DESIGN AND ACCESS STATEMENT

TO ACCOMPANY APPLICATION FOR FULL PLANNING AND LISTED BUILDING CONSENT FOR:

Change of use of floor -2 in the main cotton mill to D2; floors 0 and -0.5 of the link block and old mill to A3/A4; the ground floor of the workshop block to 2 self-contained A1 retail units; the remaining upper floor in the workshop block and the other outbuildings L, I & K to be refurbished as holiday-let properties.

Torr Vale Mills, Torr Vale Road, New Mills, High Peak, SK22 3HS

November 2012

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1.0 BACKGROUND

The Site

1.1 Torr Vale Mill occupies a dramatic location within the meander of the River Goyt at the bottom of the Torrs, a sandstone gorge close to the centre of New Mills (See Plan 1). It is the last extant mill in the Torrs. A study was carried out in 1997 into the historical development of the buildings by the Royal Commission on the Historic Monuments of England (RCHME, now part of English Heritage). The study concluded that the site has been in continuous use from the 1790s until its closure in early 2000. This is thought to be the longest period of continuous use of a cotton mill site in England.

1.2 There is approximately 0.3 hectare unused and undeveloped land adjacent to and to the South of the Mills which has been in the same ownership, and an area of approximately 0.1 hectare used for car parking for the Mills. The Council regards all of this land as essential to enabling the Mill's overall development.
Buildings

1.3 The mill buildings now occupy about 4000m2 on up to 5 floors. The part destroyed by fire (Building F) contained another 1000sq m. The buildings are grade II* listed. Most of the surviving stone built buildings date from the second half of the 19th century, and there are significant structures on the site from the original 1790 mill. In addition, there is potential for surviving below-ground archaeological deposits relating to the site's earliest history.

1.4 A detailed description of the buildings and their historic development is to be found in the RCHME study. The yard level layout of the complex is shown in Plan 2 and, for convenience, the same notation will be used as the RCHME report. In summary, the main buildings on the site are:

- Old Mill (A)
- Cotton Mill (B)
- North East Shed (C) – now demolished
- Link block between the Old Mill and the Cotton Mill (D)
- Belvedere (E)
- Weaving mill (F) – now demolished
- Stair 1 (G)
- Boiler house chimney stack (H)
- Range of ancillary buildings (I to L)

1.5 In addition to the extant buildings at the yard level, the RCHME report details a number of surviving elements from earlier stages in the site's development. These include the structures involved with the former water powered mills such as the weir, headrace channels and tunnelled watercourses.

1.6 The fire in July 2001 gutted Building F and as a consequence all but a fragment of one of its lowest floor gable walls was demolished. The fire exposed the extent of asbestos in the adjacent old boiler-house and it too was subsequently demolished.

Statement of Intent

The owner wishes to retain the character of the building and preserve the building in their entirety. The scheme does not propose to adversely affect the existing walls or structure.

The owner having stabilised the condition of the site intend to provide a nucleus of tourism and leisure uses within the site to allow its regeneration.

A number of test events have been successfully carried out to gauge suitability and public opinion of the suggested uses.

These included a wedding reception for 200 people, a live music event broadcast on High Peak Radio which was attended by over 500 paying members of the public and the very successful lantern workshops for this year's New Mills Festival which over the course of two weekends was attended by well over one thousand keen lantern makers. At the same time an additional floor of the main mill was given over as an art exhibition space.

Over the course of these public events feedback on proposed uses was garnered via a public display board and feedback forms which have reinforced our initial plans and added the proposed retail units.

In anticipation of submitting a planning application for the proposal, the design team have undertaken the following further consultation with key statutory consultees:

23rd March 2012
Met with Richard Tuffrey *Design and Conservation* High Peak Borough Council & Staffordshire Moorlands District Council, Dai Larner Executive Director High Peak Borough Council & Staffordshire Moorlands District Council, Allison Thomas Environmental Services DCC, Louise Brennan Team Leader English Heritage East Midlands, Anthony Streeten Regional Director English Heritage East Midlands at Buxton Town Hall. The outline proposals were well received and considered an appropriate use of the buildings.

2nd May 2012
Pre-application consultation letter from Joanne Brooks, Principal design and conservation officer, High Peak Borough Council LST202 (19) & subsequent site meeting broadly supportive of the application. Details as follows:-

"within the conservation plan residential uses are put forwards as having potential (particularly bldg K). However, due to minimum light, residential uses for both ground floors on buildings J & L should be avoided. Given this, the potential holiday use maybe acceptable. Careful thought needs to be given to retaining historic spaces, features and finishes."

