

Queens Arms, New Mills



Proposed conversion of vacant pub building

into

four houses and five apartments

Planning application, supporting statements



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1 Design and Access Statement

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1 Scheme details

Site Location:	Church Street, New Mills SK22 4NG
Development:	Redevelopment of existing vacant pub and associated outbuildings to create 4no houses and 5no apartments
Schedule of accommodation:	Unit 1 two storey 2B house @ 86m ² Unit 2 two storey 2B house @ 86m ² Unit 3 two storey 2B apartment @ 67m ² Unit 4 single story 1B apartment @ 45m ² Unit 5 two storey 2B house @ 103m ² Unit 6 two storey 2B house @ 100m ² Unit 7 two storey 2B apartment @ 64m ² Unit 8 two storey 2B apartment @ 80m ² Unit 9 single story 1B apartment @ 50m ²
Site area:	780m ²
Date application prepared:	April – June 2017
Applicant:	New Mills Building Limited
Agent:	Chris Russell BA(hons)BArchRIBA 16 Georges Road East Poynton Cheshire SK12 1NP 07970 674815 chris@lacrossethepond.com



2 Site and surrounding context

Physical Context

The site is at the junction of Albion Road (A6015) and Union Road (B6101) with the main frontage of the existing vacant pub building fronting Albion Road with the vehicular access into the car park at the rear off Union Road. the site overlooks a steep bank down to the River Goyt that runs along the eastern boundary of the site.

Union Road is a relatively steep hill that runs up from the junction of Albion Road into the town centre a few hundred metres away at the top of the hill.

The surrounding area is largely residential and has been designated as a Conservation Area. The nearby properties are primarily terraced with natural stone walls and pitched slate roofs dating from the Victorian era.

Social Context

The Queens Arms was one of six pubs within the Town Centre. The other five are:

- ❖ The Masons Arms
- ❖ The Beehive Inn
- ❖ The Rock Tavern
- ❖ Pride of the peak
- ❖ The Royal Oak

These are all within a short walk of the Queens Arms.

There are a further three nearby pubs located in the countryside on the outskirts of the town. These are:

- ❖ The Hare & Hounds
- ❖ The Pack Horse
- ❖ The Fox Inn

Given the number of existing pubs in the vicinity of the Queens Arms the change of use from this use to residential use will not have a detrimental impact on the social amenity of the town. Indeed the residential amenity in the immediate area will be improved with the provision of new residential accommodation in close proximity to the surrounding properties that are also virtually all in residential use.

Economic Context

The Queens Arms is currently vacant having been shut by Robinsons, the brewery that owned the property, as it was not viable as a going concern. Details of the non-viability are enclosed as an appendix to this document.



3 Planning policy

The advice provided during the Pre-Application process indicated that the following policies from the High Peak Local Plan were relevant to this application:

Policy S 1	Sustainable Development Principles
Policy S 1a	Presumption in Favour of Sustainable Development
Policy S 2	Settlement Hierarchy
Policy S 3	Strategic Housing Development
Policy S 6	Central Sub-area Strategy
Policy EQ 1	Climate Change
Policy EQ 2	Landscape Character
Policy EQ 6	Design and Place Making
Policy EQ 10	Pollution Control and Unstable Land
Policy EQ 11	Flood Risk Management
Policy H 1	Location of Housing Development
Policy H 2	Housing Allocations
Policy H 3	New Housing Development
Policy H4	Affordable Housing
Policy CF 3	Local Infrastructure Provision
Policy CF 4	Open Space, Sports and Recreation Facilities
Policy CF 5	Provision and Retention of Local Community Services and Facilities
Policy CF 6	Accessibility and Transport

In the following section there is a brief statement about how each of these policies have been addressed by this application

Policy S 1 Sustainable Development Principles

This development satisfies the principles set down in this policy by:

