
Design access Statement & Heritage statement



JANUARY 16

AK INNOVATIVES DEISGN SOLUTIONS LTD

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**Well Street Mill, Well Street, Leek
Staffordshire
ST13 6JU**

Conversion of site to 17 apartments.



1.Introduction

1.1 AK Innovative Design Solution Ltd are instructed by our clients in respect of preparation of Full Planning application. Design and Access Statement to support application for converting the existing buildings to 17 apartments

- 2 Studio apartments
- 11 two bedroom apartments
- 4 one bedroom apartments

1.2 This statement provides a description of the site, details of the development proposals and a background to the proposals. The relevant Development Plan policies and guidance against which the application will be assessed are set out alongside other material considerations including the National Planning Policy Framework (NPPF) and how the proposals align with these policies and guidance.

1.3 The main issues for consideration are then set out and assessed, and conclusions are drawn. In summary, the proposed development would provide sustainable and well-designed add on which would complement both the existing and emerging character of the Town Plan area without any detrimental highway, biodiversity, flood risk or amenity and as such the proposal is a form of development which should be supported by the Council.

1.4 As per planning policy and regulations, if at any point during the consideration of this application any clarification is required in association with the application, we would be happy to discuss the proposals with the relevant case officer.

2. Background and Site Description

Well Street Mill is a historical industrial site located in Leek, Staffordshire, an area known for its rich textile manufacturing heritage. Leek, often referred to as the "Queen of the Moorlands," has a significant history dating back to the 18th and 19th centuries when it was a major center for the textile industry. Well Street Mill is part of this legacy, contributing to the town's development and economic prosperity during the industrial revolution and beyond.

Leek's prominence in the textile industry, particularly silk manufacturing, placed it on the map as a key industrial town in England. Mills like Well Street Mill played a crucial role in this economic activity.

The mill's architecture is reflective of the period's industrial design, often featuring robust brickwork, large windows for natural lighting, and multi-story structures to house the various stages of textile production

The mill was a significant employer in the region, providing jobs and contributing to the local economy. Its operation would have been integral to the social fabric of Leek during its peak.

Well Street Mill is situated on Well Street in Leek, with the postal code ST13 6JU. This places it within a historically rich area, surrounded by other industrial and residential buildings from the same era.

The area around Well Street Mill would typically feature other industrial buildings from the same era, as well as residential areas that housed the workers. This creates a unique historical ambiance which will give our client the opportunity to create, unique living standards.

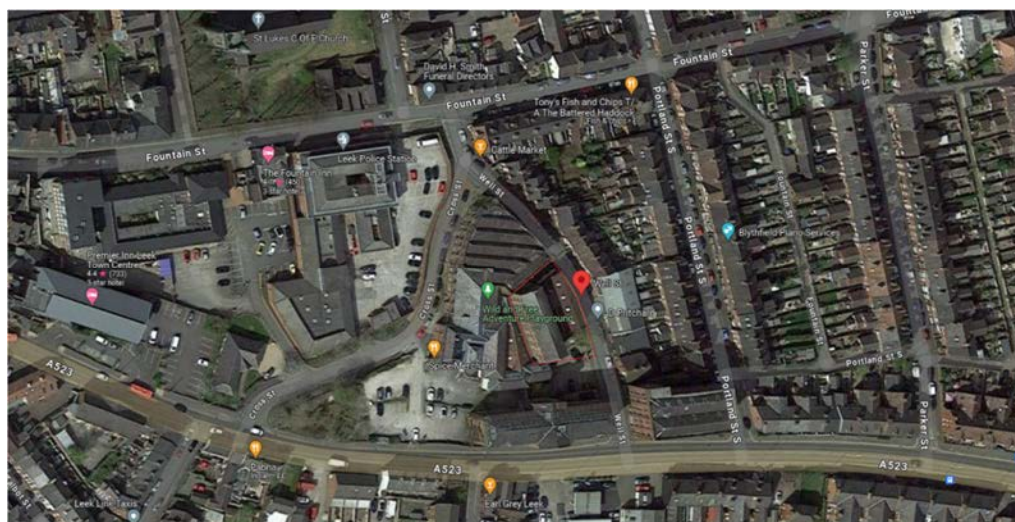
Well Street is centrally located in Leek, providing easy access to the town's amenities and attractions. It is surrounded by other historical buildings and is within walking distance to the town center.

