



**Lambert
Smith
Hampton**

www.lsh.co.uk

Design & Access Statement
for
Residential development
at
Hawkshead Mill, Old Glossop
on behalf of
Pinstripe Clothing Company

Prepared by:

Lambert Smith Hampton
6th Floor,
3 Hardman Street,
Spinningfields,
Manchester,
M3 3HF

Tel: 0161 228 6411
Fax: 0161 228 7354

Date: October 2014.

CONTENTS

1	Introduction	3
2	Site Description	5
	Location	5
	Description of Development	6
3	Public Consultation	9
4	Design Component.....	10
5	Access Components	12
6	Crime Impact	13
7	Conclusion	14

1 Introduction

- 1.1 This Design and Access Statement has been prepared to accompany the outline planning application, proposing the residential redevelopment of at land Hawkshead Mill in Old Glossop. The planning application is made on behalf of Pinstripe Clothing Company; the owner of the site.
- 1.2 Firstly, this application is proposing to establish the principle of developing up to 30 dwellings on the brownfield Hawkshead Mill site. Residential redevelopment in this location is acceptable based on the immediately adjacent land uses and would not be an inconsistent use in this part of Old Glossop.
- 1.3 In preparing this supporting document the applicant has taken into account the various planning issues that will be considered by the Local Planning Authority during the determination of this planning application. These material planning considerations have been fully assessed and we firmly believe that a development of this nature would be wholly consistent with the surrounding area and land uses, resulting in a logical redevelopment to provide much needed housing for High Peak.
- 1.4 During the development stages of this project the applicant has taken into account the various design and access issues that will be considered by the Local Planning Authority during the determination of this planning application. This Design and Access Statement has therefore been prepared in support of this planning application.
- 1.5 This Design and Access Statement should be read alongside the submitted indicative layout drawings, plans, studies and assessments, and Supporting Planning Statement.
- 1.6 Guidance recommends that the Statement should be structured as follows:
- assessment;
 - involvement;
 - evaluation; and
 - design.
- 1.7 It is advised that the 'design' component be broken down in the following categories:
- Use;
 - Amount;



- Layout;
- Scale
- Landscaping; and
- Appearance.

1.8 The 'access' component should be broken down into 'vehicular and transport links' and 'inclusive access'.

2 Site Description

Location



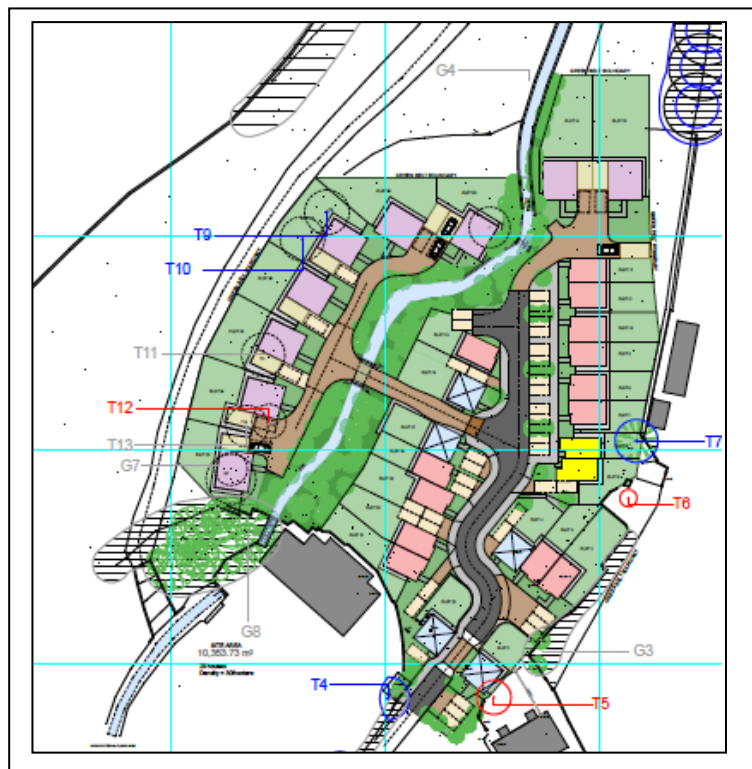
- 2.1 The site is located within Old Glossop, which is located approximately 1 mile north east of Glossop Town Centre. The site is located within the wider Glossopdale area, and is characterised by its proximity to the Peak District and the use of local sandstone for buildings. The application site measures 1.1 ha.
- 2.2 The site is currently the subject of a demolition application (ref: HPK/2014/0431) to clear most of the buildings on site. The remaining buildings will be addressed through this application.
- 2.3 The site has stood vacant for a number of years; since 2005. It is irregular in shape and in topography, sloping from north to south.

