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Site of Former Hawkshead Mill, Old Glossop

Design and Access Statement

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HIGH PEAK BOROUGH COUNCIL
GLOSSOP SITE
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1. Introduction

1.1 This document accompanies the planning application for 34 new dwellings and associated landscaping on the site of Hawkshead Mill, Hawkshead Street, Old Glossop.

1.2 This document is intended to help all stakeholders in the development by acting as a communication tool, utilised from the outset of the design process.

1.3 The production of this statement has been informed and is compliant with the Commission for Architecture and the Built Environment's (CABE) *Design and Access Statements: How to Write, Read and Use Them*, the Department for Communities and Local Government (DCLG) Circular 01/2006 *Guidance on Changes to the Development Control System* and Section 8 of Town and Country Planning (Development Management Procedure Order) 2010.

2. Location and Site Information

2.1 The application site is located in Old Glossop, High Peak, Derbyshire, approximately 1.5 miles to the north east of Glossop town centre and approximately 15 miles to the east of Manchester. (See Fig A. Location.)

2.2 Old Glossop, the original old town of Glossop, comprises an attractive mix of historic buildings and is serviced by two roads leading into Glossop, Manor Park Road and Church Street.

2.3 The site is situated to the far north west of the Old Glossop conurbation and bounded by greenbelt to the north and the east. The Shire Hill Hospital complex and residential development accessed from Bute Street lies to the west.

2.4 Access to the site is via Hawkshead Road, which runs from Hope Street and Wellgate / Wesley Street, in central Old Glossop. Hawkshead Road itself stretches from the junction with Hope Street to the south of the site and extends north to the southern access point to the site.

2.5 Development around the site comprises a mix of residential, commercial and equestrian uses. To the immediate south west lies Herons Reach, a development of 3 no. large detached family dwellings, as well as Hawkshead House, a large detached single family dwelling which was the original mill owner's house. To the south east of the site lies a stone cottage which provides 3 no. family dwellings. Further to the south and accessed from Hawkshead Road is an industrial complex home to Howard Town Brewery. The industrial unit comprises of single storey building partly constructed from a mix of natural stone and brick. Parking for the industrial units is in front of the building facing the Hawkshead Road elevation. Cars also utilise the small parking area to

