



**KEY**

— Site boundary

# LOCATION PLAN

## UG241 IRWELL VALE MILL, ROSSENDALE

CLIENT: E3P

DRAWN: ME CHECKED: MT APPROVED: MK

SCALE@A1: 1:500

DATE: 27/08/19

DRAWING NO: UG\_241\_LAN\_DRW\_02





Plots 15-18



Plots 2-11



Plots 10-14



Plots 2/3 + 19-23



Plots 2/3 + 19-23

- A** Existing 1930's Building Retained. W.F.H/Office
- B** Existing Associated Mill Complex Building Retained. Incorporate in to Plot 26 (Residential)
- C** Existing (Red Brick) Associated Mill Operations Outbuilding Retained and Incorporated into Plot 27 - Carport / Work From Home Unit



Plots 26-27 Inc. Buildings A, B & C



Plots 27-30



Focal Point/Meeting Place to Create Central Focus Visually Tying North to South

Existing Stone Built With Tudor Boarding Reception/ Office Building \* Wall Mounted Memorial Plaque



Prelim - Set up Issue 3-7-2020

# IRWELL VALE MILL, ROSSENDALE - Illustrative Masterplan



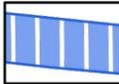
**Barn Meadow House**  
 Southfield Fold Farm  
 Southfield  
 Burnley  
 Lancashire  
 BB10 3RH  
 Tel : 01282 601157  
 Mbl : 07976 782876

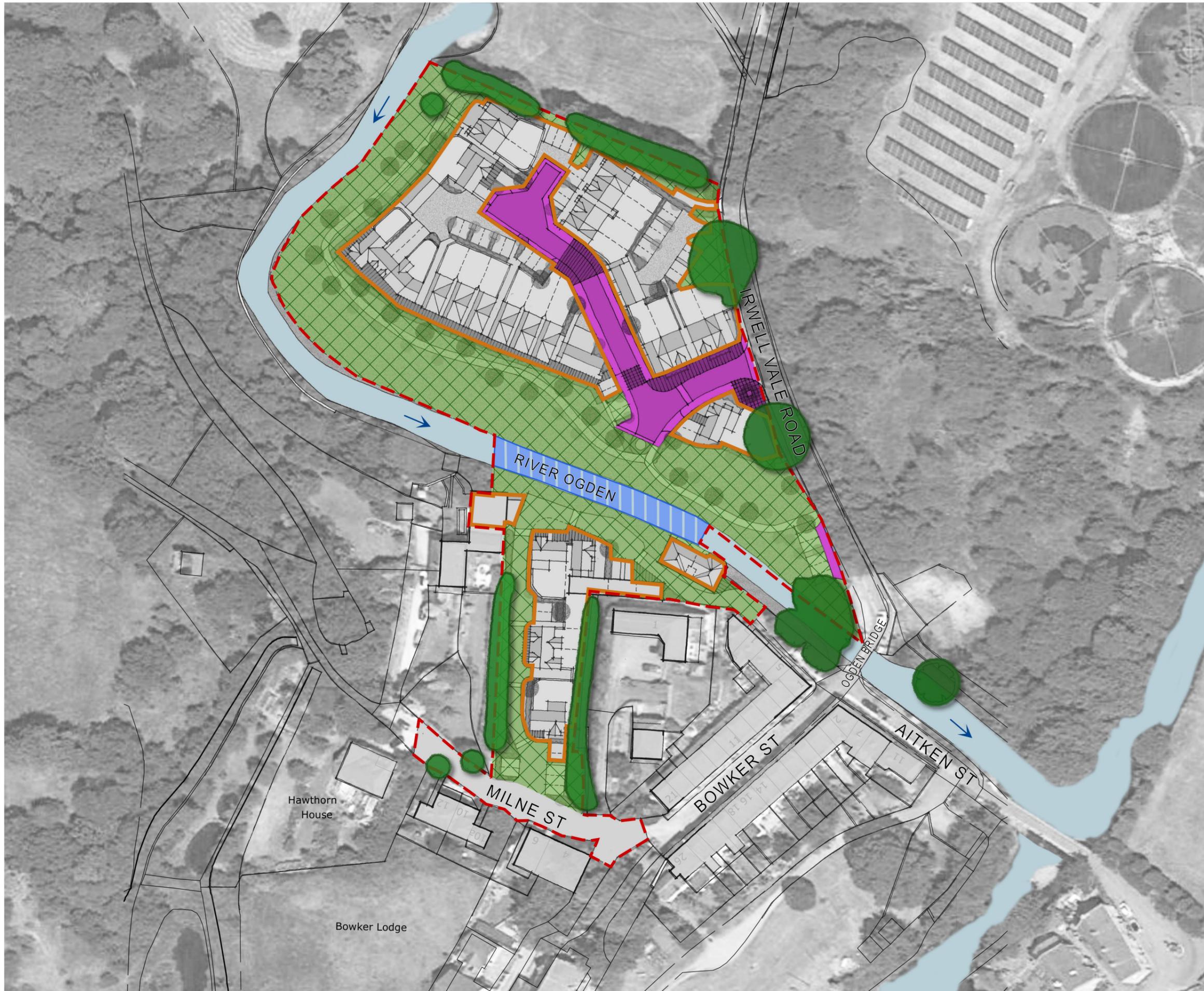
Client	E3P	
Project	Land at Irwell Vale Mill, ROSSENDALE	
Drawing Title	Illustrative Masterplan Layout and Visual Images	
Revision	Drawn	Checked
	D.G.Lever	
	Scale 1:1000 @ A3	Approved
	1:500 @ A1	
	Drawn	
	6th Apr 2020	
Drawing No.	1924E3P/IVM-IMP01	
E-mail	darren.dgla@gmail.com	

A1



## Legend

-  Site Boundary
-  Proposed Adopted Highway
-  Land & Property Transferred/  
Conveyed to Purchasers
-  Proposed Management  
Company Areas
-  River Corridor -  
Environmental Agency



# Maintenance Responsibilities Plan

An aerial photograph of a site with architectural overlays. A central area is outlined in red, and a blue semi-transparent box is overlaid on the center. To the right, there are several circular structures, possibly water treatment tanks. The text is centered within the blue box.

