

PLAN



DESIGN, ACCESS AND SUSTAINABILITY STATEMENT

Woods Mill, Glossop

August 2014

Prepared by:

Plan A (North West) Limited and
Calderpeel FGP

On behalf of:

Glossop Land Limited

Contents	Page Number
1 Introduction	2
2 The Proposal	3
3 Site Assessment and Evaluation	4
4 Design	6
5 Access	18
6 Sustainability/Energy Statement	23
7 Conclusion	26

1. Introduction

This Design and Access Statement is submitted on behalf of Glossop Land Limited in support of a planning application proposing a mixed use redevelopment of the Woods Mill site in Glossop. The proposed mix of uses comprise retail and residential uses.

The statement has been prepared in accordance with Department of Communities and Local Government (DCLG) Circular 01/2006, Section 3 Design and Access Statements and in compliance with Section 42 of the Planning and Compulsory Purchase Act 2004. In addition, the Statement has regard to best practice guidance produced by CABE, 'Design and Access Statements: how to write, read and use them' (2006). 'Secure By Design' guidance, and 'SBD Principles' have been consulted throughout the design process.

The proposals have also had full regard of the design guidance prepared by the High Peak Borough Council, to include Woods Mill Interim Planning Statement and Glossop Design and Place Making Strategy SPD.



2. The Proposal

Full planning permission is sought for a mixed-use development comprising the following:

- The external refurbishment of an existing retail building;
- A 746sqm gross 2-storey extension to existing retail building;
- A 2,430sqm gross Lidl discount foodstore;
- A further 1,251sqm gross new 2-storey retail unit;
- 148 car parking spaces;
- 49 residential dwellings comprising 36 three-bedroom and 12 two-bedroom houses and 1 two-bedroom apartment;
- A new bridge over Glossop Brook to access land to the south;
- A riverside walkway along Glossop Brook; and
- Associated highway works and landscaping.

The proposals will occupy the site of the former Woods Mill located between Howard Town Retail Park to the west and Milltown to the east and should be considered alongside complementary proposals on the neighbouring Volcrepe Mill site.



3. Site Assessment and Evaluation

The retail element of the proposals will be located immediately to the east of Howard Town Retail Park on the site of the former engine house and a single storey mill building, whilst the residential proposals will occupy the site of Woods Mill to the east. The accompanying Heritage Statement provides a detailed description of the existing buildings and structures within both parts of the site.

The existing buildings are largely vacant, save for a manufacturing use that will be relocated as part of the development proposals.

As the photographs illustrate, the existing buildings are in a poor state of repair with substantial areas having no roof and being in a state of dereliction. The premises that are occupied have been subject to low cost enhancements, such as being partially clad in pressed steel sheets. Various small scale adaptations have also been undertaken, to include the bricking-up of doorways and window openings and the installation of security measures.



3. Site Assessment and Evaluation



The residential element of the proposals will occupy the site of the multi-storey Woods Mill building, which forms the main existing building on the site. The physical integrity of the building is poor, with it having been subject to fire and water damage, theft and general neglect for many years. A detailed description of the building and other associated structures is provided in the accompanying Heritage Statement.

The Heritage Statement concludes that the existing buildings and structures within the site make a very limited positive contribution as a whole towards the character of the Conservation due to their poor physical condition, with some individual buildings having a negative impact.



4. Design: Assessment of the Development Proposal

The design of the proposed development has been assessed against the key requirements of national, regional and local planning policy. In accordance with this policy background, the proposed development has been assessed under the following headings:

- Use;
- Layout;
- Scale and Massing;
- Appearance;
- Designing Out Crime; and
- Landscaping.

4. Design: Assessment of the Development Proposal

Use : Retail

The proposed foodstore has been designed to provide an aesthetically sound retail store built to a high standard, and will utilise the quality Lidl palette used elsewhere in the country.

The key to the design of Lidl stores is that they are functional, in that any cost savings in the construction and operation of the store are passed on to customers. Thus, design using expensive materials and building methods would result in increased prices and would go against the company ethos.

The use of the building plays a key role in its design. The store requires a single sales floor that is level with the store car park to ensure easy access for customers and trolley movements. The sales floor must also be relatively unencumbered by supporting walls, to offer flexibility in store layouts, and must provide opportunities for stacking products, thereby requiring extensive non-glazed areas around the perimeter of the sales floor. Furthermore, the store requires areas of back-up space at the same level as the sales floor in order to facilitate the movement of products from the delivery vehicle into storage areas and ultimately on to shelves.

The use of the building as a foodstore thereby requires an extensive and unconstrained internal area to be provided at a single finished floor level. These requirements are a direct result of the function of the proposed use.

The other retail units proposed have been designed to offer flexible accommodation that will be capable of meeting the needs of a range of retail operators.

4. Design: Assessment of the Development Proposal

Use: Residential

The proposal is for 49No. new dwellings providing much needed family accommodation in the town centre. The site has been designed comprehensively to exploit the opportunity to develop an approach which allows the land to connect and establish a narrative with the local features and facilities.