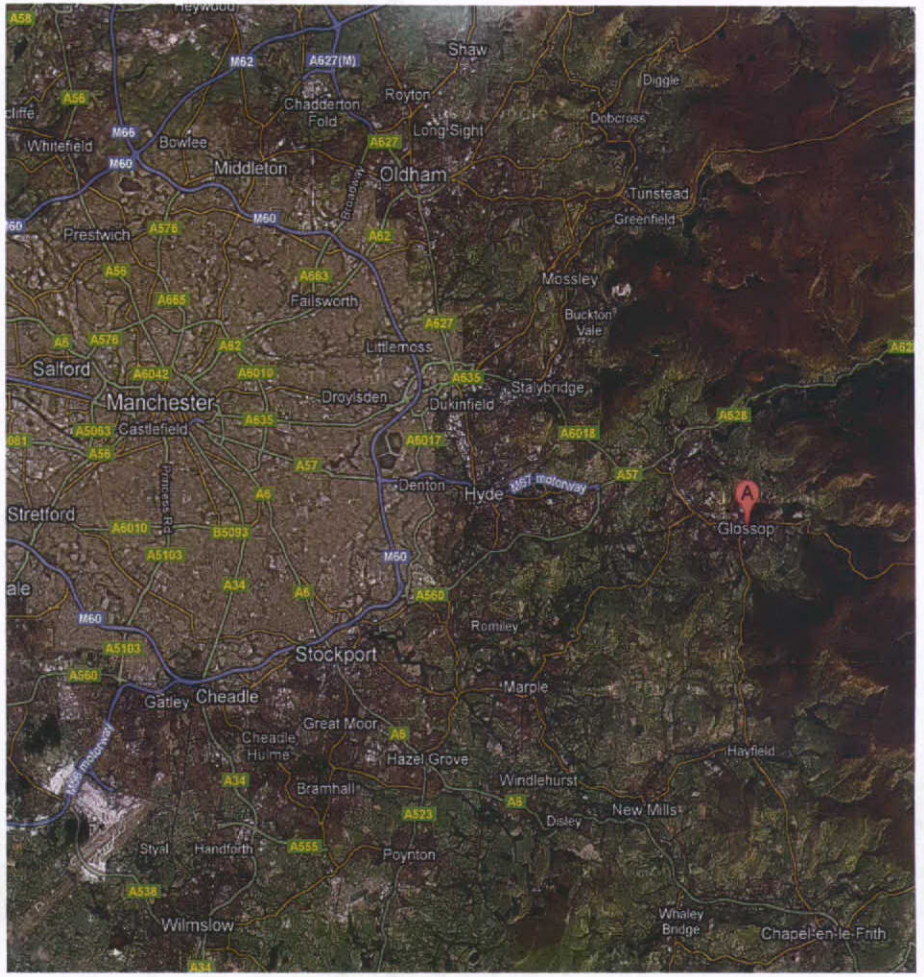

Fig. A - Location

the south of the unit at the junction of Hope Street and Hawkshead Road.

2.6 To the immediate west of the site is a brook and area of greenfield land that rises up to the Shire Hill Hospital complex, accessed from Bute Street. To the far south lie the residential terraces and cottages of Old Glossop which have developed outwards from central Old Glossop. Properties along Hope Street are typically Victorian style terraced dwellings with parking in front of the properties.

2.7 Central Old Glossop comprises residential properties along with a church and a number of public houses. Access can be gained into and out of Old Glossop via Church Street running from central Old Glossop west towards Glossop and also via Manor Park Road running south from Old Glossop to join Sheffield Road, which runs west to central Glossop and east towards Sheffield. Both roads in and out of Glossop, in particular Church Street, are narrow, minor roads.

2.8 Existing residents of Old Glossop benefit from a regular bus service into central Glossop, which runs along Hope Street around Shepley Street, running twice per hour. Old Glossop residents also benefit from close proximity to Manor Park. Old Glossop's location on the north eastern boundary of the wider Glossopdale conurbation naturally lends itself to wider access to the surrounding Peak District National Park for leisure activities.

2.9 The gross site comprises 5.2 acres (2.1ha), with a net development area (previously developed) of 2.7 acres (1.1ha).

2.10 Hawkshead Mill has evolved over approximately 160 years. Due to a number of different uses the existing makeup of the property is a mixture of the original stone cotton mill with more contemporary additions throughout the 19th and 20th century. One noteworthy feature