LAND OFF IRWELL VALE VALE ROAD, AIKEN STREET AND MILNE STREET  
AT IRWELL VALE, ROSSENDALE  
DESIGN CODE STATEMENT

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# 1. INTRODUCTION

This Design Code 'Written Statement' has been prepared by DGL Associates Ltd and Chadkirk Consulting Ltd to accompany and to be read in conjunction with the numerous 'Illustrative Plans' submitted and as referenced below to which this document seeks to explain each plan in detail and in support of the overall 'Design Code' foreseen for the development. It is meant to be informative, exploratory and descriptive rather than prescriptive at this Outline Stage.

The application as submitted is an Outline application (Application Ref. 2019/0405 with All Matters Reserved): Demolition of all Existing Buildings and Erection of up to 30no. Dwellings.

Since the submission the proposals have changed to now include Means of Access, with Layout, Landscaping, Appearance and Scale being 'Reserved Matters'

A Design and Access Statement was submitted with the application and described as:

"The application site covers area of 1.5ha (3.7 Acres) and is located on the edge of the Pennine Hills in Rossendale Valley"

"Formerly a cotton mill complex, the site currently comprises of disused industrial buildings located along the River Ogden, a hardstanding area in the southern portion of the site, and a semi-improved grassland in the northern portion".

"The mill complex comprises the 1930s mock Tudor office buildings, the 1950s warehouse building located to the north of River Ogden, an area of hardstanding in the southern section of the site formerly utilised as car park and a poor quality semi-improved grassland in the northern section of the site and the boundary vegetation".

The site is dissected by the River Ogden into two parcels, Southern and Northern. The river initially adjoins the site from the North-West corner, running along its Western boundary and then changes direction, flowing through the site, West to East where it further merges with River Irwell.

"The local context of the site at Irwell Vale comprise predominantly the structures and buildings associated with the former cotton mill, including the stone terraced cottages built in 19th century to house the mill workers. Currently the terraced cottages are considered a valuable heritage asset and are listed as well as protected under the Irwell Vale Conservation Area. The East Lancashire Railway runs through the village in the eastern section".

## 2. SITE EVALUATION – CONSTRAINTS AND OPPORTUNITIES

### CONSTRAINTS

- River corridor splits the development into two parcels with associated FRA considerations
  - Associated Flood Compensation / Mitigation / Betterment proposals relating to the above.
  - Existing Trees and Tree Belts to Northern boundary to Northern Parcel, along road edge to Irwell Vale Road, at the junction of the River Ogden and the River Ogden Bridge as well as less important tree lined screening to both the East and West boundaries on the Southern Parcel but nonetheless providing mature screening to potential development and part of its character.
  - Existing Buildings to the Southern Parcel to be considered for retention as referred to on the 'Illustrative Masterplan' – Existing 1930's Mock Tudor Office Building, A and B. Associated Mill Complex 'adjoined' buildings lying along the Southern boundary to the Southern Parcel backing onto No.1 Milne Street and C. The associated red brick outbuilding attached to the existing 'Engine House' Dwelling to the West of the Southern Parcel.
- 
- Existing Listed Buildings and Conservation Area Setting – South of the River Ogden
  - Proximity of No.1 Milne Street to the Northern boundary of the Southern Parcel
  - Site topography – Site is relatively 'flat' generally and falling away at the river edges either at grade or with the use of retaining structures / built form (The Mill Complex)
  - Random 'Existing Residents' Local Parking – On-street or on informal spaces associated with the Mill Complex
  - New access required off Irwell Vale Road to Northern parcel. Existing access' to Southern Parcel off both Milne Street and Aitken Street to be considered 'holistically' to serve the Southern development parcel.
  - Local Character, Local 'Grain' and Local Materials to be considered



Existing 1930's Mock Tudor Office Building - Sited at Access off Aitken Street



Buildings A and B - Associated Mill Complex Buildings



Associated red brick outbuilding attached to the existing 'Engine House'.

## OPPORTUNITIES

- The river corridor should be seen as an area that can be enhanced for everyone's enjoyment. The removal of the Red Brick Mill Structure which is sited all along the river edge to the South of Parcel 1 will open the river out and with it will come 'new views to be experienced'.

The flood attenuation solution proposes a parallel running system of underground storage. This creates the perfect opportunity to use the space that has been sterilized for built form by this solution, to create a permanent greenspace corridor, opening up the views along the watercourse, in and out of the development and making a usable, space for residents to walk around and enjoy the community space that can be created.

