

Local Joint Committee Meeting

Ditherington Flax Mill

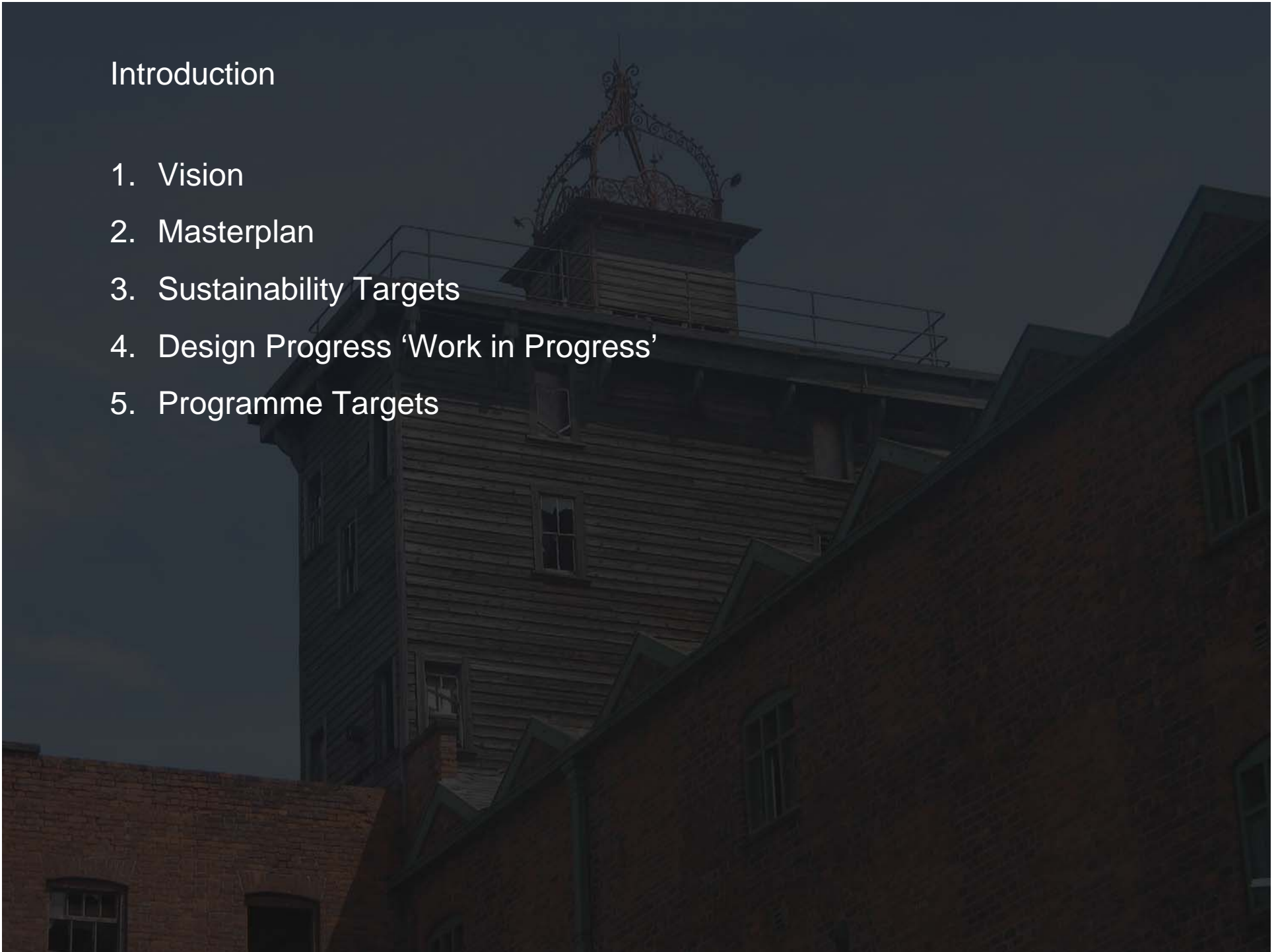
07 January 2010



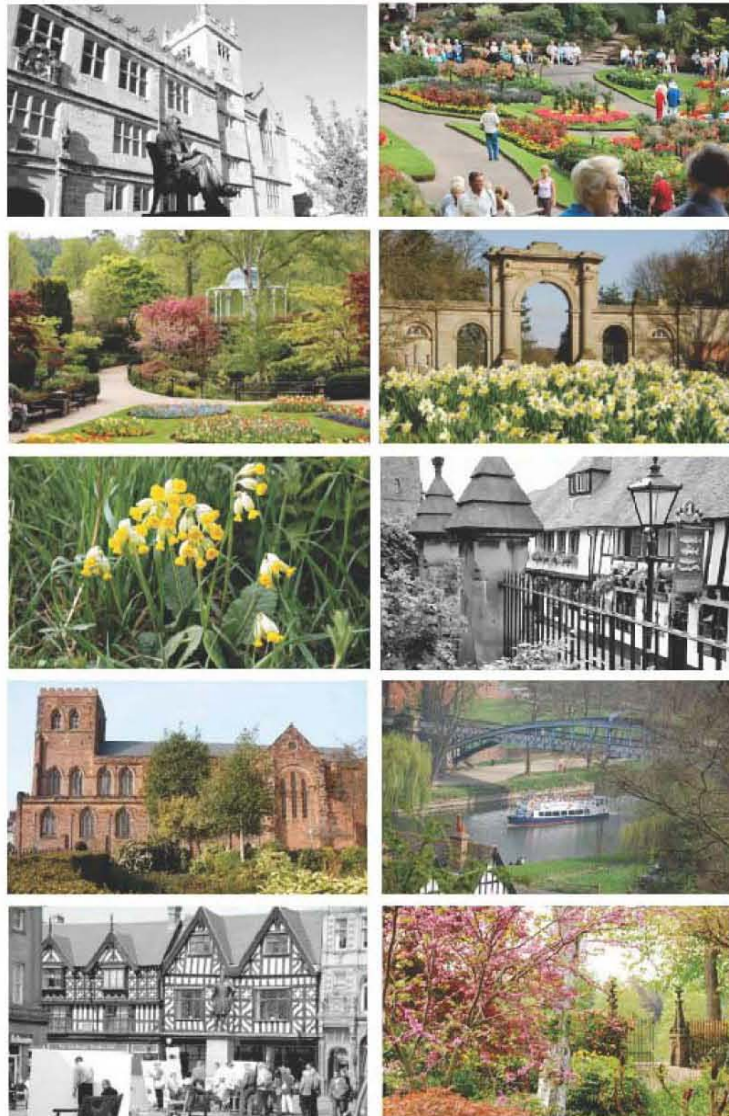
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Introduction

1. Vision
2. Masterplan
3. Sustainability Targets
4. Design Progress 'Work in Progress'
5. Programme Targets



1. Masterplan Vision



Ditherington Flax Mill
Shrewsbury



A blossoming sustainable community that's a continuation of the successful historic public realm of Shrewsbury

“Connecting to a
TOWN OF FLOWERS
and gardens”



2. Site & Masterplan

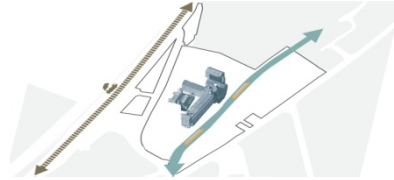
Current Masterplan

1. Site & Masterplan Issues

Site Context

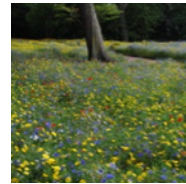
History

- Canal
- Historic Buildings
- Railway



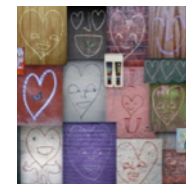
Biodiversity

- Roost for Bats
- Feeding Site
- Migration Route



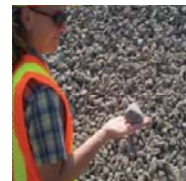
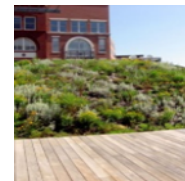
Community

- Employment
- Identity



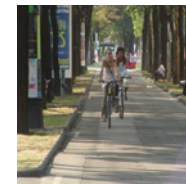
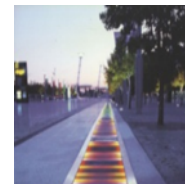
Sustainable Landscape

- Recycling
- Drainage



Connections

- Pedestrian
- Public Transport
- Cycling
- Cars



1. Site & Masterplan Issues

Core Concepts

Industrial Heritage

- Respect the Existing Historic material palette
- Preserve the unique scale of spaces
- Make reference to the old Canal Alignment



