

GLOSSOP DESIGN & PLACE MAKING STRATEGY

SUPPLEMENTARY PLANNING DOCUMENT TO THE HIGH PEAK LOCAL PLAN DECEMBER 2011



CONTENTS

FOREWORD

EXECUTIVE SUMMARY

1.0 INTRODUCTION

1.1	What is a Design & Place Making Strategy?	09
1.2	Enquiry by Design	09
1.3	Structure of this Document	09

2.0 A PORTRAIT OF GLOSSOP

2.1	The Town Centre Today	11
2.2	Heritage and Conservation	12
2.3	Natural and Built Form	13
2.4	Land Use	14
2.5	Connections	15
2.6	Arrival	16
2.7	Public Realm	17
2.8	Townscape	18
2.9	Recent and Future Development	19

3.0 A CREATIVE AND INDEPENDENT TOWN

3.1	An Individual Place	21
3.2	The Vision	22
3.3	Supporting Themes	22

4.0 DESIGNS ON GLOSSOP

4.1	The Value of Good Design	25
4.2	Character	26
4.3	Continuity and Enclosure	28
4.4	A Quality Public Realm	29
4.5	Ease of Movement	31
4.6	Legibility	32
4.7	Adaptability	33
4.8	Diversity	34
4.9	Sustainability	35

5.0 THE GLOSSOP MOSAIC

5.1	The Mosaic Approach to Place Making	37
5.2	Norfolk Square	39
5.3	High Street	40
5.4	Old Glossop/Manor Park	40
5.5	Harehills	41
5.6	Wren Nest	42
5.7	Howard Town	43

6.0 MAKING IT HAPPEN

6.1	The Need for Change	45
6.2	Levels of Intervention	46
6.3	Building in Context	47
6.4	Place Making Action Plan	48
6.5	Implementation	50



FOREWORD

Although Glossop's history stretches back to Roman times, it really only became known as a place to do business with the granting of its market charter, marked by the medieval market cross in Old Glossop. The wool and cotton spinning industries developed slowly over the centuries in Old Glossop until the plentiful water supply meant the town literally grew overnight at Howard Town with the coming of the industrial revolution and a contrasting townscape was created down the valley.

What makes Glossop different is that this industrial revolution took place in the heart of the Peak District and today this landscape is valued greatly by residents and visitors alike. This history and landscape setting sets Glossop apart and this sense of independence can be found in the people who live and work there today.

If Glossop town centre is to become more than a former mill town in the Peak District, our challenge is to put old buildings back into new uses and construct new buildings of quality to complement the existing ones. Most of all, it means making the town centre an attractive place to do and start a business and the first choice of residents for shopping and leisure in order to avoid it simply becoming another dormitory town.

Achieving quality of design and implementation to improve the quality of life of Glossop residents is the key message within the Strategy. In addition, High Peak Borough Council is committed to deliver a sustainable future for Glossop town centre and this Supplementary Planning Document is one of the means of achieving this objective. It sets out a vision for the town centre that whilst recognising its heritage, looks forward to ensure its long-term and viable future.

Councillor Ian Huddleston
Executive Member for Regeneration
High Peak Borough Council



EXECUTIVE SUMMARY

0.1 INTRODUCTION

The Glossop Design and Place Making Strategy promotes the highest standard of urban design and architecture and is rooted in a careful analysis of the town centre and the characteristics that make it work and make it special. It provides a clear vision for how Glossop's town centre will look as it starts to attract an increasing amount of development and regeneration activity and a set of design principles to guide and manage future changes in a positive way.

The views of local people are central to the Strategy and this engagement with them was based on an 'enquiry by design' process that effectively brings a community together to collaborate on a vision for a place. This innovative workshop-based approach ensured that as many interested parties had their say in the development of the Strategy as possible.

This document is aimed at developers, landowners and their advisors in the town centre and clearly sets out what is expected with any planning application. It is also aimed at the community of Glossop and the businesses in the town centre so that they can share the vision.

0.2 A PORTRAIT OF GLOSSOP

HERITAGE AND CONSERVATION

The form and look of the town centre was firmly established by the end of the 19th century with the industrial revolution. The most significant changes of the 20th century were the closure of the mills and the loss of a number of the mill buildings.

NATURAL AND BUILT FORM

Sitting in a valley, changes in level across the town centre north-south are significant which adds to its character. Most buildings are of a low residential scale, contrasting sharply with the significantly higher mill buildings, towers and spires which characterise the skyline.

LAND USE

There is a significant mix of different uses in the town centre including residential properties, which add to its character. There is a concentration of independent shops along the High Street and 'big box' retail at Wren Nest Mill.

CONNECTIONS

Through traffic is clearly an issue in the town centre, particularly on the A57, with key routes meeting at Norfolk Square. The rail station with a good service to Manchester and main bus stops are conveniently centrally located.

ARRIVAL

Although bus and rail services are located mostly adjacent in the town centre, there are multiple points of arrival by car with varying numbers of car parking spaces and facilities available. In addition, a number of approaches to the town centre do not create a good first impression for visitors.

PUBLIC REALM

The quality of the public realm in the town centre (streets, squares and parks) generally does not reflect the quality of the architectural heritage. Notable exceptions are Norfolk Square and High Street where recent works have been undertaken setting a benchmark for future improvements elsewhere.

TOWNSCAPE

Glossop town centre has a strong South Pennine mill townscape with views to many landmark buildings helping people find their way around. Well enclosed streets, a rectilinear layout and well defined fronts, backs and entrances to buildings, reinforce this traditional townscape.

RECENT AND FUTURE DEVELOPMENT

Work has taken place in recent years to regenerate historic buildings, streets and spaces in the town centre, particularly along High Street West. These projects have preserved and enhanced Glossop's historic fabric and character and have set a benchmark for future change and regeneration.



0.3 A CREATIVE AND INDEPENDENT TOWN

The overall vision is for Glossop to be a creative and independent town on the edge of the Peak District, offering an experience to local people and visitors alike that is consistent with that reputation.

There are eight supporting themes that underpin the vision:

- A vibrant and creative community providing an exceptional quality of life
- Maintain and enhance the heritage of the town
- Attract and serve people from the local community and further away
- Provide and protect links to the countryside for the local community
- First stop for visitors to the Peak District
- Recognise Glossop as an independent and individual place
- Establish a reputation as a creative town
- Nurture a 'mosaic' of attractive experiences around the town

0.4 DESIGNS ON GLOSSOP

Good urban design helps bring people together and encourages a vibrant mix of self-supporting uses and activities. This will help create a town centre which is greater than the sum of its individual parts and allow a stronger urban life and culture to evolve out of the collection of buildings and spaces.

Successful streets, spaces, neighbourhoods and towns tend to share common characteristics and these form the basis of Glossop Town Centre's Urban Design Principles. These eight principles will be used to guide future development in the town centre:

CHARACTER – A SENSE OF PLACE AND HISTORY

Reinforce the distinct character of Glossop town centre

CONTINUITY AND ENCLOSURE – DEFINITION OF SPACE

Reinforce and create town centre streets and spaces that are attractively defined

QUALITY OF THE PUBLIC REALM – SPACES AND ROUTES

Create town centre spaces that are safe, comfortable, well maintained, welcoming and accessible to everyone

EASE OF MOVEMENT – CONNECTIVITY

Make the town centre easy to get to and move around in, particularly for pedestrians

LEGIBILITY – EASE OF UNDERSTANDING

Create a town centre that both residents and visitors can understand and find their way around in

ADAPTABILITY – EASE OF CHANGE

Create a town centre that can adapt to change over time

DIVERSITY – EASE OF CHOICE

Create a town centre with variety and choice

SUSTAINABILITY – SAFEGUARDING THE FUTURE

Create a social, economic and environmentally sustainable town centre



0.5 THE GLOSSOP MOSAIC

Glossop has a number of different areas that have a distinctive character, reflected in the townscape, land use and types of businesses that are present. Some of these are more established than others, but they are all distinctive and this distinctiveness needs to be nurtured and reinforced to support the overall vision for Glossop.

Glossop's mosaic is composed of the following areas:

NORFOLK SQUARE

A distinctive quarter at 'the heart' of the town centre focussed on the cross roads and civic life with high quality service businesses, restaurants, bars and public facilities

HIGH STREET

To the east and west of Norfolk Square, a 'village' of independent shops and businesses to serve Glossop and the surrounding area set in an attractive and convenient environment

OLD GLOSSOP/MANOR PARK

A heritage/leisure area attractive to residents and visitors alike to be protected and enhanced and linked to the rest of the town centre along Glossop Brook

HAREHILLS

Parkland area adjacent to the heart of the town centre focussing on Glossop Brook with the riverside walkway and George Street with its interesting mix of independent shops

WREN NEST

An attractive gateway to the town centre with a mix of residential properties and national brand shops creating a good first impression for visitors from the west

HOWARD TOWN

A creative mixed use area with an interesting variety of businesses, along with residential development

0.6 MAKING IT HAPPEN

LEVELS OF INTERVENTION

To ensure the urban design principles outlined previously are implemented across the town centre in each of the mosaic areas, a simple three tier graded approach has been adopted to guide future change. These three levels or degrees of intervention determine the extent of development or conservation required to support the overall vision for the town centre:

▣ REINVENTION AND RECONFIGURATION

Areas lacking distinctive character or with fundamental issues in terms of urban design in need of most change

▣ REPAIR AND RECOVERY

Areas with elements of distinct character and quality, but require 'repair'

▣ CONSERVATION

Areas of reasonably intact and robust urban form which must retain their overall historic character

PLACE MAKING ACTION PLAN

Although many of the key elements of a great urban environment already exist in Glossop, further work is required to connect these elements together. In particular, it is important to create a town centre that is legible, accessible and easy to navigate through a coherent design approach. The action plan focuses on seven areas:

- ▣ Approaches
- ▣ Gateways
- ▣ Arrival
- ▣ Signage
- ▣ Information
- ▣ Trails
- ▣ Key Routes

IMPLEMENTATION

This Supplementary Planning Document has been subject to consultation with interested parties and members of the community before being adopted by the Council. It should be read in conjunction with existing policy documents and further development guidance for specific sites which may be produced in the future.

All planning applications, both full and outline, will be expected to demonstrate that the proposals accord with the design principles outlined in the Strategy. These principles will be equally relevant irrespective of scale or location within the town centre boundary as defined in the Local Plan.

All of the Council's departments will work together to assist in the successful implementation of the vision and design principles. This will involve the production of the Core Strategy and other documents which will form part of the Local Development Framework, the implementation of regeneration and conservation projects, the preparation of development briefs for Council owned land for sale, the control of development through the planning system and the maintenance and improvement of Council owned buildings and public spaces.

In addition, High Peak Borough Council will work with Derbyshire County Council to see that highway works, including the design and construction of new roads or highway improvements, implementation of traffic management schemes and routine maintenance, reflect the Strategy as far as possible. This will be key to raising the quality of the public realm in the town centre.





cooltrader

WELCOME TO THE
MUSEUM OF
THE TOWN

2011



1.0 INTRODUCTION

1.1 WHAT IS A DESIGN & PLACE MAKING STRATEGY?

A programme of heritage-led regeneration has been underway in Glossop for a number of years. The town has invested in its streets and parks and has found new uses for a number of its many important historic buildings, including Wren Nest Mill. It is continuing to work towards improving and converting other historic buildings, including former mills.

As Glossop starts to attract an increasing amount of development, it is important that a strategy is put into place to guide and manage future change to ensure the essential character of the town centre is protected and enhanced. It is recognised that this is an issue that the public – both residents and visitors – feel very strongly about.

