

Baildon Mills

BAILDON



Proposed Residential
Sensitive Conversion of Existing Former Mill Structures

Design & Access Statement
28th July 2016



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1.0 Introduction



This document has been prepared by Niemen Architects on behalf of KMRE Group in support of a full application for the sensitive conversion of a number of existing former mill buildings currently used for commercial purposes into a 42no. unit residential development.

The application includes the conversion of 1 no. Grade 2 listed building located to the site frontage, and the conversion of the adjacent historic buildings located within the application site.

The application also includes the demolition of a number of structures which have been later added to extend the original mill buildings which are not deemed to have significant architectural merit and in most part have been deemed to detract from the original historic structures.

1.1 The Brief

The brief for the site includes the conversion of the existing Mill buildings for residential uses.

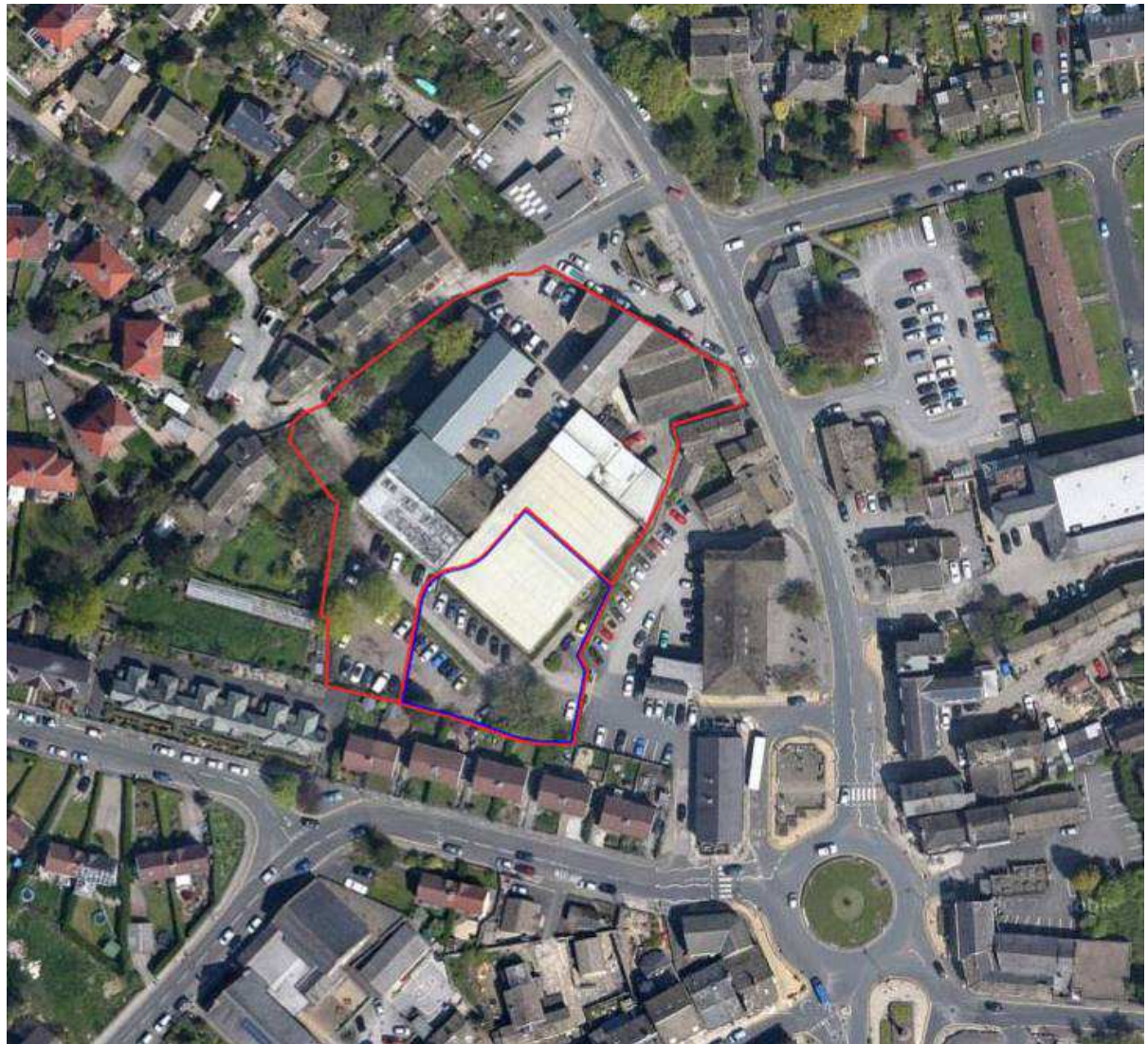
This has been implemented with the introduction of a mix of apartments, duplexes and houses which have been carefully arranged with consideration to the existing complex composition of levels and existing building fabric.