Enhancement and preservation of the local character is paramount. Physical features of the topography, street network and adjacent development patterns all influence the design. Connected by the river the proposal opens up this natural asset. Running along the river edge the plan proposes to front the main public access along the newly created riverbank facilitating riverside frontage to a number of units and views on to the water.

4. Design: Assessment of the Development Proposal

Layout: Retail

The proposed layout has evolved with reference to a number of key commercial influences, which include:

- Positioning the store entrance in a highly accessible and visible position to ensure legibility, provide security and encourage pedestrian movement;
- Providing direct pedestrian access across the site to the store entrance following likely desire lines;
- Achieving the optimum internal store layout;
- Providing surface level car parking adjacent to the store entrance;
- Segregating service vehicles and customer vehicles as much as possible;
- Creating natural surveillance of the external store environments;
- Achieving commercial prominence; and
- Creating an attractive and inviting external environment, enhanced by opportunities for landscaping.

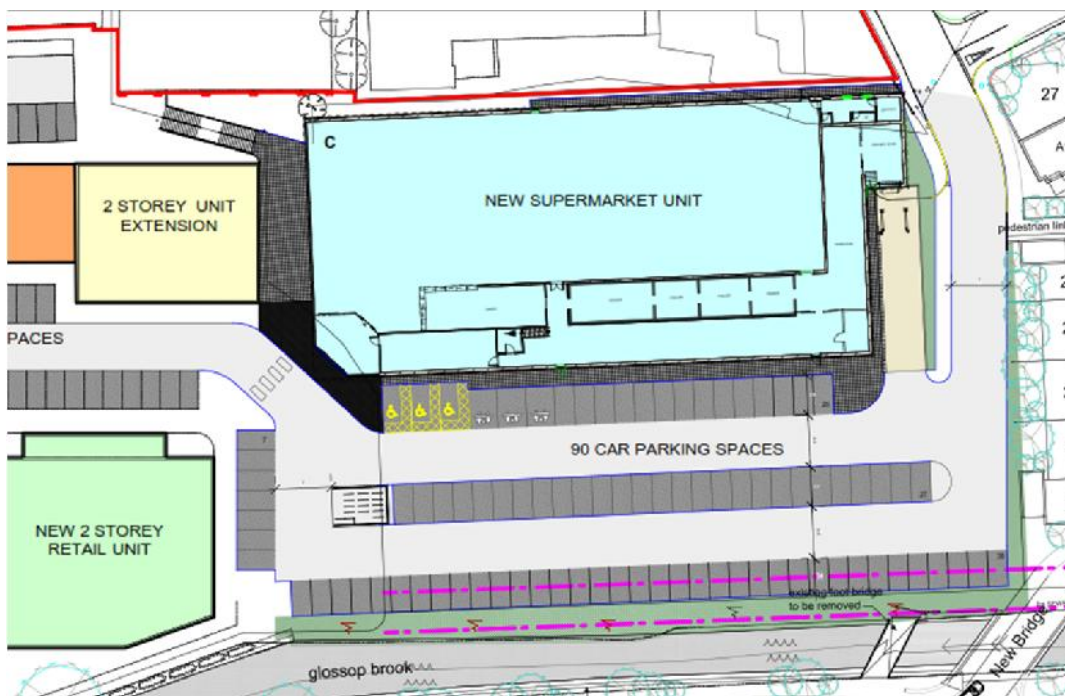
In addition, the following local influences have also influenced the layout option:

- The need to provide a 5m wide easement along the northern bank of Glossop Brook;
- The need to deliver a riverside walkway to enhance pedestrian linkages and movement between the proposed store, the wider application site, Glossop Town Centre and the wider area;
- Providing a vehicular access and egress from Mill Street to accommodate all HGV movements;
- Providing a secondary customer access from Victoria Street through Howard Town Mill Retail Park to ensure connectivity with the town centre;
- The need for the proposals to reflect the form and appearance of the neighbouring retail park and respect the setting of Howard Town Mill; and
- A contractual commitment to deliver a 746sqm two-storey extension to the Bulldog Centre to replace floorspace lost through demolition works.

4. Design

Layout options have been considered that have explored the ability of the site to accommodate the proposed development taking the above influences into full account.

The opportunity to locate the Lidl store along the northern edge of the site has been explored in response to the support for such an arrangement expressed through the consultation exercise. Two options have been explored to accommodate the Lidl store, as shown below. However, these options had to be dismissed for commercial reasons and the failure to meet Building Regulation standards.