- ❖ bringing back into sustainable long term use vacant land and buildings close to the Town centre and within the conservation area
- ❖ developing low energy properties incorporating renewable energy technologies that help to mitigate the effects of climate change
- ❖ an appropriate density
- ❖ maintaining the distinct Peak District character by sensitive refurbishment of the existing buildings on the site
- ❖ having good transport links and close proximity to the town centre

Policy S 1a Presumption in Favour of Sustainable Development

As the pub is already closed as it was not viable the positive social and environmental benefits of this proposal establish this scheme as a sustainable development



Policy S 2 Settlement Hierarchy

New Mills is classified in the highest tier of the settlement hierarchy set down in this policy and therefore in this regard the scheme can be classified as a sustainable development

Policy S 3 Strategic Housing Development

This policy identifies a target of 100 new residential properties from small sites within New Mills over the life of the Local Plan. This site would help the council to meet this target

Policy S 6 Central Sub-area Strategy

This redevelopment proposal meets the aspirations set down in this policy in the following ways:

- ❖ It promotes the sustainable growth of the Central Area such that it reflects the historic character of the settlements
- ❖ It protects and enhances the historic environment
- ❖ It supports the development of new housing on sustainable sites within the built up area boundary primarily in Chapel-en-le-Frith, New Mills and Whaley Bridge

Policy EQ 1 Climate Change

This scheme meets the aspirations set down in this policy in the following ways:

- ❖ Incorporating design features that reduce energy demand such as thermal insulation above the current standards required by the Building Regulations and high water efficiency standards such as low flush toilets, the provision of showers rather than baths etc
- ❖ Incorporating renewable energy technologies such as air source heat pumps. (PVs have been considered but discounted so as not to adversely affect the external appearance of the retained and refurbished buildings)
- ❖ The use of re-cycled stone in the repair and refurbishment works

Policy EQ 2 Landscape Character

By retaining, repairing and refurbishing the existing main building the associated outhouse and the boundary stone walls the essential character of the site and buildings are maintained and enhanced thereby complying with the requirements of this policy

Policy EQ 6 Design and Place Making

The proposed scheme meets the aspirations of this policy as it has been *“well designed to respect the character, identity and context of High Peak’s townscapes”*. This is by maximising the amount of refurbishment and minimising the amount of new build.

The setting has been maintained and enhanced by retention and refurbishment of the existing boundary stone walls

There are no adverse impacts on the local character and amenity caused by *“visual intrusion, overlooking, shadowing, overbearing effect, noise or light pollution”*



Policy EQ 10 Pollution Control and Unstable Land

This development as a re-use of existing buildings will have no additional adverse effect on adjoining watercourses, light pollution or land contamination and with the change of use noise and air pollution from the buildings will be reduced and in this way the requirements of this policy will be met

Policy EQ 11 Flood Risk Management

The site subject to this application sits some 20m above the nearby river Goyt and as such it is in an area of low risk as defined by the Environment agency as the extract below from the EA website indicates

GOV.UK Long term flood risk information GOV.UK

GOV.UK
Long term flood risk information

QUEENS ARMS HOTEL
CHURCH ROAD
NEW MILLS
HIGH PEAK
SK22 4NG

This address is in an area at very low risk of flooding

Even if flooding doesn't threaten your location directly, it may still affect:

- transport
- power
- communications networks

Detailed flood risk information for this area

The flood risk from rivers or the sea is very low

What this means
Very low risk means that each year this area has a chance of flooding of less than 0.1%. This takes into account the effect of any flood defences in the area. These defences reduce, but do not completely stop the chance of flooding as they can be overtopped, or fail.

How to use this information
You can use this information to see which areas are more likely to flood first, deepest, or most often.

Planning a development
This information is not suitable for use in land-use planning. If you're planning a development, you must use the Risk of Flooding for Land-Use Planning (Rivers and Sea) for England or Development Advisory Map for Wales. This is information based on flooding without defences.

The flood risk from surface water is very low

What this means
Very low risk means that each year this area has a chance of flooding of less than 0.1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast.