The street features typical Victorian-era industrial architecture, with the Well Street Mill being a notable landmark. The area is well-connected by local road networks, making it easily accessible for residents and visitors.

Leek offers a variety of shopping options, from independent boutiques to well-known retail chains. There are also numerous cafes, restaurants, and pubs that cater to diverse tastes.

The town has several primary and secondary schools, providing educational facilities for local families. There are also opportunities for adult education and vocational training.

Leek is well-served by public transport, with regular bus services connecting it to nearby towns and cities. The town's road network provides easy access to major routes, facilitating travel to and from the area.



Well street mill is in a sustainable location, located off A523 which leads A153, and A53, with bus stops located on A523, bus stop is short walk away 0.2 miles, Aldi is located under 400m away from site.

The site has all the necessary amenities within the vicinity, silk Street car park is located short walk from site.

Building condition



There are two elements to the site, the original mill and the later add on; which is in good condition.

Two storey annexe building which is linked to the main Mill via a timber framed two storey corridor.

Ground floor

The ground level is one large room with beams of wood running the length of the structure, supported by central cast iron columns.

Originally made of cast iron, the windows had small panes and several opening hoppers. The floor above is made up of large timber beams that run from wall to wall and are all supported in the middle by thin cast iron columns. There are two r.s.j.s positioned in the center that serve as braces or columns. The tops of the columns have broad flanges cast with the column running in the direction of the span of the beam.

First floor

The first floor is one large open area with cast iron columns supporting the floor joists in the center and on either side. These seem to have been added to the C19 as additional support after the structure was finished. This is my assumption based on the fact that they are added rather than integrated into the structure and that they are structurally distinct from everything else in the building.

The brick walls are one and a half inches thick and painted. An escape entrance leads to an outdoor steel stairway located halfway down the Well St elevation. The cast iron windows feature small panes and opening hoppers every



other window. The floor above features large beams that span the building and are supported by slender cast iron columns in the middle. Column heads have integrated flanges that align with the beam direction. A stone staircase connects the second and first floors.

Second floor

The open space has one and a half brick walls with timber beams, but only two slender cast iron columns on the floor. One has a huge wrought iron flat plated support, while the other has an integral cast iron cap and flange. Because the columns are not in the middle of the span, they must be supported by the beams below. These columns differ from others on the site, indicating they were added later. Steel straps placed into the beams have strengthened the large timber beams across the breadth. The beams are supported by joists, and the fourth floor has a new sheet floor. The original cast iron windows have small panes and opening hoppers in alternate positions. floor. There is a door leading to the bridge link

Third floor



The third floor consists of a single open area with a wooden staircase located at the opposite end. descending down a stone staircase at the London Rd end. The walls have been constructed. The timber king post trusses are one and a half bricks thick for support. There is also an emergency exit door leading to a steel staircase in the final section of the structure. Cross St Mill ends on the side of Well St. The windows feature cast iron frames with small panes and opening iron hoppers. There is a service elevator on each floor that is currently out of service.

