Vision Tameside
Phase 2 Proposals

Design and Access Statement
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- First issue 10 June 2015
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**Author**
- MCL

**Checked**
- IKE
1.0 Introduction

This Design and Access Statement has been prepared by Ryder Architecture on behalf of Tameside Metropolitan Borough Council (TMBC) and the Tameside Investment Partnership (TIP) to assist TMBC in their consideration of the planning application relating to the redevelopment of the Tameside Administrative Centre (TAC).

1.1 Report structure

The following report is based on the guidance given in the CABE publication, "Design and Access Statements - How to write, read and use them".

1.2 Previous applications

The application for planning permission follows the previously consented Demolition and LBC applications listed below:

- Demolition in a Conservation Area
  15/00084/CON

- Listed Building Consent
  Ashton Town Hall – 15/00086/LBC

- Listed Building Consent
  Former Waterboard Building Façade
  15/00087/LBC

1.3 TMBC development team

Tameside Investment Partnership (TIP) is a development of the Tameside LEP (Local Education Partnership) and is a joint venture partnership between Tameside Metropolitan Borough Council and inspiredspaces (Tameside) Limited to deliver public projects across Tameside.

The Department for Children, Schools and Families and Partnerships UK set up Partnerships for Schools to manage the delivery of the “Building Schools for the Future” (BSF) programme. Under the BSF programme the Tameside LEP was established as a means of delivery through which capital investment made available through (inter alia) the BSF programme could be effectively deployed in accordance with the Strategic Partnering Agreement (SPA) entered into between Tameside Metropolitan Borough Council and inspiredspaces (Tameside) Limited dated 4th February 2009.

This project is being promoted pursuant to the SPA and relates to the demolition of Tameside Metropolitan Borough Council’s Council Offices, Wellington Road, Ashton-under-Lyne, OL6 6DL.
2.0  Context and analysis

2.1  Site
The proposed site is located in the centre of Ashton-under-Lyne, within the borough of Tameside which in turn forms part of Greater Manchester and is approximately 6 miles east of Manchester city centre.

The site is to the north of grade 2 Ashton market and Market Place which is the heart of the town. To the west is The Arcades Shopping Centre, separated from the site by Warrington Street which is pedestrianised. Further to the west is the town’s bus station and the Metrolink tram terminus from Manchester City Centre which opened late 2013. To the north is the Ashton Northern Bypass and the railway station. To the east is Wellington Road, two storey terraced buildings and Camp Street surface car park, which forms the site of Tameside College Advanced Learning Centre, phase 1 of their relocation into the town centre.
2.2 Tameside masterplan

The Ashton Town Centre Development and Design Framework is a document prepared by IBI Taylor Young for TMBC in draft form in May 2013 which sets out an overarching framework for the development of the town centre over the next 15 years.

The proposed site forms part of an area described in this report as Ashton Gateway which also includes the key public transport links of bus, rail and tram stations, car parks and the future Tameside College phase 1 site.

The challenges identified for the Ashton Gateway area include positive reinforcement of the gateway approaches from rail and bus / tram, redevelopment of the TAC site and Camp Street car park to provide quality external space, creation of an attractive frontage to the ring road and supporting ease of access to the town centre from all modes of transport.

The future role of the area is envisaged as creating a positive arrival into Ashton with the remodelling of frontage onto Wellington Road creating a public space framed by the adjacent redevelopment of the current Camp Street car park.

The redevelopment of this area and the proposed site is envisaged to contribute to the overall vision by supporting a range of existing and new users including college students, providing a high quality landmark building at the town centre gateway and improving the public realm and interconnectivity between the retail core and public transport.

2.3 Vision Tameside

Vision Tameside is a partnership between Tameside College and TMBC and plans an ambitious redevelopment strategy to bring greater economic prosperity and transform learning and skills in Tameside.

The master plan delivers a new exciting future for Ashton Town Centre attracting new businesses into Tameside, creating new jobs and future opportunities for Tameside residents. Central to this plan is a transformational three phase development of the Tameside College campus.

Over the next four years the college plans to build three new Advanced Learning Centres, based in Ashton Town Centre and at the Beaufort Road site. These new Learning and Skills Centres will be built in three phases and will offer people in Tameside state of the art facilities that equip them for the challenges of a changing economy requiring a highly skilled workforce.

Phase 1

Tameside College plans to build two new iconic centres of excellence. Designed by architects IBI Taylor Young and located close to the Market Square the first of these buildings, the Advanced Learning Centre, will provide the latest in learning environments to more than 600 young people and is scheduled to open in September 2015.

The second new building for Tameside College of Phase 1 is the Advanced Technologies Centre, which is located on the current main college campus located approximately 1 mile to the east of the site.

Phase 2

The second phase creates a new Advanced Skills Centre for Tameside College on the proposed site. The Advanced Skills Centre will be approximately 7,000 sqm in size and provide the latest learning spaces for the college’s commercial offer. The centre will provide a new and exciting learning and skills centre for students studying a wide range of vocational subjects including; hair and beauty, hospitality and catering, bakery and confectionery, travel and tourism and business skills.

Phase 3

The college will redevelop the remainder of its existing main campus.
2.4 Site history and conservation context
Prior to the construction of TAC in the early 1980’s, the site was largely occupied by a surface car park which in turn replaced three blocks of terraces running south west to north east on a grid aligned to the majority of the town centre. Three roads; Gosforth Street, Jermyn Street and Tatton Street ran through the site and continued across Warrington Street into the area currently occupied by The Arcades Shopping Centre. Warrington Street was pedestrianised and reduced in width adjacent TAC with the development of the shopping centre. To the east of the site, terraced properties have been removed and replaced by Camp Street car park and Ashton Northern Bypass. Former industrial and residential areas to the west of the site have been replaced by large format retail units and bus / tram stations.

The construction of TAC involved the building connecting unsympathetically into the rear of two adjacent listed buildings, Ashton Town Hall to the south east of the site and the façade of the Former Waterboard Building to the south west, both grade 2 listed buildings.

Extensive analysis and heritage statements for each building can be found in appendices D, E and F.
2.5 Current arrangement and existing TAC building

The site is relatively flat with variations in levels of up to approximately 600mm and is occupied by three existing buildings:

- TAC - built in the 1980’s and varying in height from one to ten storeys it currently accommodates the TMBC reception and customer service centre, a large Wilko store, small retail units and a covered service yard at ground floor. Upper floors are mostly occupied by TMBC offices and ancillary accommodation with some office / storage space related to the retail units.
- Town Hall – a grade 2 listed, three storey building containing a museum, meeting and function rooms and the council chamber.
- Former Water Board Building – the façade of this building is grade 2 listed and was retained when the three storeys of accommodation were rebuilt with the construction of the TAC building. The ground floor is partly occupied by the Co-operative Bank, a tenant of TMBC and will remain operational until the demolition of the existing TAC building commences in the summer of 2015.

The TAC building has a steel frame and is clad in precast concrete panels faced in buff brick. The ground floor footprint occupies the majority of the site and is largely occupied by a Wilko store which has three entrances to the north east onto Warrington Street, south onto Market Place and west onto Warrington Street.

There is a covered deliveries yard to the northern end of the building which serves Wilkinson, TMBC and retail units on Warrington Street. The yard is sized to enable an articulated lorry to enter from Warrington Street, turn under cover and reverse to a raised loading dock. It also provides parking areas for service vehicles and access to incoming services.
The upper floors of TAC are arranged in a triangular form of 15m deep floor plates and occupied by largely cellular office accommodation for TMBC. The centre of the building is a poorly utilised external landscaped courtyard which is located above the Wilkinson store and accessed from the first floor. The building varies in height, generally rising from south to north and is articulated by towers at the links between blocks.

The tower at the north of the site rises to provide eight storeys of accommodation and is approximately 30m diameter reflecting the deliveries area below. This contains a mixture of cellular and open plan accommodation with good long range views and forms a landmark in the surrounding area.

The current TAC elevations are largely blank at low level along Wellington Road and accommodate the Wilkinson and TMBC main entrances. There are shop fronts to the Warrington Street elevation with some of the units vacant. The northern end of the building has a brickwork plinth with service entrances and does not present an appropriate image to what is a key gateway into the town centre. The frontage onto the Market Place is dominated by the two listed stone façades at each end, addressing the civic nature of the space, with a small central area occupied by a low level entrance to Wilkinson and TMBC customer service centre. Generally, the upper levels are either alternating bands of buff brickwork and aluminium glazing or grids of punched hole windows with a cap of brown coloured vertical metal panels.

The TAC building and Town Hall are connected at ground, first and second floor levels for council staff use of meeting rooms and member access to the council chamber from accommodation within TAC.
2.6 Legibility

On almost all of the key views and approaches to the existing TAC, the base (lower 2 storeys) of the building can only be realised from a short distance away, whereas the upper storeys are what can be read from the long distance views.

