

PROPOSED RESIDENTIAL DEVELOPMENT AT HOYLE ING DYE WORKS, MANCHESTER ROAD, LINTHWAITE

DESIGN AND ACCESS STATEMENT

1. Amount

The application is for the creation of 17 residential dwellings by the conversion of 2 existing buildings and 3 new build buildings.

Planning Permission was granted in September 2012 for a total of 1708 sq m that comprised part conversion and part new build to give 14 dwellings.

This proposal is for smaller dwellings with a reduced overall total area of 1540 sq m. more appropriate to the context and market need.

The overriding Design Concept is to respect the contribution that the mill makes to the character of the Linthwaite Conservation Area by constructing a viable, attractive and appropriate development, urban not suburban in nature, with existing and new buildings co-existing in an harmonious relationship.

2. Layout

By renovating 2 key existing buildings, one fronting Manchester Road (plots 3-6) and one along Hoyle Ing (plots 1 and 2) strong links are maintained with the industrial heritage of the site. These buildings define the urban edge of the existing and proposed development.

A new Pedestrian and Vehicular access to the site is situated, as previously approved, off Manchester Road, adjacent to one of the retained mill buildings.

A new building (plots 7-12) is proposed along the remaining frontage.

At the head of the new accessway a new, 3 storey, stand-alone, small tower like building (plot 17) is proposed to act as a hub and focal point separating the 2 distinct parking courtyards.

Defining the south east corner of the development and visually linking to the adjacent tower building is a 3 storey mews, comprising 4 dwellings.

The existing mill chimney, at the end of the north eastern parking courtyard, will be enhanced by a purpose built feature retaining structure.

3. Scale

The scale of the development is governed by being appropriate contextually with the size and proportions of the 2 existing buildings, the topography of the site and the neighbouring properties.

Detail regarding the various buildings is covered later under “Appearance”

4. Landscaping

Details for the hard land soft landscaping, retaining walls and boundary treatment will reflect the urban nature of the setting with careful attention paid to selection of materials. These will need to be approved under an appropriately worded planning condition.

5. Appearance

Plots 1 and 2

This is an existing stone and slate roofed building which has a strong presence on Hoyle Ing.

The proposal is to convert this building to 2 dwellings, accessed from within the site.

The existing window openings, as visible to Hoyle Ing and marking the character of this building are utilised in the refurbishment. The remaining elevations, where currently totally enclosed, will be refurbished and appropriately scaled window and door openings set into the remaining walls which have suffered by having various, incongruous treatments and openings inserted over the years.

Plots 3-6

Again this is an existing building under a slate roof. The elevation to Manchester Road is key to the character of the site and will be totally refurbished.

The proposal is to convert this building to 4 dwellings, accessed from within the site.

The other elevations have lost any semblance of the original design as they have been modified on a purely utility basis. The proposal is to restore all the stonework and insert appropriately scaled window and door openings to allow the conversion.

Because of the nature of the steeply sloping site steps will be set into a recessed opening to allow access to plots 4 and 5 from the new access road.

Plots 7-12

This is a terrace of 6 mews houses along the Manchester Road frontage on the other side of the proposed new access road.

The proposal is to replace the existing buildings here, which, due to their condition and configuration are unviable to convert.

A rhythm of door and window openings are envisaged in a manner which engages with the mill context and the front building line to Manchester Road, is respected and reinforced.

Plots 13-17

This is a proposed new mews of 4 properties and a stand-alone tower like dwelling as mentioned earlier.

Windows have been grouped together to unify the design in a contemporary manner but respectful again of the mill context.

Being 3 storey, the scale suits the topography and setting. The living rooms are set at the first floor and kitchens open onto the private, ground floor courtyard gardens at the rear.

6. Access

The new pedestrian and vehicular access, as referred to earlier, will connect to the two parking courtyards.

There are to be no other access points.

2 spaces per dwelling are provided within these courtyards without recourse to counting garage spaces. (Garages are not considered appropriate to context)

Because of the steeply sloping nature of the site, level access is not achievable to the front doors but ramped pathways to the rear gardens provide for level access to the back doors.

These paths enable wheelie bins to be taken to the 2 collection points as identified on the Site Layout.

At the junction of Hoyle Ing with Manchester Road a new, widened and much improved footpath link is afforded.

7. Ecology

4 bat roosting opportunities will be provided in accordance with the Ecological Assessment in the new dwellings, plots 13-16.

3 bird nesting boxes for swifts will be incorporated into the gable ends of plots 1,3 and 17.

8. Summary

The proposal will provide an attractive solution to the remediation of a derelict site, retain the historic mill character setting, provide new homes responding to market need and enhance the character of the Linthwaite Conservation Area.