1. Site & Masterplan Issues

Core Concepts

Sustainable Community

- An Exemplar Project for Shrewsbury and Shropshire
- Water managed using Sustainable Urban Drainage (SUDs) principles
- Promote links to surrounding amenities in Ditherington
- Sustainable Transportation

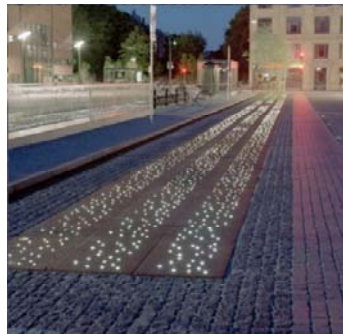


1. Site & Masterplan Issues

Landscape Layers

A Place for People

- A Hierarchy of Flexible Spaces
- Different Characters – Hard & Soft – Rich Variety
- Spaces to meet and Gather
- Spaces to play and learn
- Highlight and Delight



1. Site & Masterplan Issues

Landscape Layers

A Green Landscape

- Creating Green Corridors to allow wildlife connections
- Predominantly Native Species
- Strong Canopy Structure
- Diversity of planting to encourage greater range of species.

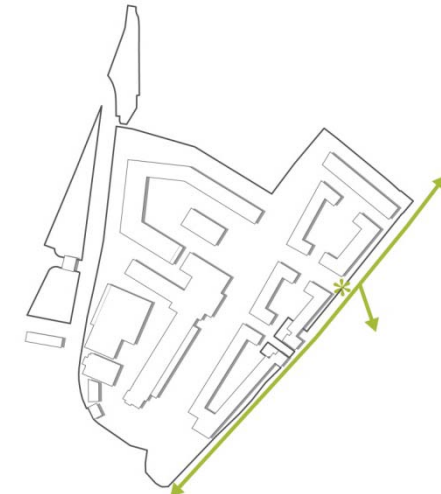
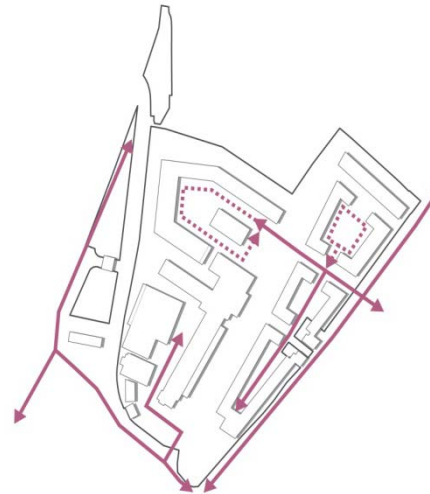
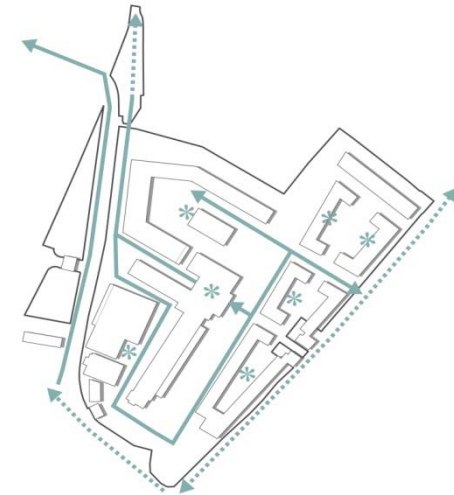
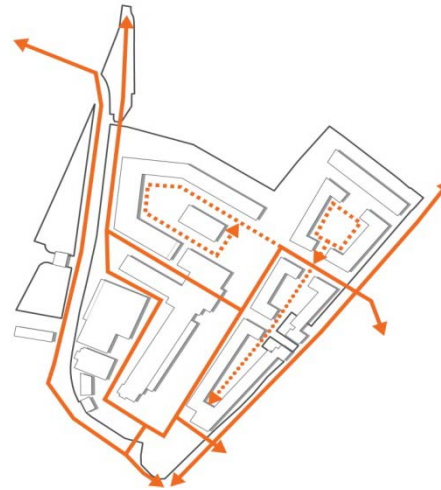


1. Site & Masterplan Issues

A Legible Landscape

- Gateway Space – An arrivals Sequence
- Clear Defined Circulation – Legible Access for All
- Pedestrian Friendly Shared Spaces in Residential areas
- Cycle Linkages and Priority Disabled Parking