1.2 Proposed Accommodation

The proposed accommodation comprises a variety of property types from 1 and 2 bedroom apartments, duplex apartments and houses.

| | |
|-----------|-----------------|
| Block A&D | 15no. dwellings |
| Block B | 7no. dwellings |
| Block C | 18no. dwelling |
| Block E | 2no. dwellings |

42no. dwellings total



2.0 The Site

The Baildon Mills site is located adjacent to the town of Baildon approximately 2km from the nearby town of Shipley on the outskirts of Bradford.

The mill buildings, the oldest part of which dates back to the early C19, make up the majority of the sites structures. This is inclusive of a Grade 2 listed building (block A&D) which is located to the Northern edge of the site.

The buildings on site which are the later additions to the complex are highlighted for demolition within this application, these include a large warehouse and a three storey extension which are located to the Southern edge of the site.

The original millpond which is located to the Western edge of the site is to be retained and protected within the development.

Adjacent to the South-West of the site is an area that is the subject of a separate application, containing the opportunity for a new-build high density apartment scheme.

The total application site area comprises 0.651ha.



2.1 Surrounding Context

Northgate is the main road which passes adjacent to the site along the northern edge leading South-West into the centre of Baildon. The centre of Baildon is home to a collection of shops and amenities, less than 100m from the Baildon Mills site.

The Grade 2 listed former mill (block A&D) sits on the limit of the application sites Northern boundary, this building is separated from the adjacent road (Northgate) by a secondary tarmac unnamed road and a small shop and a block of public conveniences surrounded by a small amount of vegetation.



Baildon Centre



View from Northgate

2.1 Surrounding Context Continued...

The Eastern site boundary abuts a mix of residential and commercial with a small number of 2 storey houses to the northern edge directly adjacent to the listed building to the Straits.

The Southern end of the Eastern perimeter is bound by an existing car park supporting adjacent commercial amenities including a salon, bank and café

The Southern perimeter of the site directly abuts the rear gardens of existing residential located to The Grove.

The Western edge of the site is bound by the street Providence Row which services a number of residential properties adjacent to the site.



The Straits



Providence Row

2.2 Surveyed Information

A detailed topographical survey has taken place over extent of the application site.

