

Onward

A Vision for New Affordable Homes at Horrocks Mill

Onward Homes is bringing forward plans for new homes at the former Horrocks Mill site, located within walking distance of Preston City Centre between Queen Street and Church Street.

Our vision is to transform this from a derelict site into a vibrant community that provides homes for local people and new spaces for residents to enjoy. We would like to deliver a mix of affordable homes along with new open spaces for use by the local community.

Before we submit our application for outline planning permission we would like to share our vision and understand your views to help shape the development.

The Vision



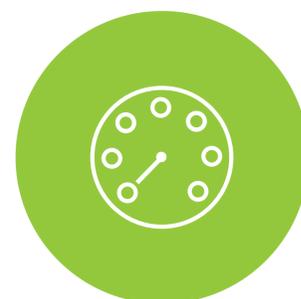
Up to 380 new houses and apartments in different sizes and styles to meet local people's different needs. This includes family housing, mews houses, apartments and townhouses with a mix of different parking styles and external spaces.



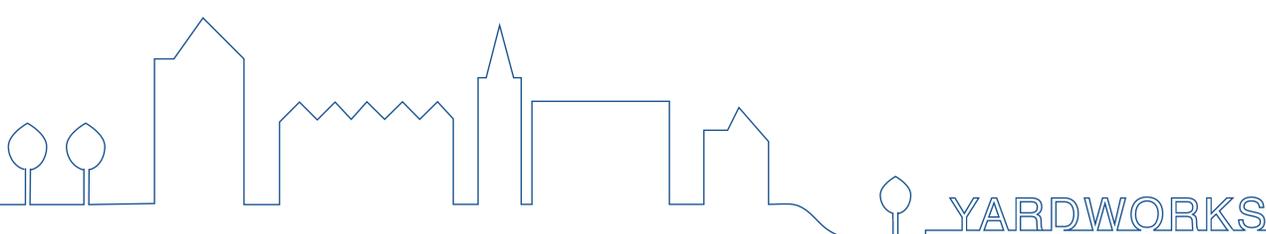
New green, open spaces for use by the community, which could include play areas, space for exercise such as trim trails, along with planting to encourage wildlife to create a relaxing, and rainwater gardens to create a peaceful environment.



New and improved walking and cycling routes across the site link North towards Preston City Centre, South towards Cardinal Newman College, East towards Queens Street Retail and West towards Syke Hill, placing sustainable transport at the heart of the development.



Sustainable homes designed with flexible layouts and environmentally friendly construction techniques will hugely improve energy efficiency, reducing energy use and costs for residents. This development will help to meet climate change objectives and provide a great place to live.



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Who is Onward Homes?

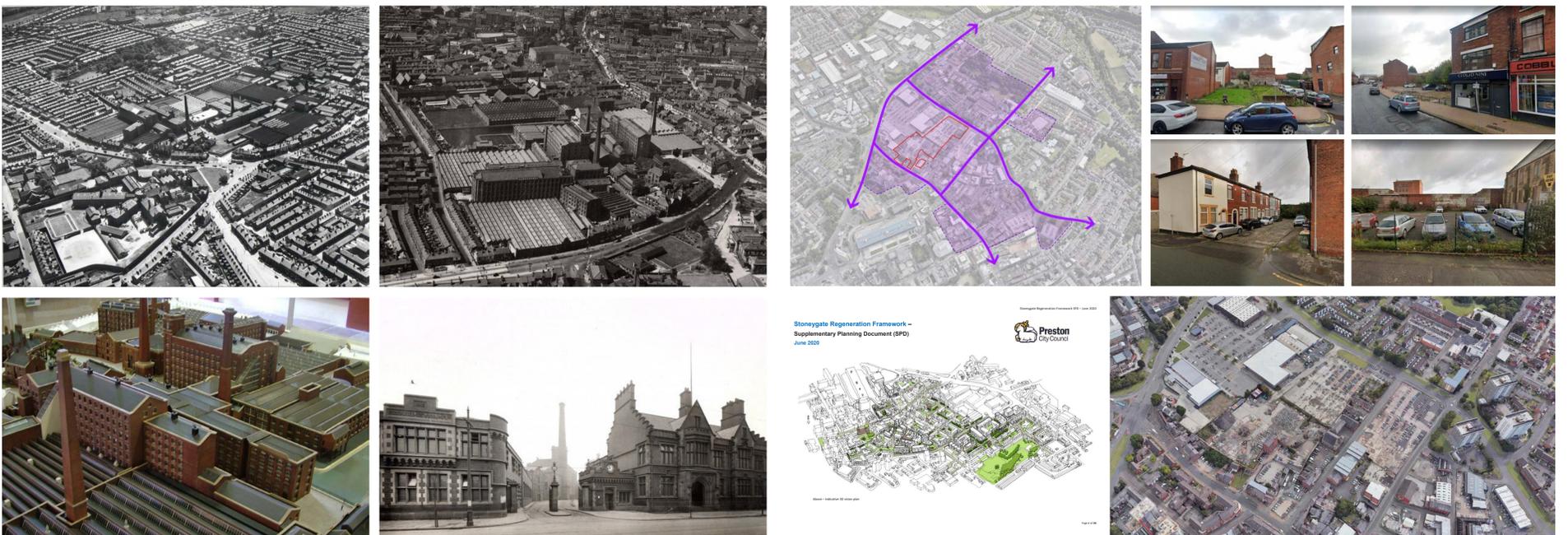
Onward Homes is one of the largest housing associations in the North West, owning and managing over 35,000 homes right across the region, including over 1,100 homes in Preston.