Landscape Layers





2. Site & Masterplan

Current Masterplan

2. Site & Masterplan – The Canal

Context Sketch Study



2. Executive Summary

Assessment of Key Views



2. Executive Summary

Assessment of Key Views

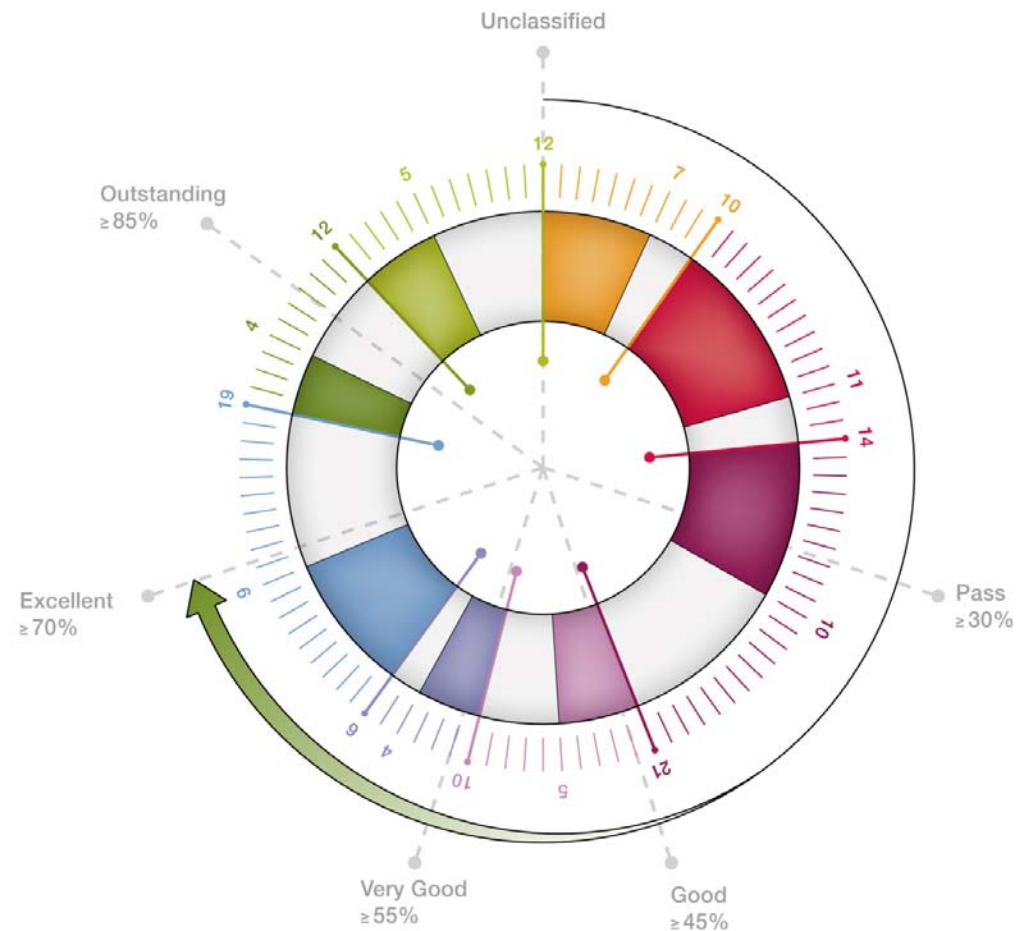




3. Sustainability Targets

Brief: Target BREEAM 'Excellent' and Code for Sustainable Homes Level 4

BREEAM SECTION	CREDITS AVAILABLE
Management	10
Health & Wellbeing	14
Energy	21
Transport	10
Water	6
Materials & Waste	19
Land Use & Ecology	10
Pollution	12
BREEAM RATING	



Current BREEAM Pre-Assessment : Pessimistic: **Good** Optimistic: **Excellent**

3. Sustainability Targets



Site Infrastructure – Renewables Options

Photovoltaic Panels

- main mill south facing roof slopes & with new build.
- High cost option in terms of contribution to carbon emission reductions

Biomass Heating

- South silo used for fuel storage and plant and flues.
- District heating pipework to buildings.
- Gas fired boilers provide backup.