WELL STREET ANNEXE GROUND FLOOR

The ground is made of concrete. The walls are made of bricks. Two big brick columns are present, with rolled steel joists stretching lengthwise between them. supported by wooden beams spanning the full width. Timber windows can

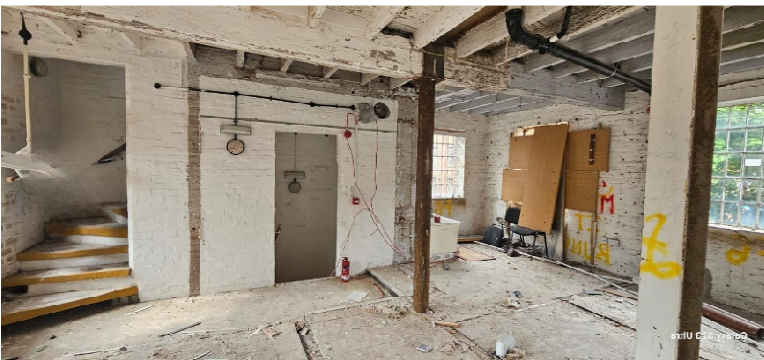


be seen on the front side of the building. Two brick columns support rolled steel joists lengthwise. wooden beams stretching from one end to the other.

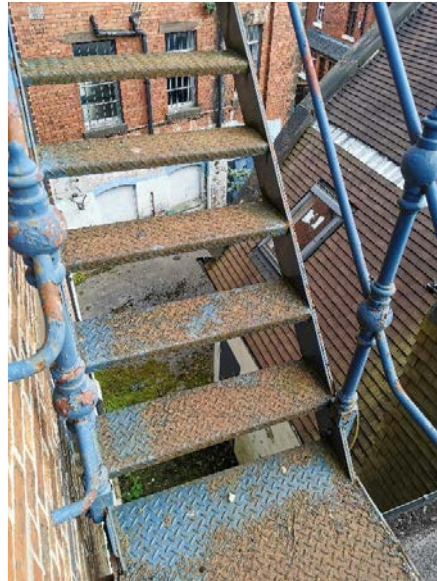
Rooms have been included which is a later add on, new modern stud work is visible, with toilets, doors.

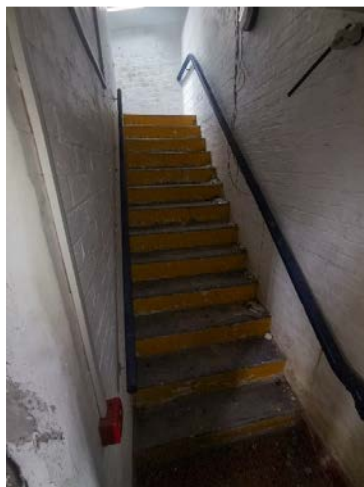
FIRST FLOOR

The walls have a thickness of one and a half bricks and include three timber trusses, with the one in the middle at the road side propped up by a timber post instead of the wall.

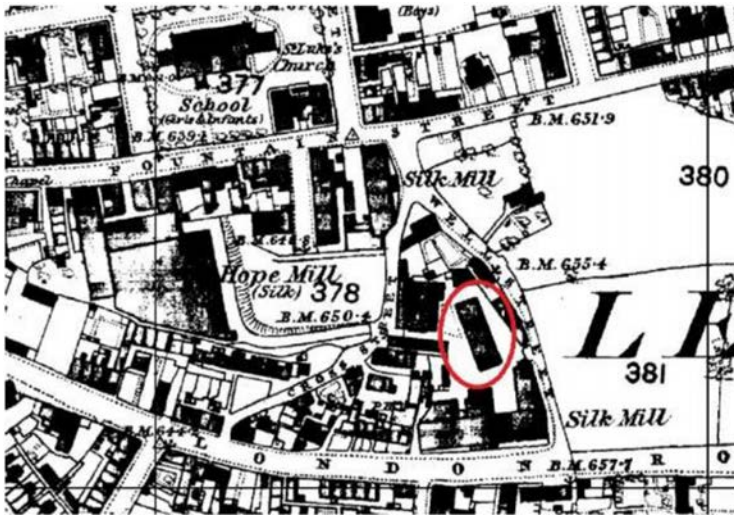


There is a timber roof light with four opening hoppers on the back slope. Three roof lights are situated towards the bottom of the roof slope. A loading door is located at the opposite end of the London Mill.