- Although the Parcels North and South are physically separated by the River Ogden this should be seen as an opportunity to use the watercourse as a method to visually tie the parcels together using continuity of materials and vernacular. A focal / meeting place would further benefit the scheme in the arrival space to the Northern Parcel creating further focal attention from all aspecting parts of the development on both sides of the river.
- Existing Mature Trees within the site can be retained in the whole. Large trees either side of the proposed site access frame entrance and ensure continuity of appearance to at least part of Irwell Vale on approach or exiting Irwell Vale. The existing and extensively tall trees to the Northern boundary of the Northern parcel will allow the development proposed to be 'framed' and 'protected' from views in from the North. Similarly the existing trees to the Southern parcel will assist in 'containing' and 'framing' the smaller scale development.
- Existing Buildings as noted above have been considered for various forms of retention. During the process of this application and the 'pandemic' we are enduring it has become more apparent that 'working from home' or small scale work units are likely to become the 'normal' or at least a larger part of every day living for a great number of people. This has always been in mind but during the Design Code development this has been further explored and potential is / can be developed further.
- Irwell Vale is a beautiful part of Rossendale surrounded by Conservation and Greenbelt (acknowledging that part of the Northern parcel is within Greenbelt) with a variety of materials and dwelling types. The development proposals create a great opportunity to build further on that attractiveness whilst creating new spaces for residents to enjoy. The quality of the detailed design and materials proposed will play a large part in ensuring this development is cohesive with its historic surroundings.
- Improvement to local parking situations should be reviewed and improved if possible within the detailed design of the scheme.

THE FOLLOWING PLANS AND THEIR DESCRIPTIVE EVIDENCE SEEK TO EXPAND ON THE ABOVE

## A. BLOCK STRUCTURE

This plan seeks to illustrate the development platform proposed and its surrounding containment within the landscape and existing built form.

The proposed structure of the site has been informed by the flood mitigation strategy and the desire to create an active green frontage / division to the River Ogden making the river the most important focal aspect of the development.

The Flood defence strategy running parallel to the River Ogden enables the creation of a linear greenspace for the benefit of existing and new residents alike. This division will also be the space which ties both the North and South Parcels together visually.

Attention has been given at this stage to ensure we retain existing trees wherever possible. Trees flanking the site entrance are respected as is the tree lined Northern Boundary which has a gap in it which will allow views in and out of the development.

Existing buildings proposed to be retained are clearly shown to the Southern parcel (Subject to EA Approval along the river) and the extent of building footprint which will be lost during demolition of the Mill to the North is illustrated to show how much of the river corridor will be opened up creating new views in/out of the development and to the wider areas surrounding Irwell Vale.

The structure has enabled a footpath link to be provided through the development, providing a quality walking route for new residents and neighbours within the village.

The southern parcel has been designed again to give an active frontage to the River Ogden and also Milne Street with interconnectivity between Milne Street and Aitkin Street.

All EA easement requirements along the River Ogden will be respected and where necessary the retention of existing buildings for residential conversion will require EA approval in detail.



## B. CHARACTER AREAS AND PLOT FRONTAGE

This plan illustrates how the proposals can be broken down to its individual character areas which when read together create a cohesive development. In principle the site can be broken down into 4 key areas as follows:

1) Site Entrance and Arrival – Site entrance framed by existing mature trees off Irwell Vale Road. The Arrival is further framed by development either side of the road which then opens out as we ‘arrive’ at the potential feature landscape / focal point sited just within the ‘Linear Greenspace’ The arrival form of development leads us to the end of the linear development proposed along the river to the Northern Parcel. Plots should be dual aspect wherever possible and practical to ensure that this important arrival space is well overlooked and provides interest to all facades facing the ‘public realm’

2) River Frontage to Northern Parcel – While the existing mill building provided a strong built form to the River Ogden, once it is removed the river will be opened up for everyone’s benefit. We therefore need to create a new ‘Strong Linear Development’ frontage befitting of the new greenspace created. This will ensure that the spaces are read as one and in harmony. The strength of the linear development will mirror the strength of the rivers presence running in parallel with it.

3) Inner Spaces and Courtyards – Spaces within the site, contained within perimeter development will have their own purpose away from public spaces creating more private and intimate living spaces. Parking can be ‘well observed’ to these spaces with a key focal building identified at the head of the access way / courtyard as illustrated. These spaces will also facilitate access to parking spaces for development which has faced out to the River Ogden and the Site Entrance. These spaces will be secure and easily accessible but allow for the development to not appear too car dominant within the green spaces and streetscenes.

4) Southern Parcel and interconnectivity to existing retained buildings – This parcel is required to do so much within such a small area.

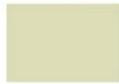
- Retention of 4no buildings and efficient integration into a new form of development / use
- Create access potential from Milne Street to Aitken Street  
Subject to further discussion. These access points ‘A’ and ‘B’ have the potential if desirable to create a one-way system to aid in traffic management along Bowker Street either A to B or B to A.
- Ensure dwellings address the access created by the bullet point above
- Visually address Milne Street
- Visually Address the River Ogden and its requisite easement
- Retain existing tree lined boundaries
- Respect and integrate with surrounding dwellings