Ground Source Heat Pump

- Ground source heat pump contributing to space heating of new residential buildings.
- Not suitable for domestic hot water generation due to low system temperatures
- No plant or flues visible externally.

4. Design Progress – Site Investigations

Recently completed investigations:

- Archaeological Desk-top assessment
- Habitat and Bat Survey
- Acoustic Assessment
- Flood Risk Assessment
- Utilities Search

Investigations currently on site:

- Geo-environmental Survey
- Structural Investigation Survey
- Ecological Oversight of above works

Forthcoming investigations:

- Embedded Timber Assessment
- Archaeological Site Assessment
- Air Quality Assessment

4. Design Progress

Assessment of Iron Framed Buildings [AKT]



4. Design Progress

Assessment of Iron Framed Buildings [AKT]

The structural engineer's Historic Loading Assessment shows the cast iron frame was designed to minimal safety margins

Acceptable new uses under consideration will subject the frame to greater loads than experienced to date

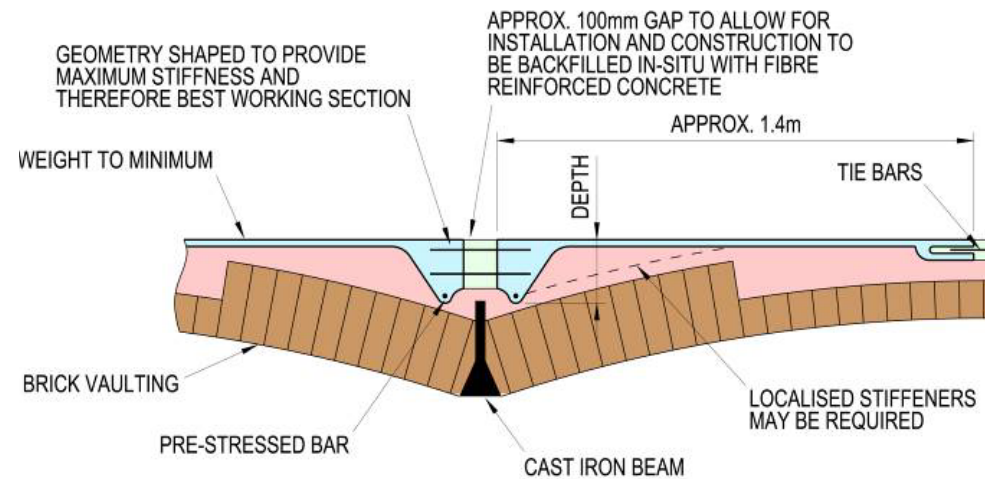
Structural analysis shows the majority of columns are not capable of standing the proposed loads with a satisfactory factor of safety

Structural intervention will be required to bring the buildings back into use

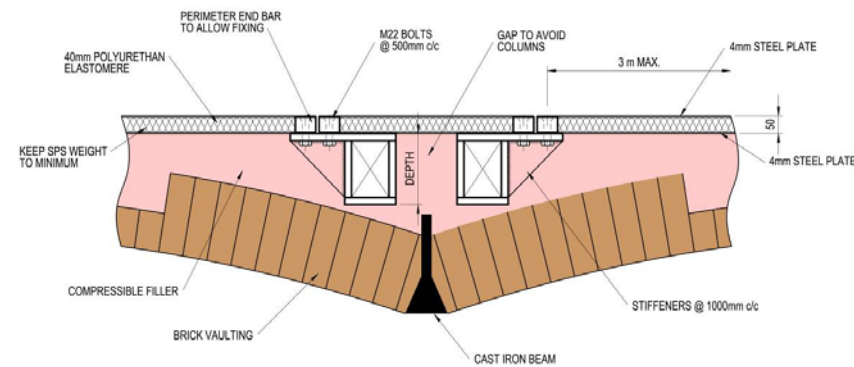
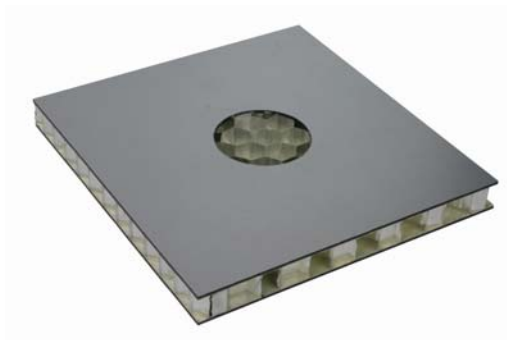
4. Design Progress