01 Tram Station - western approach
From arrival at the tram station the development will be instantly recognisable and likely to be one of the largest developments in the town centre, like its predecessor acting as a wayfinding anchor point in the Town Centre.

02 Bus Station - western approach
The bus station sits on the A6140, which runs broadly east-west past the proposed development site. The bus station covers a large site without significant development thus opens up distant views to the proposed site. The future redevelopment of the bus station may potentially impact upon this.

03 Train Station - northern approach
The existing building provides no legibility of use and has a fortress / barrier feel as it meets the streetscape. From the train station, the visual impact of the development will be obvious. A subtlety in the composition of the blocks could allow views to the new route formed behind the Town Hall, linking to the TMBC JSC.

04 Market Place - southern approach
From the Market Place the sequencing of public spaces and the relationship between the proposed development and the Town Hall split between a new public route should be clear. A new opening between the listed facades should serve as a gateway into the heart of the proposed development.

05 Wellington Road - south eastern approach
The approach from Wellington road is met with the prominent Town Hall in the foreground and the development rising up behind it. The proposals push the development further North, reducing the impact upon the Town Hall. Whilst the Waterboard façade is visible the development behind is not.

06 Penny Meadow - south east
Whilst the approach to the development site from Penny Meadow is from an elevated position, the TAC is not visible. At the junction to Wellington Road, only the Town Hall and Waterboard building are visible.
2.7 Materials within the context of the proposals
A number of historic and modern materials have been used or proposed for use in the immediate context of the development site. These materials can be described as follows:

Tameside College Advance Learning Centre
- Buff / Brown, textured facing brickwork
- Vertical metal cladding
- Glazed curtain walling system and windows
- Flat roof

42 Warrington Street, Former Waterboard Building
- Simple ashlar stone facades in relatively poor condition. Façade supported on steel frame. Timber sash windows with projecting stone cills
- Flat roof

Ashton Town Hall
- Detailed ashlar stone façades and grand stepped entrance
- Timber sash windows with projected stone surrounds
- Pitched roof concealed by balustered parapet

Market Place
- Market Hall
- Red brick and ashlar dressings
- Detailed window openings with recessed surrounds

Arcades
- Stone cladding to match listed context
- Profiled window openings with PPC curtain walling
2.8 Accessibility context
Additional transport details and information can be found in the separate Travel Plan and Transport Statement provided by Atkins.

2.8.1 Vehicular
Car movement is restricted largely to the north of the site on the A6043 bypass, due to restricted access to Wellington Road and pedestrianised routes with limited delivery access to Warrington Street and Market Place.

The existing TAC building has no dedicated on-site parking provision. Therefore any staff or visitors attending the TAC building are required to find their own parking elsewhere in the town centre.

2.8.2 Public transport
Bus movement is concentrated on the adjacent bus station to the west of the development site with a bus route and stops also located on Wellington Road.

The railway station to the north of the site offers frequent services into Manchester city centre and also to the trans-Pennine route via connections at Stalybridge.

In 2013 Transport for Greater Manchester (TfGM) opened a new Metrolink line into Ashton providing frequent tram services into Manchester city centre and offers extensive connections to the Greater Manchester area.

2.8.3 Pedestrian and cyclist
The Market Place is the heart and focus of the town and its historic market attracts many visitors. Wellington Road has moderate pedestrian traffic serving as a route to and from the railway station. Warrington Street is infrequently used during the opening hours of the adjacent Arcades shopping centre which acts as a short cut between the tram and bus stations and the Market Place. However, when the shopping centre is closed then Warrington Street provides these pedestrian links.

New strategic pedestrian routes are proposed in the current town centre masterplan and adopted by the phase 1 college building (currently under construction and due for completion September 2015) which acknowledge the increased number of journeys that will be made by public transport with the introduction of a significant student population on and adjacent to the site. These routes will connect the railway station with the Market Place via the frontage of the phase 1 building and the bus / tram stations with the proposed site and the phase 1 building beyond. Both routes will improve pedestrian safety and provide more generous routes and enjoyable experiences than the current arrangement which is restricted, unclear and indirect.

Numerous cycle parking facilities are provided in the Market Place, with additional provision at the nearby rail station and bus stations. A TfGM Cycle Hub is also located on Water Street adjacent to the Swimming Baths. The Hub provides a fully-enclosed, secure cycle parking facility open 6am to midnight every day.
2.8.4 Approach to listed buildings

Comprehensive Heritage Statements for both the Town Hall and Former Waterboard Building façade can be found in appendices D, E and B. Additional heritage impact statements for both Ashton Town Hall and the Former Waterboard Building façade can be found in section 6.

Town Hall (Listing NGR:SJ9388299242)
The Town Hall was completed in 1840 and extended in 1878. The current TAC building abuts the rear of the Town Hall across the ground floor and is linked at two locations at first and second floors providing direct access from the council office accommodation to the members lounge and rear of the council chamber. Historically the Town Hall formed the end building in a terrace and this clarity should be restored in the redevelopment.

Remedial works will be required to the rear of the Town Hall once the link to the existing TAC building is demolished.

Former Waterboard Building façade (Listing NGR:SJ9383999210)
Construction of the TAC building has incorporated the rebuilt facade of the Former Waterboard Building (completed circa 1840). The historic floor to floor height was carried forward into the TAC building to approximately the footprint of the preceding building. The TAC building has three floors behind the retained facade (ground, first and second) with local changes in level to the general upper floor levels of the remainder of the building.
3.0 Statement of community involvement

3.1 Stakeholders
A number of stakeholders were identified early in the brief development process for engagement and consultation.

<table>
<thead>
<tr>
<th>TMBC Staff</th>
<th>Elected members, TMBC Executive team and joint TMBC / College board</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategic decision making</td>
<td>All staff</td>
</tr>
<tr>
<td>General engagement on the development proposals</td>
<td>All staff</td>
</tr>
<tr>
<td>Change management - working differently and workplace setting design</td>
<td>All staff</td>
</tr>
<tr>
<td>Joint Service Centre - shaping the development proposals around the service offer</td>
<td>Third party partner organisations, Library and CSC staff and existing service user groups</td>
</tr>
<tr>
<td>Library</td>
<td>Library staff</td>
</tr>
<tr>
<td>Sustainability</td>
<td>TMBC carbon reduction panel</td>
</tr>
<tr>
<td>Facilities management</td>
<td>Facilities management service provider</td>
</tr>
<tr>
<td>Tameside College</td>
<td>College SMT, board of governors and joint TMBC / College board</td>
</tr>
<tr>
<td>Strategic decision making</td>
<td>All staff and students</td>
</tr>
<tr>
<td>General engagement on the development proposals</td>
<td>Department leaders</td>
</tr>
<tr>
<td>Front of house / retail units</td>
<td>Wilko development team</td>
</tr>
<tr>
<td>Public and user groups</td>
<td>All members of the public</td>
</tr>
<tr>
<td>General engagement on the development proposals</td>
<td>Market Place businesses and stall holders</td>
</tr>
<tr>
<td>Impact of construction</td>
<td>Special accessibility user groups</td>
</tr>
</tbody>
</table>

3.2 Pre Application Community Involvement
Following the concept design engagement and a period of design development, more detailed design proposals formed the basis of a series of pre planning consultation sessions. The consultation sessions held or forthcoming are as follows:

<table>
<thead>
<tr>
<th>Who</th>
<th>When</th>
<th>Where</th>
</tr>
</thead>
<tbody>
<tr>
<td>TMBC Executive team</td>
<td>28 April 2015</td>
<td>Stamford Park Pavilion, Ashton</td>
</tr>
<tr>
<td>Tameside College board</td>
<td>6 May 2015</td>
<td>Tameside College, Beaufort Road Campus</td>
</tr>
<tr>
<td>Elected members</td>
<td>19 May 2015</td>
<td>Ashton Town Hall</td>
</tr>
<tr>
<td>TMBC Executive team</td>
<td>20 May 2015</td>
<td>Dukinfield Town Hall</td>
</tr>
<tr>
<td>TMBC staff</td>
<td>20 May 2015</td>
<td>Tameside Administrative Centre</td>
</tr>
<tr>
<td>TMBC Corporate Development team</td>
<td>21 May 2015</td>
<td>Dukinfield Town Hall</td>
</tr>
<tr>
<td>TMBC staff</td>
<td>21 May 2015</td>
<td>Dukinfield Town Hall</td>
</tr>
<tr>
<td>TMBC staff</td>
<td>22 May 2015</td>
<td>Hyde Town Hall</td>
</tr>
<tr>
<td>Public consultation</td>
<td>28 May 2015</td>
<td>Ashton Central Library</td>
</tr>
<tr>
<td>Public consultation</td>
<td>29 May 2015</td>
<td>Ashton Market Hall</td>
</tr>
<tr>
<td>Public consultation</td>
<td>29 May 2015</td>
<td>Arcades Shopping Centre</td>
</tr>
<tr>
<td>TMBC staff</td>
<td>2 June 2015</td>
<td>Two Trees, Denton</td>
</tr>
<tr>
<td>Tameside College staff</td>
<td>20 June 2015</td>
<td>Tameside College, Beaufort Road Campus</td>
</tr>
<tr>
<td>Tameside College students</td>
<td>20 June 2015</td>
<td>Tameside College, Beaufort Road Campus</td>
</tr>
</tbody>
</table>
In developing the brief and proposals over 70 no concept design engagement sessions have been held with the three main building occupiers and statutory consultees.

