

Design and Access Statement including Historical Information and Flood Risk Assessment

Change of use of office to Dwelling

Salem Mill, Hyde Bank Road, New Mills SK22 4BW for Mr G J Worsley

1. Introduction

Salem Mill is currently used as an M.O.T. maintenance garage on the ground floor with an office, kitchen and wc facilities at the first and second floor level. The maintenance workshop is located on the ground floor of the old stone mill building and is double height inside utilizing two stories of the existing building. The M.O.T. bay is located in an existing modern flat roofed building attached to the traditional stone building. The mill building was refurbished in the 1990's rebuilding the existing external staircase and fully converting the upper floors to office area. The office area at first and second floor is now not needed by the maintenance garage so is therefore sitting empty. The first floor has two separate accesses, one being via an external metal staircase and one being via an internal staircase.

The building is located off a drive off Hyde Bank Road and is set within a large yard where vehicles park as part of the business. The building and yard are located next to a row of cottages and the River Sett.

The existing access onto the highway is good and already services several houses and businesses.

The proposal seeking planning permission is to change the use the majority of the office area at first floor and second floor into a dwelling house.

2. Design statement

The proposal is to change part of the first floor and all of the second floor into a two bedroom dwelling house.

No external alterations are proposed to the building as it is capable of being converted without alteration. The access to the dwelling would be the external staircase. The roof lights and doors and windows are all existing.

The garage is located close to existing houses, with a row of cottages located on the access drive and several houses on the opposite side of the river. The maintenance garage is not a noisy business therefore will not be un-neighbourly. Planning permission has recently been granted for the conversion of the adjoining Mill building (known locally as Bower Mill) into several apartments with additional houses within the grounds.

There is existing fire and sound separation between the workshop and the first floor which complies with building regulations and was installed when the office development was granted. Additional layers of fire board and plaster has been added to the ceiling in the workshop in the last two years which also adds to sound deadening.

Externally the staircase from the first floor leads down to a cobbled area of the yard. Two parking spaces will be provided with the dwelling within the existing yard.

Bin storage area will be located behind the base of the staircase.

3. Access statement

The proposed dwelling is located in the town of New Mills which is well serviced by bus and train routes.

The external staircase complies with building regulations and is generous in size for access. The dwelling would be of good proportions giving generous sized rooms.

Access for emergency vehicles is as existing for the office building.

4. Historical information

Salem Mill is not listed nor is it a scheduled ancient monument. This has been checked with English Heritage and Derbyshire County Council. The building is located within the conservation area of New Mills.

The proposals as explained above do not change the external appearance of the building therefore there is no visual impact of the proposed change of use on the conservation area.

Below is some historical information on the site and Salem Mill.

A water-powered corn mill was first recorded on this site in 1391. In the 1780s a water-powered cotton mill was built adjacent to the corn mill and used the same water course. An advert in February 1789 in the Manchester Mercury said 'to be let: stone building, convenient good stream of water, lately employed for the purpose of carding and spinning cotton. Adjoining house and warehouse (14 x 9 yards), 3 stories high, very suitable for the purpose of cotton manufacture. Also to let and enter upon at Christmas day next, a corn mill, well situated near the above premises'.

In April 1799 a note in the Manchester Mercury said a fire had 'nearly consumed the whole premises. Property insurance £3000. Later that month another advert said 'For sale a stone building for spinning cotton, part standing and part damaged by fire, and water wheel, also well-erected corn mill near same'.

11.06.1799 Sale by auction of all property of Mr Edward Bower, including water corn mill commonly called Beard Mill, otherwise New Mill or the Lord's Mill. Powerful stream turns four pairs of stones, water wheel, goits, sluices, shuttles, stones, dressing and flour machines. Is in excellent repair and working condition. Also large and convenient warehouse or factory, drying kiln, and storeroom, stove and other convenient buildings to the said mill. Also stone buildings next to the corn mill for spinning cotton - partly recently destroyed by fire and part now standing, and waterwheel.