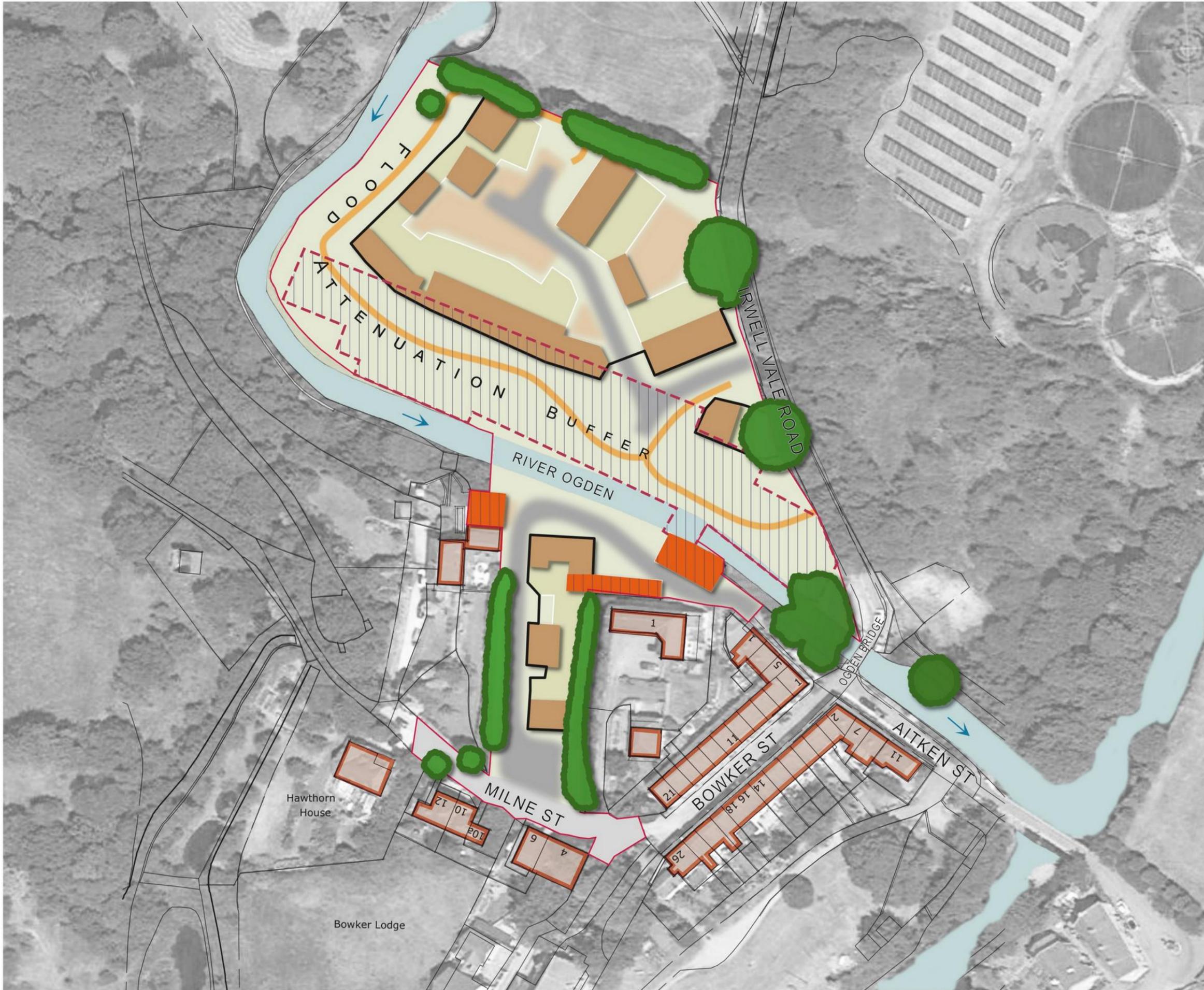
All areas should look to address public realms wherever possible, create feature plots and focal spaces with good dual aspect arrangements to dwellings to ensure spaces are overlooked and prove natural surveillance.