Option 1

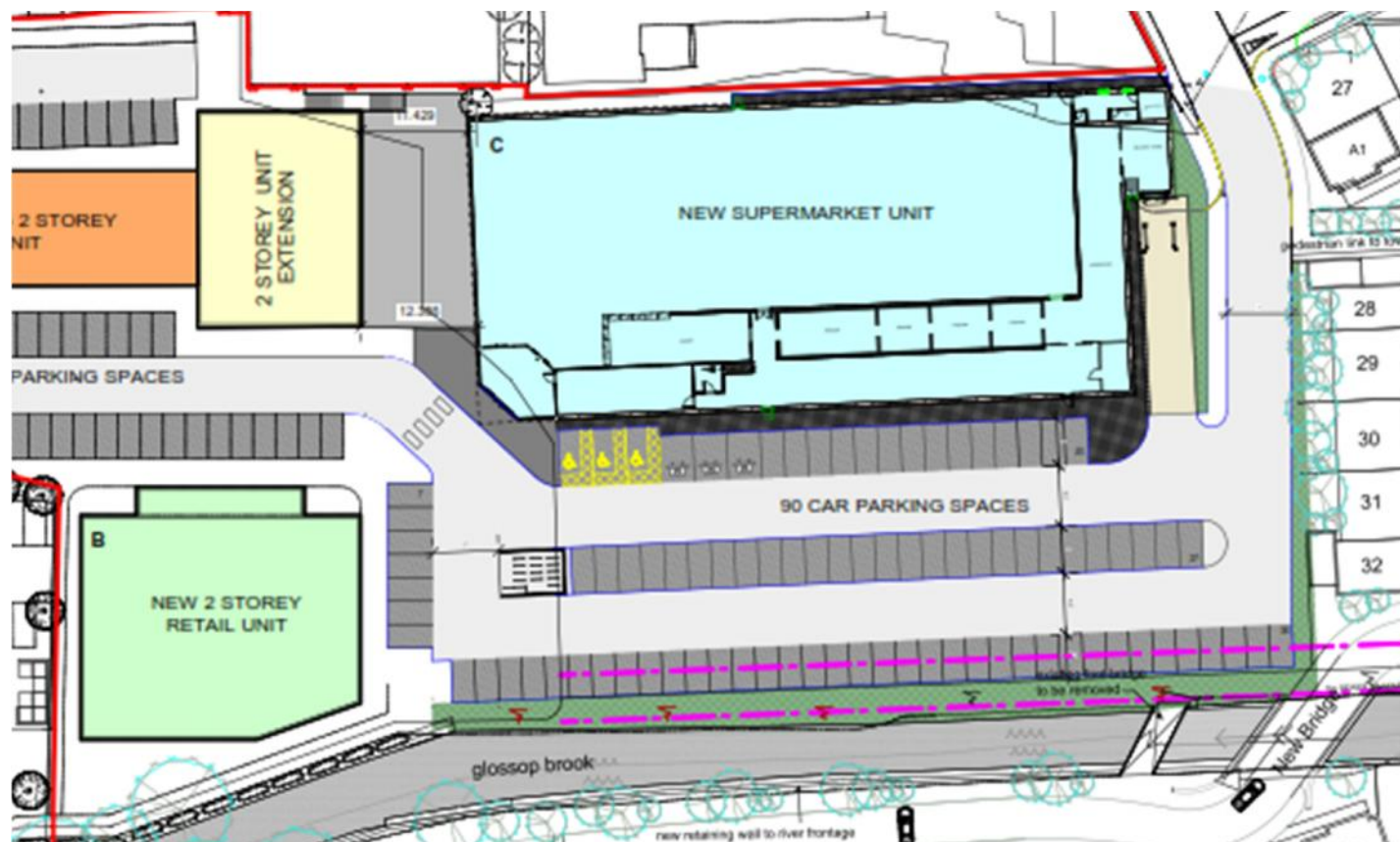
This layout option provided insufficient car parking provision and significantly reduced the visual prominence of the store when viewed through Howard Town Retail Park.

Furthermore, due to the Lidl shop front being fully glazed, Building Regulations require a 25m separation distance between the glazed elevations and the nearest building. This would require the proposed extension to the Bulldog Centre (Unit A) to be removed, which was not possible due to contractual obligations with the landowner.