In addition to the formal and drop in sessions listed below the Vision Tameside web site (http://www.visiontameside.com) has been utilised to publicise the Vision Tameside masterplan, the business case for investing to save and the phase 2 proposals.

3.2.1 Participation and dialogue methods

The range of those involved in the pre planning consultation listed below has been broad and generally well attended. As such a number dialogue methods and mixed media were used at each session. A common issue in public / community engagement is communicating the proposals in a medium that the public can understand. For some this is plans, sections and elevations, for others this is visualisations and 3D images. For the sessions listed above a tailored set of engagement collateral was utilised, based upon all or a selection of the media listed below:

A1 high resolution presentation boards comprising:
- Plans and site information
- Sections
- Elevations
- Exploded axonometric graphics
- Space planning and concept FF&E design
- 3D Computer generated visualisations
- Physical model of the proposed development
- Proposed material samples and precedent images
- Projected presentations

3.2.2 Consultation and feedback responses

At each of the sessions listed above all of the attendees were encouraged to complete a feedback form prepared by the TMBC communications team.

From the consultation sessions held a total of 245 feedback forms were completed by elected members, TMBC staff and the general public.

3.2.3 Stakeholder engagement strategy

A community needs Stakeholder Engagement Strategy (SES) has been developed by Carillion Construction.

The SES documents how Carillion, the main contractor will:
- Maintain communication with the community during the demolition and construction phases of the development
- Minimise disruption
- Support business as usual for the neighbouring market, surrounding businesses and local residents
- Provide a positive neighbour experience
- Engage with local trades, schools and businesses, promoting apprenticeships and local spend

The SES is provided in appendix D.

An example feedback form can be found in Appendix A and a summary of the responses can be found in Appendix B.

From the summary the most common feedback points were as follows:

<table>
<thead>
<tr>
<th>Comment</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concerns over the future use of Ashton Central Library and its intended future use.</td>
<td>TMBC to ensure a communication strategy is put in place to keep the community engaged and informed as to the future use of the library</td>
</tr>
<tr>
<td>No provision of ground floor accessible WC</td>
<td>Ground floor plan revised to accommodate Acc Wc in library area</td>
</tr>
<tr>
<td>No provision of changing places facility</td>
<td>Ground floor plan revised to accommodate a publically accessible changing places facility adjacent to the library and main building entrance. Enhance Acc Wc included in College ground floor plan</td>
</tr>
<tr>
<td>Layout of reference library and under provision of IT facilities.</td>
<td>Layout of reference library under review. IT provision to be increased as part of ongoing FF&amp;E design</td>
</tr>
<tr>
<td>No provision of faith room within proposals</td>
<td>Multi faith room with wash hand basin included within the TMBC office plans</td>
</tr>
<tr>
<td>Acoustic issues in open plan office accommodation</td>
<td>The design of the office spaces will comply with best practice acoustic design. Class A sound absorbency and reverb control will be provided within the office ceiling and finishes</td>
</tr>
<tr>
<td>Consideration of local business trades and suppliers</td>
<td>To be implemented as part of the community needs plan</td>
</tr>
</tbody>
</table>

Example presentation board

Physical model
4.0 Proposals

The application proposals include:

A mixed use redevelopment of the existing TAC council offices for the second phase of the Vision Tameside masterplan, creating a new Advanced Skills Centre for Tameside College, a new Joint Service Centre and office for TMBC and its partners and a Wilko retail store.

The principal accommodation being provided is as follows:

**TMBC**

A single reception area acts as the shared entrance for all TMBC visitors and staff. Customer Service Centre users pass through an open and welcoming area up to the first floor which provides access to a range of services and also those provided by partner organisations.

Business visitors are directed from reception to the mezzanine where meetings with council staff are held. From the reception area, secure stairs and lifts are accessed that provide direct access to the flexible office floor plates which contain a number of work settings.

The TMBC accommodation can be listed as follows:

- Office accommodation for TMBC
- Office accommodation for Clinical Commissioning Group (CCG)
- Joint Service Centre (JSC)
- Customer Services
- Peoples Services
- Library
- Credit Union / Cash Box
- Citizens Advice Bureau (CAB)
- Housing Options

**Tameside college advanced skills centre**

The Tameside College accommodation to be housed within the proposed building comprises two major components – retail units (bakery / bistro / restaurant / hair and beauty salons) serving the public which provide training for college students along with support accommodation (kitchens / training salons / stores / Teaching staff work areas) and private generic teaching spaces, exam facility and central administrative staff accommodation.

The college reception serves as a subtle security threshold for safeguarding students and provides access to all spaces other than the retail units which are to be indistinguishable from high street commercial units and entered directly from prime frontage on Wellington Road and the first floor external deck level.

The Tameside College accommodation can be listed as follows:

- Commercial and training hair and beauty salons
- Multi purposes classroom, seminar and tutorial space
- Bakery, patisserie, bistro and fine dining restaurant, supported by commercial and training kitchens
- Office and support space

**Wilko retail store**

The Wilko retail unit is located on the ground floor, below a publically accessible first floor deck. A large glazed frontage and entrance are positioned on a key route within the newly created public realm behind Ashton Town Hall to capitalise on good footfall. Adjacent office accommodation provides cellular spaces for managers, training and welfare facilities. A store room is provided with direct covered access for deliveries by articulated vehicles.

![Concept adjacency diagrams](Image)
4.1 
Use
The proposed development falls within the following planning use classes:

A1 – Shops
Wilko retail outlet and associated stores etc.

B1 - Business
TMBC Offices and Joint Service Centre.

D1 – Non residential institutions
Tameside College, Advanced Skills Centre

The land is designated within the TMBC Unitary Development Plan as “Primary Shopping Area”

4.2 
Amount
The proposed development of circa 15,100sqm replaces the existing TAC of circa 19,950sqm, a reduction in GIFA by circa 4,850sqm.

The GIFA can be broken down by key tenant as follows:
TMBC 6,600sqm
Wilko 2,100sqm
Tameside College 6,400sqm

The development includes an elevated external access deck of circa 1,600sqm.

4.3 
Layout

4.3.1 Influences in shaping the plan
A number of factors have influenced the overall arrangement and layout of the proposals as follows:

TMBC adjacencies
The front of house TMBC accommodation, such as the library and JSC require a location that is adjacent to the main entrance of the development, in a clear, open and highly legible location, visible from all approaches. Located just off Market Place the library and JSC has an adjacency to the social heart of Ashton – The Market Place and the Town Hall, to capitalise on
its civic presence and the footfall around Market Place.

**Tameside college adjacencies**
The easternmost wing of the development has been allocated as Tameside College so that it responds and relates to the phase 1 development, with clear line of sight between the entrances of the two buildings. The wider Ashton Town Centre masterplan currently being developed by TMBC seeks to create a synergy between the two college buildings with a newly defined connection over Wellington Road.

**Retail adjacencies**
The front of house college accommodation such as the commercial hair and beauty salons and bakery, in stark contrast to the existing streetscape, will provide a much needed active retail frontage along Wellington Road. Visible from Market Place the Wilko store sits centrally in the development, occupying the deeper part of the ground floor plan. A glazed shop front and main entrance affront the newly created public realm behind the Town Hall, with the potential for a secondary entrance on Warrington Street.

**Urban design response**
The redevelopment of the existing TAC presents a number of opportunities to respond to the Vision Tameside masterplan, such as improved connectivity in the core of the town, providing new positive public spaces and linking together routes between transport nodes. The proposed development responds to the following factors:

- The two grade II listed buildings on / adjacent the site – Town Hall and retained façade of the Former Waterboard Building
- Addressing the Market Place, the heart of the town, and the grade II Ashton Market via the gap between the Town Hall and retained façade of the Former Waterboard Building
- Improved pedestrian route from the railway station past phase 1 of Tameside College.
- Improvement of the quality of the pedestrian experience on Warrington Street.