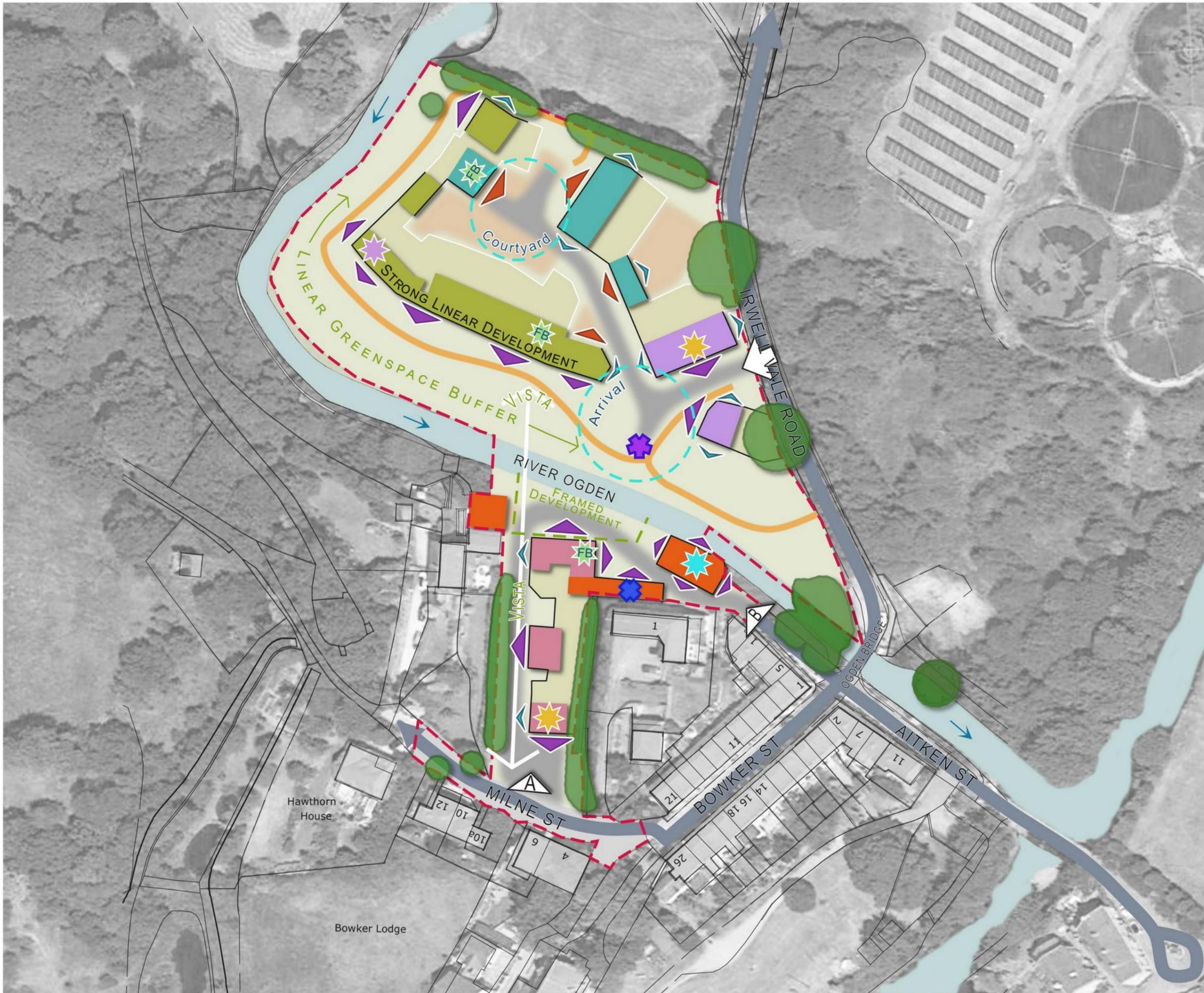


# Legend

-  Site Boundary
-  Block Structure/ Development Platform
-  Existing Properties Retained
-  Existing Mill Block
-  Rear Garden Spaces
-  Parking Spaces/Courts
-  Existing Trees Retained
-  Existing Neighbouring Properties (Outside Application Site)



# Block Structure



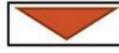
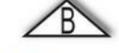
## Legend

-  Site Boundary
-  Main Site Access to Northern Parcel (Adoptable Highway)

### CHARACTER AREAS

-  Plots to Site Entrance Leading to 'Arrival' Point
-  Strong Frontage Aspect to Linear Green Space Corridor + Footpaths
-  Plots Fronting on to Inner Courtyard Spaces
-  Southern Parcel with Boulevard Link From Milne St to River Corridor
-  Existing Retained Properties

### ASPECT & FEATURE

-  Primary Aspects to Public Realm
  -  Primary Aspects to Inner Development
  -  Secondary/Dual Aspects to Public Realm
  -  Feature Plots at Site Entrance
  -  Corner Turning Plot Providing Continuous Built Form Around Linear Green Space
  -  Existing Building at Site Entrance - Multi Aspect to Public Realm
  -  Key Focal Building
  -  Single Aspect Office/Home Office & Housing for Cars Only
  -  Feature in Landscape Focal Point/Meeting Place to Create Central Focus Visually Tying North to South
  -  Private Access Off Milne Street
  -  Private Access Off Aitken Street
- Potential for One Way System + Public Footpath Option to Allow Permeability

## Character Areas & Plot Frontage

## C. STOREY HEIGHTS

Referring to the submitted Design and Access Statement, storey heights vary around the locality. The proposal acknowledges that its a sensitive and open aspected site but also that the careful use of variety in the streetscape will shape the development, creating strong streetscene in the right places at the right heights.

A maximum proposed storey height of 2.5 storeys would be suitable looking at local precedent. Areas that have been considered at this illustrative stage are as follows:

- 1) Site Entrance – Mid Run
- 2) Creating the 'Strong Linear Frontage' to the Northern Parcel facing on to the River Ogden
- 3) Within the 'contained' inner Courtyards to the North
- 4) Within the 'contained' inner space between Milne Street and the River Ogden to the South

All other forms of development within the site should be predominantly 2 storeys as denoted.

The plan illustrates the storey heights of the surrounding existing dwellings to the Southern parcel to add context and setting.



## D. ACCESS AND ROAD STRUCTURE

This plan illustrates the vehicular and pedestrian hierarchy proposed and its integration within the surrounding network including a parking assessment.

- 1) The site is provided connectivity to existing roads, Irwell Vale Road, Aitken Street and Milne Street.
- 2) Access to the Northern parcel is provided off Irwell Vale Road, the detail of which forms a part of this Outline Submission and as detailed by CROFT TRANSPORT PLANNING & DESIGN.
- 3) Access to the Souther parcel can be provided from both Milne Street and Aitken Street. As noted earlier a one-way system could be considered for this parcel of the site. This would be best as a 'country lane link' / 'shared surface' arrangement which in turn would also enable good pedestrian connectivity between Milne Street and Aitken Street and Vice Versa.
- 4) The plan illustrates Minor 'private' access' to parking spaces and courtyards together with their associated spaces.
- 5) Visitor Parking has been considered and there is a potential to provide permanent and managed visitor spaces off Irwell Vale Road in a similar position to that which is currently informally used by residents and at site entrance 'A' off Milne Street which is currently a rough area of land again which is informally used by the locals.
- 6) Footpath linkages can be provided from Irwell Vale Road in two locations giving access to the proposed Linear Greenspace along the River Ogden. This can be linked back in to the development within the inner courtyard space to the North giving public access to the view between the existing trees to the North.