1st October 2012
Met with Richard Tuffrey *Design and Conservation* High Peak Borough Council & Staffordshire Moorlands District Council, Dai Larner Executive Director High Peak Borough Council & Staffordshire Moorlands District Council, Allison Thomas Environmental Services DCC, Louise Brennan Team Leader English Heritage East Midlands, Anthony Streeten Regional Director English Heritage East Midlands at the Torr Vale Mills. The detailed proposals were well received and considered an appropriate use of the buildings.

3.5 Clearly, the proposal has been supported by all statutory consultees.

2.0 AMOUNT

The proposal does not create any additional floor space.

3.0 LAYOUT

The proposal is to install new uses within the existing buildings.

4.0 SCALE

There is no alteration to the scale of the buildings.

5.0 LANDSCAPING

The development does not require any changes to the landscape

6.0 APPEARANCE OF THE DEVELOPMENT.

The application reinstates the existing facades to meet the requirements of the new operations.

ACCESS:

Approach/Entrance:

No change will be made to the approach.

Pedestrian Approach:

All pedestrian accesses will be retained as existing.

Entrances/ Exit Doors:

All entrance/ exit doors and horizontal and vertical circulation routes will be refurbished or reinstated as original incorporating as many aspects of the accessibility requirements within the constraints of the buildings grade II* listing requirements.

Main design references used included:

- The Approved Document to Part M (2004)
- BS 8300:2001
- The Sign Design Guide (The Sign Design Society)
- Building Sight (RNIB)
- DRC Codes of Practice
- Guidance on Access Statements (DRC)
- Inclusive Projects (DPTAC)
- Planning and Access for Disabled People – A Good Practice Guide (ODPM)
- Inclusive Mobility (Department for Transport)
- The Access Directory (DPTAC)

7.0 HISTORIC ENVIRONMENT.

The alteration of the internal space and renovation of the external facades to the original building is a reasonable operation, which will enable the sustainability of the use of the building.

Alterations to the interior of the building, will allow the building to retain function in a modern and safe way.

We believe that the proposals outlined have been carefully considered and the conclusions reached demonstrate how the building's character can be retained and not damaged by the alterations, to allow full use of the floors in the proposal. The design has taken account of PPS1 & PPS5 (Planning for the Historic Environment), and in particular:

National Policy Guidance

Planning Policy Statement No.1 Creating Sustainable Communities

PPS1 encourages the promotion of urban and rural regeneration to improve the wellbeing of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. Planning shapes the places where people live and work and the country we live in. Good planning ensures that we get the right development, in the right place and at the right time. It makes a positive difference to people's lives and helps to deliver homes, jobs, and better opportunities for all. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations.

Planning should facilitate and promote sustainable and inclusive patterns of urban by making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life and ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

It is considered that the application proposals are in compliance with the principles set out in PPS1.

Planning Policy Statement No. 5 Planning for the Historic Environment

PPS5 emphasises the value of the historic environment, and the contribution it makes to our cultural, social and economic life. It recognises that planning has a central role to play in conserving our heritage assets and utilising the historic environment in creating sustainable places.

"Most historic buildings can still be put to good economic use in, for example, commercial or residential occupation. They are a valuable material resource and can contribute to the prosperity of the economy, provided that they are properly maintained: the avoidable loss of fabric through neglect is a waste of economic as well as environmental resources. In return, economic prosperity can secure the continued vitality of conservation areas, and the continued use and maintenance of historic buildings, provided that there is a sufficiently realistic and imaginative approach to their alteration and change of use, to reflect the needs of a rapidly changing world"
(paragraph 1.4) .

"Generally the best way of securing the upkeep of historic buildings and areas is to keep them in active use. For the great majority this must mean economically viable uses if they are to survive, and new, and even continuing, uses will often necessitate some degree of adaptation. The range and acceptability of possible uses must therefore usually be a major consideration when the future of listed buildings or buildings in conservation areas is in question" (paragraph 3.8).

"The best use will very often be the use for which the building was originally designed, and the continuation or reinstatement of that use should certainly be the first option when the future of a building is considered. But not all original uses will now be viable or even necessarily appropriate: the nature of uses can change over time, so that in some cases the original use may now be less compatible with the building than an alternative" (paragraph 3.10).

