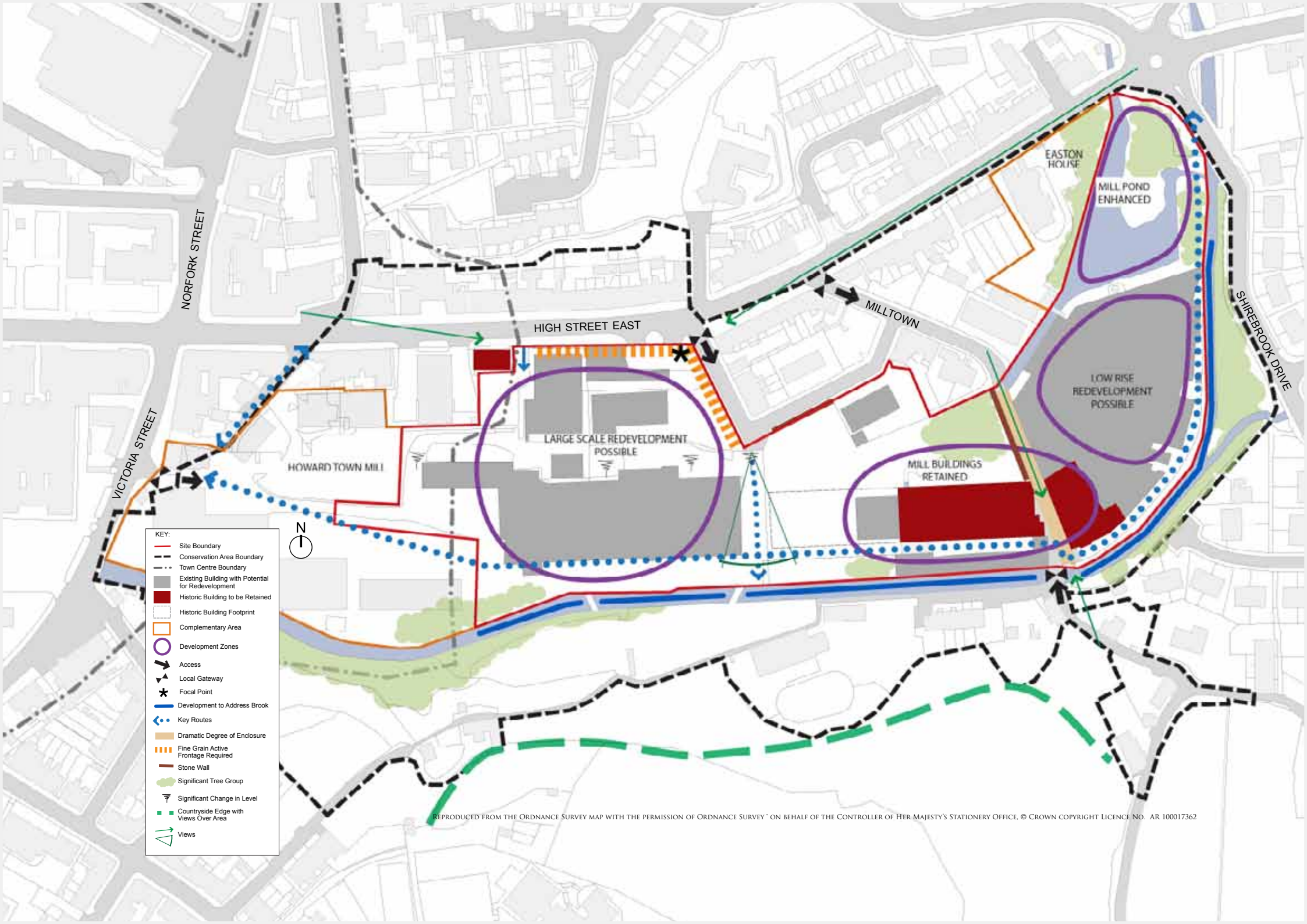




GLOSSOP DESIGN & PLACE MAKING STRATEGY

SUPPLEMENTARY PLANNING DOCUMENT TO THE HIGH PEAK LOCAL PLAN JUNE 2011

DESIGN BRIEF FOR THE WOODS MILL AREA



- KEY:**
- Site Boundary
 - Conservation Area Boundary
 - Town Centre Boundary
 - Existing Building with Potential for Redevelopment
 - Historic Building to be Retained
 - Historic Building Footprint
 - Complementary Area
 - Development Zones
 - ↘ Access
 - ↘ Local Gateway
 - ✱ Focal Point
 - Development to Address Brook
 - ⋯ Key Routes
 - Dramatic Degree of Enclosure
 - Fine Grain Active Frontage Required
 - Stone Wall
 - Significant Tree Group
 - ⏏ Significant Change in Level
 - Countryside Edge with Views Over Area
 - ↘ Views

