

Development brief

Land & buildings at Former Denton Centre, Acre Street, Duke Street, Denton

1. Introduction

The purpose of this document is to provide a concise introduction to the development potential and planning requirements relevant to this development site. The site is owned by Tameside MBC and the Council is seeking to dispose of it.

Its aim is to assist potential purchasers in the preparation of development proposals and will be used to assess the acceptability of any offers put forward, before the Council will consider selling the site, to ensure that it meets the Council's requirements in terms of design, development and land use principles.

Developers will need to ensure that the principles are adhered to, and any variations clearly justified.

2. Summary of brief

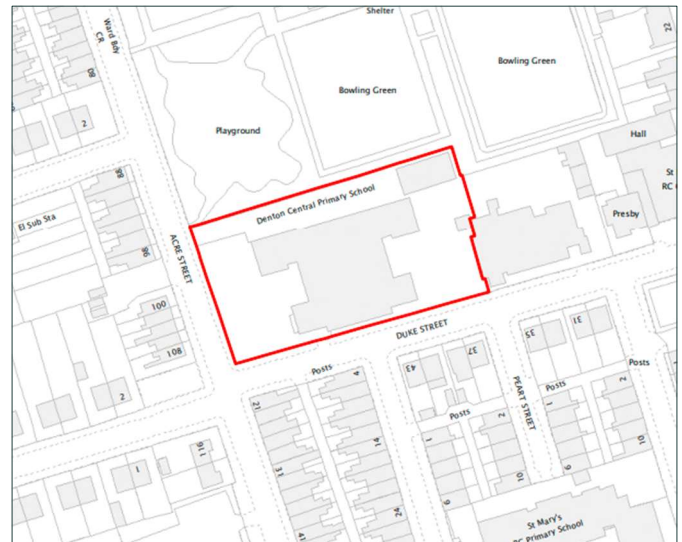
The Council will expect the new proposals to be appropriate to its context including being:

- Either a mixed residential development of housing, apartments or specialist housing (retirement or other);
- Other community, education or health uses;
- Maximum building heights of 3 storeys adjacent to park boundary (N and E), reducing to 2-2.5 storeys adjacent to terraced/semi-detached housing on Duke Street and Acre Street.

3. Location

The site is situated on the southern boundary of Denton Town Centre, within a predominantly residential part of the town and South of Manchester Road and the M67. The site is

located immediately adjacent to the popular Victoria Park and surrounded on two sides by terraced/semi-detached homes.



Location

The site is in an accessible location within walking distance of bus routes, primary school, local shopping, library, park and services of Denton town centre including being within a 10 min walk to Crown Point North Retail Park.

4. Site description and context

Current use: The 0.36 Ha site was most latterly utilised as offices by Tameside Council and prior to this was the former Denton Central Primary School (closed 2005). The former late Victorian school is not listed, nor is it within a conservation area; however, it could be considered to have local historic interest as it was opened in 1911 as Duke Street Elementary school and used as an Auxiliary Hospital during WW1; the architect also designed Denton Police Station; see opposite for the late Victorian references on Duke St/ town centre.



Scale and built form: Adjacent development is mainly two, two and a half, storey terraced or semi-detached residential properties.

Character: The area, although edge of centre, is predominantly residential in nature.

Density: The density of the surrounding area is considered to be medium density or around 50-120 dwellings per hectare; predominantly terraced and semi-detached homes.

Views: Existing buildings and edges largely obscure views through the site, other than from Duke Street toward the band stand, across former school playgrounds.

Topography: The site is a largely flat.

Views: Views of the park from the site are largely obscured by existing trees, shrubs and the former school buildings, other than from Duke Street toward the Grade II Listed Bandstand, across former school playgrounds.

Access: Currently, the only vehicular access in use is via Acre Street to the north-west corner, see Appendix 1. The site has two pedestrian access gates on Duke Street (pedestrian access to former school).

Boundaries: To the northern boundary is Victoria Park. Running south and south-west of the site is a mix of terraced homes and semi-detached properties on Acre and Duke Street. To the East of the site is a set of former school buildings, now Jungle Junction Nursery and the large detached Victorian villa (St Mary's Presbytery).

Trees: Consideration should be made to trees located on the site's northern boundary but within the park. There are no protected trees or any notable soft landscaping within the site.