"Many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses. Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the
special interest of some buildings, and the merit of some new alterations or additions, especially where they are generated within a secure and committed long-term ownership, should not be discounted" (paragraph 3. 13).

"Regular maintenance and repair is the key to the preservation of historic buildings" (paragraph 7. 1).

The overarching aim of the PPS5 is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. The stated aims of the Government in the PPS5 are;

"• to deliver sustainable development by ensuring that policies and decisions concerning the historic environment:
– recognise that heritage assets are a non-renewable resource
– take account of the wider social, cultural, economic and environmental benefits of heritage conservation; and
– recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
• to conserve England's heritage assets in a manner appropriate to their significance by ensuring that:
– decisions are based on the nature, extent and level of that significance,
investigated to a degree proportionate to the importance of the heritage asset
– wherever possible, heritage assets are put to an appropriate and viable use that is consistent with their conservation
– the positive contribution of such heritage assets to local character and sense of place is recognised and valued; and
– consideration of the historic environment is integrated into planning policies, promoting place-shaping.
• to contribute to our knowledge and understanding of our past by ensuring that
opportunities are taken to capture evidence from the historic environment and to make this publicly available, particularly where a heritage asset is to be lost."

It is considered that the application proposals are in compliance with the principles set out in PPS5.

Planning Policy Statement No.6 Planning for Town Centres

PPS6 sets out a number of key objectives for development within town centres. Of note are the following government ambitions for development

"promote economic growth of regional, sub-regional and local economies"

"deliver more sustainable patterns of development, ensuring that locations are fully exploited through high-density mixed-use development and promoting sustainable transport choices, including reducing the need to travel and providing alternatives to car use."

"wherever possible, growth should be accommodated by more efficient use of land and buildings within in existing centres".

It is considered that the application proposals are in compliance with the principles set out in PPS6.

<u>Planning Policy Guidance No.13 Transport</u>

This seeks to encourage alternative modes of transport that have less environmental impact and reduces reliance on the private car. The site is in an accessible location which will be well served by a number of local bus services. It is evident that this development is in accordance with the principles of this PPG.

<u>Local Policy Guidance</u>

Torr Vale Mill Development Brief, High Peak Borough Council, 2005

"1.3 Due to its rich heritage, the drama of its site and its strategic location in the Torrs Country Park, the mill has always featured prominently within the strategies for regeneration of the town. Since the opening of the popular Millennium Walkway, through the Torrs gorge beside the Mill, its plight has attracted much public attention. Its current condition, deterioration and vandalism have caused the community to raise the site as a

major issue within the New Mills Action Plan. Within this document, the community, whilst recognising its current condition, also supports the future potential of the buildings and the site in developing the regeneration of the town centre, through tourism related uses and the retention of such a significant national heritage asset.

1.4 Consequently, the sensitive repair and re-use of the building is considered as being of the highest priority in efforts to improve the image of the town and the site has been identified as a 'Regeneration Area' – policy TC13 within the High Peak Local Plan – adopted March 2005. The specific policy is reproduced in full in appendix 1 but briefly supports a comprehensive development scheme that provides:
• Education use;
• Office and business use;
• Leisure and tourism facilities;
• Residential development necessary to enable the conversion of the mill to mixed use development

1.5 The key objective with the mill is to preserve its character as an important listed building and provide it with a viable future. As is so often the case with important historic buildings, it must be recognised from the outset that normal policies and standards will need to be applied flexibly, so as to avoid ruling out any suitable schemes. There is a strong feeling within the New Mills community that a mix of new uses for the Mill should be found which bring new life into the area and which could also create jobs, educational and training opportunities, leisure and visitor facilities."

"Future uses

3.4 The Mill has an established use for manufacturing industry. The original mill was water-powered, and there may be the possibility of introducing a water turbine to generate electricity and to act as a focus for associated uses. A summary of the relevant local plan policies with respect to the various uses follows. Throughout this section, however, it should be born in mind that the eventual preferred solution would provide a comprehensive mix of uses.

Employment

3.5 The mill is within the built-up area of New Mills, and so planning permission may be granted for a variety of uses appropriate to its location, which will generate employment, including hotels, assembly and leisure (Policy EMP.6 – Industry and business within the built-up area boundaries). Possible employment uses include:
• flexible workspace/offices;
• new high-value technologies;
• small arts/crafts businesses/studios;
• 'Agenda 21' businesses based on hydropower.