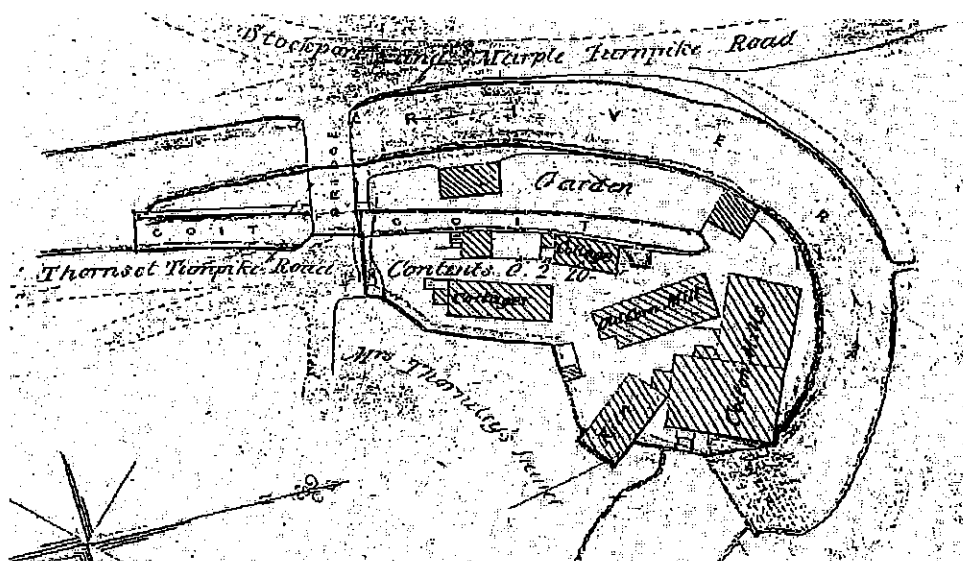
18.06.1824 Water spinning factories, water corn mill and other property to be sold by auction. Particulars from Ralph Bower. Tenants Messrs. Copley or Crossley, Hewes and Co. with 4 years of lease to run. Weir, dam, reservoir and goits, cast-iron water-wheel, main gearing and shafting in the said factories water corn mill with water wheel and mill gearing and 4 pairs of excellent grinding stones and a flour machine, also occupied by Messrs. Copley Hewes and Co. A steam engine is first mentioned in 1831

In October 1903 a tremendous crash was heard followed by quantities of dust and smoke, which turned out to be caused by the collapse of a portion of Salem Chemical Works which consisted of the different blocks of buildings that were formerly made up the cotton mill. The walls cracked and the roof fell in. The building stood four storeys high and the roof fell down onto the top storey. The outside walls were still standing but were cracked and shattered. The part which collapsed appeared to have been one of the oldest portions of the mill (Steve Lewis)

The photograph appears to have been taken soon after the explosion in 1903 (see text). The former corn mill is the long low building with skylights. It ceased being a corn mill in the 1870s and was demolished about 1940



A plan of Salem Mill in 1853 showing the 'Old Corn Mill' (Manchester Central Library: Local Studies Unit M159/2/12/16).



5. Flood risk Assessment

Source of Flooding

The source of potential flooding is the River Sett

Site Information

The site is set adjacent to the River Sett. The site is bounded by the river on the north east and north west side. Conversations with the owner of the building have highlighted that during their ownership over the last 20 years the yard has not flooded. The river level has been high but has not broken its bank.

Structures Influencing Local Hydraulics

Approximately 50m down stream from the site is a Bridge. This is likely to be the main structure which could influence the flow of the water near the proposed site.

Flood Alleviation Measures

It is not proposed that any flood alleviation measures are required. The proposal is for the conversion of the first and second floor of the building to be converted into a dwelling. The first floor is approximately 5m above ground floor level and would be unaffected by potential flooding in the yard.