

PLANNING POLICY CONTEXT

The Development Plan for the locality comprises of the Derbyshire Structure Plan and the High Peak Local Plan, which in turn is supported by Supplementary Planning Guidance. This Design Concept will supplement the above.

Woods Mill Area Action Plan

The Council is looking at the best way to bring about the regeneration of the Woods Mill and surrounding area in Glossop. A large part of this area (from Mill Street going east) is designated as employment land under Policy EMP4 of the High Peak Local Plan (adopted March 2005). The remainder is zoned as a regeneration area under Policy TC11. The whole of the site is designated as a conservation area in recognition of its industrial heritage. Part of the site lies within Glossop town centre. The Council feels that a more flexible approach is required in order to stimulate interest in this area in line with the Regional Spatial Strategy for the East Midlands Policy 11 which aims to retain and generate local employment, and attract inward investment in a way that respects the built heritage of the area. To this end the Council has decided to prepare an Area Action Plan for the area and is currently in the early stages of doing so. This Concept Statement aims to compliment this emerging planning policy for the area and to offer guidance as to how the Council feels that future regeneration of Woods Mill and the surrounding area could be achieved in the interim.

Other Planning Policy considerations:

Replacement Sports Provision

As the existing development contains a Sports Facility, the Council will seek replacement facilities in line with PPG17

Affordable Housing

To be provided in line with Policy H9 of the Local Plan and the Council's SPG – "Housing Needs in High Peak" (July 2003)

Education

The County Council may require a financial contribution to education provision.

Open Space

To be provided in line with Policy H12 of the Local Plan

Transportation

A transport assessment will be required indicating the full effects of the development on the surrounding area, together with proposed mitigations measures/highway improvements. A Green Travel Plan will also be drawn up for the development in consultation with the Council.

Retail

Any proposals for retail development will be considered in light of policies TC1 to 4 of the Local Plan.

Design and Crime

The development should be in line with the advice given in the Council's SPG - "Designing Out Crime" March 2004.

Drainage and SUDS

A sustainable urban drainage scheme (SUDS) is required including the use of permeable surfaces.

Sustainable Construction

The new buildings should achieve BREEAM/Offices and BREEAM/Ecohomes standards of "good" or better.

Flood Risk

The whole of the site is identified as a high risk flood area as advised by the Environment Agency – Flood Zones for England (2004).

Contamination

The council will expect an investigation to be undertaken and any necessary remediation of the site to be carried out prior to development.

Other Key Strategies for the Area

GLOSSOP VISION MASTERPLAN

Glossop has been identified as one of 27 pilots for the Governments Liveability drive, which aims to make places cleaner, greener and safer via improvements to the public realm. A key element in High Peak's successful bid to become one of the pilot authorities was the idea of having an overarching strategy in the form of the Glossop Vision Masterplan, which provides a cohesive framework within which the physical improvements can take place and includes proposals for the Woods Mill Area.

GLOSSOP TOWNSCAPE HERITAGE INITIATIVE (THI)

This is a key part of the Glossop Vision. The key aim of the THI scheme will be to promote the social and economic regeneration of the wider area through the enhancement and regeneration of key historic buildings in Glossop's town centre. The THI will also directly contribute towards a number of the major public realm enhancement schemes that form part of the Glossop Vision Masterplan. Woods Mill has been identified as one of the critical projects of the THI

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If you or someone you know are unable to read this document please contact the Forward Planning Section of the Regeneration Service on Tel: 0845 127 7777 or Email: localplan@highpeak.gov.uk

NB: Without prejudice to the determination of planning applications, this concept statement provides informal officer guidance



the planning cooperative



Vision

To produce a high quality and sympathetic mixed-use development that maintains and restores the town's industrial heritage in a manner that positively contributes to the social and economic regeneration of Glossop's town centre.