The Glossop Design and Place Making Strategy promotes the highest standard of urban design and architecture and is rooted in a careful analysis of the town centre and the characteristics that make it work and make it special. It provides a clear vision for how Glossop's town centre will look as it continues to change and a set of design principles to guide and manage these changes in a positive way. The Strategy is intended to demonstrate the potential of the place and promote good design, so that this generation can leave a positive mark on the town centre as previous generations have.

1.2 ENQUIRY BY DESIGN

The views of local people are central to the Strategy and this engagement with them was based on an 'enquiry by design' process that effectively brings a community together to collaborate on a vision for a place. This innovative workshop-based approach ensured that as many interested parties had their say in the development of the Strategy as possible.

At the enquiry by design workshops, ideas were tested and debated and referred back to attendees for discussion at the end of each session. The community were therefore actively engaged in the development of the Strategy and at every step of the process, the emerging Strategy was presented and the feedback gained used to develop it further. An exhibition of the outline Strategy was held towards the end of the process to gauge wider opinion via a questionnaire, followed by two final workshops, including one specifically with young people.

Throughout the enquiry by design process, there was much enthusiasm for the historic fabric of Glossop centre and the surrounding hills and an overwhelmingly strong desire that both must be conserved and enhanced. There was also good support for nurturing and reinforcing a number of distinct areas within the town centre. The most debate from both the workshops and exhibition was over the scale and type of new development and what may or may not reflect the essential character of Glossop town centre.

Further details of the enquiry by design process undertaken can be found in the separate supporting Community Consultation Report.

1.3 STRUCTURE OF THIS DOCUMENT

The Design and Place Making Strategy is set out in five sections following this introduction. Section 2 paints a portrait of Glossop town centre today and provides a valuable background to the Strategy and future change. Section 3 sets out a vision for the town centre with eight supporting themes and the design principles to guide future change in the town centre are established in Section 4. An approach to place making in the town centre is set out in Section 5 and a strategy for implementation is outlined in Section 6.

To guide future improvement and development, this Supplementary Planning Document sets out a vision for Glossop town centre, but it should not be read as a fixed masterplan or blueprint. The vision outlined in this document supports existing policies and will be used primarily as a development control tool when considering planning applications within the town centre as defined in the Local Plan. Designers could therefore use the contents of the Strategy to structure Design and Access Statements submitted with planning applications.

This document is aimed at developers, landowners and their advisors in the town centre and clearly sets out what is expected with any planning application. It is also aimed at the community of Glossop, including businesses in the town centre, so that they can share the vision. All of these groups were involved in the development of the Strategy and it draws heavily on their input.





GLOSSOP

GLOSSOP 1897

Wood's Baths
Uasty House
Ingle Nook

The Ashes

Reservoir

Talbot House

Royle House
All Saints R.C. Church

Duke of Norfolk
School

Spire Holbin House

Glossop Hall

Cricket Ground

Football Ground

Mill Pond

Glossop Mill (Flour)

Wren Nest Mills
(Cotton)

Shopley Mill
(Cotton)

Howard Town Mills
(Cotton)

St. Mary's R.C. Church

Croft Mill
(Diamond)

Colton Mill
(Diamond)

Station

Victoria Bridge

Market Place

Theatres

Hotel Market Hall

Victoria Bridge

Police & Fire Brigade
Station

Nelson Hall

Market Hall

Station

Station

Station

Old Quarry

Old Quarry

Old Quarry

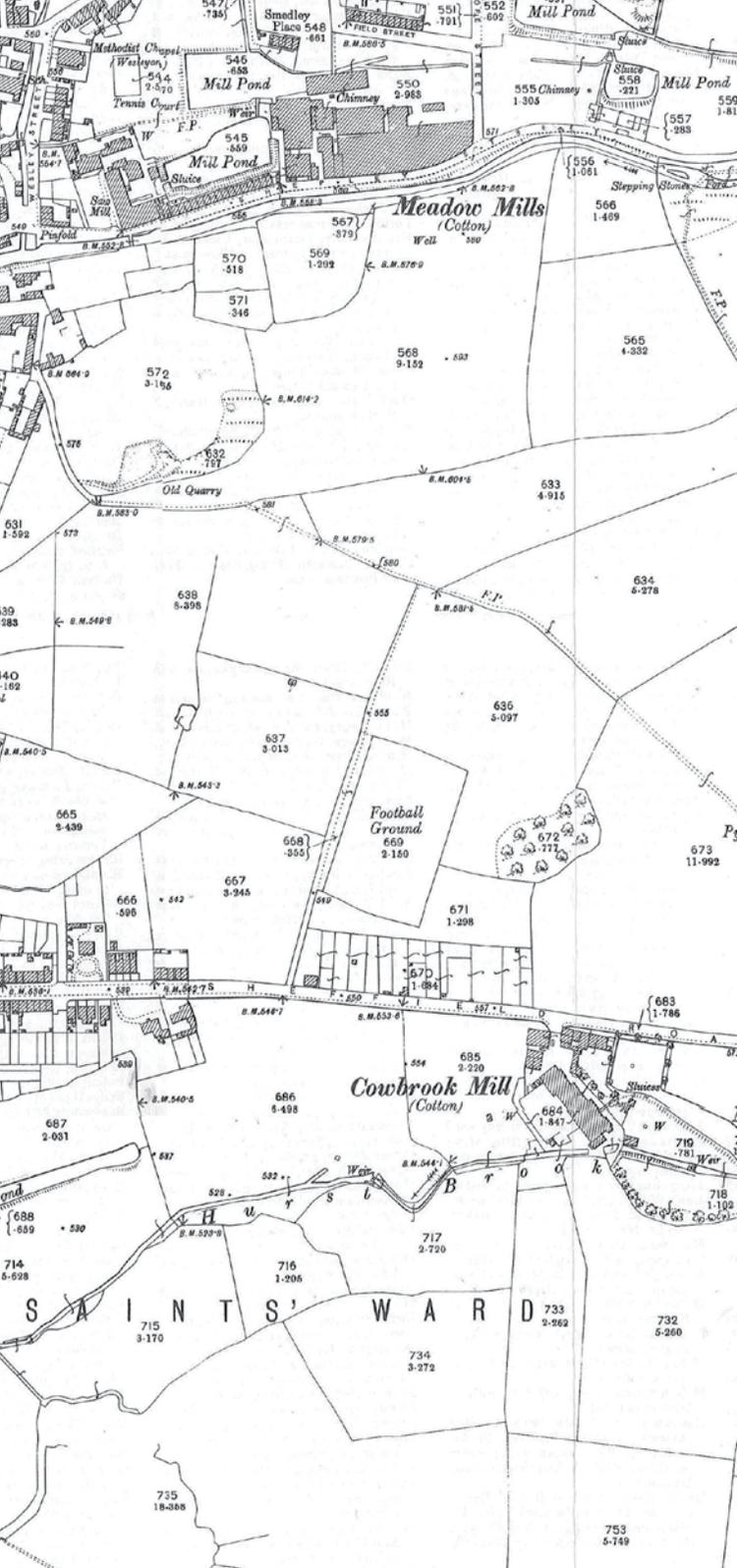
Old Quarry

Old Quarry

Old Quarry

ST. JAMES'S WARD

ALL



2.0 A PORTRAIT OF GLOSSOP

2.1 THE TOWN CENTRE TODAY

To help ensure that Glossop remains a distinctive place, it is important that any future proposals for change are based on a thorough understanding of the town centre and its context. This gives proposals credibility as whatever results has evolves from Glossop itself and arbitrary imposed solutions are avoided. Due to the completeness of the existing townscape, insensitive interventions have the capacity to do much damage. Fortunately these have been limited to date, but must be avoided in the future as they are difficult to undo.

Despite the town centre undergoing dramatic change in the industrial revolution, future changes need to build on established assets in a positive way and must be based on sound principles to ensure the essential character of Glossop is retained. However, this does not mean that the result cannot be bold and imaginative. Glossop was at the forefront of change and development in the 19th century and the town centre with its Victorian architecture is very robust and often dramatic in form and massing. Although there is no reason why a new development cannot be given its own identity, it must be recognised there are common elements, such as the use of local grit stone or building lines, which even the Victorians respected and which help create a coherent townscape. Elements such as these must be reinforced with all new development.

Future proposals for change in the town centre should be developed from the background provided in this section and further site based analysis. The town centre boundary as shown on the following plans is that defined in the Local Plan. However, the Strategy has considered areas beyond this boundary, including Old Glossop and approaches and gateways, to establish the context and character of the town centre.

Further detailed information on the history and character of the town centre can be found in the Glossop Conservation Area Character Appraisal, March 2006.



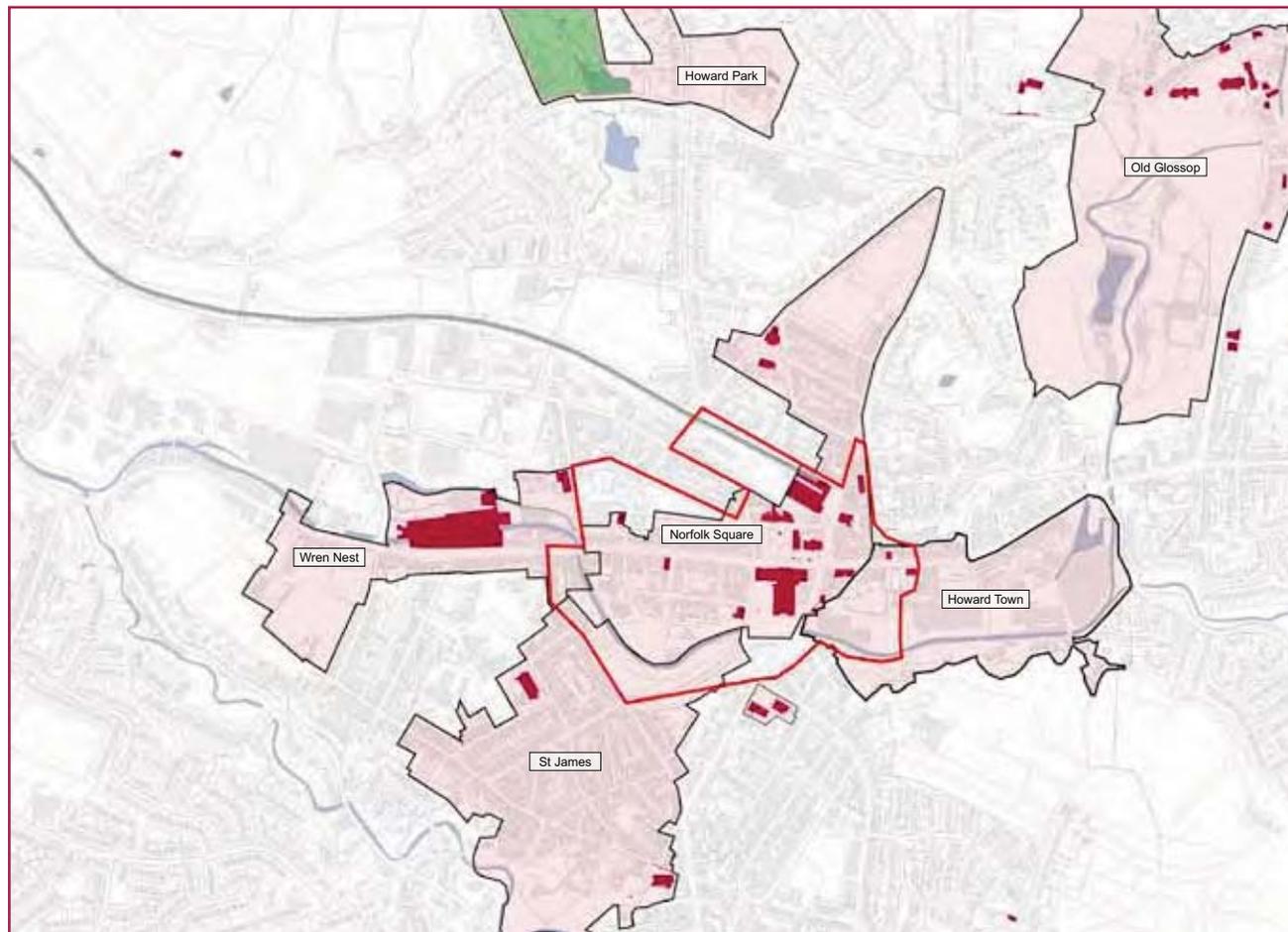
2.2 HERITAGE AND CONSERVATION

The origins of Glossop lie to the east of the present day town centre. Old Glossop was a small agricultural settlement which developed as a medieval market town and administrative centre for Glossopdale. With a damp climate, proximity to fast flowing water and access to local wool, Old Glossop became an thriving textile town in the 17th and 18th centuries.