- 2.4 Prior to any demolition works the site comprises North Derbyshire gritstone buildings at the entrance to the site, a chimney, and more modern industrial buildings to the rear. Since becoming vacant the site has attracted youths and associated antisocial behaviour, including issues such as graffiti and arson.
- 2.5 Lying at the bottom of a valley, a culvert traverses the site from north to south. Immediately to the north of the site are open fields; this land is allocated as Green Belt land and falls within the National Park. To the north east of the site are some stables, also with fields beyond. Fields also bound the site to the west with Blackshaw Clough and Spire Hill hospital beyond, extending further to the west.
- 2.6 The eastern boundary of the site is established predominantly by Building 1, with residential property and fields beyond. The western, northern and eastern boundaries are defined by mature trees which assist in screening the site.
- 2.7 The southern boundary of the site adjoins the boundary with Hawkshead House, with further residential property beyond. Howard Town Brewery neighbours the application site to the south. The access to the site, which will be retained for the redevelopment, comes from the south of the site, along Hawkshead Road. This road connects the site to the wider Old Glossop village, and Glossop Town Centre further afield.
- 2.8 Redevelopment of this site fully accords with the sustainable development aspirations of national planning guidance. The site is easily accessed via bus and train public transport links.

Description of Development

- 2.9 The proposal seeks to secure the principle of redeveloping this sustainable, brownfield site for up to 30 dwellings. All matters are reserved at this stage. The application seeks to clear the remaining structures within the site which are not addressed by application HPK/2014/0431, allowing the cleared site to provide up to 30 houses.
- 2.10 The application, the subject of this Design and Access Statement, seeks outline consent with all matters reserved for subsequent approval. Therefore many matters related to the detailed appearance and external appearance of the proposed development are not yet known at this stage. The application is however supported by two illustrative layout plans (shown below), which have been produced as a guide only, to show how the site could accommodate up to 30 dwellings. They are not intended to show a 'fixed' layout for the site, they are purely indicative.

- 2.11 It is envisaged that the site could accommodate up to 29 - 30 dwellings, which equates to a development density of c.27 dwellings per hectare. This would be in keeping with surrounding development densities.
- 2.12 The development would comprise a mix of detached and semi-detached houses, and it is envisaged the houses would be limited to a maximum of two storeys in height.
- 2.13 The two illustrative layouts which have been prepared purely as a guide for this application demonstrate that the development can be integrated into the existing area, and existing trees and planting on the site would be retained as part of the redevelopment scheme.
- 2.14 Figure 1 – Illustrative Layout 1 for 29 units





3 Public Consultation

- 3.1 The main focus for community engagement has been with the neighbouring and surrounding residents of Old Glossop. We have also engaged with the Ward councillors and Local Neighbourhood Groups in the village.
- 3.2 Due to the nature of the application being solely outline, with all matters reserved it was felt a leaflet drop would be the most suitable and effective form of engagement. With so little specific detail relating to design etc of the final scheme known at this stage, a public consultation meeting event would have served little purpose.
- 3.3 Hard copies of an information leaflet were hand delivered to surrounding properties, with an emailed copy and covering note sent to ward councillors and neighbourhood group representatives.
- 3.4 As noted in the accompanying Statement of Consultation 235 leaflets were delivered, inviting comments to be emailed directly to us. We only received 4 emails of objection.
- 3.5 The main points raised by objectors included:
- Increase in traffic;
 - No need for new houses in Old Glossop;
 - Mill should be retained due to heritage concerns; and
 - Bats.
- 3.6 Whilst the application seeks outline consent with all matters reserved for subsequent approval, it is accompanied by a Transport Statement which clearly demonstrates there is no problem associated with the free and safe flow of traffic in the area. This report confirms the site is capable of being developed in a suitable manner. The bat survey accompanying this application detailed the redevelopment of the site is acceptable as appropriate mitigation measures will be put in place.

