Local Joint Committee Meeting
Ditherington Flax Mill
07 January 2010
Introduction

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

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

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

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

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

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

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
2. Site & Masterplan

Current Masterplan
2. Site & Masterplan – The Canal

Context Sketch Study
2. Executive Summary

Assessment of Key Views
2. Executive Summary
2. Executive Summary
3. Sustainability Targets

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

<table>
<thead>
<tr>
<th>BREEAM SECTION</th>
<th>CREDITS AVAILABLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management</td>
<td>10</td>
</tr>
<tr>
<td>Health &amp; Wellbeing</td>
<td>14</td>
</tr>
<tr>
<td>Energy</td>
<td>21</td>
</tr>
<tr>
<td>Transport</td>
<td>10</td>
</tr>
<tr>
<td>Water</td>
<td>6</td>
</tr>
<tr>
<td>Materials &amp; Waste</td>
<td>19</td>
</tr>
<tr>
<td>Land Use &amp; Ecology</td>
<td>10</td>
</tr>
<tr>
<td>Pollution</td>
<td>12</td>
</tr>
</tbody>
</table>

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
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4. Shropshire Council project
4. Design Progress – Adapting the other buildings to new uses
4. Design Progress – Dye House ‘Pods’
5. Target Programme

<table>
<thead>
<tr>
<th>Activity</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Investigative Works</td>
<td>Early December 2009</td>
</tr>
<tr>
<td>Masterplan Pre-application Submission</td>
<td>Late December 2009</td>
</tr>
<tr>
<td>Submit Masterplan for Outline Planning Consent</td>
<td>May 2010</td>
</tr>
<tr>
<td>Submit Detailed Listed Building Consent</td>
<td>May 2010</td>
</tr>
<tr>
<td>Final Design Completed</td>
<td>December 2010</td>
</tr>
<tr>
<td>Construction</td>
<td>2011 - 2012</td>
</tr>
</tbody>
</table>