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

DESIGN BRIEF FOR THE WOODS MILL AREA

INTRODUCTION

This Design Brief for the Woods Mill Area should be read in conjunction with the Glossop Design and Place Making Strategy and other relevant High Peak Borough Council planning policies including the Woods Mill Interim Planning Statement. It expands the design principles as set out in the Strategy for the Howard Town character area, illustrating how they should be applied in greater detail for the Woods Mill Area.

LOCATION

Woods Mill is located within the Howard Town character area and bounded to the north by High Street East, Glossop Brook to the south and east and Howard Town Mill to the west.

SITE DESCRIPTION

The Woods Mill site forms part of the Howard Town Mill complex, part of which lies within Glossop Town Centre as defined in the Local Plan. Although none of the buildings within the site are listed, all of the site is located within the Howard Town Conservation Area.

Only the western third of the area is in active use and much of the site, including the Woods Mill buildings, is not in active use or is vacant. Active uses in the west include the leisure centre and car repair garage on High Street East, a business/industrial unit on Mill Street and retail units within the Bull Dog Centre adjacent to the Howard Town Mill development. Despite being in active use, these buildings have little architectural merit and indeed both the leisure centre and car repair garage detract from the overall character of High Street East.

Woods Mill is located in the eastern half of the site spanning Milltown and is composed of four main elements. One surviving

half of a five story double mill building to the west of Milltown, a three storey extension of this mill building with a single storey building adjacent to Glossop Brook, a three storey mill building to the east of Milltown and an adjacent expansive single storey shed along Glossop Brook with a former engine house. All of these buildings are currently vacant and in a poor condition, particularly the expansive single storey shed and engine house. The two multi-storey mill buildings create a high degree of enclosure along Milltown and a unique townscape feature in Glossop town centre.

There is a significant change of level across the site from north to south, falling some five metres from High Street East down to Glossop Brook. Glossop Brook itself presents a green edge to the site to the south, with a number of mature and smaller trees along its length. Glossop Brook is mostly inaccessible from within the area as mill buildings often front directly onto it. To the south of the site, the green countryside is clearly visible as the land slopes up from the other side of Glossop Brook. In the northeast corner of the site, one of the few remaining mill ponds in Glossop town centre stands adjacent to High Street East surrounded by mature trees.

Considering the former historic industrial use of the area, a ground investigation should be undertaken to identify what, if any, remediation may be required to safely redevelop parts of the site. In addition, Glossop Brook has a history of flooding and much of the site adjacent to it is within an area identified by the Environment Agency as at risk. This flood risk must also be considered with any plans for redevelopment.

SITE AREA

The approximate area of the site is 3.7 hectares (9.1 acres).