The end of the 18th century saw textiles transform from a cottage industry to a factory system with the arrival of cotton and steam power. Glossop grew rapidly to the west of Old Glossop along the watercourses, with new cotton mills and stone worker housing built in a new town known then as Howard Town.

By the end of the 19th century and the industrial revolution, the form and look of the town centre was firmly established and much of the town's architectural heritage is therefore Victorian in origin. The most significant changes of the 20th century were the closure of the cotton mills, the loss of a number of the mill buildings and the disappearance of the chimneys that once dominated the skyline.

Due to the value and completeness of the historic fabric of the town centre, much of the area covered by this Strategy lies within designated Conservation Areas which also contain a number of listed buildings and structures.



REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. © CROWN COPYRIGHT LICENCE NO. AR 100017362

KEY:

- TOWN CENTRE BOUNDARY (LOCAL PLAN)
- CONSERVATION AREA / SUB AREAS
- LISTED BUILDING / STRUCTURE
- HISTORIC PARKS AND GARDENS

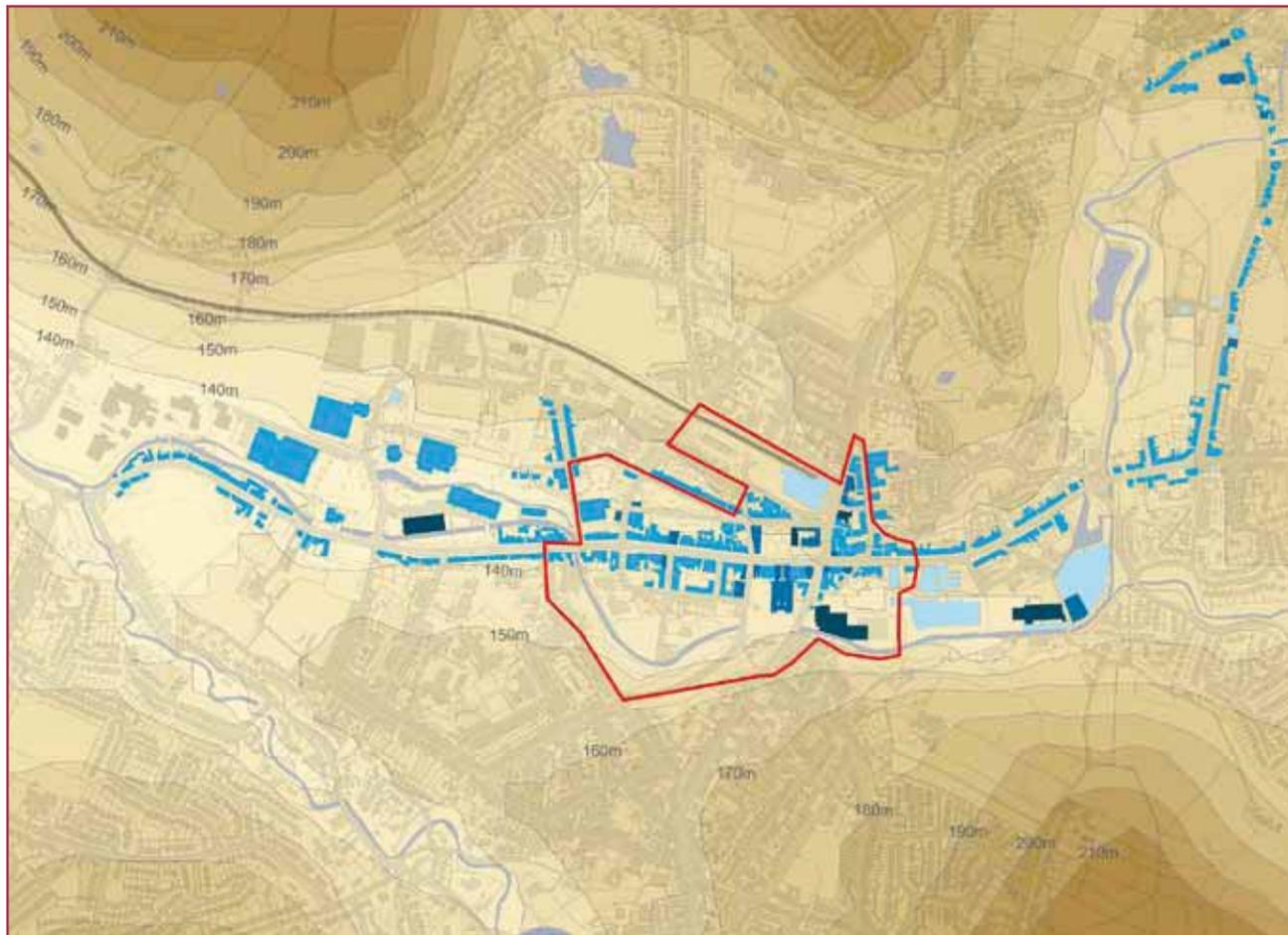


2.3 NATURAL AND BUILT FORM

Sitting in a valley, changes in level across the town centre north-south are significant (up to 20m) which adds to its character. Views both to and from the surrounding green hills are also a dominant feature of the town centre below. Consequently, the town centre has a direct visual connection with the surrounding countryside from many streets and spaces.

The combination of grand industrial statements with more modest domestic scale buildings in the town centre also creates a distinctive skyline. Mills, towers and spires feature prominently and a varied roofscape is created as buildings are traditionally stepped in response to changes in level. Overall, most buildings are 2 storeys and only feature buildings, such as the large former mills and key landmarks, exceed this height creating a distinctive contrast.

When combined together, views of the surrounding countryside and the industrial built form become a unique and defining urban/rural characteristic of Glossop town centre.



KEY:

- █ TOWN CENTRE BOUNDARY (LOCAL PLAN)
- █ 1-1.5 STOREYS
- █ 2-2.5 STOREYS
- █ 3-3.5 STOREYS
- █ 4+ STOREYS

REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. © CROWN COPYRIGHT LICENCE NO. AR 100017362

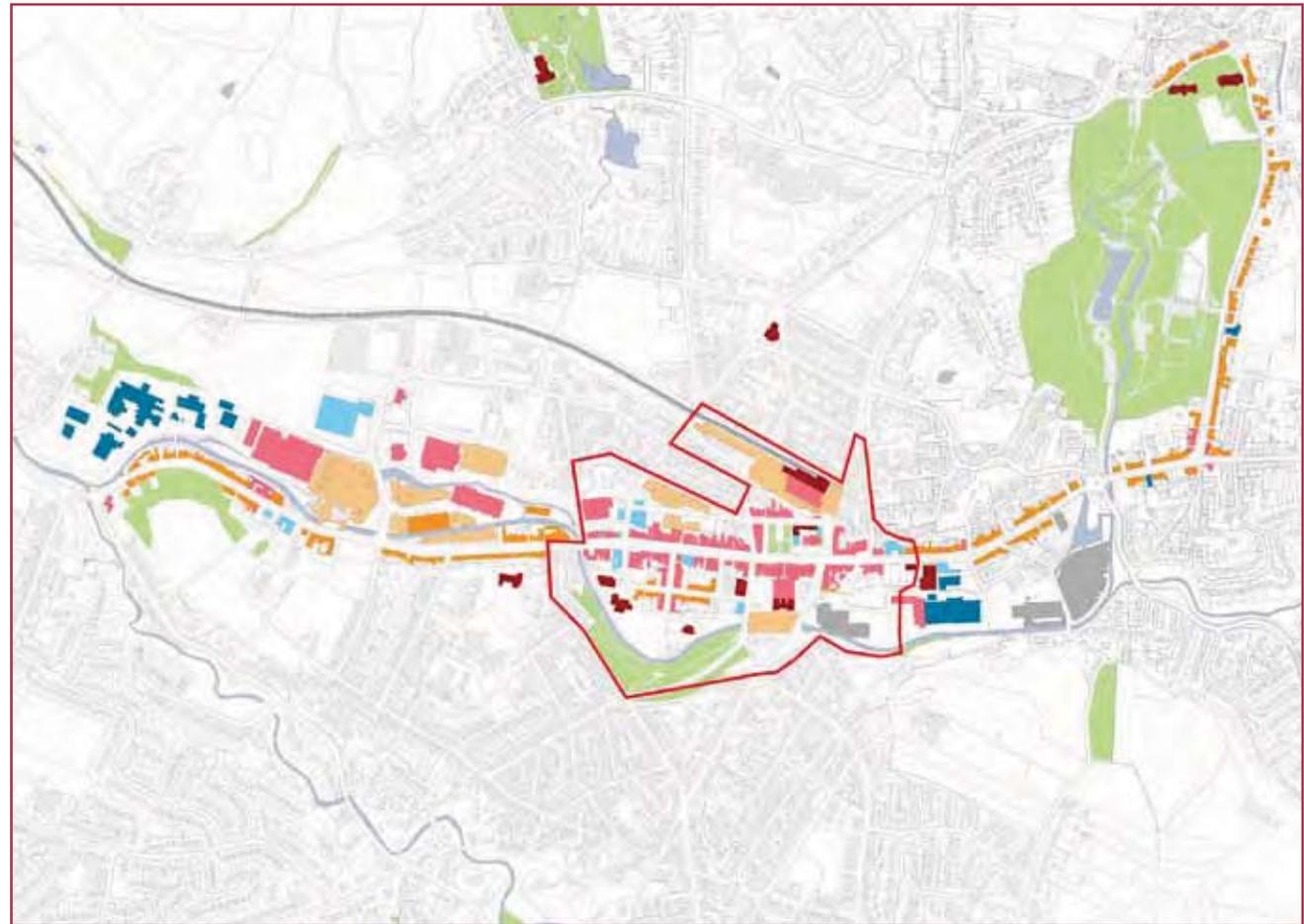


2.4 LAND USE

A significant mix of different uses in the town centre, including residential properties, add to its character and vitality. There is a concentration of independent shops along the High Street and 'big box' retail at Wren Nest Mill. Services such as banking are concentrated at the historic crossroads of High Street and Norfolk Street. The closure of the traditional cotton mills has resulted in a sharp decline in employment uses in the town centre and there are still a number of vacant mills, particularly at Milltown.

The proximity of traditional residential accommodation to the town centre, ensures that there are people in the centre when most businesses close in the evening, unlike other town centres solely focussed on retail. It also means the town centre is within easy walking distance of a significant number of people. However, there is an issue with vacant upper floors in some areas, particularly above shops, where separate means of access have not traditionally been provided.