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/max?address=10003743847>

With regard to SUDS, the existing ground conditions will be evaluated at the detail design stage to establish if a sustainable surface water drainage system can be incorporated into the scheme

Policy H 1 Location of Housing Development



This policy states that the Council will *“Promote the effective reuse of land by encouraging housing development including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose”*

This scheme fulfils this requirement precisely being the proposed re-use of a vacant building within an existing town centre area

Policy H 2 Housing Allocations

This scheme is for nine new homes in the Central area that will contribute towards the Council’s overall target for additional homes in this area

Policy H 3 New Housing Development

In providing nine new properties of differing size and type in a sustainable location with excellent transport links it is considered that this proposal fully meets the requirements and aspirations set down by the council in this policy clause

Policy H 4 Affordable Housing

This scheme is for nine new homes and as such falls into the Council’s band of 20% affordable housing units which, in this case, translates into two properties.

Following initial discussions with a local RSL It is considered impractical to provide two units as affordable homes and as such it is proposed that a commuted sum in lieu of this provision is agreed with the local authority

Policy CF 3 Local Infrastructure Provision

This policy looks to ensure adequate infrastructure and in particular states: *“New development will only be permitted where the infrastructure necessary to serve it is either available, or where suitable arrangements are in place to provide it.”*

This site, being within the New Mills central area has all the necessary infrastructure in place both in terms of services already servicing the site and surrounding facilities for the residents of the redeveloped site to enjoy

Policy CF 4 Open Space, Sports and Recreation Facilities

This scheme has been designed to maximise the re-use of the existing buildings. This has resulted in nine properties in total five of which have ground floor accommodation and access to a private external space. the remaining four are apartment properties on the upper floors and whilst they have no external space of their own they do enjoy fantastic views of the surrounding countryside and easy access to the nearby open space, sports and recreation facilities in the surrounding area.



Policy CF 5 Provision and Retention of Local Community Services and Facilities

This policy includes a clause that says the council will:

“Resist proposals involving the loss of community assets and facilities unless it can be demonstrated that the existing use is no longer financially or commercially viable and there are no other means of maintaining the facility, or an alternative facility of the same type is available or can be provided in an accessible location.”

This proposal meets this test in that the existing pub is no longer in operation as the brewery, who owned the business, have been unable to make it a viable concern and have consequently closed it down. Details of this are provided as an appendix to this document.

Fortunately, there are also alternative pub facilities nearby which means that there will be no meaningful loss of community assets within New Mills

The Queens Arms was one of six pubs within the Town Centre. The other five are:

- ❖ The Masons Arms
- ❖ The Beehive Inn
- ❖ The Rock Tavern
- ❖ Pride of the peak
- ❖ The Royal Oak

These are all within a short walk of the Queens Arms.

There are a further three nearby pubs located in the countryside on the outskirts of the town. These are:

- ❖ The Hare & Hounds
- ❖ The Pack Horse
- ❖ The Fox Inn

Policy CF 6 Accessibility and Transport

This policy states that: *“The Council will seek to ensure that development can be safely accessed in a sustainable manner. Proposals should minimise the need to travel, particularly by unsustainable modes of transport and help deliver the priorities of the Derbyshire Local Transport Plan.”*

With regard to transport this site is very sustainable as it is well connected to the public transport network being only a few minutes’ walk from New Mills Central Station, is on a bus route with stops immediately adjacent to the site and is within a couple of minutes walking distance from New Mills Town Centre.

The proposal includes for nine car parking spaces, one per property which is considered appropriate given the good transportation links and the sizes of the properties. All these spaces are provided ‘off-street’ and make use of the existing access to the car park at the rear of the pub building thereby minimising any impact of the existing road system



Use

The scheme proposes the conversion of the existing pub building into 2 houses and 5 apartments together with the associated outbuilding into 2 houses in an area that is predominately residential in nature

Amount

The overarching principle that has driven this design solution has been to maintain the nature and character of the existing property. The external changes to the property have been kept to a minimum and the existing layout of the property has been respected in creating the new layout. In so doing four houses and five flats have been created

Layout

The existing outbuilding fronting the existing car park is renovated and converted into two town houses. There are no extensions proposed to this building,