Preliminary Strengthening Options [AKT]

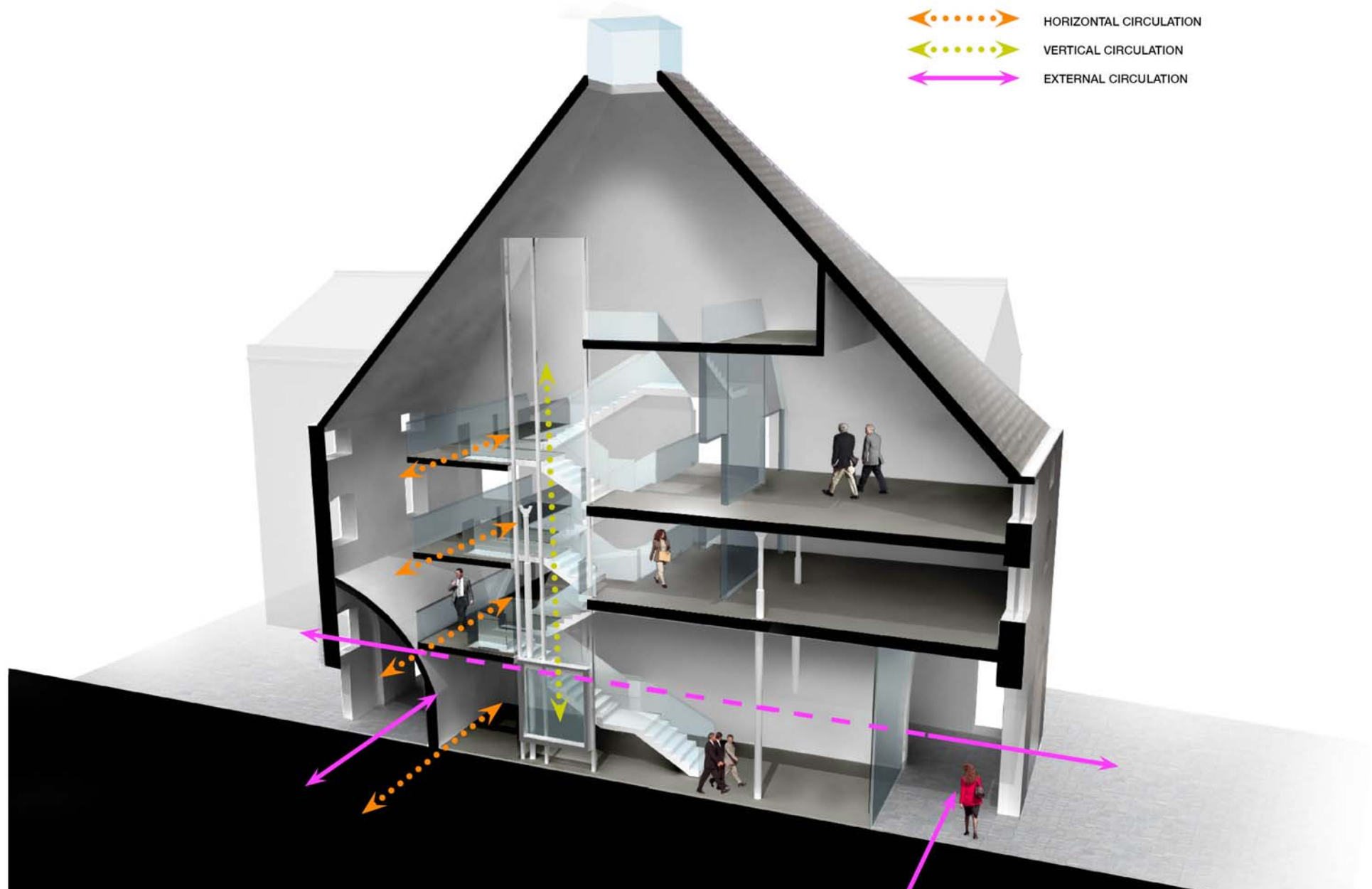


Fibre Reinforced Concrete (FRC)



Sandwich Panel Systems (SPS)