Heritage Statement



time, particularly in terms of mechanized textile production.

Well Street Mill, located on Well Street in Leek, Staffordshire, is a significant heritage site with a rich industrial history

Well Street Mill was built in the 19th century, a period when Leek was a prominent center for textile manufacturing, particularly silk. The mill played a crucial role in the local economy, contributing to Leek's reputation as a hub for high-quality silk production.

As part of the Cross Street Mill complex which was designed by Leek Architect William Sugden, The mill is an example of industrial architecture from the Victorian era. Its design and construction reflect the technological advancements of the

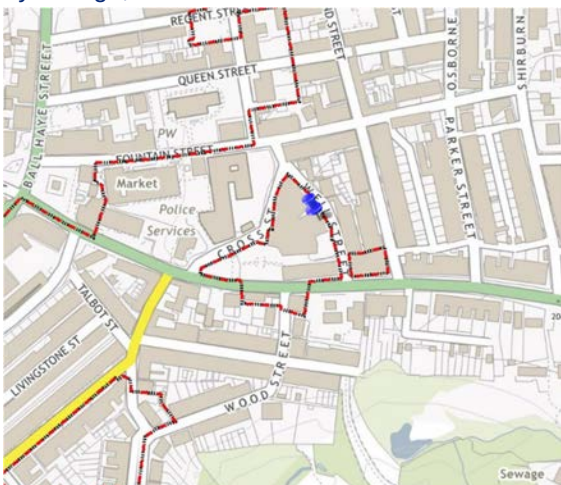


The mill is a multi-story brick building, typical of the industrial mills of its time. It features large windows that provided natural light for the workers and the machinery.

In 1891, Brough, Nicholson & Hall took over the partnership and began constructing a new mill.

On Well Street, in 1900, there was a location called Royal York Mill, which was a significant expansion of the Cross Street Mill. The text needs to be provided in order to provide a paraphrased version.

The map excerpt from 1899 shows that the Cross St Mill is mostly the same as it is now. The section of the road between the building in question and Cross St Mill, In 1883 Cross street mill was the last remaining premises owned by Brough, Nicholson and Hall which was sold



The map showing Conservation area.



Site map showing the site as listed building excluding the Annex

The site was transformed from an unused textile mill, which took place around 2007, following the approval of a planning application and a listing building consent (SMD/2007/0450 & SMD/2007/0449) by Amos Developments. The purpose of this approval was to repurpose the unused mill into living spaces for staff at Alton Towers, which included 39 bedrooms and shared amenities.

This request pertains to two structures within the site, both integral parts of the Cross Street Mill complex. These structures are a four-story brick building named Well Street Mill, featuring a uniform window design along its frontage, and a two-story extension connected to the main mill by a wooden-framed walkway. The report by David Slade in support of the Amos Developments application proposed that this connection would primarily be made of glass to lessen its visual impact on the listed building.

The site has been redundant for some time now, with the site need of repair internally. The front of the factory likewise appears to reference the Georgian heyday of country house architecture. With four storeys and a very generous amount of windows

Pre Planning Advise

Following our meeting last week, I have considered your proposals and based on the information provided offer the advice below.

It is understood that the site relates to Well Street Mill, a former silk mill, which forms part of the Cross Street Mill complex which is Grade II Listed and within the Leek Conservation Area. Pre-planning advice is sought for the conversion of the Mill into 17 apartments.

In terms of principle this site lies within the Town Centre of Leek and Conservation Area. Spatial and housing policies in the adopted Staffordshire Moorlands Local Plan support a range of new housing in such locations (H1, DC2 and SS5).