# Legend

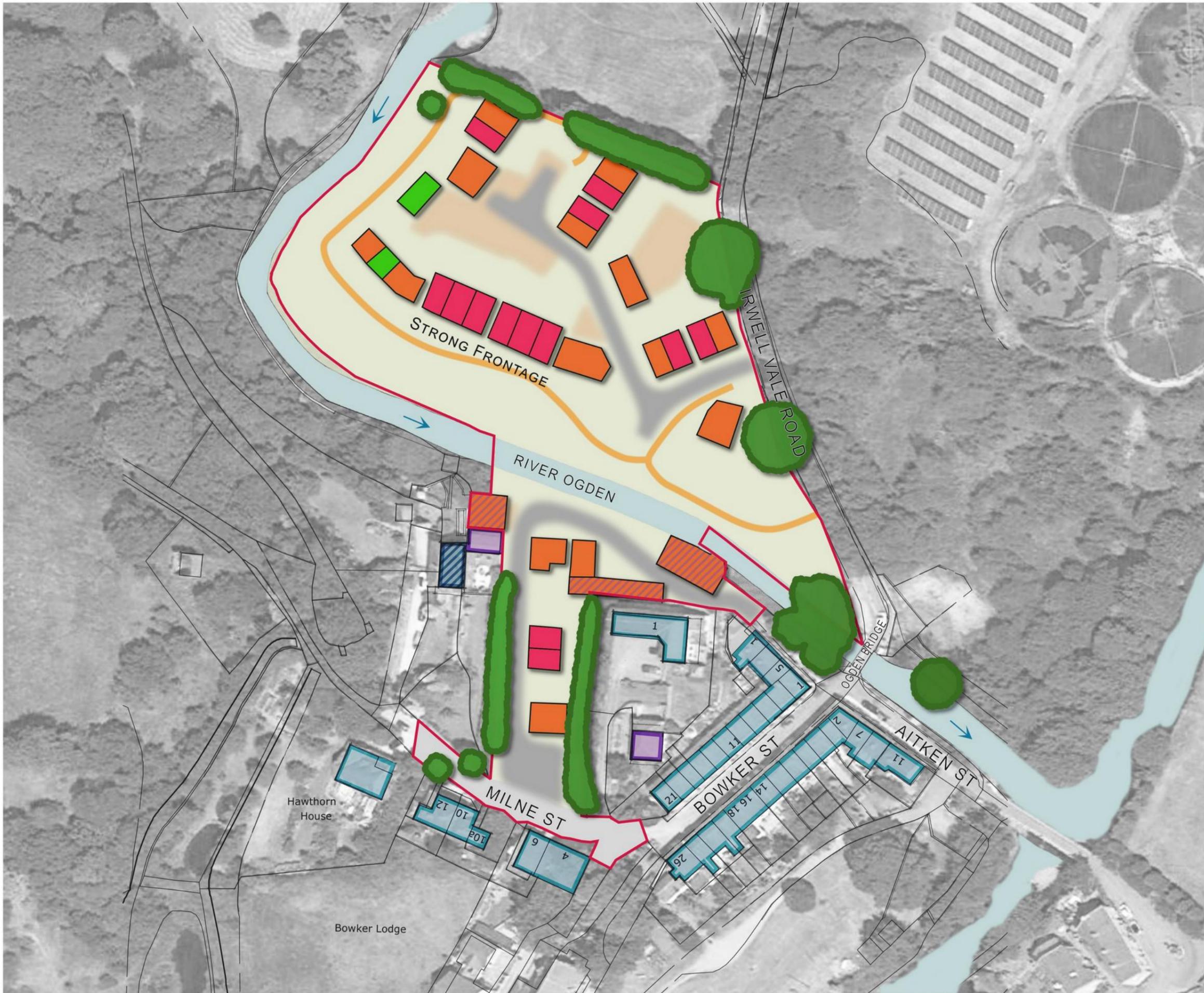
Site Boundary

## Proposed Properties

- Maximum 2.5 Storey
- 2 Storey
- 1 to 1.5 Storey

## Existing Properties

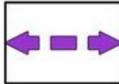
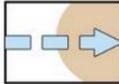
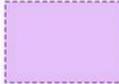
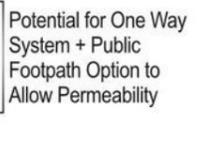
- 2 Storey On-Site Properties
- Neighbouring 2 Storey Properties
- Neighbouring Single Storey Properties
- Neighbouring 3 Storey Properties