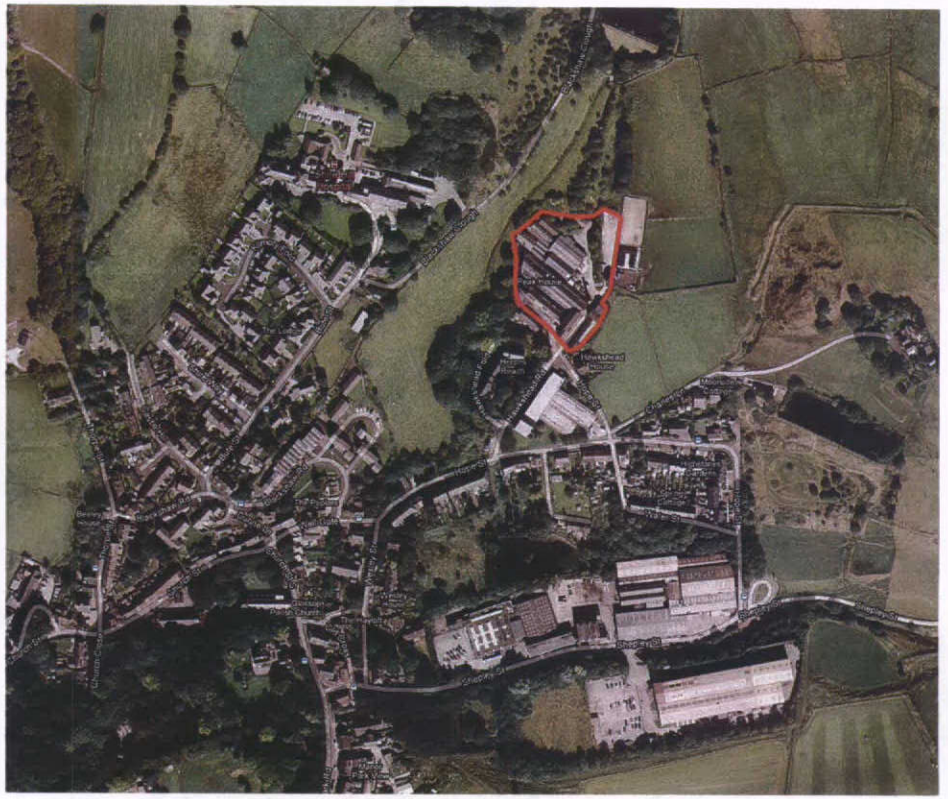

Fig. B – Location in Old Glossop

of the site is the original brick chimney (Fig. C). Within the site boundary and on the south east corner, a number of two and three story stone buildings form the original offices of the mill. The rest of the built area on site was utilised for manufacturing and hard standing for vehicular movement and storage.

2.11 To the far north eastern corner of the site lies a large area of hard standing which was recently used as a car park, however the earliest form of the mill utilised this area as the mill pond.

3. Design

In response to the planning and site considerations as set out above, this section will address the following:

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance

Use

3.1 The subject site is an allocated employment site in the adopted High Peak Borough Council (HPBC) local plan. Although this site has traditionally been used for employment use, in 2008 the site became surplus to requirements and was closed. Following this, the buildings on site have fallen into a state of disrepair and now pose a significant health and safety, contamination, and visual amenity problem.

3.2 In 2008 High Peak Borough Council (HPBC) undertook an Employment Land Review to assess the requirements and current supply of