3.6 Torr Vale Mills is not designated a Primary Employment Zone, in which land and buildings are safeguarded for employment use (Policy EMP.4 – Primary Employment Zones). This allows greater flexibility over the uses permitted.

3.7 The mill is not within the New Mills town centre - as designated in the adopted Local Plan, but separated from it by the river. However, physically it is adjacent to the town centre and closely related to it.

Tourism

3.8 This use would be actively encouraged in order to boost visitor numbers to the town. Tourism uses, including visitor accommodation, are encouraged throughout the High Peak (Policy LT9 –Tourist attractions and facilities). However, it must also be borne in mind that any attractions or facilities at Torr Vale Mill should respect its relatively peaceful location within the Torrs. In addition, although Torr Vale Mill is in New Mills town centre and has good pedestrian access, any tourism development should be provided with adequate parking within the site to avoid uncontrolled car parking.

Recreation and leisure

3.9 Recreation may also be an appropriate use (Policy LT1 – Recreation facilities within the built-up area boundaries), provided again that the facilities are appropriate to the site's location and historic character. Possible leisure uses include catering and restaurants. However, proposals for nightclubs or discotheques are unlikely to be supported because of the potential for disturbance to residents by noise, fume or traffic (Policy TC9 –The Evening Economy). Security aspects are also likely to be significant, in view of the relatively isolated location of the Mills (Policy GD7 – Crime prevention).

Residential

3.10 Residential use on this site will only be granted if it can be justified necessary to enable the conversion of the mill complex to a comprehensive mixed-use development. There is certainly potential for residential uses in the reconstruction of the fire-damaged building F, and a 24-hour presence would be an advantage in terms of security. The residential conversion of the main mill buildings, however, presents difficulties in terms of the resulting impact on the character of the listed building. The issue of the compartmentalisation of the open plan floors in the main mills is considered in detail in the Conservation Plan, which does not support the sub division of the large and spacious internal floor plans.

3.11 In considering proposals for residential development within the mill or on associated land the Council will expect any developer to justify residential levels in line with the policy statement issued by English Heritage entitled ' Enabling Development and the Conservation of the Heritage Assets'. This document sets out the criteria for the assessment of enabling development, which the Council and English Heritage will adhere to in considering applications for residential development within this site.

3.12 Given the nature of the site, its condition and heritage merit the Council recognises that the delivery of a viable mixed-use scheme will be marginal. As such it is unlikely that the Council will be asking for a Section 106 contribution for affordable housing or open space. However, the onus will be on the developer to justify that the delivery of these is beyond the economic viability of the project.

Retail

3.13 Limited retail use is likely to be possible where this is seen as an ancillary use related to tourism and leisure uses (Policy TC.5 – Small shops). Major retail development (over 500m2 floorspace) would not be feasible in this location because of the difficult access for both shoppers and for HGVs supplying the store (HPLP Policy TC.3 – Large stores).

Other uses

3.14 Assembly uses, including conference venue, meeting rooms, youth facility, cultural centre for the theatre/performing arts, and industrial heritage centre are likely to be suitable for this location, providing that other criteria such as noise, traffic, lighting and design are met."

3.15 The use of Torr Vale Mill as a training/education centre is also likely to be an appropriate town centre use."

It is considered that the application proposals are in compliance with the principles set out in the relevant local policies outlined above.

<u>Conservation policy guidance</u>

The accompanying heritage impact assessment covers in more details compliance with the requirements of the grade II* listing requirements as set out in the Conservation plan Prepared by Kathryn Sather & Associates on behalf of Derbyshire County Council in April 2001.

8.0 Appraisal

8.1 Principle of refurbishment

The application building is listed grade II* and lies within a designated Conservation Area, Minimal changes are proposed to the building's elevations. These minor alterations are considered to be negligible, particularly when balanced with a scheme that proposes to retain the building in use, It is anticipated that any signage can be sensitively designed and positioned on the building without harming the architectural quality of the building subject to further application. The minor external alterations would not adversely affect the character of the Conservation Area or the architectural integrity of the building.

Internally, much of the floor pans remains intact. Here a careful and understated refurbishment seeks to maintain the architectural integrity of the buildings original features whilst removing ad hoc alterations that have over time eroded some of its special character.