We believe that everyone deserves a place to call their own, which is why we're committed to building more new homes throughout the North West for those in housing need.

We have a longstanding commitment to Preston and our plans for Horrocks Mill support our wider vision to provide quality affordable homes within walking distance of the city centre. We will work with our local partners to make sure we get these plans right for Preston.

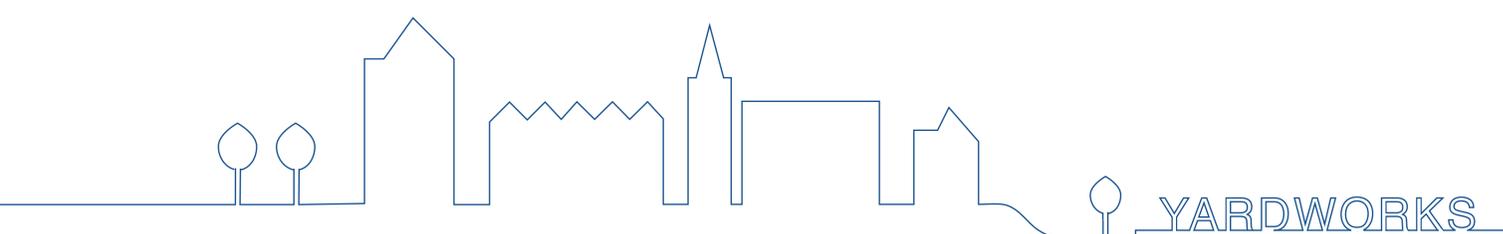
Why Horrocks Mill?

This underused city centre site offers a major opportunity to improve the wider environment of the City Centre whilst providing much needed affordable housing on brownfield land. The proposal is consistent with Preston City Council's aspirations to create a residential led masterplan for this part of the Stoneygate area.



The site was previously home to Horrocks 'Yard Works', a large complex of mill buildings that included homes, processing factories, offices, distinctive chimneys, and even its own reservoir. The works once had a strong street presence at Stanley Street and were a key landmark within the area.

Horrocks Mill is a key, large vacant site within the Stoneygate Regeneration Masterplan. It has been identified as having potential to provide a North-South and East-West linkage through the wider area. The site is currently affected by large level changes and lacks any visual prominence.



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Onward's Design Team

Bringing forward this project to successfully create a great neighbourhood that will help improve the wider City requires a specialist consultant team. Onward has assembled an experienced team to help realise this vision, and to address the many and varied technical challenges. Our team includes:



Nexus Planning offers a highly skilled team providing market-leading planning, regeneration and development advice alongside associated analytical demographic research capabilities. Nexus was awarded the Royal Town Planning Institutes North West 'Planning Team of the Year' in '21 and short-listed for the national 'Planning Consultancy of the Year' in '22. Nexus was a key part of the team appointed by Preston City Council to produce the Stoneygate Regeneration Framework SPD, within which Horrocks Mill sits. Nexus continues to work alongside the City Council and private sector clients to facilitate regeneration at Cottam Brickworks in North West Preston.



DK Architects

With over 30 years experience, DK-Architects have designed and delivered many successful and sustainable buildings, places and spaces. Based in Liverpool, DK-Architects work widely across the North of England, and across many project scales including large urban regeneration projects. We passionately help to create sustainable neighbourhoods. We approach every project pro-actively, and strive to find the best possible solutions for all stakeholders. Our work has been recognised by many regional and national awards (including our work at Cottam Meadows), and most importantly, by those who live in, by, or benefit from our projects.