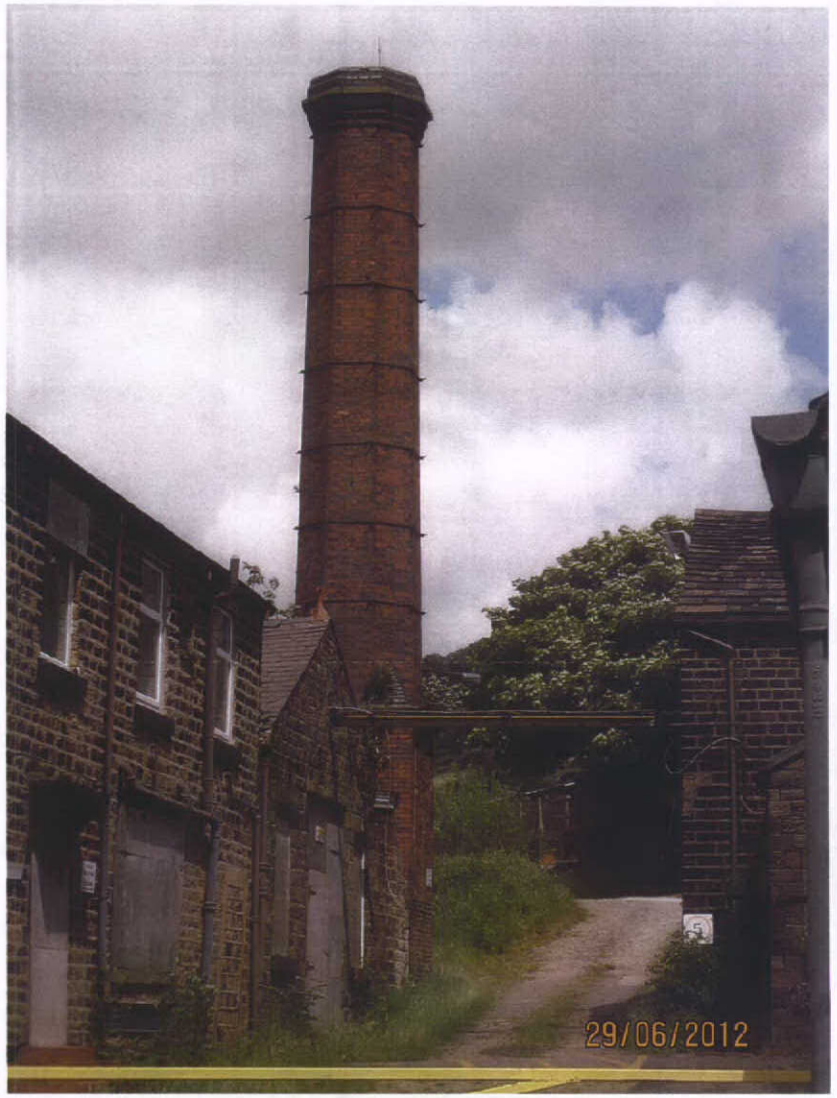

Fig. C – Chimney

employment land. The study identified a need for 35ha of employment land, with an available supply of 57ha, indicating an oversupply in 2008 of 22ha. Since the publication of the review, the Borough has lost 0.98ha of employment land, however a further 10.56ha has been approved, further exacerbating the oversupply in High Peak.

3.3 Due to this fundamental oversupply, HPBC have placed emphasis on the development and redevelopment of prime employment sites with good access, close proximity to main settlements, a lack of conflict with adjoining uses and schemes which are economically viable. Taking this into account, the Hawkshead Mill site would not be classed as a prime employment site.

3.3 Access for commercial vehicles along Hawkshead Road, and along Hope Street/Wellgate/Wesley Street, is unsuitable for significant amounts of commercial traffic. In particular the road network within central Old Glossop does not lend itself to large commercial vehicles due to the narrow nature of the roads and the fact that many of the existing residents have no option but to park cars in front of their properties (Fig. D). As is typical with an older settlement such as Old Glossop, the conurbation has developed over a period of time in an irregular form. One characteristic of this is that the road network is not only narrow but also winding in nature. This causes further access problems for commercial vehicles, in particular larger commercial vehicles, as turning heads are often insufficient to allow for proper clearance.

3.4 Another side effect of the narrow winding roads of Old Glossop is that pedestrians are, in certain areas, subject to narrow pavements. This again supports the argument that heavy commercial vehicular movement through Old Glossop is a significant threat to the amenity of local residents.

3.5 In March of 2008 Ryder & Dutton, commercial property agents, were instructed by the owners to market the property for commercial use. Following two years of continual marketing, via newspaper, website and other commercial channels, no significant interest was lodged with the agents, and the property was withdrawn from the market on 23rd March



Fig. D – View north up Hope Street from Well Gate/Wesley Street

2010. Leading on from the point above in relation to access, one of the major issues cited by those that did enquire about the property was that of the poor access for commercial vehicles through Old Glossop.

3.6 Therefore, when considering the constraints relating to access, and the problems that a continuing new commercial use would pose, as well as considering the oversupply of employment sites and a lack of demand following marketing, the proposal for the site is for a change of use to residential.

3.7 On 30th September 2011 HPBC, in approval of application HPK/2011/0493 Bridge Mills, New Road, acknowledged the significant shortfall in housing land supply in the borough. Quoting from the housing section from the Officer's report HPBC state that in September 2011 there was not a five year supply in High Peak, "the supply was 2.4 years. Therefore there is no objection in principal to the proposals on housing land supply grounds."