8.2 Technical Considerations

In determining the application there are a number of technical considerations that must be taken into account, including:

Disabled access;
Waste management;
Servicing;
Car Parking Provision
Sustainability

8.3 Disabled Access

The proposal will provide a level threshold to the main entrances of each of the uses, from which level access is provided within. Disabled toilets are proposed located within each of the public uses which ensures disabled patrons will have access to all facilities.

8.4 Waste Management

The waste is to be kept in bins in the designated bin areas for collection at a designated time by the selected refuse company.
All cardboard , cartons, paper, and plastic will be separated out and recycled. These will be stored and collected
in a similar manner.
Glass waste will also be separated out, stored after each shift in separate containers in the refuse store for collection.
Waste cooking oil will be kept, separated, and stored in suitable lidded containers for collection by a specialist waste oil company for recycling.

8.5 Servicing

When occupied by Higham-Tongue, deliveries were made by their own large transit box vans with occasional deliveries via 10/15 tonne wagons and artic lorries.
It is proposed the servicing strategy to be adopted by the new uses will be very similar to that of the previous occupant.

8.6 Car Parking Provision

Local planning authorities should;
• *Seek to reduce car dependence by facilitating more walking and cycling, by improving linkages by public transport between housing, jobs, local services and local amenity, and by planning for mixed use".*
There is limited car parking spaces provided on site. The building is very well located for its occupants to take advantage of public transport. The facilities are intended to be used by the local community and the existing tourist walking trade that walk past the site on the millennium walkway.

8.7 Sustainability

The listed building status of the building places major restrictions on the ability of the scheme to meet the appropriate BREEAM rating. Notwithstanding this, the building is sustainably located in the City Centre in close proximity to frequent public transport services. The proposal is also in effect recycling an existing building, thus preventing any need to source new building materials.

9.0 Conclusion

9.1 This statement has been prepared in support of an application for a high quality restaurant in the basement, ground floor and mezzanine levels of the old mill [bldg A] and link block [bldg D]; Change of use of floor -2 of the main mill [bldg B] to D2; Two retail units in the ground floor of the workshop block [Bldg J] with a 3-bed holiday-let apartment above; the open store [bldg L] to be reserved for disabled parking with a 2-bed holiday-let apartment in the office above; a 3-bed holiday-let cottage in the office [bldg I]; and a 2-bed holiday-let cottage in the Fireman's house [bldg K].

9.2 Externally few alterations are proposed. It is considered that these alterations would not result in an adverse impact on the architectural quality of the building or the character of the Conservation Area.

9.3 The internal works proposed would have a negligible impact on the fabric of the buildings and will actually enhance the spaces. This is largely due to the fact that much of the work is restorative.

9.4 All key consultees support the proposal.

9.5 For these reasons it is considered that the proposal complies with PPS 5 and the relevant policies of the High Peak Local Plan.

10.0 Appendix A. listing description

SJ98SE NEW MILLS

Torr Vale Mill, attached weir,
912/2/10009 sluice gates, watercourse walls, headrace arches, retaining walls and steps

II*

Textile factory, including attached weir, sluice gates, watercourse walls, headrace arches, retaining walls and steps. C. 1790, with major alterations and additions in 1860, and fully-developed by 1879. Rubble grindstone walling, with dressed quoins and dressings to door and window openings. Welsh slate roof coverings. Complex comprised of 3 linked principal components, and ancillary buildings extending roughly north-south, the site defined on the western and north-western edges by the River Goyt. These components are; OLD MILL, c.1790 to the north, with a narrow LINK BLOCK connecting it to COTTON MILL, 1860, to the south-west, and with a later brick BOILER HOUSE attached to the south-west side wall. Behind this, WATERCOURSE WALL and TAILRACE ARCH. Attached at the south corner of the 1860 mill, and extending southwards, the L-shaped WEAVING MILL, c.1860. Within the angle of the L-shaped range, a tapered square CHIMNEY, with attached RETAINING WALL extending north and south to define approach to short flight of stone STEPS. These lead into