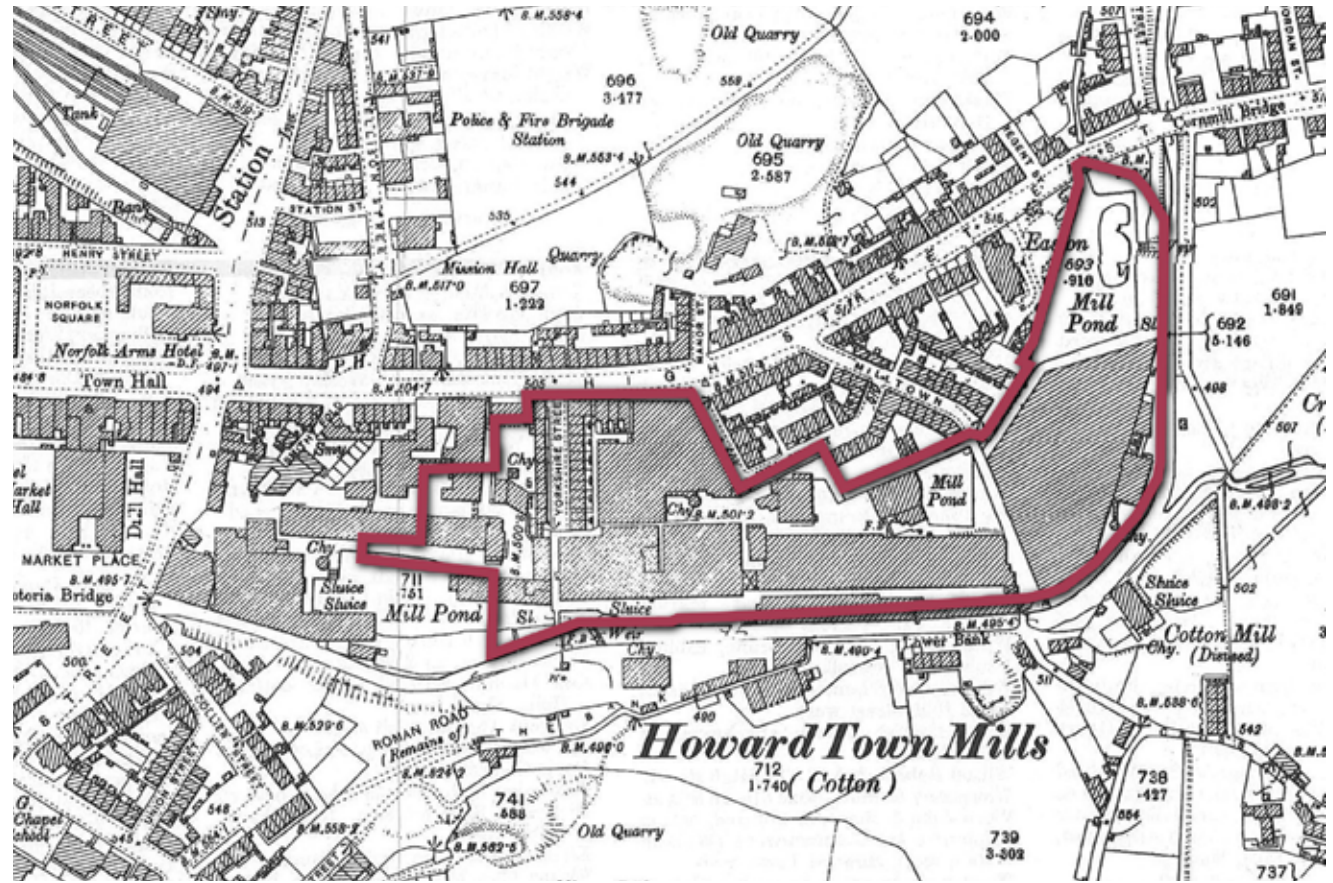
HISTORY

Woods Mill is the name given to the former mill buildings at the eastern end of the site, but they formed part of the larger Howard Town Mill complex developed by John Wood in the 19th century. The surviving mill building to the west of the site and currently under redevelopment is known today as Howard Town Mill, in contrast to the Woods Mill buildings. The Howard Town Mill complex in its entirety has been identified as the largest textile mill in northwest Derbyshire and one of the largest integrated cotton mills in England by the end of the 19th century.

To the west of Milltown is the surviving half of a wide mid 19th century five storey double spinning mill building historically known as Jubilee Shed. It is 21 bays in length with a former central engine house featuring a double height arched window on the western end. The other 21 bays (historically known as Mill Bottom) was demolished in 1967. To the north of this spinning mill was a mill pond, now filled and having significant tree cover.

Connected to the five storey spinning mill on Milltown (Jubilee Shed) is a three storey three bay mid 19th century extension, modified significantly from four bays with an uncharacteristic red brick infill on the gable end following flood damage in 1946. This three storey extension is also connected to a narrow single storey building running alongside Glossop Brook which defines a narrow courtyard or lane with the larger five storey spinning mill to the north. The western half of this lower narrower building also appears to have been demolished with the western half of the larger spinning mill (Mill Bottom).

To the east of Milltown is a late 19th century three storey mill building with a large single storey weaving shed adjacent and



WOODS MILL AREA 1897

running alongside Glossop Brook historically known as the Great Eastern Shed. The Great Eastern Shed also housed a two storey engine house adjacent to Glossop Brook. Much of this single storey weaving shed and the other single storey building along Glossop Brook are generally hidden from public view and are of lesser architectural value, particularly in light of their very poor condition, when compared with the more intact multi-storey mill buildings.