Despite the relatively strong retail offer, the leisure/evening economy is currently generally weak. In addition, although Harehills and Manor Park are within walking distance of the core of the town centre and open space is an important land use, they are difficult to find for visitors and therefore an under utilised asset.



REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. © CROWN COPYRIGHT LICENCE NO. AR 100017362

KEY:

- TOWN CENTRE BOUNDARY (LOCAL PLAN)
- CAR PARK
- RESIDENTIAL
- PUBLIC OPENSACE
- VACANT
- RETAIL
- COMMERCIAL
- WORKS/STORAGE
- CIVIC/COMMUNITY



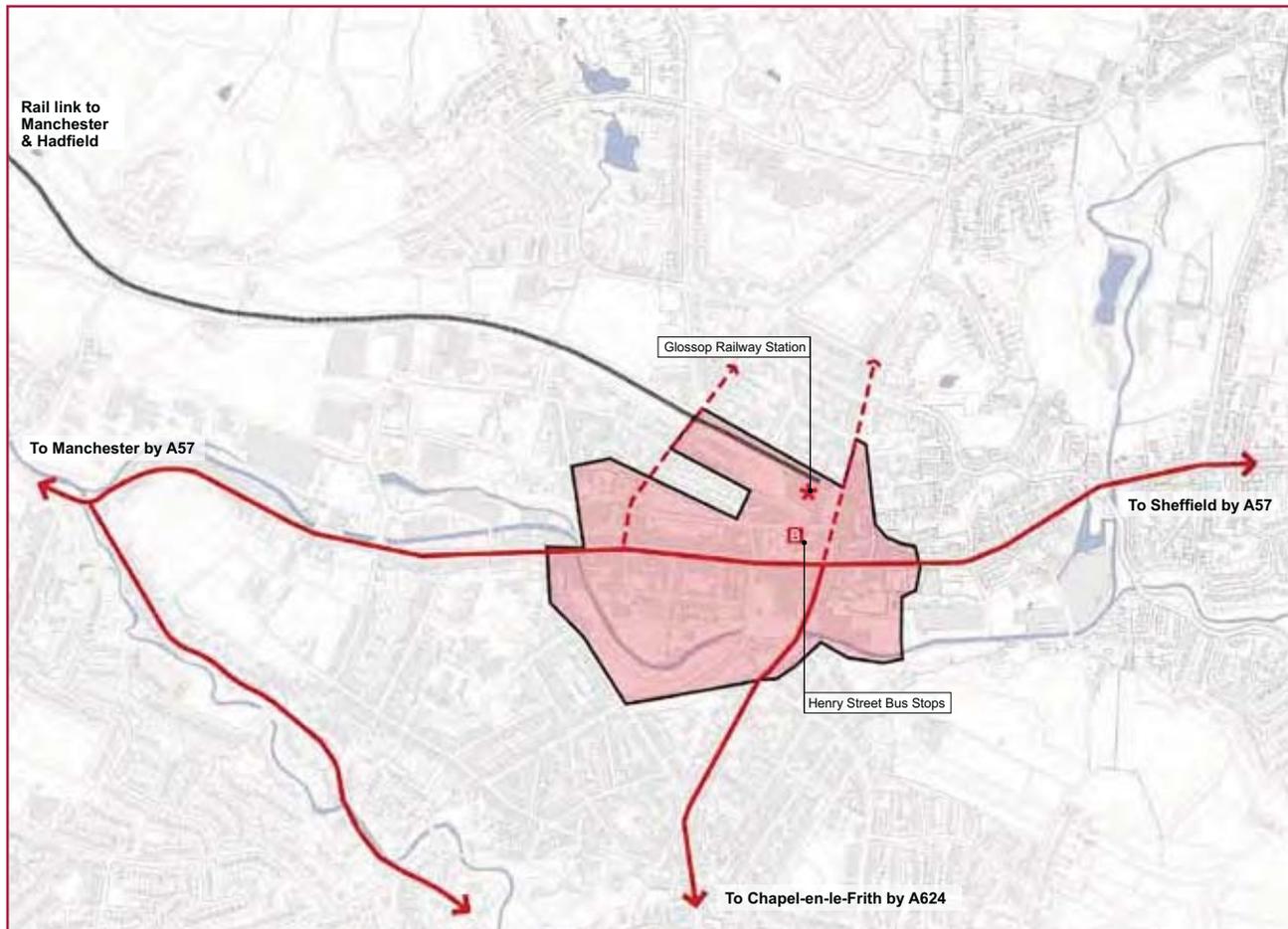
2.5 CONNECTIONS

Located on a major trans Pennine route, traffic is clearly an issue in the town centre, particularly on the A57 to Sheffield, with key routes meeting at Norfolk Square. Although through traffic is an opportunity for passing trade, the main roads suffer from congestion, particularly at peak times, but also often during the day, offsetting any benefit the traffic may bring in terms of its detrimental impact on the shopping environment.

The rail station with a good service to Manchester and main bus stops are conveniently centrally located in the town centre. Although Glossop is relatively well connected to the Greater Manchester area by both bus and rail, routes in other directions are virtually non-existent, particularly into the Peak District National Park.

It is unlikely that neither a complete road by-pass or an extension of the rail line, will be feasibly, even in the long term, to relieve through traffic. Traffic management, including reducing the need for journeys by car, is therefore the only option available to relieve some of the traffic issues in the town centre.

As a gateway to the Peak District National Park, walking and cycling routes from the town centre are not obvious to visitors or well sign posted.



KEY:

-  TOWN CENTRE BOUNDARY (LOCAL PLAN)
-  GLOSSOP RAILWAY STATION
-  RAIL LINK
-  KEY ROAD LINKS
-  MAIN BUS STOPS

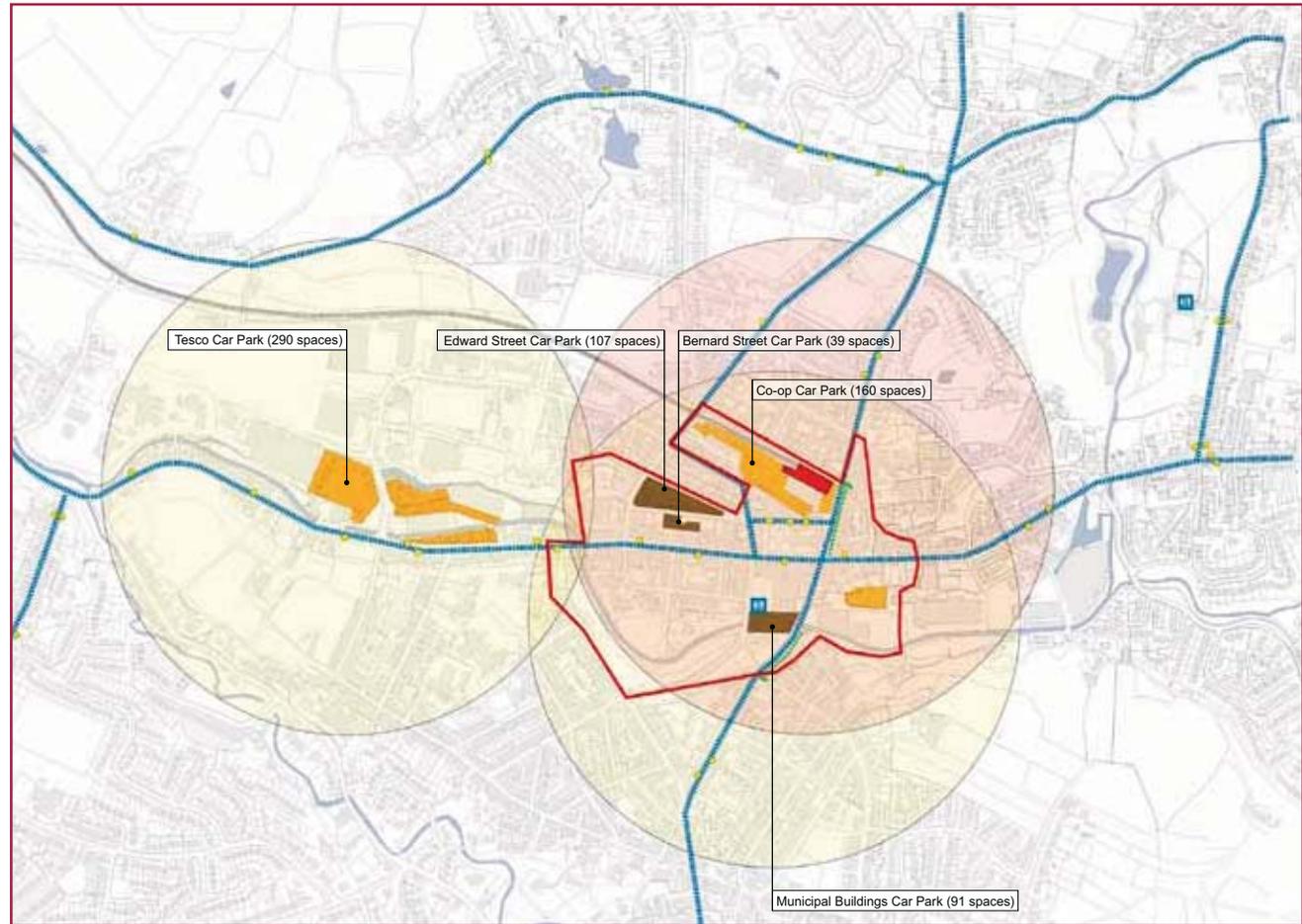
REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. © CROWN COPYRIGHT LICENCE NO. AR 100017362



2.6 ARRIVAL

Although bus and rail services are located centrally and mostly adjacent, there are multiple points of arrival by car to the town centre with varying numbers of car parking spaces and facilities available, such as toilets and information. The main arrival point by car is the Municipal Buildings public car park off Victoria Street, but there are a number of other car parks available throughout the town centre, plus on-street parking, most significantly on High Street West. Despite much of the town centre being within an easy walking distance of these arrival points, a number of difficult pedestrian crossings and the natural topography reduce accessibility for the less able bodied.

In addition to the arrival points, approaches to the town centre also vary in terms of quality. Vacant and poorly maintained buildings and standard quality public realm on key approaches, particularly at Charlestown, create a poor first impression for visitors, regardless of what they will find upon arrival. Visitors by car will often have been travelling through a high quality rural landscape and the contrast with poorly maintained or derelict building will be heightened.



REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. © CROWN COPYRIGHT LICENCE NO. AR 100017362

KEY:

- TOWN CENTRE BOUNDARY (LOCAL PLAN)
- RAILWAY STATION
- BUS ROUTES
- BUS STOPS
- COUNCIL CONTROLLED PARKING AREA
- PRIVATELY CONTROLLED PARKING AREA
- 5 MINUTES WALK FROM KEY CAR PARKS
- 5 MINUTES WALK FROM RAILWAY STATION
- PUBLIC TOILETS

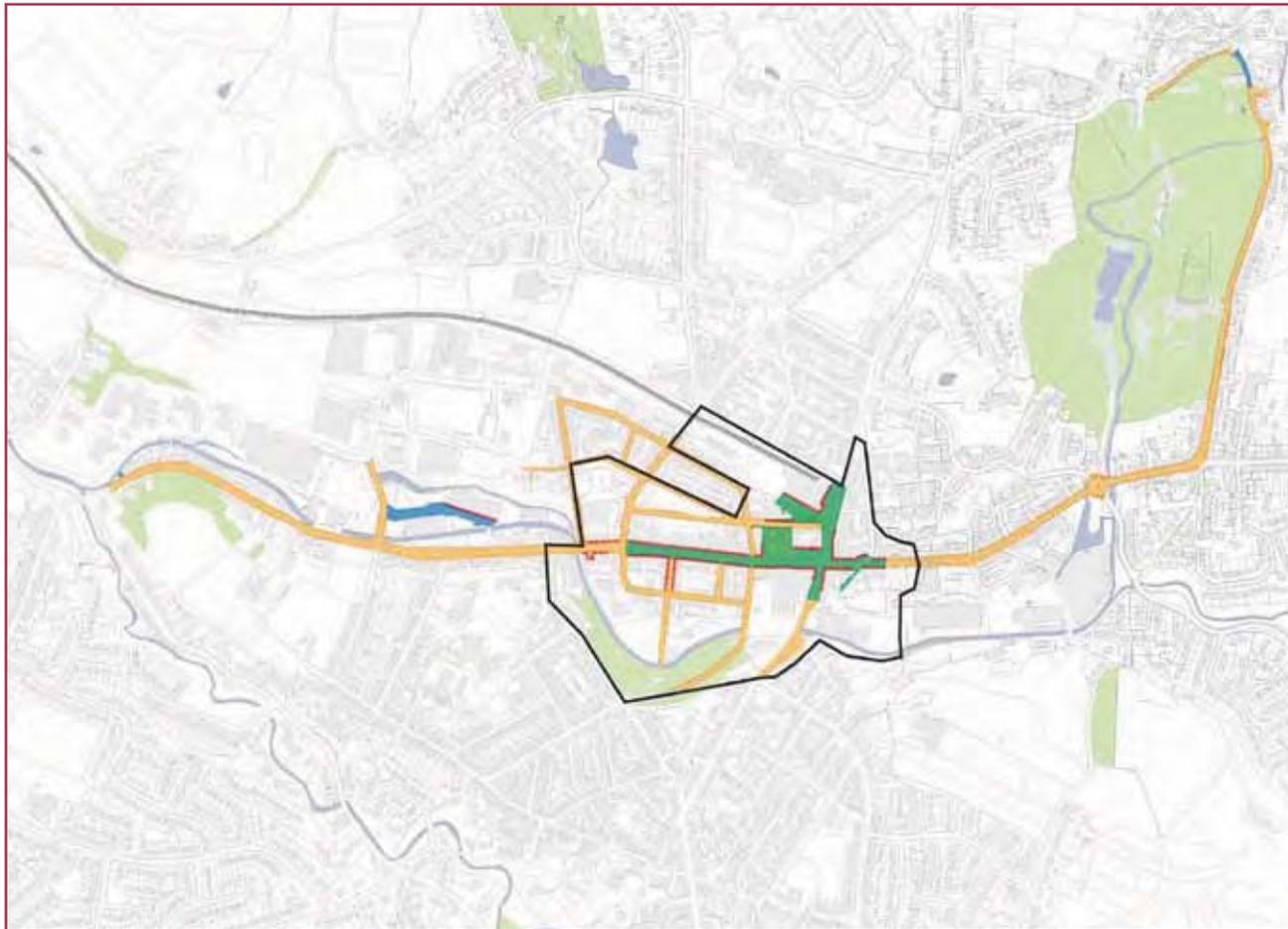


2.7 PUBLIC REALM

The high quality of the architectural heritage of Glossop is not always reflected in the quality of the public realm (streets, squares and parks) in the town centre. Notable exceptions include Norfolk Square, High Street and around the rail station, where recent improvements have been undertaken in high quality natural stone, but mostly elsewhere, standard highway materials and details are used.

In particular, public realm associated with the former mills often does not reflect or support either the quality of the architecture or their importance as landmarks in the town centre. Similarly, access to Glossop Brook is mostly poor and discontinuous, despite its importance as a heritage and recreational feature. The Brook was a key factor in the evolution of Glossop as a mill town and the importance of water in its development often missed within the town centre.

Adding to the character of the place and creating a sense of vitality, traditional active ground floor frontage can be found along most key town centre streets in Glossop. However, a number of areas lack active frontage, most notably around the Wren Nest and Woods Mills creating a sense of isolation, particularly in the evening.



KEY:

-  TOWN CENTRE BOUNDARY (LOCAL PLAN)
-  HIGH QUALITY PUBLIC REALM
-  ABOVE STANDARD PUBLIC REALM
-  STANDARD QUALITY PUBLIC REALM
-  PUBLIC OPEN SPACE
-  ACTIVE GROUND FLOOR FRONTAGE

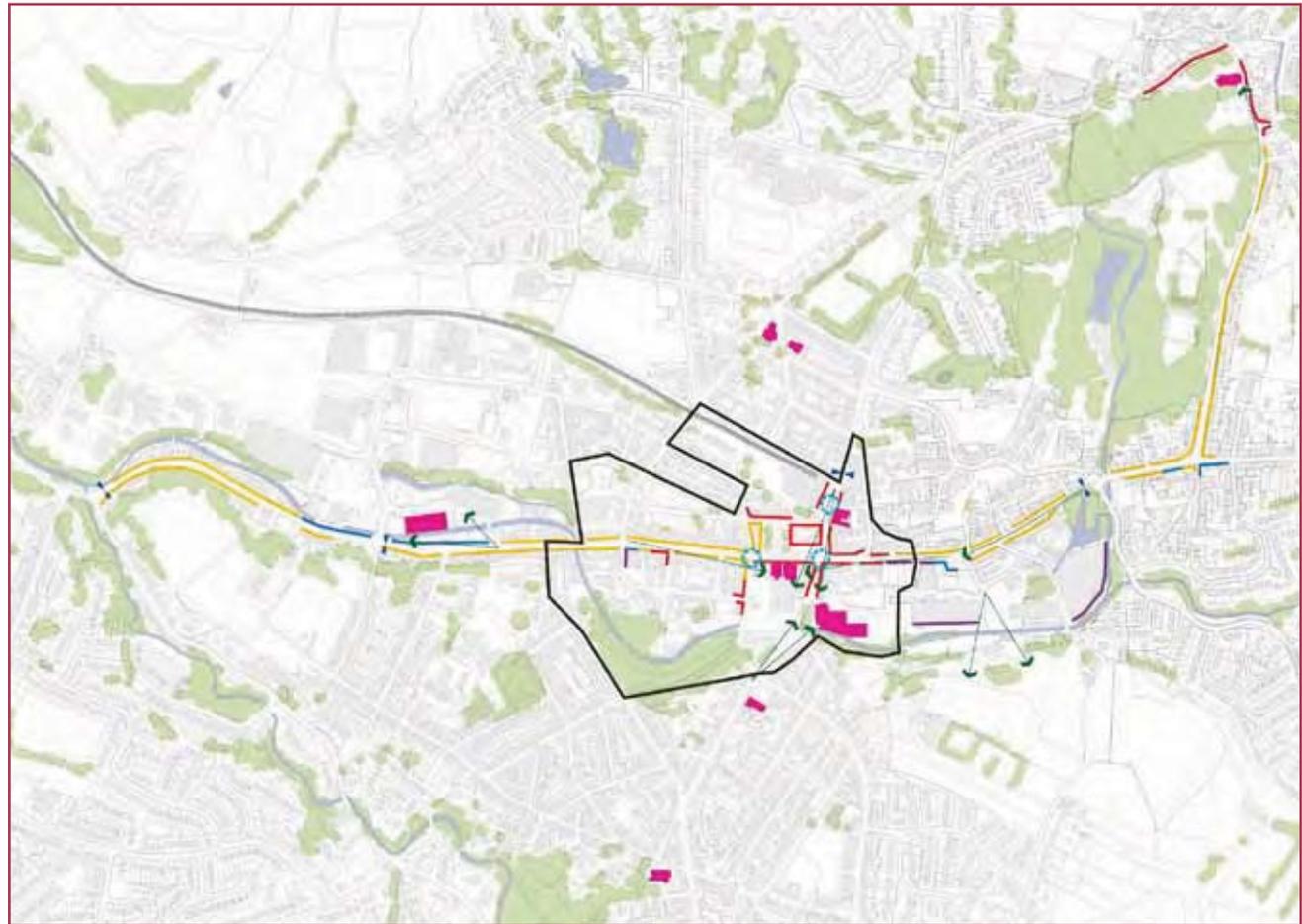
REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. © CROWN COPYRIGHT LICENCE NO. AR 100017362



2.8 TOWNSCAPE

Glossop town centre has a strong South Pennine mill townscape with views to many landmark buildings with vertical features, such as the town hall, helping people find their way around. Well enclosed streets, a rectilinear layout, consistent building lines and well defined fronts, backs and entrances to buildings, reinforce this traditional townscape, although this does break down in the Wren Nest and Woods Mill areas. The exclusive use of a very limited number of building materials, including local millstone grit and Welsh blue slate, adds considerably to the quality and consistency of the townscape.

The growing number of trees in the town centre, currently concentrated at Manor Park, along Glossop Brook and in Norfolk Square, are also of significance to the townscape. These complement the surrounding green hills and help create a green character over much of the town centre. In addition, a good level of enclosure on key routes such as High Street West is further reinforced with new street tree planting. Although perhaps not traditionally found in the townscape, street trees also have a number of key benefits in terms of sustainability and will become more important as the climate changes.



REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. © CROWN COPYRIGHT LICENCE NO. AR 100017362

KEY:

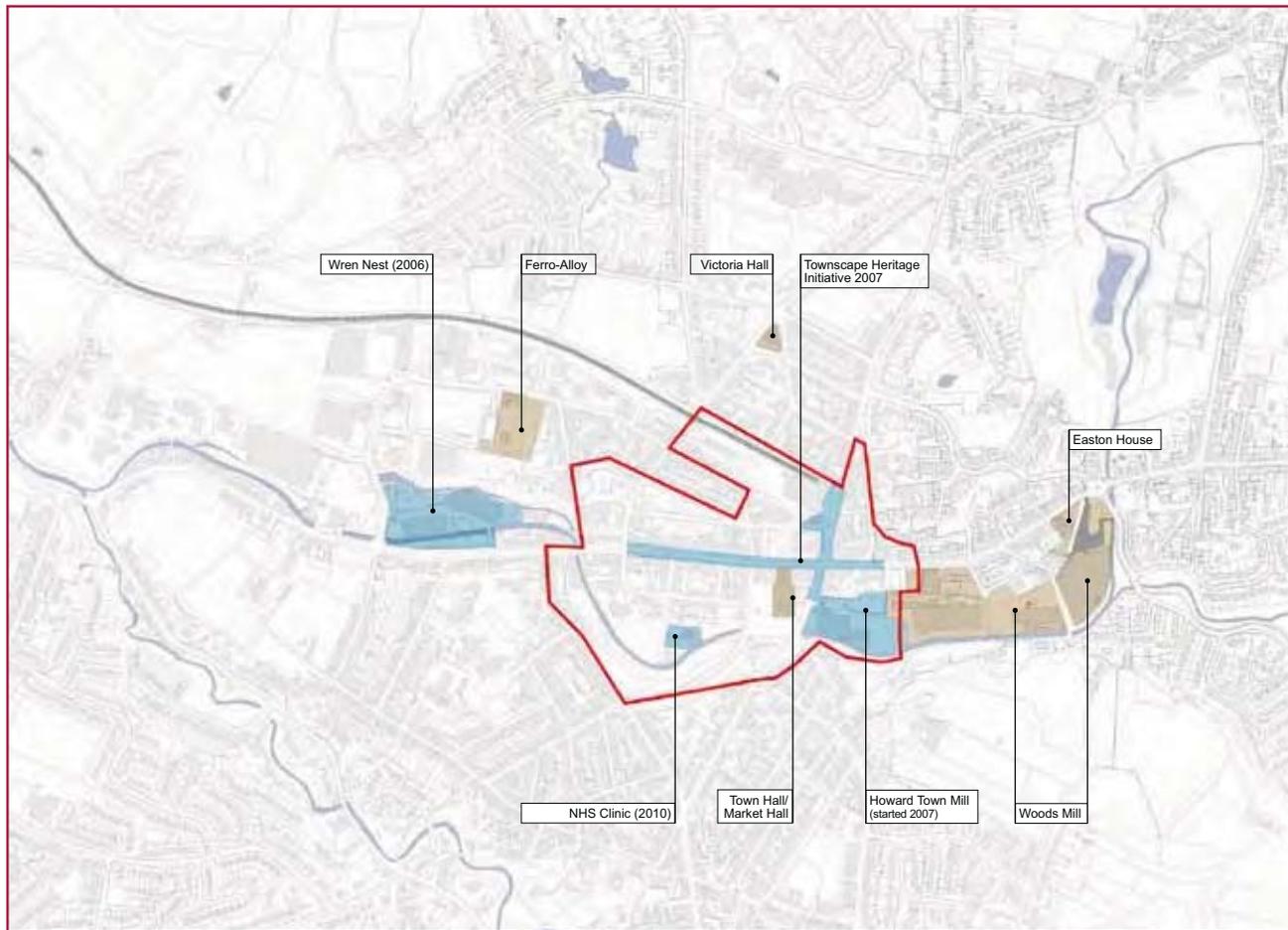
-  TOWN CENTRE BOUNDARY (LOCAL PLAN)
-  GATEWAY
-  NODE
-  VIEWS
-  LANDMARK BUILDING
-  SIGNIFICANT TREE GROUPS
-  STRONG QUALITY FRONTAGE
-  NEUTRAL FRONTAGE
-  WEAK FRONTAGE
-  EXPOSED BACK/BLANK