a narrow yard bounded on the cast side by a range of service buildings, including MILL HOUSE, OFFICE,, OPEN-FRONTED SHED, WORKSHOP and SMITHY. To the rear of Old Mill, the mill WEIR,, with attached raised WATERCOURSE WALLS, RETAINING WALLS, SLUICE GATES and HEADRACE ARCHES with STEPS above. OLD MILL: 4 storeys, originally 5 and of 3 bays. Possibly built as an unpowered loomshop, with 2- and 3-light flush-mullioned Windows, some of which survived radical late C19 alterations. Lower 2 storeys with blocked C18 doorways. East end with inserted taking in doors to upper floors. INTERIOR,: late C19 floors, with timber spine beater supported on cast-iron columns. Floor of upper storey removed, with tall cast iron columns supporting timbers above. Late C19 roof trusses with angled struts, and a vertical tie rod. LINK BLOC 4 storeys, 4 bays with stacked tall window openings with C20 frames. Stacked taking-in doorways off-centre, with stone surrounds, and with heads set lower than adjacent window heads. INTERIOR: lower 2 storeys of fireproof construction, comprised of transverse brick ceiling vaults supported by a single row of cast-iron columns. Upper floors of timber construction, below king-post roof trusses. COTTON MILL: 5 storeys, 11 bays, with triple-ridged roof behind shallow parapet. Wide end wall with 6 windows to each storey. Stacked tall rectangular window openings with plain heads and cills and C20 frames. Staircase with later 2 storey rectangular entrance lobby to south-east corner. INTERIOR: fireproof construction for both the mill and the attached stair tower. Mill with transverse brick ceiling vaults supported on 2 rows of cast iron columns and cast iron beams with side flanges and circular yokes at the junctions with the tie beams. Cast-iron bearing boxes and blocked floor traps for an upright power shaft are visible on the north-cast end avail. The basement incorporates the remains of an earlier water~powered mill with 2 wheelpits, one of which remains accessible through a tail race arch in the north-west corner of the building. The attached single-storeyed BOILER HOUSE is a replacement for an earlier building in the same position. Shallow pitched roof with small ridge louvre. The building still houses a single Lancashire boiler. To the rear, the rubble stone WATERCOURSE WALL for the cast tailrace to the cotton mill, and the shallow stone TAILRACE ARCH for the western tailrace. SPINNING MILL: L-shaped range with main block of 8 bays, extending into 3-bay wing to the north-east. Stacked tall rectangular window openings with plain heads and calls and C20 frames. End plates to tie rods between windows to lower storeys. INTERIOR: timber floor construction, with cross beams supported originally by a single column of slender cast-iron columns. At ground floor level, these were supplemented by columns on either side of the originals. Substantial roof trusses, with struts inclined inwards to support collars which carry short king posts. CHIMNEY forms part of 1860 development and was linked by underground flue to Cotton Mill basement, which housed the steam engine. Range of ancillary buildings extending northwards from south end of yard includes a 3 storey, 2 bay HOUSE of coursed grindstone, with a ground floor 8 over 8 pane sash window, and windows with C20 frames above, a 2 storey, 3 bay OFFICE with a long ground floor office window, first floor 2 over 2 pane sashes, and a panelled, half glazed L-shaped interior corridor. Further north, an OPEN-FRONTED SHED, with workshops above, linked to a taller 6-bay WORKSHOP of rubble gritstone, formerly joiners shop, with mechanics shop above, and added SMITHY to rear, with forge remaining in situ. To north~east, at rear of Old Mill, the masonry curved WEIR extends the full width of the River Goyt from the WATERCOURSE WALL. At the north end of the wall, a pair of cast-iron sluice gates and bevel -geared controls are located at the mouth of the headrace, at the end of which are masonry HEADRACE ARCHES, one within the other, with a flight of steps over, leading up to Old Mill.

HISTORY: Torr Vale Mill was built as a water-powered cotton spinning and weaving factory c. 1790. The present Old Mill probably served the now demolished water-powered spinning mill as a handloom weaving shop. The site was enlarged and remodelled between 1860 and 1879, and new spinning and weaving buildings erected, the former incorporating the basement storey of the earlier spinning mill which housed its water wheels and wheelpits. These were used in tandem with a newly introduced steam engine to power the site until the 1940's. Torr Vale Mill is a near-complete example of a multi-phase integrated cotton spinning and weaving factory, which retains extensive evidence for both water- and steam-powered phases of manufacture, buildings which represent each stage of the development chronology of the site, and examples of both fire-proof and conventional timber-floored construction. There is also clear evidence of manufacturing processes and power transmission having been adapted to the constraints of the steeply-sided valley it sits within. As such it represents a remarkable survival, its significance enhanced by the fact that it has remained in continuous use for textile manufacture from the 1790s. Torr Vale Mill, New Mills, Derbyshire'NBP,: 95929
R.C.H.M.E. (Williams M, & Stoyel A.)
1997.

Listing NGR: SJ9990385332