

The Old Corn Mill
New Road, Horwich End, Whaley Bridge
Proposed demolition and redevelopment for residential use – 4no. houses

Planning statement

Although romantically named, historic map evidence suggests that 'The Old Corn Mill' was built between 1921 and 1938. The majority of the building was constructed as high single storey with a double storey section, with a lower ground floor, at the Eastern end. An upper floor has been inserted into the larger volume, at the expense of the integrity of the roof structure. The building is pebble dashed rendered under a profiled metal roof.

The area is a mix of residential and industrial uses but is becoming increasingly residential with the relocation of industrial uses to more appropriate sites in the village.

For many years the building has been occupied by a bespoke furniture making business but this has now closed due to the ill health of the proprietor.

The building is not in a Conservation Area and has no intrinsic quality in either its construction or appearance.

The proposal is for 4no. terraced houses similar in character to the adjacent Victorian terraces. The run of houses extending from the Buxton Road junction are all semi detached or terraces of up to five houses set back from, but parallel to, the prevailing road angle. The indicative drawings which accompany this application show four houses, each of 4.7m by 8.4 internally with associated parking and access around each end. Two and a half storey properties would be appropriate here, given the land levels and the scale of adjacent housing. Internal floor areas would therefore be around the 100m² mark

New Road is unadopted at this point and vehicular access is currently possible at any point along the New Road boundary of the site. Alternative parking layouts show a minimum of 4no. spaces if access and exit must be in a forward direction or more if the existing configuration is maintained.

The redevelopment represents a good opportunity to introduce additional housing to the area, in a highly sustainable location and at a scale entirely appropriate to the locality.



View from the North West – existing buildings seen beyond Victorian terrace



View from the East – existing buildings on the left