Concept Statement Area Boundary



19th Century Aerial View

Introduction

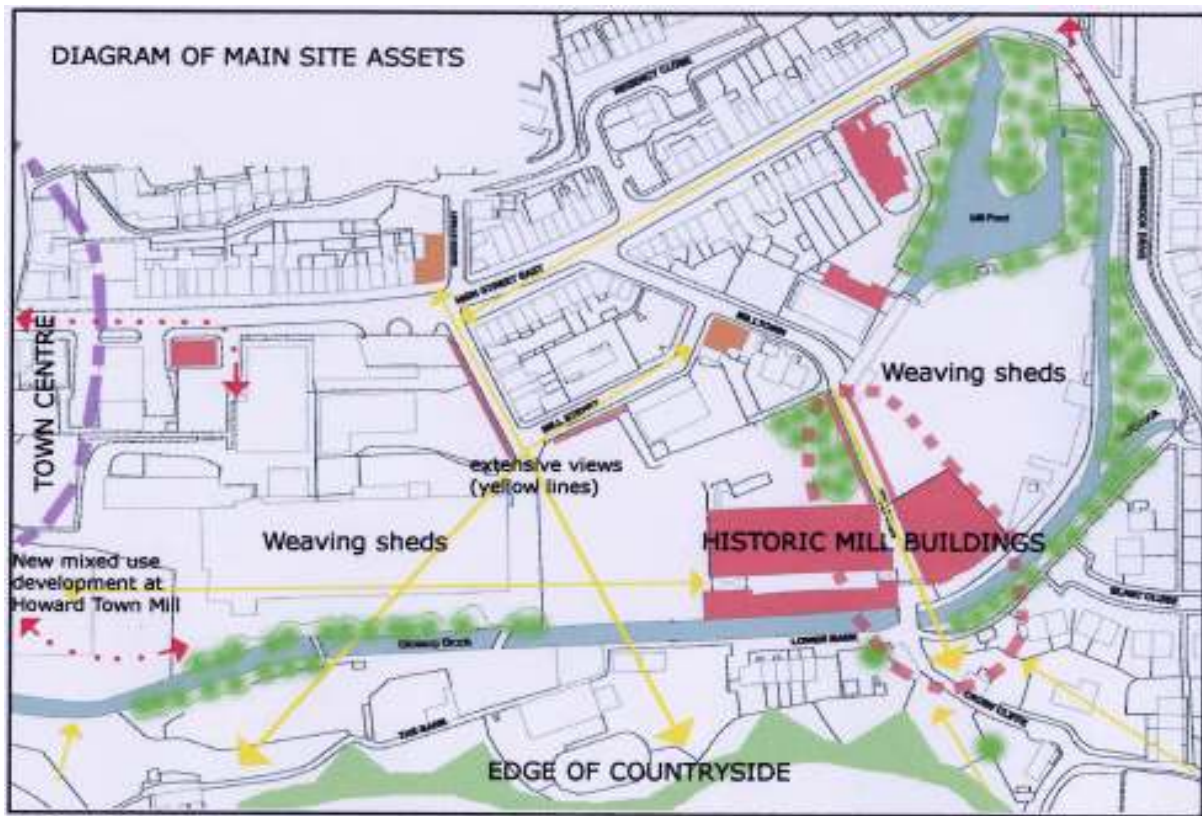
The Woods Mill site forms part of the Howard Town Mill complex, part of which lies within Glossop's town centre. The site has been underused for some considerable time. The current owners and occupiers ceased their manufacturing business – the production of cellular rubber in December 2004 and have since consolidate their production outside of High Peak. Due to the nature of the site and deteriorating condition of the mill buildings it is felt unlikely that the site can viably maintain a sole manufacturing use in the future.

- Woods Mill is located at the far eastern end of the Howard Town Mill complex, found farthest away from Glossop's town centre town. Once identified as the largest integrated cotton mill site in NW Derbyshire the whole complex covers 9 ½ acres with a date range of mid – late 19th century. The Wood Mill site itself forms approximately 6 acres.
- The north and east of the site is contained by medium to high-density residential development. The south of the site is immediately marked by Glossop Brook and further south a steeply climbing rural landscape leading up to Whitfield. The western end of the site meets the remaining section of the Howard Town Mill complex (a further collection of industrial mill building) and further west the town centre. Due to its massing, height and scale it provides a dominant feature on Glossop's landscape.
- Woods Mill includes three of the surviving mill components; the surviving half of a mid 19th century double mill 21 bays in length of 5 storey; the engine house along with single storey buildings on the south side of courtyard and a multi storey and single storey bleaching and dyeing buildings. Only a small part of the complex has been recently used and as a result the condition of the buildings has deteriorated. Only one of the two mill ponds survives.
- The architectural style and character of the mill buildings are typical of their period and locality. They have been constructed from locally sourced gritstone from nearby quarries with Welsh blue slate roofs. By their very nature the elevations display a strong rhythmical pattern of window openings.
- The site and surrounding area is contained within the Howard Town Conservation Area and is included upon the Derbyshire County Council Historic Buildings Sites and Monuments Record.