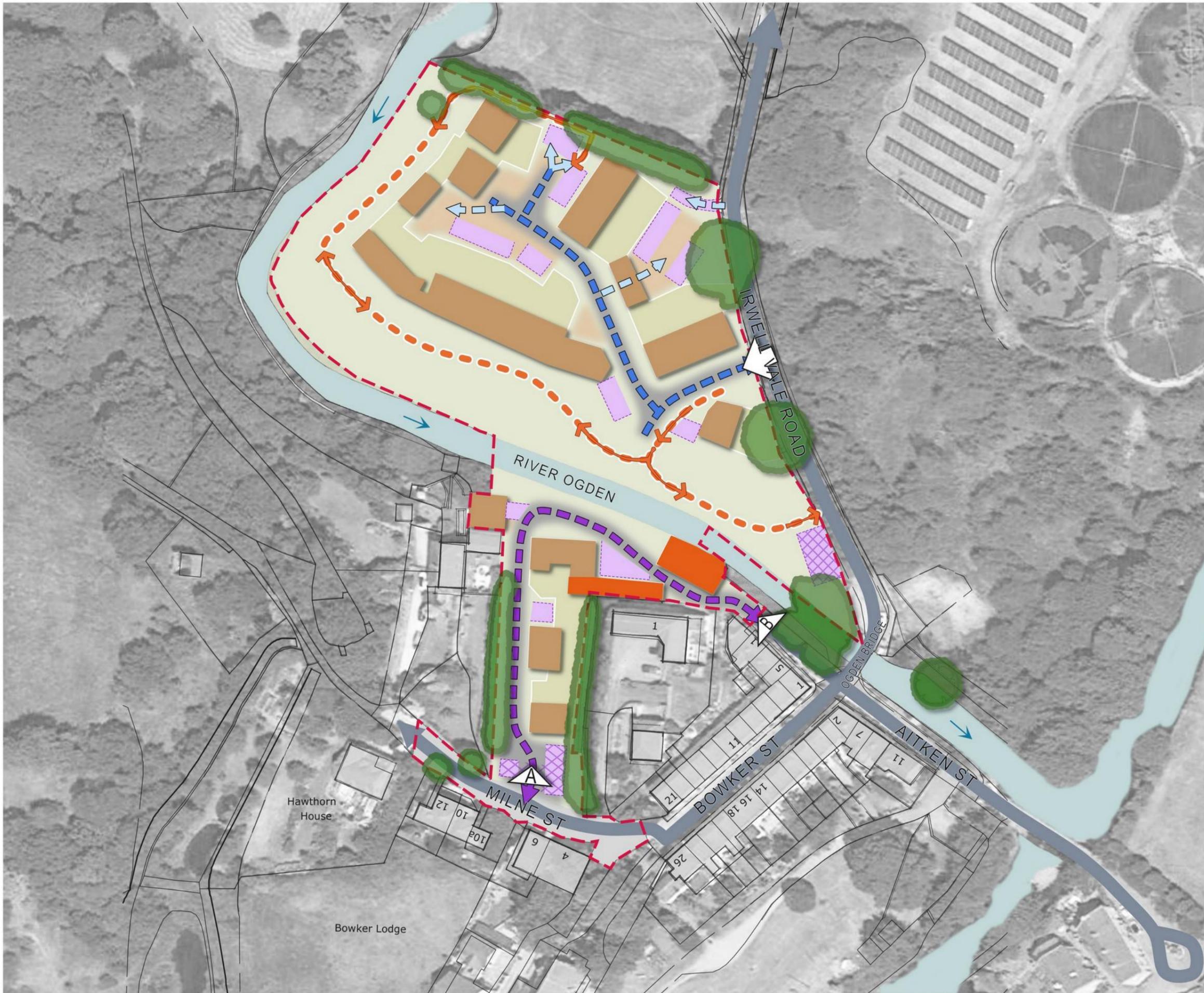


# Storey Heights



# Legend

-  Site Boundary
-  Existing Road Network
-  Main Site Access to Northern Parcel (Adoptable Highway)
-  Road Structure to Northern Parcel
-  Loop Road Structure to Southern Parcel with Potential for Formal Footpath Link
-  Access to Parking Spaces/Courts
-  Parking Spaces/Courts
-  Visitor/Residents Parking
-  Footpath Link
-  Private Access Off Milne Street
-  Private Access Off Aitken Street
-  Potential for One Way System + Public Footpath Option to Allow Permeability



# Access & Road Structure

## E. OPEN SPACE AND LANDSCAPE

This plan emphasizes the importance of the creation of the Linear Greenspace which will visually tie in the two parcels of development as well as opening up new views and vistas within a public space for everyone's enjoyment.

"The scheme should seek to preserve and enhance the local character of Irwell Vale and fit within the broader context of the area" – Urban Green

New footpath linkages are shown with the space above enabling permeability and the enjoyment of the space is easily accessed for all.

The plan acknowledges the potential for an extended public space at the site entrance which creates legibility for visitors and a place to meet for others.

A central feature can be provided to create a focal point / informal meeting place and a connectivity point at which the footpath links converge.

A detailed landscaping plan (Further Reserved Matter) should take the form of a strong urban development with transitional street landscaping tying the spaces together with Courtyard hard and soft landscaping complimenting the very soft landscaped edges of the development. Hard landscaped areas should respect the local vernacular and have variety in appearance but cohesiveness in their nature.



## F. HOUSE TYPE REFERENCES

This plan has been produced at the bequest of the Local Authority Planning Department to assist in the understanding of the 'Illustrative Masterplan Layout'

It seeks to identify potential house types, accommodation and general arrangement based on the Layout as tabled for consideration. It identifies the location of the types and where they are repeated together with an illustrative floor plan for each type. It references them as types A to K and also denotes their heights and number of beds proposed.