Flooding: The entire site is within flood zone 1 with a low probability of flooding.

**Denton Police Station
St Mary's Presbytery, Duke St**



Ground Conditions: Prospective developers will have to satisfy themselves of ground conditions including contamination, services and culverts prior to development of the site.

5. Planning considerations

The development of the site should accord with the development plan, namely policies in Places for Everyone (PfE) (2024) and all the remaining saved policies of the Tameside Unitary Development Plan (2004), alongside the following Supplementary Planning Documents:



- Residential Design SPD
- Trees and Landscaping on Development Sites SPD

6. Development principles

Land use: The site is not allocated within the development plan for any specific land use, but it is within the designated town centre boundary for Denton and within an established residential area. The site would appear appropriate for residential uses, alongside other specialist residential accommodation, or a range of other community, educational and health uses.

While options that consider the retention and conversion or retrofit of the former school building in its entirety or purely the late Victorian frontage are welcomed, however, more comprehensive redevelopment is not precluded.

Density: As a town centre location any residential proposals should achieve a minimum density of 70 dwellings per hectare in accordance with PfE policy JP-H4. A mix of houses and apartments or exclusively apartments would be appropriate. This should however be applied sensitively – where more compact development could be located adjacent to the park, to the north and east of the site.

Scale and massing: Building(s) of maximum height of 3 storeys could be considered appropriate adjacent to the park edge to the north and east of the site, this should however be scaled down to 2-2.5 storeys to reflect the scale and character of Duke Street and Acre Street. Development blocks should reflect the massing of surrounding groups of either semi-

detached properties or groups of around six conjoined terraced houses.

Design: New buildings should take design cues from the local vernacular, which is typical of the character of late Victorian town centres and seek to align materials, proportions and vertical rhythms, such as those provided by windows, creating a consistency within the street scene. In addition, any taller buildings may be visible from the park; design of buildings should therefore complement (be sensitive to) the park setting and views from the park considered, for example, blank facades adjacent to the park should be avoided.

Edges: Any development located on Acre Street and Duke Street should be set back with courtyard front gardens or boundaries to align with surrounding properties. Development proposals should acknowledge and provide activity to both primary and secondary frontages as shown on the parameters plan.

Existing Victorian boundary treatments to the former school, including the red brick walls, ornate railings and gates should be retained and integrated into design proposals.



Existing boundaries to former school site

Views: Opportunities to create a new north-south green link and pedestrian route into Victoria Park should be considered to encourage



active lifestyles and improve accessibility to the park from the south. This should also be used as an opportunity to frame a key view of the Grade II listed Bandstand within the park (see Appendix 1).

Affordable homes:

Where proposals are predominantly for affordable housing, the types and tenures should be agreed with the Council before submission of a tender or any grant funding bid to Homes England’s affordable homes programme.

Where proposals are for market sale housing then a minimum 15% of any homes should be affordable, with at least 60% being family homes for social rent and the remainder for shared ownership or rent to buy.

Nomination rights should be provided to the Council for social rent and a local connection for all affordable home ownership tenures will be expected. Homes delivered by developer contribution should be discounted and transferred to one Registered Provider and should not be grant funded by Homes England.

Privacy: Development proposals of two or more storeys should be a minimum of 14 metres from the existing homes, dependent on the location and orientation of main living spaces.

Noise: The layout of residential development and other sensitive developments need to consider the neighbouring park’s play area and the parks seasonal events which generate noise

and design accordingly to minimise impact (see plan for location).

Accessible and Adaptable Homes: Any residential proposals should achieve the Building Regulations Part M4(2) standard for accessible and adaptable homes in accordance with PfE policy JP-H3. Properties that additionally meet Part M4(3) standard are encouraged.

Minimum Space: Any residential proposals must comply with the nationally described minimum space standards¹ in accordance with PfE policy JP-H3.

Access and Highways: All highways should be made up to adoptable standards, where they serve 5 or more properties and should prioritise active travel modes, such as cycling, walking and wheeling, in line with PfE Policy C5: Streets for All principles².

Primary vehicular access into the site is currently from Acre Street, however an additional second access could also be taken from Duke Street (see Appendix 1).