2.9 RECENT AND FUTURE DEVELOPMENT

Work to regenerate historic buildings, streets and spaces in the town centre has taken place in recent years, particularly focussed along High Street West and at the rail station. Glossop's historic fabric and character has been preserved and enhanced through these projects, which have also set a benchmark for future change and regeneration. New buildings, such as the health centre on George Street, also illustrate that good modern design can and should reinforce and contribute to the overall character of the town centre.

The work to regenerate the town centre will continue with the completion of projects such as Howard Town Mill and further refurbishments, including the Town Hall complex, in addition to new development opportunities arising such as at Woods Mill. It is important that these and other projects, including improvements to the public realm, seek to conserve and reinforce the character of the town centre. If not, the essential character of Glossop could be lost.



REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. © CROWN COPYRIGHT LICENCE NO. AR 100017362





A. D. M D C C C X L V I I I .

3.0

A CREATIVE AND INDEPENDENT TOWN

3.1 AN INDIVIDUAL PLACE

Glossop is without doubt an individual place in a unique setting that has the capacity to be thought of as 'special' and attract visitors and new residents from afar, in addition to having a considerable appeal as an independent shopping destination to people living in its vicinity. What makes it different and special are its industrial and architectural heritage, its location at the edge of a national park, a large number of independent shops and creative people and its offer of a potentially high quality of life.

When the conversion of Howard Town Mill and the associated new development is complete, this will help re-establish Glossop as a local shopping and leisure destination and potentially increase the number of residents and others visiting the town centre. Additional visitors will provide Glossop with the opportunity to extend the quality, quantity and diversity of shopping and leisure on offer and encourage further investment in public buildings and spaces that will make Glossop an increasingly attractive place to live and work in. Making the most of these opportunities needs an understanding and recognition that Glossop is different and that things that take place there should, as far as possible, also be different and special. Glossop is and should be a place which can attract more like minded creative and independent people.

Creativity and independence are hallmarks of Glossop, exemplified by a number of famous former residents, including painter Eileen Cooper, fashion designer Dame Vivienne Westwood, and even philosopher Ludwig Wittgenstein for a short time. Today Glossop is home to many scientists studying and working both independently and at the University of Manchester. It is also home to an award winning butcher and other independent shops and has a thriving live music scene

Successful creative towns generally share common elements, some of which are present in Glossop town centre, others will be developed over time. These elements include a respect for heritage mixed with modern standards, a quality independent retail offer, thriving coffee shops where people can meet, work and exchange ideas, a good selection of restaurants and bars, a vibrant cultural and leisure offer including studios, galleries and performance venues and the support and opportunity to start a new business.



3.2 THE VISION

Glossop is a special town with a proud and independent character, reflecting its rich heritage and unique setting in the Dark Peak. The creative and independent town centre should be the first choice of local people for shopping, working, services and leisure, and the first stop for visitors to the Peak District from the North-West and Manchester area.

3.3 SUPPORTING THEMES

There are eight supporting values or themes that underpin the vision:

- 1. A vibrant and creative community providing an exceptional quality of life.** Glossop retains a very strong community identity and this should be supported. People choose to live in Glossop because of the unique blend of urban/rural life and this should be protected and enhanced whilst recognising that there must be change if Glossop is to be regenerated. However, change must have respect for and contribute to the special character of the town centre to ensure the quality of life and long term prosperity of current and future residents of Glossop.
- 2. Maintain and enhance the heritage of the town centre.** The heritage of Glossop gives it an appeal to locals and visitors that is difficult for modern places to match and this means much to the local community. Heritage therefore should always be the cornerstone of its future development. Finding new uses for redundant buildings and protecting public buildings for future generations should be a priority.



- 3. Attract and serve people from the local community and further away.** As a thriving town, Glossop needs to be the destination of first choice first for those who live in the town and surrounding area for shopping, working, services and leisure. It must therefore provide an appropriate offer and range that is valued by the local community and others so they choose to visit.
- 4. Provide and protect links to the countryside for the local community and visitors.** Glossop has a unique landscape setting that is apparent even in the town centre with views to the surrounding hills. This setting must be protected and links to parks, waterways, the wider countryside and Peak District enhanced for both the local community and visitors. A riverside walk along Glossop Brook could provide one of these enhanced links to and through the town centre.
- 5. First stop for visitors to the Peak District.** Glossop is more than a gateway to the Peak District and should add to the quality of the experience offered by the National Park. The town must therefore be easy to get to, attractive and welcoming on arrival, well maintained, clean and pedestrian friendly and reflect the values of the Peak District National Park.





6. **Establish a reputation as a creative town.** Support existing and emerging creative people, industries and groups in art, culture and science with facilities, meeting and work places, venues and events to establish a reputation for Glossop as a hive of creative activity, research and entrepreneurship.

7. **Recognise Glossop as an independent and individual place.** At the heart of the town centre is a vibrant High Street, with an emphasis on local and specialist independent shops offering service, expertise, convenience and on-the-spot accountability. The uniqueness of these shops and even the individuality of their shopfronts represent the spirit of Glossop and should be supported.

8. **Nurture a 'Mosaic' of attractive experiences around the town.** Different parts of the town centre have different characteristics and history, and serve different purposes. A Mosaic of well connected areas of the town centre, each with different sorts of experiences, will be developed in line with the overall vision. This will reinforce the diversity of the town centre and make it more interesting and attractive to those who visit it from locally and further away.







4.0

DESIGNS ON GLOSSOP

4.1 THE VALUE OF GOOD DESIGN

Urban design is not just about the design of buildings. It is also the complex inter-relationship between different buildings and the relationship between buildings and streets, squares, parks and other spaces that make up the public realm. It is also concerned with the nature and quality of the public realm itself.

Good urban design helps bring people together and encourages a vibrant mix of self-supporting uses and activities. This will help create a town centre which is greater than the sum of its individual parts and allow a stronger urban life and culture to evolve out of the collection of buildings and spaces.

The following guiding principles for good urban design support the on-going regeneration of Glossop town centre. All those responsible for its physical improvement should sign up to them.

Successful streets, spaces, neighbourhoods, towns and cities tend to have characteristics in common and these form the basis of Glossop Town Centre's Urban Design Principles. These eight principles will be used to guide future development in the town centre.

CHARACTER – A SENSE OF PLACE AND HISTORY

Reinforce the distinct character of Glossop town centre

CONTINUITY AND ENCLOSURE – DEFINITION OF SPACE

Reinforce and create town centre streets and spaces that are attractively defined

QUALITY OF THE PUBLIC REALM – SPACES AND ROUTES

Create town centre spaces that are safe, comfortable, well maintained, welcoming and accessible to everyone

EASE OF MOVEMENT – CONNECTIVITY

Make the town centre easy to get to and move around in, particularly for pedestrians

LEGIBILITY – EASE OF UNDERSTANDING

Create a town centre that both residents and visitors can understand and find their way around in

ADAPTABILITY – EASE OF CHANGE

Create a town centre that can adapt to change over time

DIVERSITY – EASE OF CHOICE

Create a town centre with variety and choice

SUSTAINABILITY – SAFEGUARDING THE FUTURE

Create a social, economic and environmentally sustainable town centre





4.2 CHARACTER

An area's identity and character is defined by the appearance of the built environment, which also helps create a sense of place. Most areas of the Glossop town centre have a well-established character that needs to be protected and enhanced.

All sites have shape, adjacent development and a history which make them distinctive. No site is therefore a blank slate. This context should be established for each site and responded to in order to build something that is recognisable and special to Glossop town centre. Appropriate high quality contemporary design that has evolved from its context is encouraged in many areas.

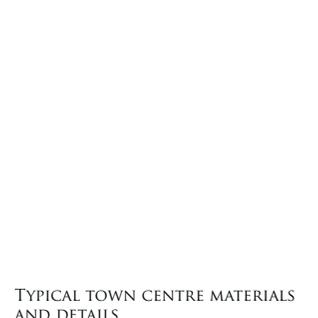
Places that are distinctive are memorable and popular. A common element within a town or district will distinguish it from adjoining areas and create a sense of place. Curved corner buildings and local natural stone are such examples in Glossop town centre.

CHARACTER AREAS

Six distinctive character areas have been identified in the town centre (see Section 5) and these must be recognised and enhanced through all new development or improvement.

Local positive characteristics, such as a building line, should be reinforced with all new development. However, innovative design that responds to its context in layout and detail is encouraged as long as it reinforces the overall character of the area.

Where there are poor characteristics in an area, such as buildings backing onto the street, these should not be used as a precedent for new development.



TYPICAL TOWN CENTRE MATERIALS AND DETAILS





ANCHORS TO THE PAST

Glossop town centre has a rich architectural heritage focussed on the vernacular of Old Glossop and industrial Victorian of Howard Town. It is fundamental to expressing the character of the town centre that any building or structure that contributes rather than detracts from either the continuity of the built fabric, local distinctiveness, historic interest or townscape merit is retained. Distinctive buildings should not be demolished unless there is a compelling case to do so and definite proposals to replace with them with development that will substantially improve the area.

It should be remembered that a new development could be part of the urban fabric of Glossop town centre for many decades or longer. It is therefore vital to make sure it is not only appropriate for its context, but that it actively enhances its surroundings.

STYLE, SCALE AND CONTEXT

Standard designs duplicated and brought in from elsewhere and 'anywhere' type development erode the local sense of place. The design of both buildings and spaces should respond to their context and the character of the town centre. However, poor imitations or inappropriate pastiche designs must be avoided, as this can weaken the character of a place more than anything. Responding appropriately to scale, massing, proportion and the use of local materials and colours, are the primary means of reinforcing an area's character, not the imitation of past styles to 'fit in'. However, traditional architecture may be appropriate in the right context if it can be justified, and if so, it is essential that traditional and historically correct proportions, materials, details and construction methods are employed to ensure quality and response to context.