**Sequence of public spaces**
A key driver for the scheme is to create a building and site that is permeable and accessible, with clarity of wayfinding and use from all approaches and directions.

A continuation of the sequence of public spaces – Ashton Market / open market and civic space within the Market Place – coming into the site through a gateway gap between the two listed facades will encourage the high public footfall to enter the site into a new public space. This new public space at the heart of the site provides entrances to the differing occupiers and increases frontage. Pedestrian movement through the site should be vastly improved and the site boundary should become permeable responding to existing and proposed movement around the site. The historic permeability of the site in an east-west direction will be reflected in the proposed pedestrian routes through the site.

**Conservation and heritage**
The existing TAC building was constructed with no regard for the listed Town Hall and crashes unsympathetically into the rear. The proposals seek to release the Town Hall from the TAC and new development, returning the Town Hall back to its former detached state. This approach also improves the permeability of the Town centre. Anchoring the development to the south west corner of the site is the requirement to retain the façade of the listed Waterboard Building. The façade provides a historic frontage to Market Place, and creates an exciting fusion of historic and modern building.

**Responding to long distance views**
The composition and mass of the building elements respond to long distance views from the Market Place, phase 1 and the bus, tram and train stations, providing a clear understanding of which elements are council, college, public or private. The building from its main southern and northern approaches is designed to give a much improved, open and welcoming impression of Ashton and Tameside.
Environment
The narrow width and length of Warrington Street is considered a key factor in its earning of the local title ‘Windy Alley’. The width of Warrington Street is defined by the neighbouring Arcades Shopping centre development and the listed Waterboard Building façade, neither of which can be altered. Over 50% of the length of Warrington Street has been increased in width from circa 6m wide to 16m wide. The potential introduction of trees, plants and seating will provide some mitigation to the current perception of wind related environmental issues.
**Key spaces**
The layout of some of the key front of house, publically accessible council accommodation can be described as follows,

**Library**
The library sits as the main public facing service located on the ground floor of the development. The library is expressed as a very open, welcoming and legible double height space that integrates the retained Waterboard Building façade. In this location the library has an adjacency and relationship to Market Place and the social heart of Ashton. As the existing service with the highest level of footfall the location is most readily accessible to the public and also serves as the primary building entrance for visitors and staff and to the JSC that sits above along the mezzanine floor. Whilst the library is legible and visible to the market square the main entrance is on the eastern elevation to act as a draw for the public to utilise the new public realm and feeder space behind the Town Hall.

**Joint Service Centre**
Passing through the library reception area and shared entrance for all TMBC visitors and staff the JSC users pass through an open and welcoming area up to the first floor which provides access to a range of TMBC and partner organization services. The first floor JSC affronts and helps define the first floor external deck area that provides secondary entrances and breakout to landscaped recreational space. The JSC is expressed in the building mass as continuous full height glazing to provide maximum natural daylighting and an open and welcoming feel. The layout is arranged as open waiting / circulation zone adjacent to the deck, open interaction zones through the spine and cellular private or consultation spaces along the Warrington Street elevation.

Business visitors are also directed from reception to the mezzanine where meetings with council staff are held. From the reception area, secure stairs and lifts are accessed that provide direct access to the flexible office floor levels above which contain a number of work settings.
Peoples Services (Adult and Children)
Due to the potentially vulnerable nature of those using people's services, people's services has been planned as a dedicated and discreetly separated element of the main body of customer services to allow a greater level of privacy and improved service.

The service features its own front door from Warrington Street, waiting area and office space. The back of house accommodation links to customer service centre on the first floor for staff access.

Committee rooms
The committee rooms are located on the 2nd floor of the TMBC wing, positioned at the south end of the floor plan, to the JSC and reception. In this location, adjacent to office accommodation, the committee rooms efficiently serve as flexible meeting room accommodation for TMBC staff when not being used as committee rooms to reduce duplication of accommodation.

4.3.2 Arrangement
The image opposite illustrates conceptually how the development is arranged.

The ground and first floors of the TMBC and College blocks provide the publicly accessible front of house services, such as library, JSC and retail units. At ground floor they provide active street frontage and at first floor they define the public accessible external deck area that provides a landscaped roof over the Wilko retail unit below.

The second, third and fourth floors are mostly private / none public accessible belonging to both TMBC and Tameside College. The TMBC accommodation provides meeting rooms and flexible open plan office space. The college accommodation provides cellular accommodation such as classrooms, tutorial and seminar rooms.
4.4 Scale

4.4.1 Building heights
The existing TAC building varies in height as shown on the images below. The main components can be described as follows:

Northern Elevation, A6043 octagonal tower – 10 storeys, circa 35m high. Comprising double height loading bay at base and plant deck at roof level.

East Elevation, Wellington Road – 7 storeys, circa 24.5m high typically, rising to 8 storeys in the circulation core and dropping to 5 storeys to the south where the connection to the Town Hall is made.

South Elevation, facing Market Place – 5 storeys, circa 18.3m high typically, dropping to 3 storeys into the Waterboard Building façade and 2 storeys into the Wilko and TAC entrance.

West Elevation, Warrington Street - 5 storeys, circa 18.3m high typically, dropping to 3 storeys into the Waterboard Building façade and rising to 10 storeys at the northern tower.

The proposed development is a consistent 5 storey of accommodation with a screened open plant deck roof above. The overall 6 storey, circa 25.5m high development steps down to 3 storeys to pick up the existing roof level of the Waterboard Building.

A comparison for the proposed development mass against the existing TAC mass can be described as follows:

North
Circa 9.5m reduction in height. Significant reduction in the negative visual impact created by TAC.

East
Broadly the same overall height with a reduced amount of building storeys.

South
Removal of TAC building mass adjacent to Market Place. Significant reduction in the negative visual impact created by TAC.

West
Increase in building height by circa 7.2m. Perception of the increase is likely to be mitigated by the building footprint being stepped back from the existing line by circa 10m, widening Warrington Street to circa 16.9m.

4.4.2 Mass
The uppermost storey of the building provides screening of roof mounted plant equipment and building services, the screen is formed in a different material (see section 4.6 for materials) to the main building cladding and stepped back to appear secondary and reduce the perceived mass of the building.

The building mass can be described as a 3no key elements:

- A plinth – providing a robust base for the building at street level and definition for the retail units
- A landscaped deck – providing a separating layer between public and private building uses
- Flexible accommodation block – expressed as a wrap of standardised back of house accommodation that sits over the publicly accessible building functions
A number of fenestration options were considered for the proposed development.

To the upper office and classroom floors the proposals feature full height floor to ceiling punched windows on the outward facing elevations and continuous ribbon slot windows on the internal elevations.

Externally the fenestration and cladding zones have been broken down into smaller elements to more townscape proportions. The punch window responds more to the neighbouring historic buildings and the large areas of cladding across the external elevations have been broken down into smaller elements at the stair core locations.

The internal elevations that define the external deck respond to one another and create a horizontal emphasis that reinforces the new north / south access through the site.
4.5 Appearance
A simple and reserved palette of neutral, high quality materials has been selected for the development. The materials are paired to the key elements of the building mass to further reinforce a clear expression of use and function.

The plinth level material at ground floor is a grey engineering brick. The brickwork provides a robust base to the building in areas of serviceability. The brickwork base is punched with glazing on the east, south and west elevations forming the shop fronts of retail units. On Wellington Road the rhythm of the shop unit openings provide an interesting and animated streetscape whilst remaining flexible enough to provide alternative retail configurations in the future. Recessed profiles, expressing a horizontal check at glazing head level and areas of alternative brickwork bonds reference Ashtons rich history of brickwork buildings. The grey engineering brick has been selected over red, multi or buff brick tones to ensure a complementing and neutral palette that does not compete with or clash with the neighbouring buildings. TMBC Have recently selected a porphyry paving for the Market Place and masterplan external works. As the porphyry paving has red and orange tones it was considered that a red brick against the red paving would clash.

The main building entrances and the deck level are a continuous surface of glazing. The glazing is used generously to all publicly accessible areas to promote a welcoming feeling of openness, transparency and legibility of use.
The primary cladding material used at the high level is a polished off white ceramic granite rain screen tile. The high quality cladding has been selected for the following reasons:

- The reflectivity gives an ever changing appearance to the elevations across the day and seasons. The cladding will reflect the changing tones of the sky and cloud pattern to further assist in breaking down the mass of the building.
- Robustness, impact resistance and longevity. The cladding is very low maintenance and considered self-cleaning.
- High quality, crisp civic appearance.
- Contrast to context. The tone of cladding is intentionally contrasting to the historic context in which the development sits, this approach allows a modern building to sit comfortably in a historic context without competing with or blurring the lines between the old and the new.
The following images are extracts from the elevation drawings provided as part of the planning application.
4.6 Building envelope materials
The materials described in section 4.6 have the following specification.