Referring to the type of housing, the second leg is to consider the affordable housing contribution as this is deemed as a major development (over 10 dwellings). Our regeneration housing officer, Kate Hall, was consulted on this and made the following comments:

Normally we would seek to secure a 33% affordable housing contribution where viability permits, but Vacant Building Credit might be applicable (subject to confirmation from Council Tax). The NPPF makes provision for vacant buildings being reused or redeveloped to reduce affordable housing contributions by a proportionate amount. The Council has defined vacant as a building that has not been in continuous use for any 6 months period during the last 3 years. This means the whole building must have been vacant, not just a single planning unit or part of the building. The building must be vacant at the time the application is validated for the VBC to be applied.

There is additional guidance in the Developer Contributions SPD which the applicant might find useful.

We would only ask developers to submit a housing needs survey on Rural Exceptions sites and as this is within Leek town centre one wouldn't be needed.

If VBC is applicable we may be able to secure a reduced affordable housing contribution. However, we have previously found that registered providers prefer that their apartments units have a separate entrance to the market units. I've not been able to see from the layouts if this would be possible. In some circumstances it might be more appropriate to secure an off-site financial contribution but this will need to be considered fully if and when an application is submitted.

In terms of the other main considerations, based on the information provided these would be impact on the Listed building, the Conservation Area, residential amenity, access and parking and biodiversity (mandatory requirement for at least 10% net gain unless you can reason it is subject to the de minimis exemption), and design.

Having reviewed your submission, I suggest having a separate heritage statement and Design and Access Statement. Should the external stairs be removed/ relocated as mentioned in the meeting, please refer to the significance of the asset in the heritage statement which is explained in the NPPF Section 16. Similarly, some consideration needs to be made to the original windows should these be replaced as it will affect a Listed Building.

I would also advise you to check the National Described Space Standards against your proposed apartments which sets out the minimum gross internal floor is per apartment. I strongly advise annotating this on the proposed plan and, identifying this in Design and Access Statement.

The property is vacant for some time and can be susceptible to support bats. Therefore, a bat survey might be necessary for the proposal.

The Councils Environmental Health department and County Highways all operate separate and chargeable pre app services. If you decide to proceed I would recommend that you engage with them all, contacts/ links below

Environmental Health Department
EHealth.consultation@higpeak.gov.uk

LHA pre app service
<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysPre-ApplicationAdvice.aspx>

A full list of our validation requirements can be found here <https://www.staffs Moorlands.gov.uk/article/567/Apply-for-planning-permission>

I hope this helps you to advise your client further. Please note this is informal Officer advice and is made without prejudice to the determination of any future application by the Council

Kind regards,

Lisa Li Planning Office

Proposal

The application is to convert the former 4 storey mill building and the annex into self contained residential accommodation. Which will consist of 2 studios, 11 two bedroom apartments, and 4 one bedroom apartments.

- Each apartment will have its own shower room, existing soil stacks are to be used.
- Store room
- Sufficient bedroom size
- Open kitchen lounge area
- There will be no overlooking between the two buildings
- Existing external walls will be drylined, with 75mm rockwool insulation
- The layout on ground floor is replicated to the first, second and third floor to give continuity.
- Existing 2 set of stairs will be used to access both wings of the development
- Existing stairs is to be utilized on the annex, with removal of one stairs

The fire escape serving the 4 storey former mill building is redundant and is not deemed to be required for escape purposes. This is proposed to be removed to prevent any potential security breach to the apartments, the redundant door openings serving the fire escape shall be removed

Further assessment of the windows will be done, the gate way between the two buildings will be repaired like for like. At this stage, it may suffice to note that the essential structure is retained, and that the subdivision of the interior is a small and necessary price to pay for the public benefit of re-using the building.

Locality

The site is located in a sustainable location with various shops, business and residential making the area a mix use community. This would be ideal for local and out of town workers working or studying within the area, for close accommodation and commutes to work. Including professional accommodation. It would reduce the carbon footprint and transportation cost to work. This building is commutable to other areas within Leek. There are plenty of local shops, groceries, emergency services, short bus rides to other parts of Ilkeston and walking distance to local park. A modest park offering grassy areas. There is ample of parking within the area which can be used within the area.