Formed in 1988 and now established as one of the major Cost Consultancy and Employer's Agent practices in the North West. Based in Manchester, we have an enviable record across a wide range of construction industry sectors including private and social residential developments, mixed use and commercial developments, arts and culture venues, public realm and open spaces. Our experience extends through master-planning, design development and subsequent project delivery. Our Works and involvement on projects has been rewarded with over 100 regional and national awards.



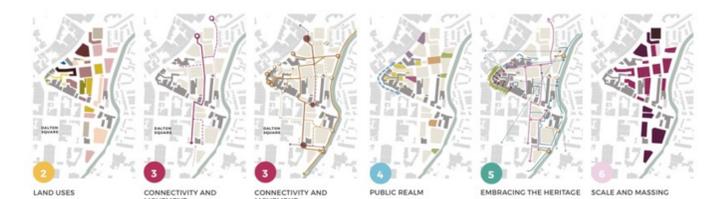
Sutcliffe is a highly respected, multi-disciplinary, BIM-accredited Chartered consultancy with offices in Liverpool, Manchester, North Wales and London, established for 37 years. Sutcliffe offer a wide range of services within the built environment. We use our retained knowledge in civil and structural engineering to produce high quality solutions within all our core services from structural engineering, civil engineering, and pre-planning services.



A design practice with a passion for outside spaces and the role they play as building blocks for our communities. From the UK's largest regeneration projects to bespoke single site commissions, our team of Landscape Architects, Urban Designers, Visualisers, Animators, Engagement Specialists and Graphic Designers embed design quality within the built environment - whatever the scale, whatever the context. As a B Corp, our work balances people and planet with profit. We harness the power of business as a force for good, pursuing new corporate standards for social, environmental, & ethical performance as an employee-owned business.



Specialises in merging urban design with the tangible and intangible contribution of the historic environment to reinforce the individual nature of towns and cities as distinctive places - providing assessments, design rationales, development principles and contributions to the on-going narrative of a place. Rob has been involved with a number of NW projects, inc. Liverpool Waters, and the Lancaster Canal Quarter. Currently working on Wirral's Design & Public Realm Guide, Rob worked with Historic England as a Historic Areas Inspector, Liverpool City Council as Urban Design and Heritage Manager, was a former CABE Enabler, and is currently a member of Places Matter Design Review Panel.



Vectos focuses on providing transport and highways advice to the development industry for developers, retailers, operators, land owners and public sector bodies. Our experience includes mixed use, regeneration, town centres, employment and commercial, food and non-food retail, residential, health, education, energy, tourism and leisure schemes. Our input covers all project stages from feasibility, to development plans, masterplanning and scheme design, planning applications, public inquiry, and the detailed design and delivery of infrastructure.



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What are we applying for?

An outline planning application means that at this stage we are only asking Preston City Council to approve the principle of developing the site for housing.

At this stage, this means that we're agreeing some basic principles like the maximum number of homes on the site, the height of the buildings, and how the site will be accessed. We will make this application in July this year.

More details on what the new homes will look like will follow at a later stage, if the plans are approved by Preston City Council. We will then need to submit a further planning application for approval of the appearance of the buildings and exact layout of the site.

Up to 380 New Homes

We are seeking approval for the principle of building up to 380 new homes. Early stage drawings indicate the scale of our development would be from 2 stories to a maximum of 10 stories. This would allow us to create large areas of external open space.

Vehicle Access from Queen Street

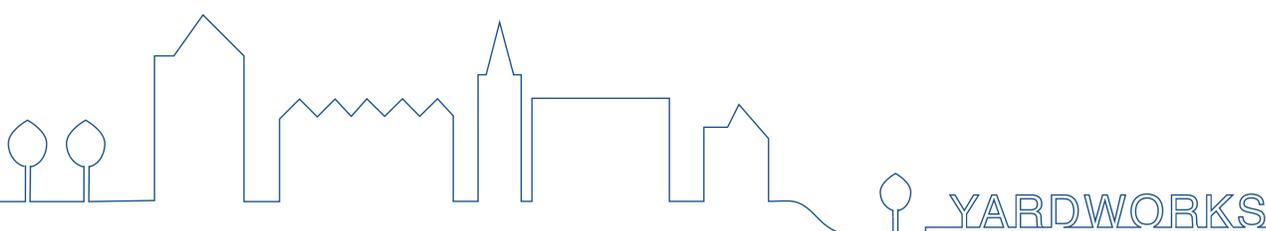
We are seeking approval for the principle of taking vehicular access from Queen Street. This would be a new junction between Grimshaw Place and Queens Shopping Park.

Pedestrian and Cycle Access

We are seeking approval for the principle of providing pedestrian and cycle connectivity from Church Street, Queen Street, Walker Place and Queens Shopping Park.