The town centre should continue to be visually interesting if people are to be attracted to it and enjoy being there. Variety in architectural style can contribute to an area's identity and this is characteristic of the town centre. Responding to local context should therefore not restrict innovative contemporary design, particularly where change is needed. "Respecting the best of the past provides a powerful justification for gracing our surroundings with the very best of the new" (English Heritage, Power of Place, 2000).

VISUAL CHARACTER

Vistas and landmarks create the kind of interest that helps enliven and define areas of the town centre. New development should be designed and planned to make the most of vistas along streets and the town centre as a whole. Existing important and valuable landmarks and views of should be protected and enhanced.

One distinctive characteristic of the town centre is an interesting and varied roofscape. The variation between individual buildings is a result of differences in floor to ceiling heights, features such as towers or spires on key or landmark buildings and the stepping of buildings or terraces on slopes. This traditional variation in roofscape will be encouraged with all new development.

The skyline of Glossop was once characterised by mill chimneys, but few of these now remain. Generally, there are few tall buildings in Glossop which has allowed buildings such as the Town Hall, churches and the large mills in particular to remain dominate features of the skyline over time, creating real contrast with the lower domestic scale buildings adjacent. Proposals for new tall buildings over 4 storeys, or taller than existing key landmarks, will need to be justified and the impact fully understood on the skyline and local context. In addition, with the natural topography of

the town centre, new development, even low, located at a higher level could have a significant visual impact. All proposals will be therefore be considered in respect of their context and proposed height. In addition, the town centre can be viewed from many surrounding hills and this must be a consideration in the design of all large roof structures.

4.3 CONTINUITY AND ENCLOSURE

Buildings are just one part of the fabric of Glossop which is held together by the network of streets and spaces. Well enclosed and connected spaces allow people to use and enjoy the town centre conveniently and in comfort. The street forms the interface between the public and private realm.

Developing and protecting the urban fabric or structure with strong spatial continuity and a good sense of enclosure will benefit the town centre over time. It will help remove gap sites and past inappropriate development.

CONTINUOUS FRONTAGES AND BOUNDARIES

Continuous street frontages and well defined open areas stimulates activity and brings a greater sense of security to the public realm. The effective treatment of the boundary between the public and private realm is essential to good urban design.

Public spaces are safer and easier to understand when defined by buildings which face onto them with active frontages, especially at ground floor level. Streets should not be defined by blank walls and dead frontages in the town centre. Service areas and car parks should generally be located behind off street to avoid breaking up and deadening the street frontage.

PERMEABILITY

A key element of good urban design is the recognition that pedestrian 'through movement' is an essential characteristic of a successful place. Where people pass through an area they provide activity, security through natural surveillance and passing trade for shops and businesses. The continuity of existing pedestrian routes will therefore be preserved and enhanced and cul-de-sacs discouraged in the town centre.

New development should respond to and connect well with established street form. Where the traditional street structure has been interrupted, the opportunity to re-establish a permeable network should be considered. Similarly, new routes where none have existed before, particularly on former industrial sites, are encouraged to 'knit' new development into the town centre.

FRONTS AND BACKS

A clear separation of public and private space should be created by having buildings front onto the street. Buildings with a clearly defined front and back provide better security and privacy, animate the public realm and help people orientate themselves. Entrances to buildings should therefore be from the street and easily recognised as such by visitors. All private enclosed areas to the back should be secure.

DEFINING THE STREET

Building lines within the town centre should be clearly defined to create a largely unbroken urban edge to the street. Projections and setbacks from this line, such as bays, foyers and entrances can be used to aid legibility and add variety to the townscape. Existing historic building lines must be respected with infill development.



A strong degree of enclosure should be provided for all streets in the town centre. Building heights should generally be scaled to the proportion of the street. This results in wider primary routes requiring taller buildings. A good street height to width ratio (as measured from building line to building line) will range between 1:1.5 and 1:2.5. Below 1:1, spaces begin to feel claustrophobic, such as on Milltown, and above 1:4, the sense of enclosure progressively diminishes. Street trees are an effective means of creating secondary enclosure where it is difficult to create it primarily with built form.

Where buildings are set back significant distance from the street, they should still have a presence. Although such development is generally discouraged, it should be scaled to relate to the street and incorporate suitable boundary treatment such as low walls, railings and trees, which contribute to the enclosure of the street and relate to the building line. This would only be appropriate in areas where there is a precedent for development of this kind, such the former mill complexes.

STREET PLANTING

Only a few areas of Glossop town centre benefits from the foresight of previous generations who provided a legacy of mature trees, such around Norfolk Square. However, thoughtful landscaping and planting can enormously enhance the continuity of street form and the comfortable enclosure of public spaces, as well as delivering important environmental benefits.

Street tree and other planting will be encouraged where it will enhance the character of an area, particularly where there is an historic precedent for it such as on High Street. Supporting biodiversity and future maintenance should be key considerations when introducing new areas of street planting both to enhance its value and ensure its future.



4.4 A QUALITY PUBLIC REALM

The term 'public realm' means any part of the town centre that can be experienced by everyone, from buildings and streets, to bollards. Everything in the public realm has an effect on the town centre's image and character.

A key principle is that 'people attract people'. Places which feel good will encourage people to use them and places which are well used stand a better chance of being well cared for. The aim is to produce friendly, vibrant public places where people feel welcome to visit, socialise and go about their business and leisure in comfort and safety such as in Norfolk Square.

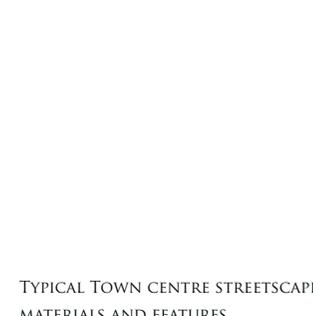
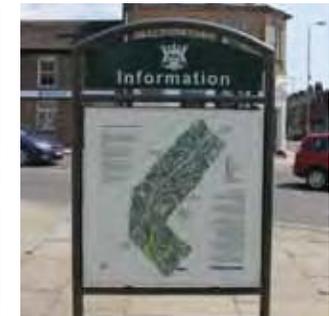
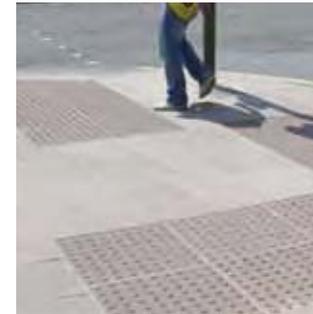
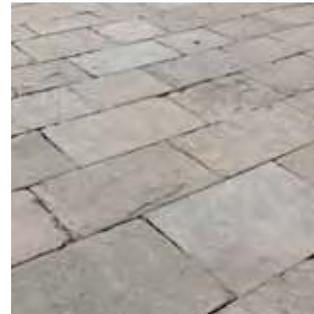
Buildings define spaces and good architecture is obviously important. However, concentrating on the quality of those buildings alone ignores the fact that it is the public realm above all that most people will experience up close. Quality in the public realm is an investment in the whole town centre and its future.

STREETLIFE

Public spaces should have a clear function and must be pedestrian friendly to be successful. They should act as comfortable focal or meeting points, as well as places to pass through. Where a new public space is planned, it is essential to give full consideration to its use, relationship to adjacent buildings and its longer term maintenance.

A street is more than just a road. A road is simply a channel for traffic, whereas a street may still carry traffic, but is first and foremost a social space at the interface of the private and public domains. Spaces that function as lively streets are therefore preferable in the town centre and even those that carry large volumes of traffic, such as High Street, should be promoted as great streets, not simply as primary highway routes.





TYPICAL TOWN CENTRE STREETScape MATERIALS AND FEATURES

SPACE TO BREATHE

The quality of public open space in the town centre is more important than the quantity. Too often minor open spaces are ill defined and poorly maintained because they are simply left over after development or highway works.

The creation of a clear network or sequence of quality open spaces throughout the town centre will provide a focus for many of the character areas and consequently a sense of ownership.

ACTIVITY, NATURAL SURVEILLANCE AND SAFETY

Keeping the public realm animated by the presence of people throughout the day and night helps reduce crime and the fear of crime. Buildings should always offer active frontage to overlook and animate the public realm and provide 'natural surveillance'.

A welcoming public realm is comfortable to be in at any time for people of all ages, gender and background. Street lighting is fundamental to perceptions of public safety and is therefore more than just a highway requirement to be met. 'White' light with good colour rendition is always preferred.

The more animated spaces are by people and activity, the safer they will feel and the need for intrusive and expensive security systems, such as steel shutters and CCTV, will be reduced. Such systems can have a detrimental impact on the townscape and can increase the fear of crime, even when the actual risk is low, as in Glossop.

VISUAL RICHNESS

Vibrant spaces with a variety of uses and richness of detailing will welcome and attract the widest range of people. Imaginative means of enlivening the public realm encompassing public art, lighting, water features, street cafes and entertainment will be encouraged in the town centre.



STREETScape AND STREET FURNITURE

The integrated management of the quality and maintenance of the public realm is encouraged. At present, the public realm is not treated as a single unified entity, but often as a set of unrelated components that are managed separately, sometimes leading to clutter and overlap of responsibility.

As a general rule, quality comes from simplicity – ‘less is more’. Nothing should be placed in the street unless it is unavoidable or highly desirable.

Although very few of Glossop’s streets still retain their original finishes and detailing, this should be conserved where possible or reinstated, including stone kerbs and setts. All materials that appear in the public realm should be selected with reference to their context to ensure they are appropriate for both place and function. Surfaces should complement surrounding buildings and streetscape, thus defining and unifying spaces. There should be a preference for the use of traditional natural materials, which should be locally sourced where possible, particularly within the Conservation Areas.

Whilst there no overall style of street furniture in the town centre and it is made up of a number of different areas, this could be used to reinforce their individual character. What is essential therefore, is that each element in an area is coordinated. Care should be taken in selecting historic styles of street furniture, as there was obviously no such thing as a vernacular or Victorian CCTV camera or pay and display machine. The use of coordinated materials and colour will therefore be the most appropriate means to incorporate such modern elements, not an inappropriate historic style.

4.5 EASE OF MOVEMENT

Movement of all kinds is the life-blood of towns and Glossop is no exception. The movement network must operate in a way which brings the town centre to life, yet high levels of traffic can impact negatively on quality of life and perception of place. Future development in the town centre should therefore reduce both the need to travel and dependence on the car as much as possible.

Streets have vital social, economic and amenity roles, in addition to that of being channels for vehicles, that transport planning must acknowledge. A well designed town will therefore have a network of streets and spaces that can accommodate these roles, as well as the traffic which should not be allowed to dominate.

THROUGH MOVEMENT

Maintaining access to the town centre for all groups is vitally important for its future success, yet excessive through traffic can have a detrimental effect without any benefit. As a full A57 by-pass is unlikely to ever happen, through traffic, particularly on High Street, should be managed to contain and minimise its impact.

Although traffic should not be allowed to dominate the public realm, at the same time, it should not necessarily be excluded all together from areas. Traffic essential for access and servicing should be ‘tamed’ in order that the street or space can be shared successfully with pedestrians, cyclists and buses.

PUBLIC TRANSPORT

Encouraging nodes of activity near bus stops and the rail station will encourage sustainable transport patterns. Making journeys by public transport should be safe and easy and provide a convenient alternative to the private car. Clear and up to date information, accessible stops and safe pedestrian routes to and from the station and bus stops will help achieve this.