High Peak
Borough Council



Woods Mill Area Concept Statement



Site Assets

- The large stone mill buildings on Milltown are part of the historic fabric of the town and parts of the complex are suitable for restoration and to adaptation new uses. Victorian buildings by the attractive mill pond are also part of the historic context.
- Although the area alongside Glossop Brook has an industrial past, it has a strong sense of connection with the countryside because of views of the rising countryside to the south, the presence of water and dense tree planting. Near the brook this area feels enclosed and tranquil. The brook marks the boundary between the urban core of the town and open countryside with little impact from adjacent suburban development.
- High stone boundary walls and solid buildings next to the roads establish a strong sense of defined urban spaces that contrast with the organic shapes and informal boundaries to the south of the brook.
- Stone setts, stone roofing and industrial remnants can be reused to emphasise connections between new development and the history of the area.

Key to the Possible Uses

- A - Woodland and mill pond setting for creative industries and media business park.
- B - Two storey modern office building with glass facades located above.
- C - existing weaving sheds converted to open plan studio space.
- D - Historic building retained as offices, boardroom and meeting spaces.
- E - Coach house restored as business park management centre.
- F - Riverside main public route through development.
- G - Sports halls with widespan roof profile similar to existing weaving sheds
- H - Mill building with fitness centre and sports use on lower floors, plus apartments on upper floors
- J - Mill building converted to apartments, with non-residential on ground floor (perhaps car parking) and related to
- K - combined workshop/retail units for crafts based manufacturing.
- L - New residential development of three town houses.
- M - Four storey apartments with specialist retail and pub/restaurant uses on ground floor.
- N - Open space (mainly for residents) and public footpath.
- O - Access roads and car park areas.
- P - Food retail supermarket.
- Q - Retail unit, Howard Town Mill.

Development Principles

The area of the mill pond should be the focus of a high quality business park aimed at creative business industries such as music, the media and the arts. A new office building overlooking the pond should offer flexible and adaptable space to accommodate evolving new businesses. This office space should be a contemporary lightweight glass structure of two storeys built above a retained section of the existing single storey weaving sheds, which should be converted to open plan studio spaces.

Eastern House and its coach house can provide high quality meeting spaces and central support for the business park in a prestigious setting.

The gardens of the house should be retained intact and the woodland surrounding the mill pond should be managed and enhanced with appropriate new planting of native waterside species to encourage more diverse wildlife.

The architectural quality of the mill buildings at the foot of Milltown should be preserved. East of the road there is an opportunity for a new leisure and fitness complex with apartments above. The main mill west of the road will be converted to residential use, possibly with the incorporation of some live/work units or with some apartments linked to creative workshop and retail accommodation in the single storey buildings alongside Glossop Brook.

It is important that these businesses and retail uses are linked by an attractive pedestrian and cycle route to the town centre shopping and transport facilities. The edge of Glossop Brook should be transformed into an attractive riverside, allowing people to enjoy the

sense of connection with the countryside. Vitality and security can be achieved with the introduction of specialist shops, pubs and restaurants and similar uses along the ground level frontage to the brook. High quality street furniture, such as lighting, bollards and seating, should be combined with recycled stone sett surfacing.

Residential development up to four storeys high should define the riverside spaces. These buildings should recycle gritstone from the existing structures on the site for the main facades. Apartments should overlook the riverside and the open space on the south side of the brook. This open space should replace the existing scrap yard and storage areas that will no longer be appropriate when the area is redeveloped. This open space, with a substantial new tree belt, will function as shared gardens and so provide the outdoor space normally required with residential development. Shared parking arrangements should be flexible so that residents should share shopping and business spaces as far as possible to minimise the land needed for car parking.

The western end of the frontage to High Street East provides an opportunity to enhance the town centre shopping facilities with the introduction of a food retail supermarket of around 45,000 square feet. The architectural treatment to the High Street should be sympathetic to the patterns, materials and height of a traditional high street, replacing the poor quality of the present street edge. The north east corner of the building will be prominent on the approach into the town centre and should create a significant landmark that signals the town's regeneration.

The high value of the supermarket use should contribute to conservation objectives and the re-location of sports facilities into the Woods Mill complex.