Other Technical Matters

- Ecology.** Survey work suggests ecological impacts are unlikely. Onward is committed to securing a Biodiversity Net Gain in line with national requirements.
- Heritage.** Onward will carefully consider the area's heritage including nearby listed buildings to ensure the development respects the setting.
- Drainage.** The development will incorporate a full sustainable drainage design to manage surface water and avoid flooding.
- Archaeology.** Onward's archaeologist will work with Lancashire County Council to preserve, where necessary, any archaeology present beneath the site.
- Noise.** Onward is committed to being a good neighbour. Noise surveys have been carried out to understand if measures are required to reduce noise during and after construction.
- Trees.** Whilst some trees are likely to be lost, Onward is committed to a programme of replacement and additional tree planting to create an attractive setting for development with a rich biodiversity.

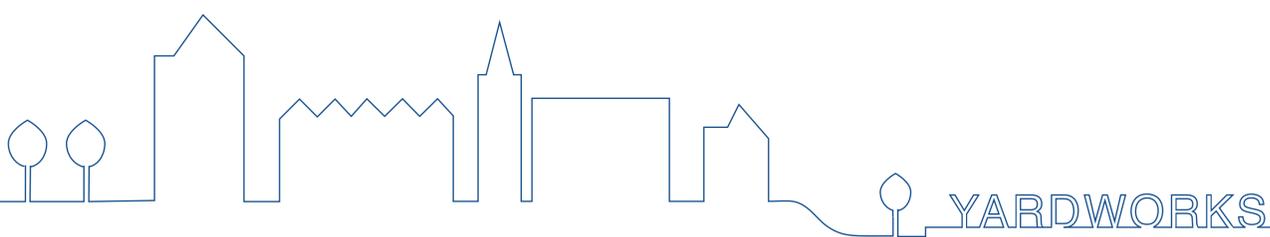


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The Horrocks Mill Site



Horrocks Mill is currently a derelict, under-used piece of land immediately adjacent to Preston City Centre located between Church Street to the North and Queens Street to the South. Next to Queens Shopping Park, this former mill site forms a significant part of The Stonegate Regeneration Area. Numerous important historic buildings surround the site.



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Our Illustrative Masterplan



Whilst at an early stage, the emerging masterplan for Horrocks Mill is an exciting blend of many types and sizes of housing alongside outdoor landscaped spaces for enjoyment by the community, and improved pedestrian and cycle connectivity. Onward would like to create a diverse, vibrant and sustainable neighbourhood with a unique sense of place based on the heritage of the site.