# Legend

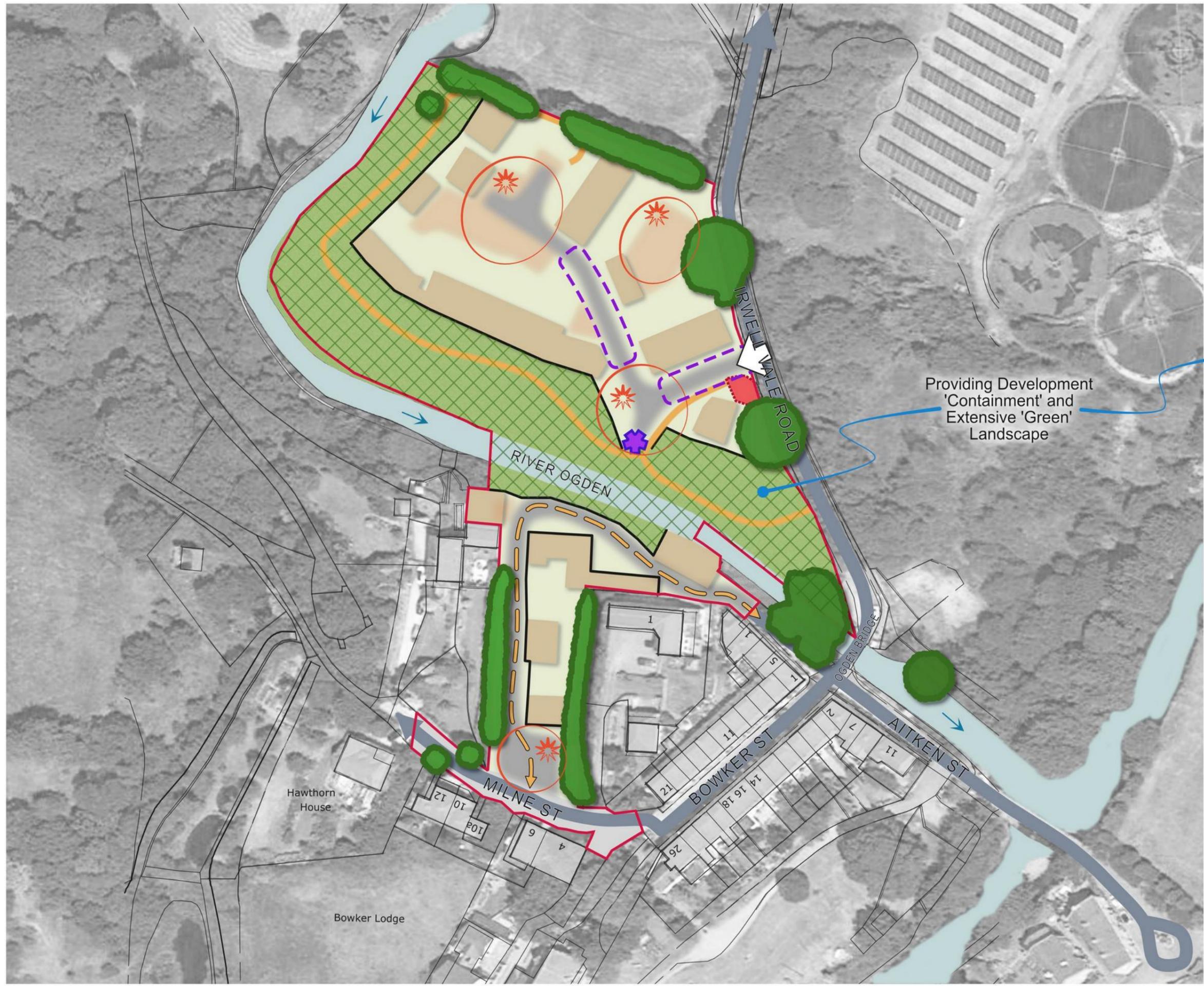
- Site Boundary
- Existing Road Network
- Main Site Access to Northern Parcel
- Existing Trees Retained

## PUBLIC SPACES

- Linear Green Space + Flood Attenuation Buffer
- New Footpath Link
- Public Site Entrance Meeting Place
- Centralising Feature Creating Focal Point/ Informal Meeting Place
- Site Access Roads Adoptable & Private
- Transitional Street Landscaping
- Courtyard Landscaping
- Potential Footpath Link Aitken Street to Milne Street

## PRIVATE SPACES

- Proposed Dwellings
- Plot Curtilage - Front & Rear Gardens
- Parking/Courtyards



Providing Development  
'Containment' and  
Extensive 'Green'  
Landscape

Hawthorn House

Bowker Lodge

# Open Space & Landscape Plan



## G. MATERIALS

Materials in the vicinity are generally stone, however, the existing mill is red brick, as is the retained section of the Engine House off Milne Street and the Engine House itself off site. The backs of Bowker Street (Listed Buildings) are rendered white as is a part of a building on Milne Street.

This gives opportunity to provide some variety of materials across the site in the right locations.

In the main and as noted above stone should be the predominance of facing materials. The plan then leads on to identify areas to which an enhanced palette could be applied to give variety in appearance (Further Reserved Matter).

Red brick mixed with stone respecting the natural of the site industrial historic purpose.

Render can be used to rear walls to give relief to private garden spaces with even the potential within some of the 'contained' spaces to have wholly rendered options.

Stone should be coursed to match the immediate local vernacular and the use of brick should be a rich contrasting red similar to the brick found on the existing mill building. Render should be an off white variety. Roof tiles could be natural blue slate or similar man-made thin profile / thin leading edge fibre cement or concrete tile depending on location and detail.

Rainwater goods (Gutters and downpipes etc.) should be black. Appearance has been Reserved for further Matters to be approved but the images seek to illustrate how a quality development could be achieved with the variety as described above.



## H. ILLUSTRATIVE LAYOUT AND 3D VIEWS – THE 'ILLUSTRATIVE MASTERPLAN'

This plan combines everything as written above and illustrated on the associated Design Code Images to show how a 'Quality' scheme could be developed using the approach as set out.

Whilst being illustrative the scheme has been extensively considered and could easily be developed into a working / detailed scheme moving forward.

The images go hand in hand with assisting in explaining further how the above elements could work, how they could look and the sort of streetscape / environ we are aiming to create.

Conscious that this is an underdeveloped part of Rossendale we do not wish to see a sprawl of 'anywhere development' that all too often happens with main stream major house builders.

Conscious also that the existing residents of Irwell Vale although seemingly encouraged by some form of development do not wish to see that happen either.

The scheme will deal with flood attenuation for the development itself and a betterment for the locals at the same time. It will remove an underused mill building which will enable the River Ogden to be opened out for everyone's enjoyment including wildlife.

Existing buildings proposed to be retained will have life breathed into them again and remain an integral part of the Irwell Vale fabric for all to see from the North side of the river once the mill building has been removed.



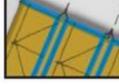
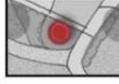


# Legend

## Existing Properties

-  Brick (Red)
-  Stone (Coursed)
-  Stone (Coursed) with Aspects of Render/Painted Facings
-  Stone with Tudor Boarding
-  Stone Random

## Proposed Properties

-  Brick (Red)
-  Natural Stone (Coursed)
-  Rendered Facades
-  Limited Render Facades
-  Brick Feature (Red)

### Materials

Creating Variety and Blending with the Surrounding Area Whilst Allowing Certain New + Existing Properties to Remain Important and Focal



# Materials Plan



# Illustrative 3D Views