All elements of building envelope to achieve pressure test requirement for air permeability of 3cum/h/sqm at 50 Pa

All insulation to be CFC / HCFC free with zero ozone depletion potential (ODP) and hold a certified green guide rating of A.

Envelope thermal performance to suit thermal model and part L of the Building Regulations.

4.6.1 Engineering brickwork to plinth
Smooth grey engineering brick with stack bonded brickwork to brick piers between retail units on Wellington Road (Refer to elevations for location), with dark coloured mortar jointing to match brick colour. Brickwork to be recessed 25mm minimum to head of glazing at ground floor level (Approximately 3550mm above GFFL).

Escape doors to South elevation of Wilko to be over clad with brick slips to match brickwork adjacent.

4.6.2 Rainscreen cladding
Horizontally laid Shackerley Sureclad Ceramic Granite rainscreen system 1200 x 600mm tile, with pre-formed corners, head, cill and jamb reveals pre formed to all windows and openings. Finish SHG BS21-13 (LEV). External tile secret fixed to integrated carrier system fixed back through insulation, with vapour control layer to cement particle board fixed directly to structural framing system.

4.6.3 Glazing
Polyester powder coated thermally broken self draining aluminium curtain walling framing system with double glazed high performance heat soaked safety glass units and back painted obscured glass panels. Extended profile caps where shown on elevation.

Casement windows to punched window locations polyester powder coated thermally broken aluminium framing system with double glazed high performance heat soaked safety glass units and back painted obscured glass panels.

4.6.4 Single ply membrane roofing system
Single ply membrane on rigid insulation on vapour control with acoustic membrane layer on galvanised liner tray on new roof purlins (purlins cleated of steelwork to achieve required falls) on structural frame. Membrane colour dark grey. Proprietary walkway tiles for maintenance areas.

Inverted roofing system
Concrete paving slabs on geotextile filter layer over Insulation with weather proof layer on screed laid to falls on cast in situ concrete slab (flat) on galvanised liner tray on new roof purlins on structural frame.

4.6.5 Doors
Polyester powder coated thermally broken aluminium framed bi-parting double glazed doors, power operated by internal and external mounted PIR sensors with 7.4 mm laminated glass

Polyester powder coated thermally broken aluminium framed double glazed swing doors, power operated by internal and external mounted PIR sensors with 7.4 mm laminated glass.

Roller shutter doors to delivery access to be prefinished sectional insulated electrically operated with manual override and complete with all perimeter weather / draught seals, safety mechanisms and controls.
4.7 Landscape proposals

4.7.1 Design concept
The landscape proposal for Tameside Vision 2 is to create a bold yet functional external environment to complement the proposed architecture, and play a significant role in creating a vibrant new identity for the area. The proposed space on the upper deck will provide a flexible, functional space for a variety of new uses, whilst the landscape at ground level will tie the new developments into existing and forthcoming urban fabric.

The proposals aim to create a flexible landscape based on pedestrian movement, the design provides clear routes through and across the site whilst not being prescriptive. Pedestrian routes have been carefully considered to respond to anticipated desire lines, key nodes and the spaces created by them are then utilised for spill out, informal seating, and events space.

Whilst it is important to connect the space to its surroundings, it is also clear the development will have its own distinct character. The material palette from the Market Place development runs through the site to provide continuity, but the introduction of an alternating surface material will have its own distinct character. The material palette from the Market Place development runs through the site to provide continuity, but the introduction of an alternating surface material brings individual identity to the space.

During the design process the scale and form of the external spaces were considered. Medium to large scale areas of uncluttered space have been provided to allow for new events such as fairs and outdoor dining whilst smaller more intimate spaces will be defined through low level planting and flexible seating arrangements.

Overall the space has a contemporary feel, whilst maintaining the functionality of public space. Continuity of the local palette grounds the scheme within its surroundings, but also responds to the unique character of the proposed architecture.

Key objectives of the landscape can be summarised as follows:

- **Connectivity**: the site is designed around desire lines and connections both within the development and towards the wider urban surroundings
- **Flexibility**: spaces of varying scale are provided for a range of events from external dining to markets and fairs, as well as smaller gatherings and more intimate spaces
- **Quality**: the scheme provides a high quality external environment of an appropriate type and scope that is relevant to the development and co-ordinates with adjacent schemes at the Market Place and Vision 1
- **Welcoming**: the layout provides clear open links and a range of spaces to encourage public use, whilst establishing attractive routes across the urban realm for users of the adjacent buildings
- **Character**: a simple palette of durable, high quality materials is arranged to emphasise the connection between the building and the external environment, key areas for break out are provided to extend the internal/external relationship.

4.7.2 Hard landscape
The paving palette consists of multi-coloured porphyry paving to tie in with the Market Place developments. An additional granite is introduced on the upper deck to bring a unique identity to the area. Accent features will be completed with different sized units of the same material to maintain a simple, coherent palette but sufficient flexibility to vary the character of spaces.

Paving provides texture to large flexible areas, directing and defining pedestrian and key gathering spaces. The ground plane reflects internal building features to create a strong relationship between the two areas.

Materials selected are appropriately durable to accommodate maintenance requirements and pedestrian access, material palette on the ground level will accommodate vehicular and pedestrian access where appropriate.

External furniture is proposed to bring flexibility to the space. It is intended to have a simple range of furniture that compliments the use of the space, as well as adjacent schemes. All furniture will be simple, contemporary design but maintaining a functional balance between visual and accessible requirements, providing a range of seats with backrests and arm rests. Some of the seats will incorporate shallow planters to soften the local environment and increase biodiversity in the area.

Planter and seating details are not included within the application to allow further design development and coordination with the wider TMBC public realm works. A condition in respect of planting and seating is anticipated with any planning approval.

The level change from ground level to deck will be utilised on the south east access point, adjacent to the college entrance, to provide informal seating within the flight of steps by the retail entrance to the bakery on ground floor. The seating will be clustered to ensure clear pedestrian routes are retained.

4.7.3 Circulation
The site is predominantly a pedestrian environment, with consideration for occasional access for deliveries and emergency vehicles. Site access is not controlled and the public will be able to freely cross all areas of the external development at any time.

The deck layout is defined by key circulation routes crossing the site from the Market Place towards Ashton Northern Core. Expected circulation between buildings defines the smaller spaces within the deck where larger areas of uncluttered space have been allowed for events and external dining to take place whilst still allowing for clear site movement.

Circulation around the ground floor plane is maximised, with a key route from the Market Place to the eastern boundary left predominantly clear for unrestricted movement.

4.7.4 Soft landscape
As noted above planter details are not included within the application to allow further design development and coordination with the wider TMBC public realm works. A condition in respect of planting and seating is anticipated with any planning approval.

The design intent is to include low level shrub type planting where possible on the upper deck to soften the environment, bring seasonal interest and shelter to the space. All soft landscaping is within shallow raised planters to mitigate structural implications. The species will be low maintenance yet provide visual impact and season variation. Key species from the planting scheme at the Market Place will be included to maintain continuity in the area, but new species have also been included to build on the developments character.

No trees will be included on the raised deck area; however shrubs within planters will bring variety of height and help to visually break up the space.
4.8 Drainage
It is proposed to connect the foul drainage network into the United Utilities foul drainage network. Foul drainage flows are anticipated to be less than for the existing building due to improved efficiency sanitaryware and less GIFA being provided. The surface water from the building will discharge directly into the United Utilities surface water sewer. It is proposed that surface water flow rates will remain the same as the existing flow rates. Further drainage details and a flood risk assessment have been provided as part of the application by TPS Consulting.

4.9 Contaminated land
A Contaminated Land Risk Assessment report has been prepared specific to the site. This report was produced following an investigative desk study and in-situ site investigation (of those areas accessible). The report revealed no contaminants exceeding threshold values for a commercial end use. No remediation is considered as being necessary at the site. Further in-situ investigation is due to be carried out to those areas where in-situ works were not possible following possession of the site and commencement of demolition; the report, and recommendations, will subsequently be updated.

4.10 Acoustics
An acoustic assessment of the existing TAC site was conducted in December 2014 by Capita. The background noise levels, mostly generated from the bus station and surrounding roads are sufficient to cause disruption within the existing TAC offices when windows are opened and support proposals for a mechanically ventilated buildings services design. See sustainability statement for further details.

4.11 Air quality
Consideration has been given to potential air quality issues created by idling traffic from the bus station and neighbouring main roads and like the acoustic assessment this supports a mechanically ventilated buildings services design. See sustainability statement for further details.

4.12 Designing out crime
A Crime Impact Statement (CIS) has been prepared by Greater Manchester Police - Design for Security and included as part of the planning application.