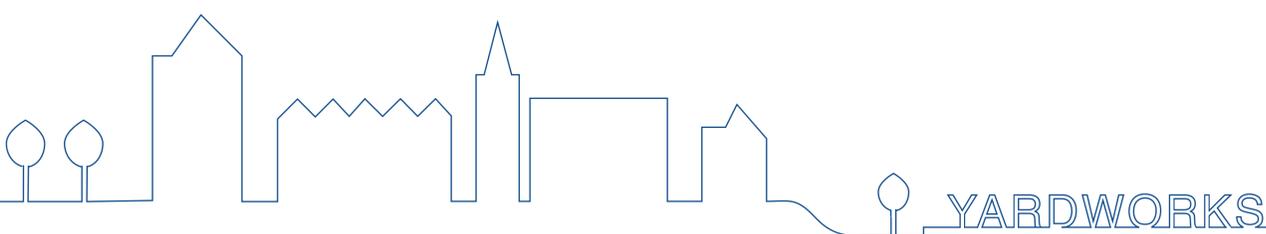


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Our Illustrative Proposal

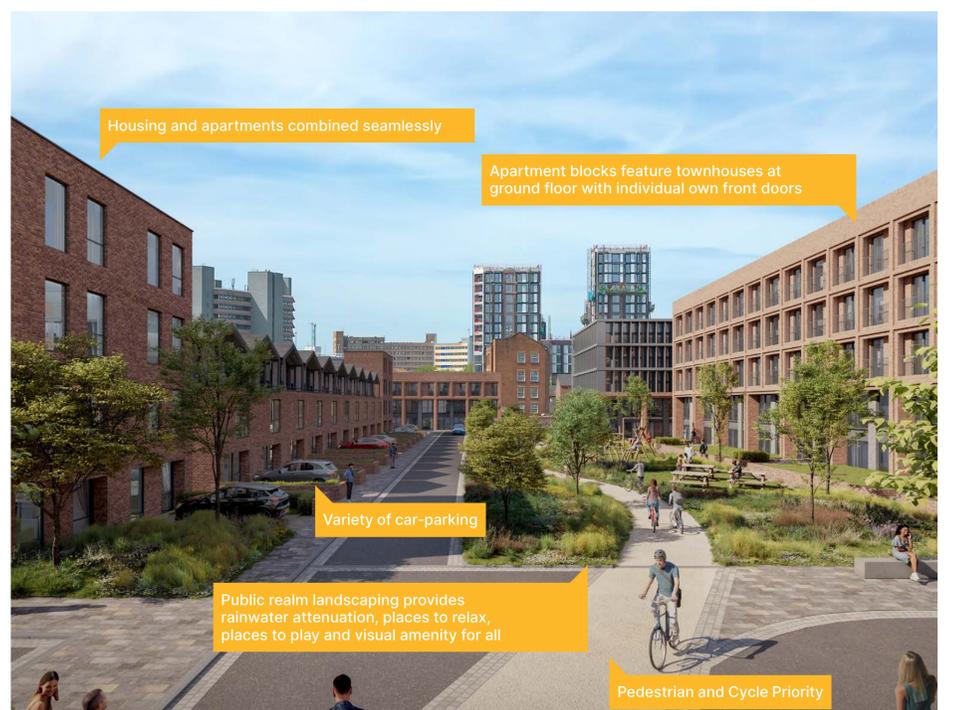


The emerging site proposal combines family houses, mews houses, own-front-door townhouses and a mixture of apartments to create a variety of homes, all designed around a landscaped masterplan that prioritises pedestrian and cycle movement to create a high quality environment with energy efficient homes and external spaces for the enjoyment of all.

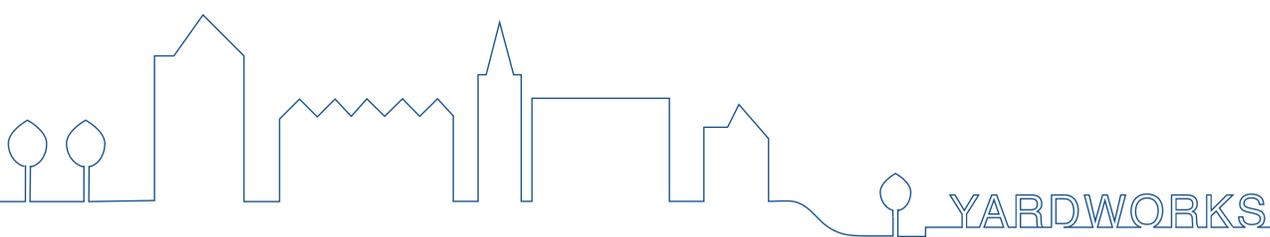


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A Potential Vision for Horrocks Mill



Fronting onto Queen Street presents an opportunity to create a Gateway Built form and to announce a key landscaped space - conveying an open, inviting residential neighbourhood with continuous active frontages and a variety of homes from mews houses, large family houses and apartments combining to recall the historic built form of the former mill site.

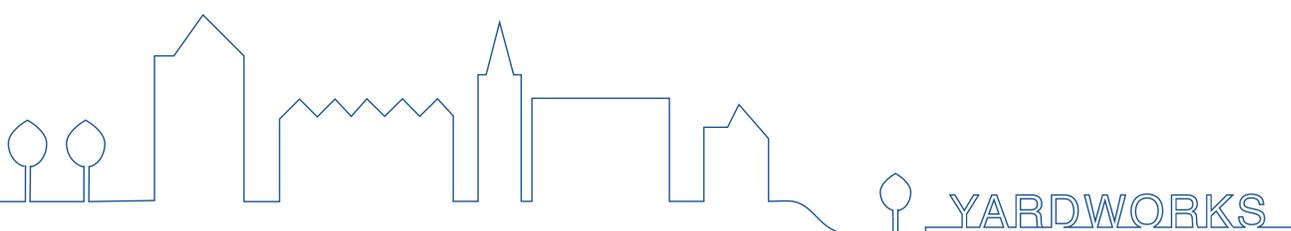


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A Potential Vision for Horrocks Mill



View from above Church Street facing South, showing the range in scale and type of housing that could potentially be created at Horrocks Mill. The landscaped space off Church Street can be seen in the foreground creating an inviting pedestrian and cycle connection into the proposed neighbourhood from the City Centre.



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A Potential Vision for Horrocks Mill



View from above Queen Street showing the integration of the potential scheme layout into the wider City Centre and the key role that the green space plays in creating a sense of character and quality for the development. The gateway buildings onto Queen Street create a high quality vision for this sustainable neighbourhood.