4. Design

Option 2

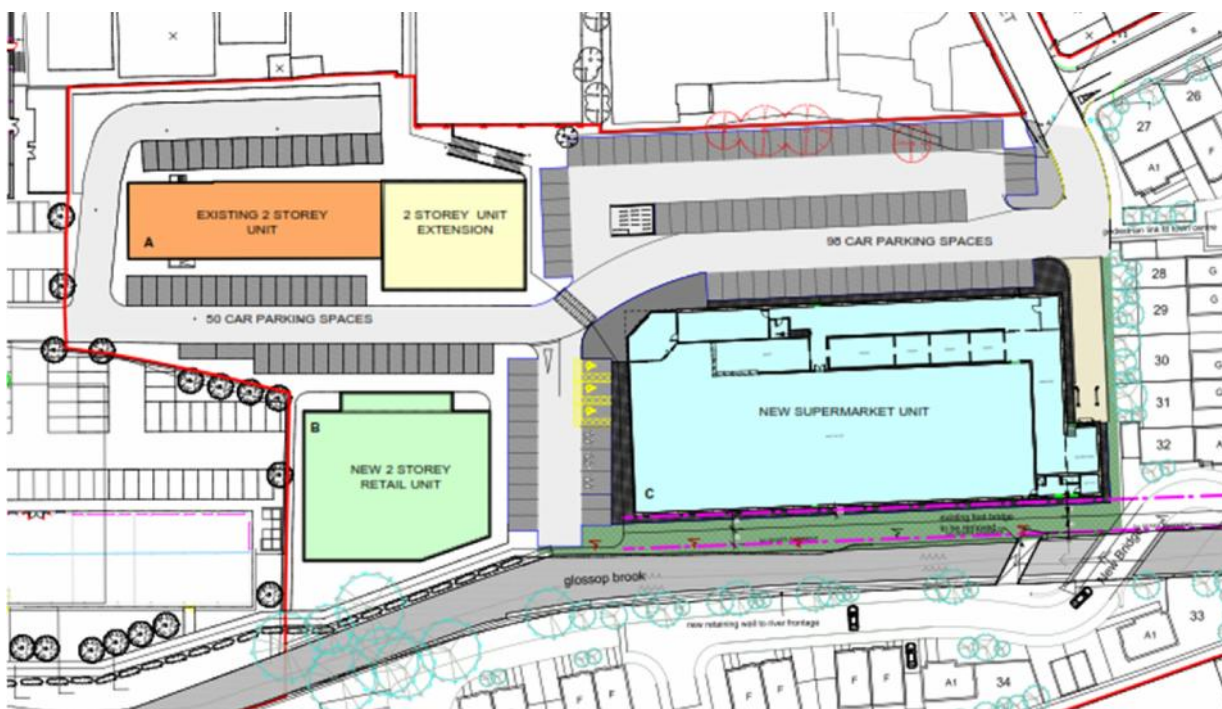
A second option was explored, which sought to re-orientate the extension to Unit A in order to increase commercial prominence of the Lidl store and create a greater separation distance. However, this option was unable to deliver the required 25m fire safety distance between the glazed Lidl elevation and the Unit A extension and, therefore, failed to comply with Building Regulations.



4. Design

Proposed Layout

The proposed layout is the only option that delivers sufficient commercial prominence, which is already limited in this location, whilst also being compliant with Building Regulations. This option also provides further advantages in terms of maximising the number of car parking spaces that can be delivered and reducing the number of reversing movements that service vehicles have to make. It is recognised that this option results in the Lidl store turning its back to Glossop Brook. However, all of the layout options considered also result in a blank elevation facing the Brook. The proposals are considered to help to create a more peaceful and tranquil environment for the riverside walkway, removing vehicle movements, noise and activity from the river corridor.



Whilst this layout option places the service yard close to the proposed neighbouring houses, Lidl stores are serviced by no more than two vehicles per day. Furthermore, potential noise impacts can be mitigated by appropriate screening and boundary treatment, such as an acoustic fence. Residents are, therefore, unlikely to experience significant disturbance.

4. Design

Layout: Residential

To establish a layout which relates to the existing urban fabric, an appraisal of the wider area was carried out. The proposals have been designed to provide:

- A grain of development consistent with the environs.
- Strong building lines which define the streets and paths.
- An appropriate mix of house types and form (family housing).
- A dense development of interest fit for modern living.
- A new accessible riverside route linking the Howard Town Mill development area and the town centre (West) with High Street East and on to Manor Park (North).
- New tree planting to supplement existing tree coverage alongside Glossop Brook and create a unique sense of place.
- Housing density 14.6units / acre

4. Design

Layout: Residential

The layout has been designed to reflect the local grain of development i.e. rows of housing. There is currently a surplus stock of terraced housing identified within Glossop and a market need for more semi-detached dwellings.

We are therefore providing the required housing need and in order to maintain the grain of development we have introduced garages to link dwellings and structures together. This will give a continuous form of development similar in grain to the existing environs.

To respond to the brook, housing has been placed overlooking this natural feature thus forming the continuation of the pedestrian link proposed from Howard Town Mills.