4. Design Progress – Adapting the mill buildings to new uses



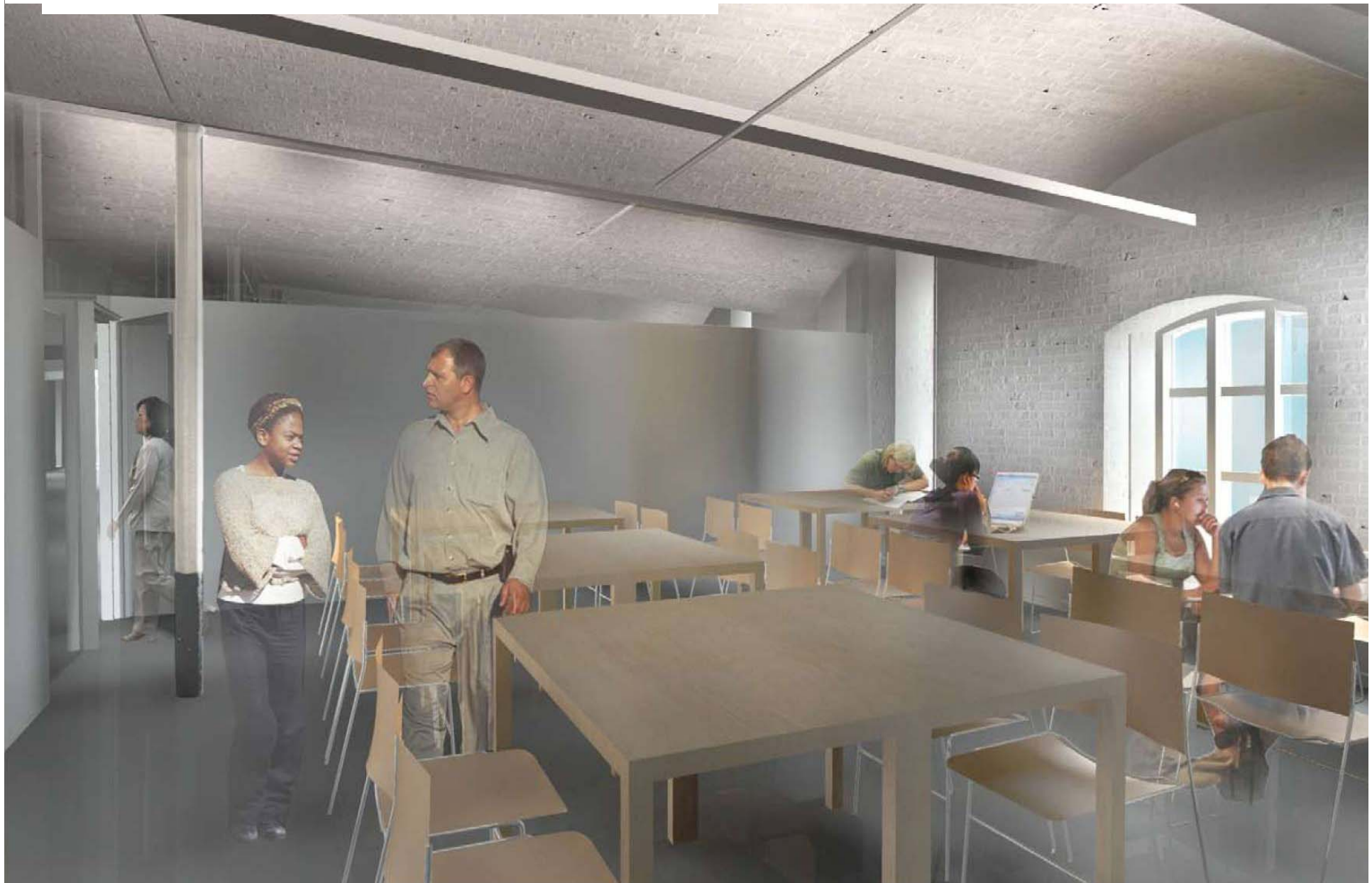
4. Design Progress – Adapting the mill buildings to new uses



4. Design Progress – Adapting the mill buildings to new uses



4. Shropshire Council project



4. Design Progress – Adapting the other buildings to new uses



4. Design Progress – Dye House ‘Pods’



5. Target Programme



Site Investigative Works	Early December 2009
Masterplan Pre-application Submission	Late December 2009
Submit Masterplan for Outline Planning Consent	May 2010
Submit Detailed Listed Building Consent	May 2010
Final Design Completed	December 2010
Construction	2011 - 2012



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