3.8 In March 2012, the government published the National Planning Policy Framework (NPPF). Publication of the NPPF means that local authorities must take an approach to planning that encourages development that can be seen to be sustainable. The NPPF also requires local authorities to consider that, if applications support the wider needs of the local authorities and that the resultant gain from development is not significantly detrimental to another aim of the Local Plan, applications should be supported. It is also noteworthy that it is an explicit requirement as part of the NPPF that local authorities provide a rolling five year supply of land for housing, along with a buffer.

3.9 Taking into consideration the point above, it is important to note that High Peak, in line with the Regional Spatial Strategy requirements, is in need of 300 houses per year. With years 2010 and 2011 providing only 300 housing completions in total, the effects of the economic downturn are slowing the rate at which homes are being built and compounding the supply problem in the High Peak region.



Fig. E – View southeast across the site from Blackshaw Clough

3.10 Therefore, considering the significant issues that would face a future commercial use in relation to access, the lack of market demand for commercial use, the overwhelming demand for housing land, and also the fact that the surrounding built environment comprises mainly residential, as well as the land beyond the site being made up primarily of green belt, it is proposed that this site is suitable for residential development.

3.11 Such as scheme will offer numerous benefits for the community. The location of the site on the edge of green belt is detrimental to visual amenity. Views into the site from the Peak District National Park are damaging to the nature of the surrounding conurbation due to the poor state of the buildings (see Fig. F). The issues of contamination and health and safety risk that the existing properties pose is also noteworthy.

3.12 Development of the site into residential would represent a genuinely sustainable change of use. The proximity to Manor Park, the access to public transport through bus routes to Glossop, and the location of the site on the edge of countryside lends the proposed development to support by the NPPF in encouraging developments that support healthy lifestyles, that are not overly reliant on usage of cars, and that make the best use of land.

Amount

3.13 34 no. new build dwellings are proposed with a mix of 2, 3 and 4 bedroom properties. The gross site comprises 5.2 acres (2.1ha), with a net development area (previously developed) of 2.7 acres (1.1ha). The proposed density falls in line with guidelines of seeking to develop residential sites at 30-50 dwellings per hectare. The required minimum of 30 dwellings per hectare seeks to encourage full and best use of finite developable land resources. This proposal offers a density of 31 dwellings per hectare.



Fig. F – View northwest across the site from Charles Lane (north of Hope Street)

Layout

3.14 As identified in the Residential Design SPD, the High Peak typically has three distinct historical styles of development layout; Axial/Picturesque, Linear Grid and the Irregular/Organic settlement patterns. One of the most recognisable illustrations of the Irregular/Organic form can be found in Old Glossop. With a radial street pattern, stepped frontages and intimate building scale, Old Glossop is typical of a settlement that has developed outwards from a square or market place over a long period.

3.15 Following early pre-application enquiries with HPBC planner, the philosophy behind the layout is underpinned by the need to acknowledge the industrial heritage of the site. One key feature in relation to this is the retention of the existing chimney, which will be a feature of the proposed development.

3.16 The significance of views into the site has been considered throughout the design stage. With important views north from Hawkshead Mill, and across the site from Blackshaw Clough and Charles Lane, the proposed layout seeks to improve the visual amenity of the area from all aspects. Entrance into the site via Hawkshead Road will see new properties that complement the existing layout, by maintaining the massing and location of the existing stone offices. This will provide an appropriate reference to the previous use of the site, whilst allowing a deliverable layout for residential use.

3.17 In line with the Residential Design SPD, and supporting points made by HPBC planners, the remainder of the site comprises a mix of dwellings laid out in such a way that the industrial and built-up heritage of the site is maintained. This is proposed through the use of a circular road that dwellings will face close up to the road, providing a narrow and winding distribution of dwellings which is typical of the organic layouts that can be found in the surrounding Old Glossop area, as identified in the Residential Design SPD.

3.18 Utilisation of the changing site levels will allow dwellings to be staggered up the hill as approached from Hawkshead Road, which will



Fig. G – Proposed site plan

emulate the appearance of the staggered gables and chimneys that can be seen along Hope Street.