Scale

The proposal is of a scale and size which makes economic sense and relates well to its surroundings and immediate context.

Access

Highways and Transport- currently the site has no parking area, the client will provide cycling bays for residents, our clients would like to encourage more greener way of transport. As the site is located near city centre, there are regular bus services operating.

The application site is well located in terms of modes of transport other than a car, even though there is some limited "off road" street parking available on riding car park. In close proximity are public car

parks, which serve the immediate area. The application site benefits from good levels of public transport, service provisions, road and rail infrastructure. In addition, the application is in close proximity to various cycle routes, which run through town centre and surrounding areas. The proposals will allow for a diverse use, commercially orientated, which will allow the premises to be efficiently used, whilst being brought into active use, which will contribute to the viability and vitality.

Certain access have been created for different parts of the site;

- STUDIO FLAT 04 located inside the Annex will have its own access through existing double doors
- Flat 5,6, 3 and 2 will utilise the shared space (corridor) linking the two buildings, this will also give access to the top floors
- Flat 1 access will be granted from the existing door which will also lead to the top floors
- Each apartment will have intercom system located within each entrance point

Servicing and Refuse

Access for servicing and refuse Centre will be via the existing service yard

Designing Out Crime

Consideration has been given to the role that community safety and crime prevention can play in creating successful developments. The proposed scheme seeks to create a place that is attractive and creates a sense of community. All public areas and the single site access are overlooked from dwellings within the site offering a high degree of natural surveillance.

Valuation

The proposed development will make efficient use of the vacant and underused Listed Building. The site is in a highly sustainable and accessible location, where development will make use of existing infrastructure. Non-car modes of transport are a viable.

The development seeks to enhance the heritage asset,. Residential use aligns entirely with the building's original sites purpose and is a much more appropriate use for the site.

Conclusion on assessment

The proposal set out is to create high quality Residential apartments which caters for all, with Studios, 2 bedrooms, and 1 bedroom apartments.

As mention above the site has been through some rough times, with being shut for some time, fire blaze, roof damage and internal damage .

Our client provide high quality accommodation for residents, and has previously worked on buildings within Conservation areas, and is aware of the importance of building as such which have heritage meaning.

Client will ensure features within the building are to be intact, such as existing masonry stairs, windows which are intact, existing pillars, certain elements will need to be replaced based on Building regulations, such as need of 2 staircases, drop down ceilings to avoid fire spread and use as service void.

Planning Policy

Local Plan Policy

2.5 The Staffordshire Moorlands Local Plan, adopted in 1998, emphasises the provision of affordable housing for local need:

H14 The District Council will seek to ensure that affordable housing both for sale and to rent is available to meet the needs of pensioners, single persons, first time buyers, low income groups and those with more specialised housing needs.

2.6 This will be achieved in two ways:

H15 Exceptionally planning permission may be granted for affordable housing on the edge of or within villages in rural areas on land that would not normally be released for development provided that:

- a) the scheme would meet a proven local need that would not otherwise be met;
- b) there are secure arrangements to ensure that the benefits of affordable housing will be enjoyed by subsequent occupiers as well as the initial occupiers;

The Core Strategy

1.4 The Staffordshire Moorlands Core Strategy was adopted in March 2014. The Core Strategy identified a housing requirement of 300 homes per year and an employment land requirement of at least 24ha over the period 2011 to 2026. The Core Strategy also established the appropriate distribution of development across the District with the emphasis being on development in the market towns of Leek, Biddulph and Cheadle with a more modest scale of development in the villages that lie within the Rural Area. However, the Planning Inspector who considered the Core Strategy determined that an early and comprehensive review of the Core Strategy for the period 2016 – 2031 would be required to take account of longer term development requirements. The review of the Core Strategy would also roll it forward into a single local plan combined with site allocations.