4. Design

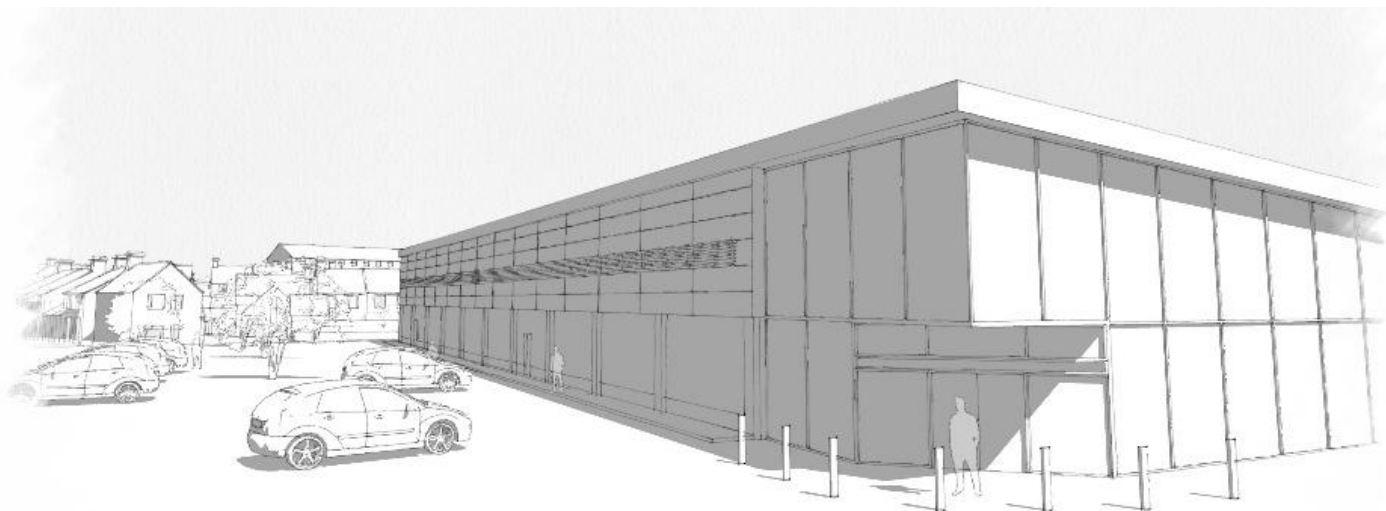
Scale and Massing: Retail

The foodstore has been designed to provide an aesthetically sound retail store built to a high standard that makes its own architectural statement within the context of the existing environment.

The foodstore building is to be two storey with a single pitch roof. Staff welfare accommodation will be provided at first floor level. The scale and massing of the store has been orientated to successfully provide commercial prominence through Howard Town Retail Park to help compensate for the lack of main road frontage. The scale of the store will not, however, appear as an overbearing feature, with the maximum building height respecting that of the neighbouring retail units.

The height of the building and roofscape is such that it will not be overly visible from the proposed residential dwellings to the east and south across Glossop Brook.

The other retail units proposed (Extension to Unit A and Unit B) will be of a similar scale and mass to the neighbouring units in Howard Town Retail Park in order to create a consistent and complementary design approach.



4. Design

Scale and Massing: Residential

The form of the scheme reflects the character of the surrounding area and is suitable in scale.

The houses have been designed to reflect the height, width and mass of the existing housing stock in the local vicinity. Constructed over two floors the dwellings will have eaves and ridge levels comparable with the neighbouring properties.



Sketch 01 – View across new bridge



Sketch 02 – View along Glossop Brook

4. Design

Appearance: Retail

The corporate identity and efficient format of Lidl stores has evolved from over 80 years' experience, trading from 10,000 stores.

The store will have a crisp and simple form, with white rendered walls, stone columns and plinth and a shop front of full height clear glazing, resulting in a highly contemporary appearance. The proposed store concept is the operator's latest store design, which has evolved in response to enhancing operational efficiencies, making best use of the store building and in response to the need to deliver high quality design.

Lidl stores use modern materials and sustainable construction techniques which help reduce construction time and building waste. They also incorporate enhancements to the design of individual stores to take into account surroundings and suit the local context. Key design considerations include:

- Using a consistent palette of materials;
- Using a consistency of architectural components;
- Using an appropriate architectural form;
- Referencing the scale of the building within the elevational treatments;
- Using simple, well proportioned facades; and
- Using facades with a simple variation of materials, colours and treatment.

The appearance of the other retail units has been design to form a cohesive extension to the neighbouring Howard Town Retail Park, with the proposals adopting a similar design and use of materials.