3.19 The existing retaining structures and topography of the site has been a major consideration when developing the proposals. Due to the significant changes in ground levels, as well as substantial retaining structures, proposals have had to incorporate some split level house types so that a coherent layout can be produced.

3.20 As well as the retention of the chimney it is proposed that the culvert that runs under the existing mill building is opened up to offer further reference to the site's historic heritage. The watercourses running through the mill site were used for cotton processing and cleaning. By making this a feature of the site it will re-enforce the industrial heritage of the location whilst making the history of the site more accessible to current and future residents of Old Glossop.

3.21 The overarching principle of the proposed layout is to create a development that is locally relevant and one that amplifies the special features of the High Peak. The layout complies with the adopted standards for privacy and overlooking by wherever possible moving proposed dwellings away from existing elevations containing habitable windows.

Scale

3.22 The evolution of Old Glossop from the post-medieval period through to the Industrial Revolution has resulted in the growth of dwelling sizes as development has spread out from the centre of the old village. Wesley St comprises smaller dwellings with areas of between 59 - 67 sq/m (approximate gross internal area), whereas the more recent mill workers houses of Hope Street offer a between 70 – 80 sq/m. The proposed house types reflect these differences.

3.23 By providing dwellings of the scale proposed allows for the external envelope to be sympathetic to the area whilst internally allowing for the modern day requirements for families and other users, such as those with disabilities.



Fig. H – Whitfield development used as scale and appearance reference

Landscaping

3.24 The proposed landscaping features seek to compliment the surrounding area by use of a mix of hard surfacing. The main aim of this is to create a visually stimulating development that uses different textures and variations of stone and colours to enhance the locally sympathetic layout.

3.25 Features of the hard surfacing will be the use of textured concrete in Conservation buff colour along with Tegula block paving with tumbled edge.

3.26 A key feature of the layout is the use of front garden walls. The mix of properties in Old Glossop offers housing with stone walling around small front gardens; this is especially the case on Hope Street. Therefore to reflect this, some of the properties feature stone walls surrounding either grass or planted space to the front of the dwelling. Not only does this reflect existing local features, it also aids the breakup of the space to the front of the dwellings where car parking is proposed. This broken building line is a typical feature of the Irregular & Organic settlement form.

3.27 With the proximity of the site to open countryside, providing green features has been a key concern. Significant levels of planting are proposed within the site and around the sensitive western site boundaries. A mix of native shrubs and trees are proposed to break up the stone features to provide a mix of colour that is typical of the local area.

Appearance

4.28 The following section relates to the appearance of the development as a whole, as well as specific details of the proposed dwellings.



Fig. I – Whitfield development used as scale and appearance reference

4.29 The underlying design rationale in creating the scheme has been to offer a development that encapsulates what is interesting about Old Glossop. The positioning and size of the buildings, the road layout and the landscaping are all elements of a design solution that seeks to bring needed homes into a historic community whilst never forgetting the value of that history.

4.32 A key visual feature of Old Glossop is that of the rising chimney stacks, particularly prominent on the Victorian terraces on Hope Street. Therefore dwellings feature chimneys constructed from natural materials. The views into the site north from the Hawkshead Road entrance and across the site from Blackshaw Clough will offer this visual characteristic as the proposed dwellings rise up and down following the sites natural topography.

4.33 In accordance with the HPBC Residential Design Guide SPD, special consideration is given to the materials proposed. The rural nature of much of the High Peak, and it's locality to the Peak District National Park, demands that the materials used across all elements of proposed development are sympathetic to the surroundings. Therefore all dwellings will be constructed from natural stone. Natural stone will be used for window dressings and corbels and natural blue slate will be used for roofing.

4. Access

4.1 Policy TR5 of the adopted local plan and the National Planning Policy Framework (NPPF) have been considered when developing the design and the principle of residential development in this location is appropriate when considering Policy TR5 and the NPPF.

4.2 The NPPF seeks to encourage development that is accessible to non-car users, and therefore sustainable. In addition, the NPPF looks to promote developments that encourage healthy lifestyles, leading to social, economic and environmental benefits.

