

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0036		Site Description:  Former Mill Building, brick built 3 storey building on periphery of an industrial estate and adjacent to a local park		
Site Name: Tanglewood Mill				
Site Address:  Cke Street Derby				
		Current Use: Vacant former mill building		
PUA/Non PUA: PUA		Total site area (hectares): 0.16		
Site allocation:		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Low		0	0.16	0
Access to services: Local services are at Rowditch Neighbourhood Centre which is about 400m away across the adjacent Rowditch park. The site is about 1.5 km from the City Centre		Status: Promoted Site		
		Planning History: Planning application in and undetermined for 22 dwellings. The building previously had planning permission for a conversion to residential uses which was never implemented.		
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): The building fronts the road and has limited scope for parking/open space although a public park is adjacent.				
Environmental constraints including flood risk: Possible contamination				
Access constraints: Access would be from Parcel Terrace. It is noted that Coke Street is a narrow road and a dead end so parking may be an issue.				

**Ownership constraints:**

No known ownership constraints. Site has been promoted for residential development.

**Other:**

Surrounding industrial uses on the Parcel Terrace

### SITE VIABILITY

**Are the constraints able to be overcome?**

Suitable residential uses may need to be car free or a solution to parking would be required

**Economic viability issues:**

Viability for conversion to apartments is currently questionable in terms of market viability but should become viable when the housing market improves.

### DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	22	0	0	22

**Site suitable?** Yes                      **Site available?** Yes                      **Site achievable?** No

**Deliverable dwellings:**                      0                      **Developable dwellings:**                      22

**Summary**

This site is a vacant former mill building. It is a three storey brick buildings in the St Lukes area of the City.

The site is within close walking distance to the neighbourhood centre at Rowditch and to public transport at Uttoxeter New Road which has frequent buses into the City Centre, a five minute ride.

The building is situated between a local park at Rowditch and employment industrial uses at the Parcel terrace Industrial Park.

The site is considered to be a suitable location for residential development as it relates to a residential neighbourhood and has access to facilities. Care will be needed in considering traffic movements and parking associated with development but in this location a car free development could potentially be created.

It is believed that the building has not been developed for reasons of viability but there is still interest in it as a residential conversion. It is not considered to be viable at the moment but when market conditions improve it could deliver a residential apartment conversion in a sustainable brownfield location which would see a reuse of the building. It is there considered to be developable in the medium term for around 22 dwellings.