4 Design Component

Use

- 4.1 The proposed use for the site is housing. This use is appropriate given the context of the development and the adjoining land uses.

Amount

- 4.2 The illustrative layouts show the site can comfortably accommodate up to 30 dwellings; a variety of both semi-detached and detached houses. Such a scheme would represent a density of circa 27 dwellings per hectare, which is similar to the surrounding properties in the immediate area. The redevelopment of the Hawkshead Mill site would therefore not constitute over development of the site, based on the surrounding densities in Old Glossop.

Layout

- 4.3 All matters are reserved for subsequent approval; however the proposal is supported by two illustrative layouts, which show how the site could be successfully development. The site would be accessed off Hawkshead Road.

Scale and Massing

- 4.4 It is envisaged that based upon the character and appearance of nearby properties, the maximum height of the proposed houses would be two storeys. The development shown on the illustrative layouts allows for the 'breaking up' of solid massing by way of the setting back of certain dwellings from the main route through the site. The detached nature of many of the houses further provides breaks in the street elevations.

Appearance

- 4.5 The appearance of the houses will consider and respect the design and materials local to this area.

Landscaping

- 4.6 The issue of landscaping is reserved, however, it is envisaged that the site would be spaciouly landscaped, with exiting trees and hedged retained.



Sustainability

- 4.7 The development would be carried out in accordance with best practice, according with all required standards.



5 Access Components

Vehicular and Transport Links

- 5.1 The application is supported by a Transport Statement, which addresses the issue of highways access and transportation.

Car Parking

- 5.2 The site is capable of accommodating a range of dwellings, all of which can be provided with appropriate off site car parking.

Pedestrian and Cycle Access

- 5.3 Whilst the proposal is outline with all matters reserved for subsequent approval, the site is capable of being developed to provide suitable access for pedestrians and cycles. The site lies within easy walking distance of the centre of Old Glossop, and local bus routes.

Public Transport

- 5.4 The site lies within 1 mile of Glossop Train Station, which provides regular services to Manchester and Sheffield, as well as local services to the surrounding towns of the Peak District. Rail is the mode of transport most likely to satisfy commuter transport, and is capable of providing an important component of a mixed journey. Additionally, the site is well served by bus connections.

6 Crime Impact

- 6.1 The application is outline in nature, and accordingly the detailed design has not yet been concluded. The nature of this site is such that the layout can provide natural surveillance. It would be intended that the site be developed in such a way as to achieve 'secured by design' accreditation.
- 6.2 As stated in the accompanying Supporting Planning Statement, since standing vacant for 9 years the site has attracted episodes of anti-social behaviour; the worst of which being arson. Activity such as this not only endangers those trespassing, but local residents and emergency service personnel. The redevelopment of this site will eradicate the opportunity for youths to congregate at this vacant, derelict site. The redevelopment of this site will remove a site of anti-social behaviour.

7 Conclusion

- 7.1 It is considered that the proposed use, amount, scale, layout and appearance of the redevelopment of Hawkshead Mill, along with associated landscaping would be compatible with, and complimentary to, adjacent developments. It would not look incongruous within its setting. The proposed development has been designed to comply with the guidance and requirements of both national and local guidance.
- 7.2 A full assessment of the relevant social, economic and environmental planning policies and both national and local level has been provided within the accompany submission. The applicant is satisfied that sufficient detail has been submitted to confirm that the proposed redevelopment of Hawkshead Mill will enhance and re-enforce the visual amenity of the immediate vicinity. The development will also enhance the character of the surrounding landscape, and will deliver on the various sustainable design requirements.
-