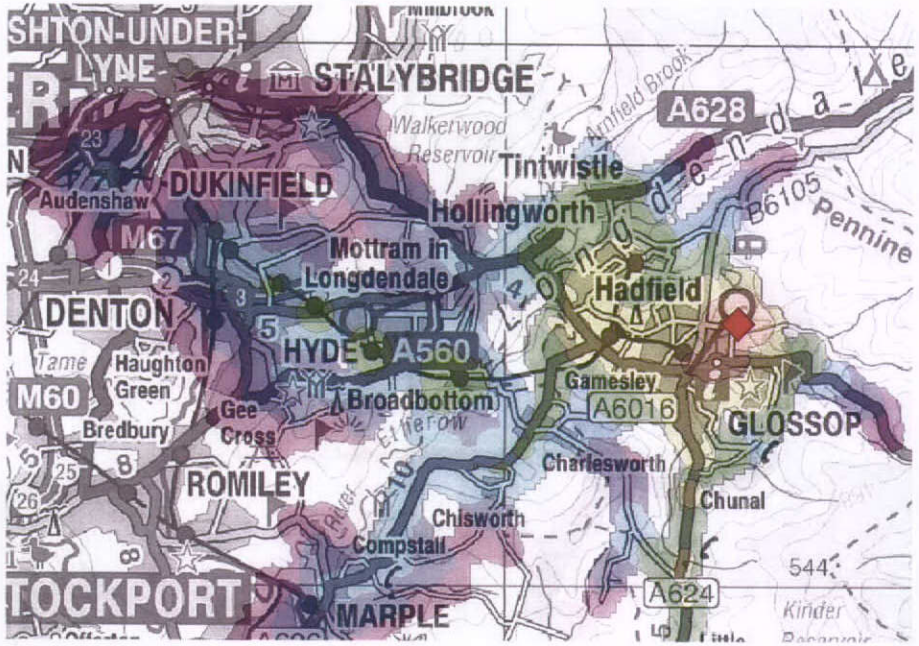

Fig. J – Accession Software analysis of public transport accessibility

4.3 The site's location would fit into the NPPF's view of a site that can offer sustainable and healthy living. There are a wide range of facilities available within 2km of the site including numerous education facilities, recreation, leisure and a good range of shops. The close proximity of these facilities means that walking is a viable alternative to the private car for day to day activities including commuting to work and school.

4.4 Hope Street, 100m to the south of the site, is served by a circular service which runs Monday to Saturday between Old Glossop, Glossop and Whitfield. Further bus services are available from the A57 High Street East, around 1km from the site. The bus services have a frequency of up to every 30 minutes past the site and run through the day. In addition services from High Street East run three times per hour into Glossop Town Centre and link to the railway station and to the nearby schools. Trains from Glossop run to Hadfield and Manchester Piccadilly every 30 minutes. The journey to Manchester takes around 40 minutes.

4.5 Good access also means inclusive access, taking into account less able users. Clear pathways, differentiated by textured ground finishes will allow those hard of sight to use the public and private spaces in a safer manner. Entrances will be graded and the units will have sufficient door widths to comply with Building Regulation standards.

4.6 The road layout and entrance to the site are compliant with highways standards to allow for the adoption of the road.

4.7 When considering the excellent opportunities for the promotion of non-car movement, as well as the location of the site close to amenities such as the National Park and Manor Park, the proposals provide a development that is in line with the NPPF's aim to shape development in order to provide social, environmental and economical benefits.

5. Conclusion

5.1 This statement should be considered in conjunction with all supporting documents relating to the proposed development at the former Hawkshead Mill site.

5.2 On the basis that this statement demonstrates that the proposals have considered with the highest regards the quality of design, and considered at all times the sensitive nature of the site's location adjacent to historic Old Glossop, we respectfully request that the proposals be supported by the Council, and consider that a grant of planning permission would be appropriate.