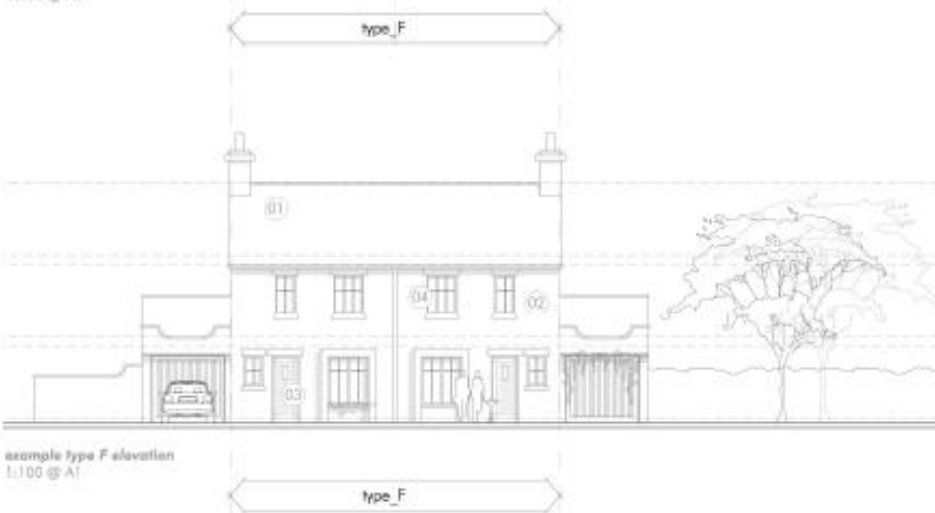
4. Design

Appearance: Residential

It is proposed to dress the houses with appropriate materials which respond to the local vernacular such as pitched faced stone walls, riven tiles etc. The houses have been designed to reflect the local architecture with rhythm to the facades and simple roof forms. This will ensure that the development responds positively to the heritage setting of the Howard Town Conservation Area.



example colour elevation
1:100 @ A1



example type F elevation
1:100 @ A1



material examples

legend:

- 01 dark grey riven finished tile
- 02 pitch-faced reconstituted stone
- 03 timber doors
colour: mouse's back
- 04 timber window frames
colour: dark grey

4. Design

Designing Out Crime

The orientation of all of the proposed retail and residential buildings will maximise views over the site and encourage activity and surveillance over publicly accessible areas.

The Lidl store will receive protection from stainless steel bollards along the glazed elevation and around the store entrance foyer to visually discourage crime. A roller shutter door is also proposed to the service area to deter theft. Furthermore, a high spec CCTV system will be installed covering both internal and external areas, to include the riverside walkway to the south of the store building.

The residential proposals also seek to maximise surveillance along the riverside walkway.

The 'Secure by Design' design guide 'SBD Principles' has been considered and incorporated into the design of this proposal, as well as 'Safer places – the planning system and crime prevention' (ODPM/Home Office 2003).

Landscaping

The proposals will be subject to a comprehensive landscaping scheme, with particular attention directed towards the Glossop Brook environment and the riverside walkway. Further details are provided on the accompanying Landscape Layout proposals.

5. Access

The following section sets out detailed matters in relation to the access arrangements, both in terms of vehicular and pedestrian access and also inclusive access.

Vehicular Access

The primary vehicular access to the foodstore will be taken from the existing access/egress point on Mill Street, with associated enhancements proposed on High Street East to assist customers turning into Mill Street. All HGV movements will be made via this route. A secondary access will be created from Victoria Street through Howard Town Retail Park, with the proposed store effectively forming an extension to the retail park and the wider town centre.

The retail proposals will be served by a total of 151 parking spaces including 3 disabled spaces and 3 parent and child spaces. Disabled parking bays will be provided directly outside the store entrance. Further car parking provision will be made to support the other retail units proposed.

The location of the service yard seeks to minimise the distance delivery vehicles must travel into the site, thereby reducing the potential for conflict. Notwithstanding this, the foodstore will be served by a maximum of just two deliveries per day.

The residential element of the proposals will be served by a separate, independent access from Milltown. The access is positioned in a similar location to the existing Mill entrance and will provide safe access and egress from the residential development with improved visibility to current adoptable highway standards. The carriage way within the proposal will vary between 4.5m to 5.5m wide with 1.8m-2m footways. Shared surfaces will be designed to adoptable standards in that a 1.8m service strip will be retained for services on at least one side of the road and a minimum 0.6m strip retained on the other side. Each dwelling will have its own garage with parking in front.

The accompanying Transport Assessment concludes that the impact of the development on the local highway network will be minimal.

5. Access

Public Transport Accessibility

The accompanying Transport Assessment concludes that the application site is highly accessible by bus, with up to 8 services per hour serving bus stops within 400m walking distance from the application site providing access to the local area and beyond to Padfield, Stalybridge and Manchester City Centre.

The train station in Glossop is 430m walking distance from the site, with services typically operating on a 30-minute frequency, which is increased to 20-minutes at peak times. Trains operate between Hadfield and Manchester City Centre with numerous stops en route.

Pedestrian Access






Pedestrian access links have been provided along Glossop Brook and to the West of the residential site. These enable significant connection potential with Howard Town Mill site, Lidl and the town centre beyond. Links along the brook also provide connection with the Volcrepe Mill site and beyond.