The small store building that sits between this outbuilding and the main pub building is demolished to create space so that some quality external space is provided for the ground floor units and to provide a source of matching weathered stone for use in the restoration and alteration works of the retained buildings

The main pub building itself is internally modified to create the new residential accommodation whilst minimising the impact the impact on the external facades. The existing building has one half that is two storeys in height and the other half that is three storeys. The two-storey element neatly divides vertically to form two houses whilst In the three story section the sizeable roof and basement spaces have been brought into use to create five apartments

The one piece of new building is the introduction of an entrance and stair core that serves these five apartments. This is located centrally on the elevation that faces the carpark at the existing entrance to the pub

As far as the site is concerned, the established access into the existing car park is retained and the carpark itself is remodelled to provide a parking court accommodating 9 parking spaces as well as some private external space for the five ground floor properties that front onto this area,

The existing stone retaining walls are supplemented with some additional new stone retaining walls to make use of the sloping site to provide visual privacy between the external terraces and to screen the parking court

Scale



The scale of the existing buildings remains virtually unchanged as the main building and the principal outbuilding are simply converted. The existing stone store is demolished and replaced by an entrance and staircase block of similar scale built nearby from the same reclaimed stone

Landscaping

The existing site is almost entirely hard landscaped. The intention of supplementing the existing retaining walls with new ones will also feature planting screens to soften the landscape and provide visual privacy between the residential units. The existing carpark will be remodelled and visually softened by the introduction of planting where possible. The hard, urban nature of the external areas is alleviated enormously by the view over the adjacent river and the mature trees that line it. Views out onto this adjoining landscape are to be maintained and indeed improved with the demolition of the existing store building

Appearance

The existing buildings have an inherent quality afforded to them due to their age, architectural style and construction in local stone. They sit well in their surroundings and provide a positive contribution to the visual quality of the surrounding area.

The intention is to maintain and enhance this quality by making the minimum of alterations to the external appearance of the main building and renovating the outbuilding as it is in a very poor state of repair

The general principle in developing the design solution has been to keep the external physical changes to a minimum and utilising existing openings.

Repairs and alterations are to be done in stone salvaged from the demolition of the standalone store building to ensure the new work blends into the existing seamlessly.

The street scene along Church Road is changed very little by these proposals with the only planned change to the elevation being the conversion of the barrel drop into a lower ground floor window.

The street scene along Union Road is also little changed the end gable of the main pub building is entirely unaltered and the existing stone boundary wall is retained and repaired with the existing access way also retained. The run down out building at the back of the site but looking onto Union Road is to be fully restored

The one new addition to the external appearance of the buildings is an entrance and stair block that again is to be in salvaged stone. The design is deliberately contemporary so it can be read as a distinct new addition rather than as a pastiche copy of the existing style of the Victorian main



building. Full height glass slots visually separate the simple contemporary element from the existing structure. This new addition is at the rear of the main pub building and is not visible from either Union Road or Church road so will have very little impact on the nature of the surrounding area

The pre-App advice we have received is that *“The site lies within a Conservation Area (CA) and therefore any physical alterations to the building will need to be sensitive and be in keeping with the CA. The general principle would be to keep any external physical changes to a minimum and utilise existing openings.”*

The development proposals have been developed in accordance with this advice.

Access

The site has a significant slope across it which has resulted in an existing arrangement of steps and retaining walls in the rear car park. As this development is essentially a re-use of a quality building within a conservation area these level changes remain in the proposed scheme.

Vehicular access is provided into the parking court and from here level access is provided to Units 1 & 2 which front onto this area as well as Unit 5 where the existing front door to the pub is re-used.



2 Highways Statement

The location of this scheme is very sustainable from a transport perspective; the train station is within a few minutes' walk, the bus routes pass by the site with bus stops right outside on Church Road and the town centre is only a short 250m walk away along Union Road.

The existing car park behind the pub is to be retained and refurbished as a parking court for the nine properties. Access is via the existing and retained access with its dropped curves and sufficient width to allow two cars to pass as they enter/exit the site.