The covered bridge that connects two of the multi-storey mill buildings across Milltown would appear to be 20th century. The last known occupier of the mill buildings was Volcrepe Rubber Ltd whose name appears on the bridge.

There are few historic features left within the western half of the site, save for a number of stone walls, the most prominent of which runs along the western side of Mill Street from High Street East and appears to be the lower ground floor of a former mill building (Broad Shed). Clearly a number of mill buildings and worker's cottages have been demolished and/or redeveloped during the 20th century in the western half of the site, including Victoria Shed, Broad Shed, Coronation Shed, a boiler house and a tall chimney. Yorkshire Street was a residential street running south from High Street East where the leisure centre stands today, but no trace of it now exists.





DESIGN AIMS

The comprehensive regeneration of the Woods Mill Area represents an opportunity to provide a high quality and sustainable mixed use development to reinforce the urban character of Glossop town centre whilst reducing the isolation of the area and improving access to and along Glossop Brook.

APPROPRIATE USES

Appropriate uses of the area are set out in the Woods Mill Interim Planning Statement and include:

- Retail (A3)
- Food and Drink (A3 and A4)
- Business (B1)
- Residential (C3)
- Leisure (A3, A4 C1 or D2)

To support the existing town centre retail offer and encourage combined trips, new retail uses should be concentrated towards the western end of the site to both complement proposals for the redevelopment of Howard Town Mill and improve High Street East. Although residential uses would be appropriate across most of the site to encourage a mix of uses and natural surveillance out of hours, it is likely these would be best concentrated to the eastern half of the site along with creative business uses.

DESIGN PRINCIPLES

Despite the condition of the historic multi-storey mill buildings on the site, their large industrial character overlooking Glossop Brook and contrast with the surrounding residential townscape and countryside, along with their spatial relationship, continues to

contribute to the unique character of Glossop town centre. They should therefore be retained and reused as part of an area wide regeneration plan and requests for demolition resisted. It should be noted that the adjacent single storey buildings including the Great Eastern Shed are much less significant in terms of the townscape and in much worse condition. These low rise buildings and all other structures within the area, with the exception of the multi-storey mill buildings and stone wall along the western side of Milltown, could therefore be redeveloped.

As well as the historic multi-storey mill buildings, Glossop Brook, including the Mill Pond to the north and the countryside to the south, is a key feature of the area and views and public access to it should be maximised with any redevelopment.

The following design principles should be considered with any redevelopment proposals in order to support the design aims.

1) DENSITY AND MIX

Higher densities make more efficient use of land and reinforce the traditional character of Glossop town centre. The Borough Council will expect redevelopment proposals to demonstrate that the highest appropriate densities have been achieved. It is anticipated that the site will be appropriate for retail, leisure, business and residential use, including apartments or flats, town houses, mews houses and other family house types at an urban density.

2) HEIGHT AND MASSING

One of the defining characteristics of Glossop town centre is the historic contrast between industrial and domestic scales of development. Four or five storey mill buildings sit adjacent to

one storey sheds or two storey worker's cottages. This contrast is also apparent in the footprint of industrial and domestic scale development and both can be found in and around the Woods Mill area. Redevelopment proposals should acknowledge these contrasts and reinforce where appropriate without compromising the amenity of residents or the setting of listed buildings.

Building heights should be 2 storeys on High Street East and Mill Street to continue the roofline and contribute to a sense of enclosure, and 2-3 storeys on other street frontages within the area. The height of adjacent existing buildings should be considered with proposals for new development to avoid overlooking.

Care should be taken to ensure that new development provides an active and attractive relationship with publicly accessible areas on the ground floor, with overlooking from windows and balconies above. All areas of off street parking will require natural surveillance from adjacent development with the exception of undercroft parking which should be integrated into the building massing to ensure the building is visually grounded and not floating. This approach will also provide a quality ground floor elevation for passers and break up large expanses of car parking.

3) VIEWS

The panoramic view down Mill Street towards Glossop Brook is key, and although this view did not exist historically, being blocked by mill buildings, it represents a significant opportunity to re-establish links between the town centre and Glossop Brook and reduce the isolation of the area. It also provides views of the rising countryside to the south of the site and a contrast with the urban character of the rest of the town centre.





MILL TOWN

ILLUSTRATIVE VIEW LOOKING EAST ALONG GLOSSOP BROOK
WITH A REFURBISHED JUBILEE MILL ON THE LEFT



The view west along High Street East to Mill Street is important as much emphasis is placed on the corner as High Street East changes direction at this point. The corner should be a focal point, but is currently ill defined by an open car park of the car repair garage which replaced Victoria Shed, creating a poor first impression of the town centre from the east.