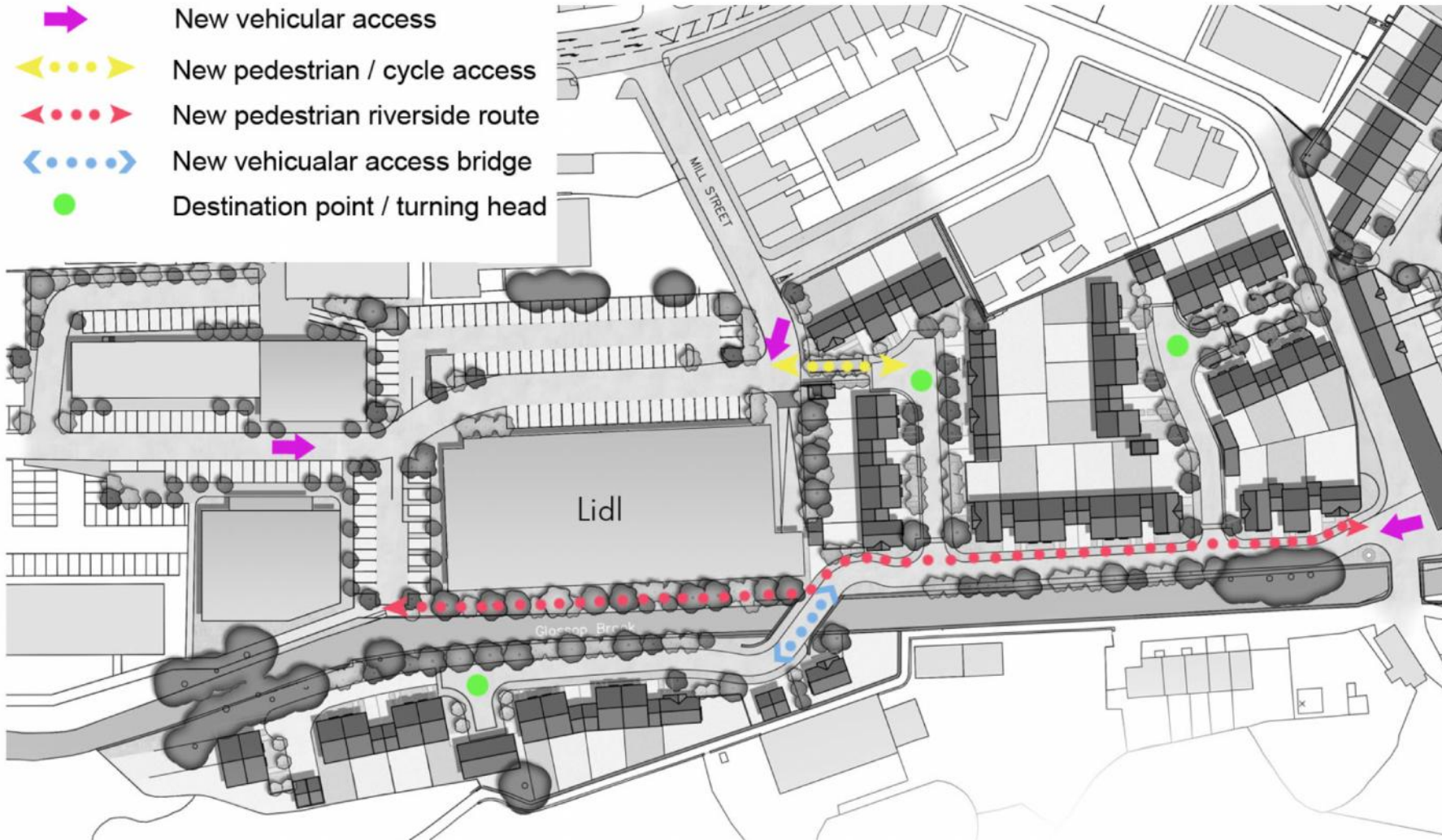
Cycle Access

Whilst there are no dedicated cycle lanes running past the application site, the accessibility of the site via the local highway network will not preclude cycling. Provisions will be made for cycle parking to the front of the Lidl store incorporated within the trolley storage area, which will benefit from both natural surveillance from within the store and across the car park and CCTV coverage.

5. Access

The plan below identifies the permeability through the application site, assisting movements to, from and within the application site.

-  New vehicular access
-  New pedestrian / cycle access
-  New pedestrian riverside route
-  New vehicular access bridge
-  Destination point / turning head



5. Access

Horizontal Circulation and Inclusive Access

Internal

Internal door and corridor widths throughout the retail buildings will accord with Table 4 in the Approved Building Regulations Part M, allowing circulation by wheelchair users to all areas of the ground floor. The retail stores will incorporate a WC suitable for use by disabled users with an outward opening door.

The internal floor surface of the Lidl store will be a ceramic non-slip tile to reduce the hazard of slippery floors. The interior design will provide a good contrast between the floor and ceiling to improve visibility for the visually impaired. Furthermore, the building will be well lit to ensure adequate visibility and compliance with CIBSE and lighting guidelines to prevent areas of darkness or shadow that may compromise vision or prevent the use of lip reading or hand signing.

The main fire evacuation routes from each store will be clearly signed. A personal egress system will be put in place to ensure that those visiting the stores in wheelchairs may exit the buildings safely in an emergency. Emergency call points, fire extinguishing equipment and warning devices will be clearly positioned and sign posted.

The proposed new dwellings will comply with the requirements of the Disability Discrimination Act 1995 and Approved Document M in terms of all users' equal and convenient access to the dwellings, spaces and public transport network. In accordance with Approved Document M, a WC at principal storey level has been included and provision has been made to provide a level threshold for disabled users.