The scheme proposed consists of four 2bed houses and five apartments two of which are 1 bed and three are two bed. The estate agent opinion that has been received regarding this development has suggested that with the size and location of these properties the occupants are likely to be younger people starting out on the property ladder or older people downsizing rather than families and as such the parking demand is likely to be no more than 100%.

With regard to visitor parking there is on street parking available a some 80m up Union Road as well as Hyde Bank Road a similar distance away immediately across the river. Furthermore there is ample out of hours offsite parking on the Co-operative supermarket car park a similar distance away along Church Road

Consequently, nine car parking spaces have been provided on the site, one per dwelling. This means that there is sufficient space on the site to provide some private external space for the five ground floor properties, as well as adequate cycle parking and bin storage for all the properties.

The location of the central bin store area will mean that rubbish collections can be made without the need for the refuse lorry to enter the site



3 Heritage Statement

New Mills is a town in Derbyshire, England, approximately 8 miles south-east of Stockport and 15 miles from Manchester. It lies at the confluence of the rivers Goyt and Sett, close to the border of Cheshire. The town stands above the Torrs, a 70 feet (21 m) deep gorge. It has a population of approximately 10,000.

New Mills was first noted for coal mining, and then for cotton spinning and then bleaching and calico printing. New Mills was served by the Peak Forest Canal, three railway lines and the A6 trunk road. By 1810, New Mills had nine cotton mills, plus three weaving mills and at least three printworks



The mills at Newtown

Before the construction of the high-level bridges the Torrs was a major obstacle; traffic had to descend 70 feet (21 m) to cross the Goyt and then climb the same height on the other bank. The first bridge to be constructed was the Queens Bridge on Church Road. The Union Road bridge was built in 1884. The new road was named after the 'union' of the two halves of the town.



The Union Bridge and the packhorse bridge it replaces.

New Mills town centre has been designated a Conservation Area. The Conservation Area was originally established in 1985, although has been extended several times since then.



The Council's Conservation Area Character Appraisal document states: *"New Mills is a town of dramatic topography and origins that date back to the 14th century. Its topography and the supply of fast flowing waters led to its development as a thriving mill town and important centre for the textile industry. Its impressive landscape developed much of its developed form and the townscape that we still see today."*

The Queens Arms sits on an important prominent site sitting as it does at the junction of Church Road and Union Road and in between the two principle bridges that span the Torrs.

The building was built in the late 20th Century using the local stone and the Victorian vernacular architectural style of the day. The outbuildings and stores to the rear were naturally build in a more modest style but again using the same traditional local materials of stone walls and slate roofs



The main pub building sits in the conservation area, site between the two bridges that were central to the development of New Mills as a major manufacturing centre and helps to create the distinctive character of New Mills. As such it is an important part of the heritage tradition and should be treasured.

The proposed scheme seeks to do precisely that with a sympathetic conversion of the empty building so that it has a long term viable future whilst maintaining the distinctive character of the building. The Elevations fronting onto Church Road and Union Road remain completely unaltered save for the barrel drop being converted into a window. The rear elevation from the car park has modest alterations all undertaken using salvaged stone from demolition of the small standalone store so they meld unnoticed with the original. The only new window openings are on the east elevation that looks directly over the River Goyt.

The outbuilding at the rear has had a range of uses over the years including an ancillary support building to the pub, a petrol station and in recent years a car wash. Whilst it has a vernacular charm and undoubtedly contributes to the character of the area it has none of the aesthetic quality of the main building and it is now in a very poor state of repair.



The proposal is to fully renovate this property restoring it to its original condition and convert it into two homes. Again, the only new window openings are in the rear facade overlooking the river that will not be visible from any surrounding roads or properties.

In summary, this scheme seeks to restore the buildings, keeping their inherent quality and ensuring they continue to contribute to the character of the area , by providing a long term viable use, for many years to come



4 Appendices



a. Ecology and bat survey.....19



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