On the whole the CIS is very supportive of the proposals and the development will comply with the best practice recommendations within the spirit of the report, however a small number of recommendations as follows cannot be complied with due to technical or practical reasons:

4.13 Doors
It is possible that doors may not comply fully if in the event that solid doors require vision panels. In these circumstances aperture sizes will be managed and the remaining door and ironmongery will be to the required standard.

All doors to staff only plant/service/storage/ changing may not be fitted with auditable access control. Further security may be provided with these areas or CCTV monitoring may be utilised.

4.14 Roller shutters
It is possible that given the use of the building, timing and the required visibility that external doors may not be backed up with shutters or that the shutters may not be fully LPS compliant.

4.15 Glazing
Ground floor glazed elevations may not be fully protected by ram raid bollards as this is part of a wider TMBC public realm redevelopment.

4.16 General
External hard landscaping may include areas for seating as this is within the public realm.
5.0 Access

Proposed and existing highways drawings and a detailed Transport Assessment have been included within the planning submission.

5.1 Ashton Northern Core

The vehicular and pedestrian access strategies described opposite work with the existing highways junctions and public realm with minor modifications detailed in the Transport Assessment. However, to complete, support and realise the ambition of the Vision Tameside Masterplan a wider body of offsite public realm design work needs to be integrated into the proposals and master plan. TMBC have commissioned IBI Taylor Young, the Landscape Architect for the Market Place and phase 1 proposals, to complete the landscape design of what is referred to as Ashton Northern Core. A section 268 works condition is anticipated to form part of the planning permission.

The Northern Core works will consider:

- Creating a quality public realm for the Northern Core that provides a gateway into Ashton Town Centre
- Landscape that responds to the public routes established in the proposed development
- Improved pedestrian connectivity and safety between transport nodes and new and existing public realm developments
- Raising the quality of the town centre urban environment and experience to reinforce the character of the area as a connected and accessible space
- Managing vehicular volumes and speeds to enhance the environment and safety for both pedestrian and cyclists
- Creating a network of attractive existing and new public spaces
- Improving vehicular access and egress from the service zone

The transport assessment and highways drawings provided by Atkins are based upon the existing Highways infrastructure and layout. The diagrams opposite are based upon the most current public realm masterplan provided by IBI Taylor Young for illustration purposes only.

5.2 Car park access

Throughout the demolition, construction and completion the development proposals retain unhindered access to the existing Arcades shopping centre car park.

5.2.1 Fire tender access

Fire tender access is achieved principally along the east and west elevations of Warrington Street and Wellington Road, where the tender will have direct access to street level dry riser inlets. The existing access to Market Place and the Arcades east elevation via Warrington Street is preserved.

5.2.2 Deliveries, collections and HGV

As the proposed development is circa 4,850sqm smaller than the existing building it replaces, less waste and deliveries are anticipated. The use of the development, with the inclusion of the college accommodation, the library and a shift towards ‘Working Differently’ will alter the dynamic, intensity and frequency of deliveries to the site. See transport statement for further details.
Deliveries to the development will be managed by the FM provider. HGV Vehicles will approach the development via the A6043 / Albion Way, onto Harley Street and head north on Wellington Road. From Wellington Road the vehicle will turn left across the north elevation of the proposed development, over a shared surface. Under the cover of the building overhang above the vehicle tail aligns to a single / shared point of service entry into the development. A shared internal corridor links to Wilko’s stores, the college stores and the refuse storage area.

5.2.3 Facilities management
No vehicular access to Warrington Street, other than emergency, maintenance or post vehicles is permitted, as per the existing arrangement. A point of access control at the north end of Warrington Street will manage vehicular access the details of which are to be considered as part of the Northern Core masterplan. Warrington Street is anticipated to be landscaped as pedestrian focussed shared surface.

Maintenance vehicles will have layby space adjacent to the developments incoming services and plant rooms.

5.2.4 Distribution centre
The distribution centre is a TMBC service that sorts and distributes the councils incoming and outgoing mail. The incoming mail is collected from the post office early morning and brought back to the proposed development for sorting. Sorted external mail is distributed across the borough during the course of the day by 3no small delivery vans. The delivery vehicles are kept overnight by the drivers and not parked on site, other than the brief time it takes to collect mail for distribution and drop off incoming mail. A lay down / drop off space for the TMBC distribution centre vehicles is located at the south end of Warrington Street. The distribution centre is located on the ground floor of the proposed development adjacent to the Warrington Street staff entrance and the main TMBC circulation core for vertical distribution of internal mail.
5.2.5 Refuse
Refuse collection vehicles will access the development as described in section 5.2.2 - Deliveries, collections and HGV.

General TMBC and college waste and recycling will be stored internally in the refuse storage area shown below. The facilities management operator will transport waste via the shared service corridor to the collection point when the vehicle arrives to prevent any waste being stored externally.

Waste generated by Wilko will be removed as part of the stores delivery process.

5.2.6 Wilko
The main Wilko store entrance has line of sight from Market Place and like the TMBC entrance is located via the newly formed public realm behind the Town Hall. A secondary glazed store front is provided on Warrington Street to provide animated street scape and the potential for a secondary store entrance in any future store configurations or sub division.

5.2.7 Tameside College
The main college entrance and reception is located on Wellington Road, with line of sight to the phase 1, Advanced Learning Centre development. Retail units can also be accessed via Wellington Road.

5.2.8 Access to landscaped deck level
Permeability through the site in both east-west and north south directions has been greatly improved over the existing condition. The east-west pedestrian flow between the phase 1 college proposals and the Market Place are provided by the separation of TAC from the Town Hall. The north-south access is provided over a landscaped deck at first floor level, which also serves as the roof over the Wilko retail unit. The deck level supports better urban design and pedestrian movement options but also the opportunity for additional front of house accommodation that benefits from passing trade / footfall. The deck also provides breakout opportunity for external dining, recreation and...
flexible enough to accommodate potential events. Access to the deck has been made obvious to promote the space as a flowing extension to the public realm, with shallow and wide steps leading up to the deck, aligned to all approaches to the development. Access to the deck can be sought internally via accessible means through both of the TMBC and College blocks or via an external glass lift.

5.3 Pedestrian access

5.3.1 TMBC visitors and staff
Visitors and staff enter the development via the newly formed public realm behind the Town Hall. The entrance is open and legible from a number of different approaches. A meet and greet reception area filters staff and visitors. The internal layout supports a way finding strategy for self-guided access to each of the services offered. Secondary public entrances to the first floor JSC are provided from the landscaped deck. A secondary staff entrance is provided on Warrington Street, providing direct access into the main TMBC vertical circulation core, which sits adjacent to staff welfare facilities such as WC's, showers, lockers and cycle storage.
6.0 Heritage Impact

6.1 Former Waterboard building

6.1.1 Existing building


The Former Waterboard offices dates from the mid C19 but a large part of the building was demolished and the façade rebuilt in 1980. The current TAC building adjoins the Former Waterboard offices façade at all levels and is linked internally at ground and second level. Where this later addition meets the Former Waterboard offices, the condition of the elevations behind are unknown. To the rear of the façade, the ground, first and second floor elevations have been completely concealed by modern linings and it is unclear how much of the original fabric remains. The east elevation is also partially covered by TAC. The TAC is considered unsympathetic to the heritage of the building. As described in section 3.0 of the Design and Access, Heritage, and Planning Statement (appendix X), the façade (as reconstructed in 1980) has been retained and holds some heritage value. The roof and all of the building behind the façade are part of the TAC construction in 1980 and therefore are not part of the historic fabric.

6.1.2 Proposals

The proposals include the retention of the listed Former Waterboard façade and the replacement of the current TAC building which adjoins it with a new building, accommodating TMBC offices, Customer Services Centre and Library, Job Centre Plus, Tameside College and Wilko. The listed façade provides a historic frontage to Market Place, and creates an exciting fusion of historic and modern building. The front of house TMBC accommodation, such as the library and JSC, are located behind the retained Waterboard Building façade, adjacent to the main entrance of the development, in a clear, open and highly legible location. The space behind the listed façade will be a single open plan space on the ground floor with voids on the levels above.

The proposal is based on the retention of part of the existing structural steel frame, the columns and cross beams immediately behind the inner leaf of the façade. In accordance with good conservation practice, contemporary and historic sections of any works carried out will be clearly expressed. The south and west elevations of the listed façade will remain unchanged. The whole of the rear of the façade and the remainder of the east elevation will be exposed once TAC is demolished. These areas will be dealt with sensitively and where repairs to the building are necessary these will be carried out using like for like materials where possible and skilled workmanship in line with conservation guidance. Please refer to the methodology in section 4.6.1 of the Design and Access, Heritage, and Planning Statement in appendix D.