New views and landmark corners and features within the area should be developed to improve legibility and connections with the core of the town centre. In particular, the isolation of the existing multi-storey historic mills should be reduced both visually and physically where possible.

As well as views from and within the area, views to and over the area from the surrounding hills should be an important consideration with any redevelopment. Despite existing precedents, large monolithic expanses of roofing highly visible from the distance should be avoided. Strong and varied roof forms, including sawtooth or possibly curved to reflect the surrounding hills, should be considered for larger footprint buildings. Green roofs could also be considered to reduce the impact on distant views.

4) LAYOUT

New development must front onto public areas and be laid out to protect privacy and amenity where appropriate. Regard must be given to establishing a north-south route from High Street East down to Glossop Brook, likely following Mill Street and a west to east route from Howard Town Mill across Milltown and along Glossop Brook up to High Street East and Manor Park.

Fine grain development at the back of pavement to High Street

East, either with smaller properties or a visually subdivided larger property would be most appropriate to reinforce the existing character of the street. Larger development footprints, if required, may be most appropriate towards Glossop Brook to reflect the historic grain of the area.

5) ARCHITECTURAL STYLE

Whilst this advice does not seek to be overly prescriptive, it will not be appropriate to apply a generic design solution to this area. The aim is to provide distinctive architectural design, which is underpinned by a sound understanding of the local context, particularly in relation to High Street East and industrial heritage, including the existing mill buildings which should be retained. The emphasis should be on high quality bespoke design and execution and the use of traditional and local materials and details where appropriate, including natural millstone grit and Welsh blue slate.

Recycled stone from within the site is encouraged in new buildings to assist in their integration with the wider townscape.

6) ACCESS AND PARKING

Parking and servicing arrangements must accord to Derbyshire County Council policies and should be provided within the area for all new development. Large uninterrupted and open areas of surface car parking is discouraged and the visual impact of all car parking should be reduced by tree planting.

The main access points to the area are Mill Street and Milltown, although it should be noted Milltown is very narrow where it crosses Glossop Brook between the historic mill buildings. Traffic





congestion is a significant issue on the A57 High Street East and proposals to access the site from an existing or new junction(s) or access point(s) must be approved by Derbyshire County Council as Highway Authority.

7) LANDSCAPE AND OPEN SPACE

The key landscape features within the area include Glossop Brook and the last remaining mill pond of the Howard Town Mill complex. Both need to be protected, enhanced and public access to and along improved. The edge of the countryside is also highly visible to the south of the area with a green ridge running parallel to Glossop Brook. Views to and from this ridge should be an important consideration in any proposals for the area.

In addition, consideration should be given to the creation of a number of small linked open spaces or courtyards within the area. Traditional paving surfaces such as millstone grit setts should be retained, uncovered and reused where possible to reinforce the character of the area. Improvements to the streetscape of High Street East should also be undertaken to link development to the core of the town centre where improvement have already been undertaken, including the provision of street trees.

8) SECURE BY DESIGN

Proposals must be in accordance with High Peak Borough Council's Designing Out Crime Supplementary Planning Guidance and Advice and incorporate measures which reflect the need to make proper provision for personal safety and crime prevention. Much of area is currently secluded and opportunities to improve access and natural surveillance should be considered with any proposals.

9) SUSTAINABILITY

Proposals must meet the sustainability principles and quality design aims set out in PPS1 – Delivering Sustainable Development. High Peak Borough Council will require that Code for Sustainable Homes Level 4 standard be achieved for all residential development in the area and an equivalent BREEAM rating of 'good' be achieved for all other proposed building uses as set out in the Woods Mill Interim Planning Statement.

Opportunities for renewable energy technologies should be considered within the area and in particular, water power, which is readily available along Glossop Brook and for which there is historic precedent. In addition, the role of Glossop Brook as a wildlife corridor should be reinforced with any redevelopment.

IMPLEMENTATION

For all those involved in the regeneration of the town centre, this design brief is intended to help guide future change by providing a common direction for the Woods Mill Area. Through consultation with the community, it provides the context within which proposals can be developed and come forward from both public and private sector bodies. It describes the form and quality of development High Peak Borough Council expects and the sort of place the area will become in the future. Its primary purpose is to inform and assist the development process.