proposal will create a more harmonised appearance to the area thus removing any suggestion that the character of the area will be undermined. In addition, the proposed boundary treatment will benefit a major local employer and potentially reduce crime in the area.