WALKING AND CYCLING

For short journeys to and within the town centre, walking is and should be the main means of movement. The quality of the streets must encourage walking and a pedestrian friendly environment is an essential ingredient of attractive, inclusive places that also supports economic success. It is vital that streets in the town centre are safe and comfortable for pedestrians to cross.

Cycling provides a healthy and environmentally friendly alternative to the car and should be encouraged in Glossop. Dedicated cycle infrastructure should be provided on more heavily trafficked routes, particularly those to the National Park and facilities for cyclists, including parking and changing, provided with new development.

PARKING

Car parking fulfils a vital need for accessing the town centre, but requires careful consideration to support good urban design. On-street parking can assist in reducing traffic speeds, stimulates activity and attracts passing trade essential for local businesses. Surface parking areas should be provided in ways that do not affect established building lines, such as courtyards within a block. To increase parking spaces in the centre, the possible use of undercroft parking should be considered on key sites and multi-storey car parks may be acceptable in appropriate locations, but both should always provide an active ground floor use onto the street.

ACCESSIBILITY

Environments that facilitate greater equality of access promote prosperity and fairness. The town centre will not perform to its full potential if some areas or facilities are perceived to be too difficult to access, particularly for those whose movement and/or sensory perception is impaired in some way. New development and public realm improvements must be designed to allow access for all.



4.6 LEGIBILITY

Good urban design can help create a town centre that is easy to understand and find one's way about, which appeals particularly to visitors. Streets, buildings, vistas, visual details and activities should be used to give a strong sense of place and to provide an understanding of destinations and routes. A legible urban environment is the sum of many of the urban design principles.

ROUTES

The routes people take are a key element in the way Glossop town centre is perceived. Careful consideration must be given to the sequence of experiences the town centre offers residents and visitors when moving through.

A clear hierarchy of streets should be established to enable people to orientate themselves in the town centre. For example, primary routes should generally be wider with taller buildings which enables people to 'read' the town centre without the need for signage and maps. On such primary routes, such as on High Street, people would naturally expect to find a bus stop for example and would not look for one on a more intimate and quiet lane.

Gateway features on key routes can create a memorable sense of arrival to the town centre and to places within it.

LANDMARKS

Gateway and other landmark elements in the urban environment should not only be thought of as physical objects such as buildings, although these often the most common. They are any kind of reference point that people single out as being memorable that helps orientate themselves.

Aspects of the town centre a visitor might encounter as landmarks include public art or a unique lighting scheme, a strong element

of urban character such as a busy shopping area or junction, a distinctive building or a striking vista.

Some landmarks are distant ones, often visible from many angles and places, such as the Town Hall clock turret, whilst others are local reference points, such as a public house on a corner.

New development should reinforce the legibility of its local area and the town centre by including local features that relate to local circumstances. Some of these will include fine grained details that provide interest to pedestrians, others more striking elements to provide interest to those passing in vehicles. These should always remain appropriate to their context.

FOCAL POINTS

Public spaces are key to the legibility of the town centre and the best are active areas where people gather and meet. Focal points such as Norfolk Square, should be emphasised, given clear definition and purpose. The vitality of street life and the relationship of buildings to the proportion and nature of the street is fundamental to support a sense of place in Glossop which welcomes residents and visitors.

Junctions are 'nodal points' where people decide their route and come to meet. Street junctions should therefore be designed as active spaces and places, not characterless traffic interchanges. Landmarks at nodes reinforce their function by giving good reference points to aid orientation and navigation.

Corner buildings higher than surrounding buildings can serve to emphasise junctions and add to the character of the local area. One of the best examples of this can be found at the junction of High Street West and George Street. Round corners are also



a unique characteristic of Glossop. Overall, strong corners give definition to streets and become easily identifiable minor landmarks. Wherever possible corner buildings should have an active ground floor use in the town centre.

VIEWES

The protection of key views and the creation of new vistas and landmarks will help people locate themselves in the town centre. Visual links within and beyond the immediate area, particularly to the hills and countryside around Glossop are also important. New development should therefore protect important existing views, whilst taking opportunities to create new memorable ones.

SIGNAGE

The provision of good signage and guidance at key points is important in aiding orientation for pedestrians. Direction signs will always have a role in helping those unfamiliar with the town centre find their way about, although good urban design should help reduce the need for signage in the first place. Street name plates are another often forgotten piece of street furniture, but are vital to help people locate themselves in the town centre. Street name plates were often historically mounted on buildings.

Clear and direct signage to car parks can also help reduce the number of cars circulating unnecessarily and adding to congestion. In particular, car parks appropriate for visitors to the town centre should be clearly signed to make them easy to find.

Public transport stops and car parks should provide maps of both the local area and town centre to help people orientate themselves. As a piece of street furniture, signage should have a coherent design and be of a high quality in the town centre.



4.7 ADAPTABILITY

Successful towns accept change and continually adapt to remain vibrant over time. Glossop has benefited from the robust nature of much of the historic street pattern and building stock, which has proved able to respond to change many years after its construction.

Thoughtful and good urban design is required to achieve this flexibility. New developments and public realm improvements should be designed both to respect the existing context and to accommodate future change.

As well as needing to adapt to economic and lifestyle changes, Glossop town centre will need to adapt to climate change. Like many other areas of England, Glossop will likely see warmer and drier summers and warmer and wetter winters in the future. The potential increase in rainfall in particular means that the town centre will need to respond to an increased risk of extreme storm events and flooding which there is a history of.

PUBLIC REALM

Streets and spaces that connect well to the town centre's movement network and are relatively simple in design, can accommodate and adapt to the widest range of uses and building types. This is why most of the town centre's oldest streets remain vibrant and in particular, High Street.

Streets should be more than just access roads to buildings. They should be designed to link with the surrounding public realm. Individual buildings may come and go, but streets generally last for generations or longer.

Even key public spaces should be made easily adaptable for a range of functions, such as markets, events and concerts. The provision of movable street furniture and power supplies should be considered to support a varied range of events.



BUILT FORM

The ability to adapt and change in the future should be a key consideration in the design and construction of all new development in the town centre. Buildings having a clear relationship with the street and flexible internal layouts that are capable of being adapted to different patterns of use will support future change more easily and sustainably.

A coarse grain urban structure is less adaptable than a fine grain structure over time. New 'super' or 'mega' blocks that are out of scale with the traditional or domestic block size of the town centre will be discouraged. Where these blocks exist historically, such as with the former mill complexes, new public routes through will be encouraged to further integration with the town centre.

INDIVIDUAL BUILDINGS

Within a smaller block, individual buildings should be made as adaptable as possible to ensure they can change over time. The Victorian mill is a good example of an adaptable building which can easily switch uses as circumstances change. Many have been converted from industrial use to office, retail or residential use. A number of former chapels or churches in Glossop have also been successfully converted to new uses.

In terms of residential development, the provision of 'lifetime' homes is encouraged. These homes are designed to be capable of straightforward adaptation as residents' needs change, whether that is adding a habitable room, installing a lift or shower room on the ground floor.

4.8 DIVERSITY

Housing, leisure, shops, places to work and meet should interrelate to form an identifiable and walkable town centre that meets the needs of local residents. Town centres which benefit from a mixture of good amenities have the means to support their own requirements and reinforce a sense of community. Retaining a good proportion of Glossop's spending locally is also of great economic, as well as social, benefit and is a key theme of this Strategy.

MIX OF USES

Providing a mix of uses, whether vertically in a building, in a block or simply along a street, creates vibrancy in an area. Single uses over a large area of the town centre or single use 'zoning' is discouraged. Glossop town centre must be more than just a place to shop or work 9 to 5, but a place to live and spend leisure time in the evening. This brings not only economic and social benefits, but also environmental ones too, such as reducing the need to travel.

PHYSICAL DIVERSITY

A robust and diverse street and block form allows for a wide range of building types and scales to be accommodated throughout the town centre.

VISUAL DIVERSITY

The principle of diversity applies equally to the style and design of individual buildings. Respect for scale, massing (the shape and size of blocks of development), materials and a robust street form allows a wide range of architectural styles to be accommodated which is traditional throughout the town centre. Provided good designers are used, this variety greatly enriches the identity of the character areas and assists legibility. New development should always ensure that it animates the public realm with a rich and diverse visual interest.



4.9 SUSTAINABILITY

Sustainable development aims to foster and balance continued and diverse economic success, environmental improvement and the development of social equity through stronger and fairer community life. Sustainable development is concerned with the overlapping working of the economy, environment and society.

The vision for Glossop town centre encourages a sustainable and innovative 21st century approach to development that makes use of current best practice to make it more energy and resource efficient and able to adapt to climate change. This begins with the overall layout of the town centre which should be efficient in the use of land by ensuring that the urban form is compact and of a density that maximises the potential of each site or area, whilst protecting distinctive character. A variety of building types, uses, sizes and tenure will encourage the creation of a mixed and balanced sustainable town centre.

SOCIAL AND ECONOMIC INTEGRATION

A key ingredient in diversity and sustainability is a successful mix of tenures where rented, shared ownership and private can co-exist and complement each other in a variety of building types. The management and maintenance of any new development and associated public realm is fundamental to the sustainability of the town centre. Tenants, owners and landlords have responsibilities to the wider community.

Good design can assist social inclusion by making social housing in new developments in the town centre indistinguishable in terms of quality, appearance and site location to private or affordable housing.

MIX OF USES

Sufficient development density and mix of compatible uses lend support to many of the other urban design principles. It encourages long term sustainability by promoting more economic use of land, a critical mass of local population which in turn supports a rich mix of facilities and activities and an efficient public transport system. Town centre residents, workers and visitors should be able to walk to facilities such as a corner shop, primary school and public transport within a matter of minutes. Good urban design supports this by ensuring individual developments contribute to achieving this overall objective.

REUSE AND RECYCLE

The reuse and recycling of existing buildings, particularly historic ones, is encouraged throughout the town centre. Most existing buildings worthy of retention represent a significant amount of embodied energy and finding new uses where appropriate and renovation to modern standards is encouraged as opposed to demolition and reconstruction. Where this is not possible, the reclamation and reuse of local grit stone in new construction must be considered.

EFFICIENCY

Efficient in their use of energy and water by incorporating energy and water saving devices, individual buildings should also make use of renewable energy technologies, such as water power readily available along Glossop Brook, where appropriate and practical. In addition, sustainable building materials and techniques should be employed wherever possible during the construction phase, including waste reduction and recycling.

REDUCE THE RISK OF FLOODING

Considering the importance of reducing the risk of flooding in the town centre which it has suffered from in the past and which may become more acute in the future with climate change, sustainable drainage systems (SuDS) are encouraged in both new development and improvements to the public realm where possible. Although subject to the policies of the adopting authority, SuDS should generally seek to reduce both the speed and quantity of surface storm water run-off. The incorporation of SuDS can also support increased biodiversity where water is kept at the surface, or green roofs are used where appropriate.

BIODIVERSITY

New landscape features and green spaces should ensure they have wildlife value wherever possible to support increased biodiversity across the town centre. Biodiversity should also be enhanced with existing landscape features such as Glossop Brook, which should be considered as an important wildlife corridor running through the town centre. Other wet areas such as the former mill ponds will also have significant biodiversity value and should be retained and restored where possible.

Individual buildings can also support increased biodiversity through the incorporation of green roofs and bird and bat boxes where possible. The provision of street trees window boxes can also support increased biodiversity in the town centre, despite it traditionally being mostly a hard urban environment.