1.5 This Local Plan is the review of the Core Strategy and its policies, and supersedes the Core Strategy.

Staffordshire Moorlands is in north east Staffordshire, bordered by Cheshire to the north-west, Derbyshire to the east and Stoke-on-Trent to the south-west. The district covers an area of 57,624 hectares and has a population of 97,106 (2011 Census). Around 54% of the population is based in the three towns of Leek, Biddulph and Cheadle; around 22% of the population lives in the larger settlements of Cheddleton, Endon, Werrington & Cellarhead and Blythe Bridge, located in the west of the district. The remainder are divided among 34 rural parishes.

2.2 A third of the district lies inside the Peak Park - the Peak District National Park Authority represents the special interests of this Park. Of the remainder of the Moorlands, around 30 per cent is designated as Green Belt. The district has close links to parts of Cheshire, as well as to the city of Stoke-on-Trent, which exerts a strong influence on the west of the district in particular, and provides significant employment opportunities and services for many people in the district.

2.3 Between 1991 and 2001 Staffordshire Moorlands recorded a decline in population, although this was primarily driven by natural change as a result of falling birth rates. Since 2001 the District has continued to experience negative natural change, but has made up for this with positive net migration resulting in a steady increase in population.

2.4 The Strategic Housing Market Assessment (2014) concluded that the District does not form a self contained housing market area and that cross boundary relationships are shared with Stoke-on-Trent in particular.

2.5 There are approximately 43,585 houses in the District (2011 Census). According to the 2011 Census approx 80% of households owned their own home. As of October 2012, there was a total of 1,982 vacant dwellings in Staffordshire Moorlands, representing 4.6% of the total stock. Of these dwellings, 842 had been vacant for longer than 6 months.

2.6 The average household size is currently estimated to be 2.38 persons per household. The predominant type of housing in Staffordshire Moorlands is detached (40%) - the level of terraced stock is particularly low at 16.6%, against a regional level of 23.9%. The proportion of social rented households and private-rented households in Staffordshire Moorlands is **also low in comparison with the average for Staffordshire or England**.

There are strong 'cross-border' workforce links with the Stoke conurbation (about 15.4% of daily work-journeys into the Moorlands are from the conurbation and about 26.8% of the Moorlands resident workforce work in the conurbation). The District also has high car use and low public transport use. There is only one railway station in the

District, at Blythe Bridge in the south-west of the District on the Crewe-Stoke-Derby line. The overall rate for all walk-to work journeys is only 0.56% (into/within/out of the Moorlands). However the equivalent figure for those who work in the Moorlands (which includes those who already **live in the Moorlands**) is **significantly higher, at 13.08%**.

Spatial Vision for Staffordshire Moorlands

The vision for Staffordshire Moorlands is that it will be recognised as a vital part of a regenerated North Staffordshire in terms of its functional relationship, its social and economic contribution, its rich historic and natural heritage and its distinctive character.

We will have sustainable and balanced urban and rural communities which have an excellent quality of life with access to appropriate, affordable and desirable housing, suitable local jobs, a range of recreational, cultural and leisure opportunities and high quality public services and facilities. Development clusters and smaller sites in sustainable locations will provide attractive opportunities for investment and communities.

The economy of the Moorlands will have undergone a significant change with more diversified and higher quality employment provision better meeting the skills and needs of its workforce and more opportunities for business start-ups across the whole of the District. There will be a more flexible and proactive approach to employment development, raising the District's economic fortunes by exploiting its assets, raising local skill levels and opportunities and addressing deficiencies and disadvantages.