External

Dropped kerbs will be provided where necessary to give access for wheelchair users throughout the application site.

External pathways will have firm, durable and slip resistant surfacing, and pedestrian and vehicle routes will be visually segregated.

6. Sustainability/Energy Statement

Lidl is committed to installing energy efficient technologies in-store. Energy efficient strip lighting is used through the majority of the store to conserve energy, and motion sensors are installed in staff and warehousing areas to conserve energy.

Lidl pioneered the re-use of their plastic shopping bags, by introducing a small levy to each bag. Lidl's customers now realize the worth of each bag as a functional receptacle for their shopping, rather than an additional disposable element of packaging. In leading by example, most large retail multiples are now following in Lidl's footsteps.

'Environmental Best Practice' is a core consideration in every aspect of Lidl's business. The company chooses to deal with contractors, suppliers and organisations that share the same ideals. For example, the in-store refrigeration plants have low carbon emission ratings and operate without the need for CFCs meaning less harm to the environment.

The proposed store will utilise a sophisticated Building Management System (BMS) to make efficient use of the heating and lighting in store. The BMS ensures that the internal store temperature is kept constant at the required temperature. The BMS controls the air-handling unit, which regulates the temperature throughout the store. When required the system will mix external fresh air to ensure a pleasant shopping environment. The BMS system controls both the internal and external lighting ensuring that no energy is wasted lighting areas when the store is not in operation. External LUX sensors work alongside the BMS to ensure that areas are lit according to the external environment.

Lidl is pioneering the use of energy efficient plant and equipment, especially in terms of the use of freezers and chiller cabinets. All refrigeration and freezers within the proposed store will be highly energy efficient and will simply plug into the mains electricity supply, eliminating the need for external plant and condensers, which are less energy efficient and can generate noise.

6. Sustainability/Energy Statement

Lidl is also aware of its legal responsibilities in terms of waste management and actively promotes the legal and safe disposal of waste it produces. In addition the company actively promotes the recovery, reuse and recycling of as much of its waste as is practical. Lidl's approach means that wherever possible products are displayed in their original packaging, direct from supplier to warehouse to store. This minimalist approach allows Lidl to reduce packaging, increase store productivity and pass the savings on to the customer.

The store will be served by a maximum of two 16.5 metre articulated delivery vehicles per day, which will bring a full range of products required to stock that individual store. Lidl do not operate separate deliveries of milk, for example – everything the store needs should be on the single delivery vehicle. This method of servicing has been found to achieve considerable reductions in vehicle delivery miles.

Once at the store, delivery vehicles reverse down a ramp towards the dock, which enables the vehicle bed to be level with the store finished floor level, alleviating the need for mechanical assistance and ensuring that goods cages can simply be rolled on and off. When unloading is complete, any waste products from the store are separated before being loaded onto the delivery vehicle and returned to the Regional Distribution Centre where it is sent for recycling. Card is put into an in-store baler where it is pressed and decreased by up to 400% of its original volume. This helps to lower carbon emissions as more cardboard can be transported on each lorry.

Plastic packaging is also collected and separated into clear and coloured plastics, and food waste is also separated. Much of the plastic collected is recycled and converted into waste sacks for use in the stores. There is, therefore, minimal general waste generated in the store. The lorry also returns empty bread crates and milk trolleys.

6. Sustainability/Energy Statement

Lidl strive to recycle as much waste material as possible to reduce their carbon footprint and improve their recycling levels. Approximately 90% of waste from Lidl stores and Distribution Centres is recycled.

It has, therefore, been demonstrated that the proposed foodstore building and the way it will operate, has clear sustainability credentials, and that every effort has been made to minimise any impacts it may have upon the environment.

In terms of the other retail and residential elements of the proposal, the proposed development is unable to viably deliver buildings that achieve the highest sustainability standards. The proposals will, however, full accord with current Building Regulations, which impose high standards for energy efficiency.

7. Conclusion

The proposed development comprises a mixed use redevelopment of the Woods Mill site on the edge of Glossop Town Centre, which currently comprises a mill building and associated buildings and structures and other smaller scale buildings. The majority of the site is vacant and in a poor state of repair. It is proposed to comprehensively redevelop the site to deliver a new foodstore, additional retail floorspace and No.49 new homes.

This Statement describes how the design and layout of the proposals has evolved in response to a number of physical and planning policy influences, with a balanced approach being taken towards key matters such as the location of the site within a Conservation Area, the relationship with Glossop Brook, meeting the market needs of the retail and residential sectors and providing a safe means of access.

It is demonstrated that the proposals will deliver a high standard of design in accordance with policy requirements. The Statement also demonstrates that the application site occupies a sustainable location that is accessible by a choice of means of travel and by people of all abilities.

Overall, the proposals will deliver a significant enhancement to the existing appearance of the site and will positively contribute to the character of the surrounding area, thereby meeting policy requirements.