As shown in images opposite a new glazed three storey elevation will adjoin the east and west elevations of the Waterboard Building, aligning with the parapet of the retained façade. The proposed TAC roof will also be replaced by a new roof which extends back from the retained façade at the same height as the existing roof. The landscaped deck is set back and to the east of the Waterboard Building frontage and a new public route and space is created between the listed Waterboard façade and the listed Town Hall, where previously the entrance to Wilko was located. An additional three storey flexible accommodation block, containing the TMBC offices, is expressed to the north of the Waterboard Building, pulled back from the listed façade.

Externally the fenestration and cladding zones have been broken down into smaller elements, akin to the townscape proportions, and the punch windows respond to the neighbouring historic buildings. A simple and reserved palette of neutral, high quality materials has been selected for the development. The polished off white ceramic granite rain screen tile helps to break down the mass of the building further, and the tone of the cladding is an intentional contrast to the historic context, differentiating the old from new.

6.1.3 Impact on the heritage asset

Although the building retains some significance, this has diminished substantially since the introduction of TAC. The whole former Waterboard offices was taken down and only the façade was reconstructed with a steel frame. This façade, however, is an important addition to the townscape and a link with Ashton’s past. An assessment was made of the heritage values (evidential, historical, aesthetic and communal values, based on Historic England guidance), included in section 3.0 in appendix E. Analysis of the structure and its setting has informed a strategy for the redevelopment of TAC which is sympathetic to the historic fabric. Changes to the external appearance and fabric are minimal. In some of the areas the condition of the remaining historic fabric will need further investigation once the demolition of TAC has commenced. In line with the levels of significance. The proposals retain the listed façade, identified as being of medium significance. The proposed redevelopment removes the TAC building, identified as an intrusive level of significance (elements which are historically unimportant and have a negative visual impact on the surrounding buildings).

The proposals ensure that the Waterboard façade is no longer dominated by the scale of the TAC building, with the massing reduced and the TMBC office accommodation block stepped back considerably from the façade.
The proposed building which sits behind it, rather than encompassing it, allows the historic fabric to be read as a separate entity, as originally intended. The three storey glazed ‘plinth’ element aligns with the Waterboard façade and is clearly different from the stone of the historic fabric. The development will continue to be read as a terrace fronting the Market Place, whilst creating a gateway route between the listed Waterboard Building and Town Hall, enhancing appreciation of the heritage assets. The scale and nature of the fenestration and cladding zones, and the palette of materials, are sympathetic to the historic buildings. The proposed development responds to the grade II listed retained façade of the Former Waterboard Building and is in keeping with the Waterboard Building. The massing of the TAC - mainly four and five storeys with an eight storey accommodation block - dominates the Town Hall and is in keeping with the setting of the Town Hall. The new structure wrapped around the Town Hall, infilling the gap left between the Town Hall and the listed Former Waterboard Building. The massing of the TAC - mainly four and five storeys with an eight storey tower to the north - dominates the Town Hall, infilling the gap left between the Town Hall and the proposed gateway route between the site in the late 1970s fundamentally changed the setting of the Town Hall. The new structure wrapped around the Town Hall, infilling the gap left between the Town Hall and the listed Former Waterboard Building. The massing of the TAC - mainly four and five storeys with an eight storey tower to the north - dominates the Town Hall and surrounding townscape.

As described in section 3.0 of the Design and Access, Heritage, and Planning Statement (appendix F), the Town Hall retains many of its original key spaces and features adjacent the Market Place elevation, whereas other elements have a lower level of significance, including the TAC which is intrusive and considered unsympathetic to the heritage of the building.

6.2 Town Hall

6.2.1 Existing building

A detailed description of Ashton Town Hall is included in ‘Ashton-under-Lyne Town Hall - Design and Access, Heritage, and Planning Statement’ contained within appendix F. The grade II listed Town Hall dates from 1840 and is located to the north of Market Place. There are four levels within the building which are linked to the TAC in differing locations and levels. The construction of the TAC building on the car park site in the late 1970s fundamentally changed the setting of the Town Hall. The new structure wrapped around the Town Hall, infilling the gap left between the Town Hall and the listed Former Waterboard Building. The massing of the TAC - mainly four and five storeys with an eight storey tower to the north - dominates the Town Hall and surrounding townscape.

As described in section 3.0 of the Design and Access, Heritage, and Planning Statement (appendix F), the Town Hall retains many of its original key spaces and features adjacent the Market Place elevation, whereas other elements have a lower level of significance, including the TAC which is intrusive and considered unsympathetic to the heritage of the building.

6.2.2 Proposals

The proposals include the retention of the listed Town Hall and the replacement of the current TAC building which adjoins it with a new building, accommodating TMBC offices, Customer Services Centre and Library, Job Centre Plus, Tameside College and Wilkinson. As shown in section 4 the redevelopment consists of a glazed plinth element, a landscaped deck and a flexible accommodation block.

The existing TAC building was constructed with no regard for the listed Town Hall and crashes unsympathetically into the rear of the building. The proposals seek to release the Town Hall from the TAC and new development, returning the Town Hall to its former detached state. This approach also improves the permeability of the town centre.

In accordance with good conservation practice, contemporary and historic sections of any works carried out will be clearly expressed. Remedial works will be required to the rear of the Town Hall once the link to the existing TAC building is demolished and these will be carried out in a sensitive manner using like for like materials where possible and skilled workmanship in line with conservation guidance. Please refer to the methodology in section 4.6.1 of the Design and Access, Heritage, and Planning Statement in appendix F.

6.2.3 Impact on the heritage asset

An assessment was made of the heritage values (evidential, historical, aesthetic and communal values, based on Historic England guidance), included in appendix E. Analysis of the Town Hall and its setting has informed a strategy for the redevelopment of TAC which is sympathetic to the historic fabric. Changes to the external appearance and fabric are minimal. In some of the areas the condition of the remaining historic fabric will need further investigation once the demolition of TAC has commenced. In line with the levels of significance detailed in section 3.0, the proposals retain the listed Town Hall in its entirety, identified as being of low - high significance.

The proposed redevelopment removes the TAC building, identified as an intrusive level of significance (elements which are historically unimportant and have a negative visual impact on the surrounding buildings).

Historically the Town Hall formed the end building in a terrace and this clarity will be restored in the redevelopment. The historic permeability of the site in an east-west direction will be reflected in the proposed pedestrian routes through the site and the proposed gateway route between the listed Waterboard building and Town Hall will enhance appreciation of the heritage assets.
The external appearance of the Town Hall will change with the demolition of TAC, becoming once more a stand-alone building. In terms of its setting, the Town Hall will no longer be dominated by the scale of TAC, with the massing reduced and the TMBC office accommodation block stepped back towards the north of the site, away from the Town Hall. The scale and nature of the fenestration and cladding zones, and the palette of materials proposed, are sympathetic to the historic Town Hall.

The proposed development responds to the grade II listed Town Hall and is aligned with the recommendations as set out by Historic England in their guide Conservation Principles: Policies and Guidance and also set out in the government guidelines in section 12 of the NPPF. The guidelines recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. It is believed that the impact on the heritage asset will be positive and the demolition of TAC and replacement with the proposed development will widen appreciation of Ashton Town Hall’s heritage and enhance its setting, helping to ensure the long term sustainability of the listed building.
7.0 Planning statement

7.1 National policy
The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. We have consulted the NPPF and the proposals make particular reference to the following sections.

7.1.1 Promoting sustainable transport
Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. The proposals for Vision Tameside Phase 2:

- Accommodate the efficient delivery of goods and supplies
- Give priority to pedestrian and cycle movements, and have access to high quality public transport facilities
- Create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter
- Consider the needs of people with disabilities by all modes of transport

7.1.2 Requiring good design
We have worked closely with stakeholders and the local community who will be directly affected by the proposals, to evolve designs that take account of their views. The proposals are for a high quality and inclusive design which:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- Establishes a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to work and visit
- Optimises the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks
- Responds to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation
- Creates safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion
- Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion
- Creates safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion
- Is visually attractive as a result of good architecture and appropriate landscaping

7.1.3 Promoting healthy communities
As a town centre, mixed use development, Vision Tameside Phase 2 can play an important role in facilitating social interaction and creating a healthy, inclusive community. The proposals promote:

- Opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity
- Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion
- Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas

7.1.4 Conserving and enhancing the historic environment
As part of the proposals we have recorded and provided understanding of the significance of the heritage assets affected; this is included in the detailed statement in appendix D. Vision Tameside Phase 2, including the demolition of the TAC building, will allow a greater appreciation of the Town Hall and Waterboard buildings, reinstating their status within the historic Market Place quarter, and supporting their long term sustainability. The proposals support:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality
- The desirability of new development making a positive contribution to local character and distinctiveness.