Importantly, we will tackle the potential issues relating to an ageing population by supporting inward investment providing desirable housing for people of working age. The District will support economic growth initiatives for the wider area, including those led by the Local Enterprise Partnership. Tourism will be a key element in the diversification of the District's economy and will also contribute significantly to raising the environmental quality and the regeneration of the District. Its market towns will each have their own unique selling point for attracting visitors. The diversity and quality of the District's natural and historic assets will have improved and greater use will be made of the opportunities they provide for recreation and tourism, particularly around the Churnet Valley which together with Alton Towers will be a significant tourist attraction. The implementation of a Green Infrastructure Strategy will protect and enhance the environment as well as providing recreational opportunities where appropriate. The implementation of a Playing Pitch and Built Facilities Strategy will seek to provide and enhance formal sports facilities (indoor and outdoor). The wealth of biological and geological resources will continue to be protected, conserved and enhanced where appropriate and net gains and improvements to biodiversity will be made.

Policy SS 1

Development Principles

The Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering, in partnership with other agencies and services:

- a mix of types and tenures of quality, affordable homes, to meet the needs and aspirations of the existing and future communities
- quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers;
- easy access to jobs, shops and transport services by all sections of the community;
- increased economic prosperity and opportunities for employment and greater local capacity with an educated, skilled and flexible workforce;
- a healthy, safe, attractive, active, well-designed and well-maintained environment;
- development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings;

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- development that is undertaken in a way that protects and enhances the natural and historic environment of the District and its surrounding areas,
 - including the Peak District National Park, both now and for future generations. support development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon emissions

Policy SS 2

Settlement Hierarchy

Towns – these are the largest settlements comprising of Leek, Biddulph and Cheadle which accommodate half of the District's population and the majority of the District's services and facilities. The spatial strategy seeks to focus future growth in these settlements and to strengthen their role as service centres. These settlements will be defined by a Development Boundary.

Policy SS 3

Future Provision and Distribution of Development

Provision will be made for at least 6080 additional dwellings (net of demolitions) to be completed in Staffordshire Moorlands during the period 2014 to 2033 - an annual average of 320 homes per year. Sufficient deliverable land will be identified to provide at least 5 years of development at all times.

New Housing Development

7.46 Policy H 1 seeks to ensure that an appropriate range and type of housing is provided which meets identified needs arising from changes in population structure, including special needs of an ageing population, and promotes higher quality, more sustainable housing design and layout. It is proposed to address this through a range of measures and requirements. In tackling these issues the proposed policy approach will be contributing towards the delivery of not only local priorities but also national housing agendas

The range, type and mix of affordable accommodation required on development sites will be determined by a combination of the results of housing needs studies, strategic housing market assessment, information from the waiting lists, neighbourhood plan evidence relating to housing, consideration of existing housing stock, local housing market information as well as any other available information including the constraints of sites.

Conclusion

The framework is clear in that where development accords with an up to date development plan the presumption in favour of sustainable development is engaged and proposals should be approved without delay. As has been demonstrated in the preceding sections of this statement, the development proposals are fully aligned with the requirements of the Development Plan and the guidance set out in the Framework. It has been demonstrated that careful consideration has been given to the site and the context of the surrounding area in designing the proposed scheme: In accordance with policy guidance, therefore, development should be acceptable in a sustainable area with scheme is of a good quality standard. A number of key design objectives have been highlighted, which have been used as a basis to develop detailed plans for the site:

- Scale, massing and rhythm which is appropriate for this site: It is considered that the proposals respect the form of the surrounding area and would sit well within this local context.
- Materials, form and detailing are appropriate to the locality: Care has been taken to ensure that the traditional style adopted incorporates key characteristics of the local area, improving the street scene considerably.
- Safe and convenient access and circulation for residents.

- Adequate daylight and sunlight to all parts of the development and nearby properties. Having carried out a detailed analysis of the site and explored various design options, it is our view that the scheme, which has evolved through careful consideration and consultation, would provide a high quality development that would contribute positively to the street scene. It is concluded that the proposals are in accordance with both national and local policy, and moreover represent sustainable development in accordance with the NPPF. A site meeting to discuss this should be needed.

