

Transport Statement

**To Support an Application to Convert the Existing Former
Education Buildings to Form Residential Flats at New
Mills Education Centre, Spring Bank, New Mills, High
Peak**

October 2024

**226 – 228 Holme Lane
Sheffield
S6 4JZ
T. +44(0)114 430 0114
E. info@timearchitects.co.uk**

www.timearchitects.co.uk

Transport Statement

Former New Mills Education Centre, Spring Bank, New Mills

FORWARD

Property Address: The Former New Mills Education Centre
 Spring Bank
 New Mills
 High Peak
 SK22 4AZ

Applicant: R & H Group Ltd

Agent: Mike Leigh of Time Architects Ltd

This Transport Statement has been prepared by Mike Leigh of Time Architects Limited. The document has been prepared in support of a planning application for the conversion of existing former education buildings to form residential apartments at the Former New Mills Education Centre, Spring Bank, New Mills, High Peak, SK22 4AZ.

Creative Conservation - Inspiring Design

Time Architects 226 - 228 Holme Lane, Sheffield S6 4JZ

Registered Company Number in England and Wales: 8033383, Director: Michael Leigh

W. www.timearchitects.co.uk **E.** info@timearchitects.co.uk **T.** 0114 430 0114

Transport Statement

Former New Mills Education Centre, Spring Bank, New Mills

Existing Conditions

The proposal is located within the former New Mills Education Centre, a building constructed in the 1890's as a community library facility, and subsequently used as an education facility/ college. The site contains the original main building over 2 floors of accommodation, although there is an intermediate level between the ground and first floor in part of the building. The rear of the original building has been extended to both sides acting as rear wings, both of which offer 2 floors of accommodation also. To the rear of the site sits an additional annex building, again offering 2 floors of accommodation. The main building has a very large vacant roof space that also allows the possibility of habitable accommodation if converted. The external ground of the site is slightly sloping taking account of the surrounding sloped topography, though is currently covered over with hard standing and utilized for vehicle movements and parking.

The address of the site is:

The Former New Mills Education Centre
Spring Bank
New Mills
High Peak
SK22 4AZ

The site sits on the junction of Spring Bank and Cresswell Street to the North Eastern end of New Mills. The main buildings cover a large portion of the site with hard standing located to the main frontage of the site, allowing pedestrian access to the site off Spring Bank via pedestrian entrance gates.

The arrangement of the buildings and boundary fencing forms an internal courtyard area that is covered over by tarmac. This internal area is currently used as car parking with an allowance for 32 parking spaces. This inner parking area is access off Creswell Street via a 5m wide pair of entrance gates that are sat recessed 3m behind the existing boundary walling of the site, with a further 1.5m splayed footpath.

Creative Conservation - Inspiring Design

Time Architects 226 - 228 Holme Lane, Sheffield S6 4JZ

Registered Company Number in England and Wales: 8033383, Director: Michael Leigh

W. www.timearchitects.co.uk **E.** info@timearchitects.co.uk **T.** 0114 430 0114

Transport Statement

Former New Mills Education Centre, Spring Bank, New Mills

The Proposals

The proposed works are to convert the existing building structures to form residential flats, with the external site areas retained to form external amenity space, bin and cycle storage areas, and car parking provision. There are proposed to be 26 No. flats overall within the conversion, broken down as 5 No. 1 person, 1-bedroom flats, 10 No. 2 person, 2-bedroom flats, and 5 No. 3 person, 3-bedroom flats, spread out evenly across the buildings on site and the individual floor levels.

Details of the proposed scheme can be found on the following drawings:

- 240705 – 100 Location Plan
- 240705 – 101 Site Plan as Existing
- 240705 – 102 Ground Plan as Existing
- 240705 – 103 Intermediate Floor Plan as Existing
- 240705 – 104 First Floor Plan as Existing
- 240705 – 105 Roof Plan as Existing
- 240705 – 106 Elevations as Existing
- 240705 – 107 Elevations as Existing
- 240705 – 108 Elevations as Existing
- 240705 – 201 Site Plan as Existing
- 240705 – 202 Ground Plan as Existing
- 240705 – 203 Intermediate Floor Plan as Existing
- 240705 – 204 First Floor Plan as Existing
- 240705 – 205 Attic Floor Plan as Existing
- 240705 – 206 Roof Plan as Existing
- 240705 – 207 Elevations as Existing
- 240705 – 208 Elevations as Existing
- 240705 – 209 Elevations as Existing

Creative Conservation - Inspiring Design

Time Architects 226 - 228 Holme Lane, Sheffield S6 4JZ

Registered Company Number in England and Wales: 8033383, Director: Michael Leigh

W. www.timearchitects.co.uk **E.** info@timearchitects.co.uk **T.** 0114 430 0114

Transport Statement

Former New Mills Education Centre, Spring Bank, New Mills

Travel Characteristics, Economic, Environmental and Social Impacts, Sustainable Accessibility, Reducing Travel and Residual Trips

The previous use of the site was that of an adult education facility that was used throughout the day and evenings. This facility catered for a large number of users at anyone time, alongside staffing provision. As noted above, the site allowed for 32 car parking spaces, though a much larger number of people could be located on site at any one time when in use. This additional number of users would utilize on street parking located along Spring Bank and Cresswell Street, as well as other roads in the area including Cresswell Avenue and Springbank Gardens. This, as you can imagine was the cause of potential issues in the area.

It is though assumed that some users of the site would travel on foot, on public transport, or cycle to the site, living locally. It is though noted that many users travelled in from further afield.

The proposed use of the site is to convert the existing buildings to form residential flats. The existing buildings are being retained in the current form and shape, and are not proposed to be extended. Therefore, the massing of accommodation will remain the same as the existing site. However, as a result of the change to residential use, there will be a significant reduction in the number of people that are accessing the site through the day. This will be further exacerbated by the fact that the coming and going of the users will be far more spread out throughout the day, rather than the previous use that would have seen mass movement in and out of the site at particular times of the day.

We have proposed to slightly reduce the number of parking spaces available to the site in order to allow space for cycle and bin storage on site. A total of 29 car parking spaces have been retained, alongside the provision of 30 No. cycle storage points. This allows at least 1 No. car parking space, and 1 No. cycle storage point for each residential flat.

The intention of the accommodation is to provide provision for local residents at an affordable cost. It would be proposed therefore that the inhabitants of the site will have existing links to the local area, and will likely utilize local amenity spaces, parks, gardens, shops, leisure facilities and employment provision, and thus will be able to travel to and from such facilities by foot, cycle, or public transport where possible.

Creative Conservation - Inspiring Design

Time Architects 226 - 228 Holme Lane, Sheffield S6 4JZ

Registered Company Number in England and Wales: 8033383, Director: Michael Leigh

W. www.timearchitects.co.uk **E.** info@timearchitects.co.uk **T.** 0114 430 0114