7.2 Local policy
The site is located within the primary shopping area as identified on the Tameside Unitary Development Plan (UDP) proposals map. Within the Tameside UDP Written Statement - Adopted Plan (November 2004) particular attention has been paid to the following policies:

7.2.1 Part 1 policies
Policy 1.1 – capturing quality jobs for Tameside people
The proposals support opportunities for employment growth in the town centres on previously developed land.

Policy 1.5 – following the principles of sustainable development
Priority has been given to the use of previously developed land, minimising the need to travel and facilitating the use of public and non-motorised means of transport. The development will generate a large number of trips and, as such, has been located in the town centre.

Policy 1.6 - securing urban regeneration
The proposals support the regeneration of the Borough’s urban areas, strengthening the role of Ashton-under-Lyne town centre, improving the quality of design and expansion of urban green spaces. The proposals utilise previously developed land and buildings.

Policy 1.7 - supporting the role of town centres
The role of Ashton-under-Lyne as the focal point for retailing, leisure, entertainment, administrative, commercial and cultural activities in the Borough, and for office and other employment, is protected and enhanced through Vision Tameside Phase 2. The proposals feature retail, TMBC Offices and Joint Service Centre, and Tameside College Advanced Skills Centre. Access to a full range of facilities for the whole community is ensured by improving access, safety and environmental quality, safeguarding local identity, and allowing flexibility to adapt to changing requirements.
Policy 1.9 - maintaining local access to employment and services
The proposals are for a mixed use development which will retain and increase the availability of local employment, shopping, leisure and community facilities in Ashton-under-Lyne town centre.

Policy 1.11 - conserving built heritage and retaining local identity
The Vision Tameside Phase 2 proposals are for the demolition of the TAC building and the construction of a new facility adjacent to the listed Town Hall and Waterboard building and in the setting of the historic Market Place. The design is sensitive to and enhances the character of its surroundings, ensuring that the cultural heritage, historic character, distinctiveness and local identity of buildings and areas are conserved.

Policy 1.12 - ensuring an accessible, safe and healthy environment
As set out in section 5, the proposals provide an environment that is accessible to people with sensory impairment or restricted mobility, and discourage crime and anti-social behaviour in consideration of Section 17 of the Crime and Disorder Act 1998 and the Tameside Crime and Disorder Reduction Strategy. All forms of pollution arising from new developments must not exceed acceptable levels for the surrounding area and conflicts between industrial or commercial operations and the enjoyment of a clean and quiet residential environment avoided.

5.2.2 Part 2 policies
Policy E5 - local employment opportunities and mixed uses
Vision Tameside Phase 2 is a mixed use scheme which contributes to innovation, growth and diversity in the economy and generates local employment opportunities in an area of the Borough outside the strategic employment sites and established employment areas shown on the proposals map.

Policy E6 - detailed design of employment developments
The layout, design, external appearance and operation of this proposed employment development is of high quality and meets the following detailed criteria:

- Suitable arrangements for parking, servicing and access to and from the highway, including access by pedestrians, cyclists and disabled people, and for convenient access by public transport where appropriate, with no unacceptable impact on the surrounding highway network
- Building design and use of materials which relate well to local features and complement or enhance the character of the surrounding area
- Suitable landscaping and screening, including retention of existing features such as trees and hedges where practical, which enhance the appearance of the development and minimise the visual impact of plant, machinery, storage and service areas
- No unacceptable impact on neighbouring properties through noise, vibration, smell, smoke, dust, fumes, lighting, litter, traffic and other disturbance, and no unacceptable impact on residential amenity including consideration of hours of operation
- Minimisation of opportunities for crime and anti-social behaviour

Policy S9 - detailed design of retail and leisure developments
The layout, design, external appearance and operation of this proposed employment development is of high quality and meets the following detailed criteria:

- Suitable arrangements for parking, servicing and access to and from the highway, including access by pedestrians, cyclists and disabled people, and for convenient access by public transport where appropriate, with no unacceptable impact on the surrounding highway network
- Building design and use of materials which relate well to local features and complement or enhance the character of the surrounding area
- Suitable landscaping and screening, including retention of existing features such as trees and hedges where practical, which enhance the appearance of the development and minimise the visual impact of plant, storage and service areas
- No unacceptable impact on neighbouring properties through noise, fumes, lighting, litter, traffic and other disturbance, and no unacceptable impact on residential amenity including consideration of hours of operation
- Minimisation of opportunities for crime and anti-social behaviour

Policy C1 - townscape and urban form
The proposals have been developed with a thorough assessment of the existing distinct settlement pattern, open space features, topography, townscape and landscape character, and giving particular attention to the relationship between the new building and its setting. The Ashton-under-Lyne Town Centre Strategy SPD (2010) has been consulted and the principles relating to The Markets area in terms of public realm, architectural styles, scale and mass, urban grain, gateways and views etc have informed the proposals.
Policy C5 - alternative uses, alterations and additions for listed buildings
The proposals support these policies as the 1980s TAC building is not in keeping with the essential character or architectural style and features of the Town Hall and Waterboard building. It also detracts from the setting of the listed building, from several viewpoints, and does not harmonise with its surroundings. All works necessary for the demolition of the attached TAC building will be of a high standard of design, with the external appearance, design and materials matching as near as possible those of the existing building.

Policy C6 - setting of listed buildings
The proposals support these policies as the 1980s TAC building is not in keeping with the essential character or architectural style and features of the listed Town Hall, Waterboard building, or Market Hall. It also detracts from the setting of the listed buildings from several viewpoints, and does not harmonise with its surroundings. The Vision Tameside Phase 2 proposals do not detract from the setting of any listed buildings.

Policy C11 - shop fronts
As part of the proposals, retail frontage will be redeveloped. The existing shop frontages affected which have no historic value or significant architectural quality, and the new design for shopfront is sensitive to the design, scale and character of the existing and adjacent buildings and the general street scene. Public entrances within the new scheme are designed to ensure safety and convenience for people with sensory and physical disability.

Policy MW11 - contaminated land
Where development is proposed on a site that, based on historical knowledge, may have a contamination problem, conditions will be attached to any planning permission that is granted. These conditions will require the applicant or developer to submit to the Council a desk based study, to provide sufficient information to identify any risks that may exist from the site or adjacent sites in relation to the intended use and in relation to harm which may be caused to other receptors either on or adjacent to the site.

Policy MW14 – air quality
When developments are proposed which could have a significant impact on local air quality, the Council will consider the extent to which the development may affect the target levels in any Air Quality Management Areas which are declared or the requirements of related action plans, and weigh this against other material considerations before granting planning permission.

Policy U4 - flood prevention
When considering proposals for development the Council will apply a risk based approach to the assessment of possible flooding, taking into account the Environment Agency’s most recent Indicative Flood Plain Maps and any other relevant sources of information.

In a sequential test taking into account the nature and scale of the development proposed, priority will be given to development in areas of little or no risk of flooding, over areas of low to medium risk, over areas of high risk. Within high risk areas, priority will be given to previously developed land, over undeveloped land, over functional flood plains.

Policy U5 - energy efficiency
The proposals incorporate energy efficiency measures within the scheme, as a means both of conserving resources and contributing to the reduction of emission of greenhouse gases, subject to assessment of any possible local impact.

7.2.3 Employment land SPD
The proposals include B1- Business use (TMBC Offices and Joint Service Centre) and therefore the Employment Land Supplementary Planning Document (2009) has been referred to, particularly sections:

- 8 - efficient use of resources
- 9 - public transport, parking, servicing and access
- 10 - design and layout

The proposals make efficient use of land and are located within reasonable walking distance of bus stops and the railway station. Building design and use of materials relate well to local features and complement and enhance the character of the surrounding area and existing adjoining buildings. The design also ensures the scheme is adaptable and suitable landscaping has been incorporated into the proposals.

As the proposals are for a major scheme (1,000 sqm or more of floorspace) as Crime Impact Statement has been included in the application.

7.2.4 Ashton-under-Lyne Town Centre strategy SPD
The UDP was supplemented by the Ashton-under-Lyne Town Centre Strategy (2010) in which reference is made to the historic character of the town centre and the need for designs which respect the setting of listed buildings and the use of specialist conservation building techniques and materials (2.40). The proposals for the new scheme adjoining the Town Hall and Waterboard building supports this policy, as detailed in section 4.0. The Town Centre Strategy also refers to the requirement for proposals in the Conservation Area to apply a mass and scale appropriate to the historic character (7.9) and that any future development proposals must acknowledge and complement the three listed buildings (Market Hall, Town Hall and the former Waterboard offices) and align with Conservation Area policy (7.8). This is reflected in the proposals which will improve the setting and visibility of the Town Hall and Waterboard building, as outlined in section 4.0.