A new pedestrian access could be considered into the neighbouring Victoria Park to encourage use from properties to the south, potentially aligning with any new access to Duke Street. Design layout should however, carefully consider integration with the park to ensure that a safe entrance is created.

¹ <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

² <https://www.tfgm.com/strategy/streets-for-all>.



There should be adequate access for refuse collection and for the storage of waste and recycling bins. Proposals should include safe, innovative parking solutions that do not dominate and there should not be large areas of surface or frontage parking.



Existing Vehicular access off Acre Street

Car parking: Development proposals should have clearly defined parking areas and should not include on-street parking. Given the site's accessible location within Denton Town Centre, within walking distance to amenities and bus services to Ashton, Hyde and Stockport alongside opportunities for active travel, a reduction in minimum parking standards may be considered appropriate. However, the impact of cars should not compromise the safety of pedestrians and traffic flows around the site. All homes without a garage will require secure/covered bike storage and apartments should include secure cycle storage facilities and provision for electric vehicles, where practicable.

Trees: An appropriate off set should be provided to trees located within the park, acknowledging the potential need for root protection areas.

Landscaping: Landscape design will make a significant contribution to the appearance of the development. Any hard and soft landscaping should be integral to the scheme and reflect the scale and nature of development. Public realm should be safe, robust and attractive; with usable outdoor spaces, which encourage activity. Boundary treatments should be constructed in attractive and durable materials; railings and walls to better integrate into area

New planting should be provided throughout the site, particularly to the Acre Street and Duke Street frontages. The site falls within a Tree Planting Opportunity Area of medium/high priority³ where a net enhancement in the landscape character of the site, in line with PFE JP-G7 (12) on Trees and Woodland is expected.

Ecology: Appropriate ecological assessment should be undertaken relating to potential for nesting birds and bat roosts. Satisfying the 10% Net Gain for Biodiversity may not be required subject to satisfying the de minimus exemption which may apply.

Secured By Design: Proposals should be safe and secure, designing out crime, in line with PFE Policy JP-P1, reducing opportunities for anti-social behaviour. The Council encourages schemes to achieve Secured By Design accreditation, where they should provide natural surveillance over the public realm and across the adjacent park. Further details are available from www.securedbydesign.com.

Environment and Sustainability: Tameside Council is committed to promoting the

³ [City of Trees](#) Tree Planting opportunities, GMODIN



conservation and sustainable use of natural resources and encourages developers to incorporate these principles in the use of construction materials. This should be done through a sustainability statement which will include:

- An energy statement which demonstrates energy reduction measures, in line with PfE Policy JP-S2 (Carbon) and S3 (Heat Networks), such as on-site generation of renewable energy.
- The incorporation of Sustainable Urban Drainage Systems (SUDS) in accordance with PfE policy JP-S4.

Planning Obligations: The development may impact on infrastructure and service provision and is likely to be subject to Section 106 Agreement to mitigate this. Likely contributions could include:

- Residential – provision of local school places, highway improvements or improvements to adjacent Victoria Park.
- Affordable housing – Expectations regarding affordable housing are as set out above
- Biodiversity net gain requirement of 10% may not be required, subject to the satisfying the de minimus exemption which may apply*

Please submit a Heads of Terms or draft UU with any application to avoid delays.

7. Planning applications

Developers are encouraged to enter into active pre-application discussions⁴ with Development

⁴ <https://www.tameside.gov.uk/planning/preapplications>

Management Officers regarding their proposals. Supporting visual material will depend on the nature and scale of proposals. However, proposals will typically need to be supported by the following:

- Full set of plans, including street scenes/ montages;
- A Design and Access Statement (including consideration of heritage impact and Crime Impact Assessment);
- Residential proposals to include Accessibility Checklist/ Statement;
- Desk based Site Investigation;
- Bat survey of existing buildings;
- Biodiversity Net gain information*
- A Transport Statement, including parking details;
- A Sustainability Statement incl energy statement;
- A Landscaping Strategy
- A Flood Risk Assessment (may not be required as under 1 hectare and in flood zone 1)
- Noise Impact Assessment, if relevant.
- Statement of Community Involvement;
- Heads of Terms (in relation to s106)

8. Further information

For further information visit:

www.tameside.gov.uk/planning

Appendix 1- Parameters Plan