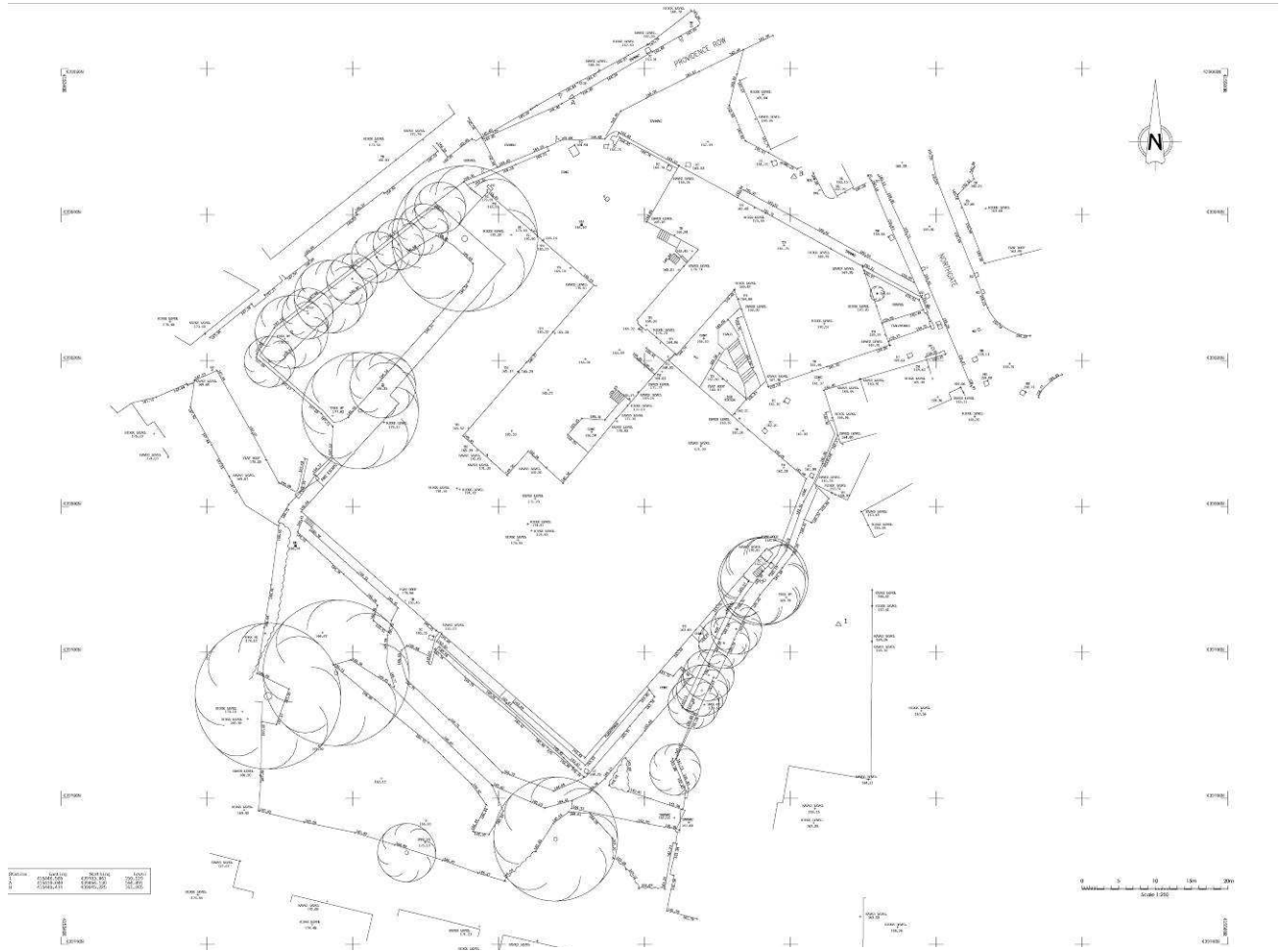
The topographical survey picks up the footprints of all of the existing buildings within the site, both those to be retained and those which are to be demolished.

The topographical survey also presents the complex arrangement of existing levels within the site.

2.3 Landscaping and Ecology

A number of ecological/habitat surveys have been conducted including an aquatic ecological survey (flora and fauna) due to the presence of the existing original mill pond to the sites North-Western boundary.

Bat emergence/activity surveys of all buildings have also been conducted, the findings of which are included within the application package



2.4 Baildon Mills

Baildon Mills is a collection of historic former Mill buildings located to the centre of Baildon.

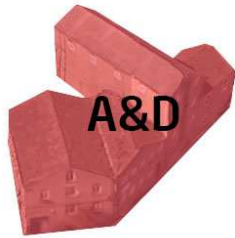
The Mill buildings, the oldest of which dates back to the early C19 are linked to the milliner company John Peel and Son who purchased the site towards the end of the 1930's.

A heritage assessment has been conducted and is included within the application submission.

Towards the late 1980s a significant proportion of the site was converted into offices to let, there has also been a number of later additions added to extend the existing mill buildings including a large portal frame warehouse and a three storey extension concealing a number of the original elevations of the mill buildings.



2.5 Block A & D



Block A & D refers to the Grade 2 listed building at the site frontage overlooking Northgate. The four storey mill warehouse is the only listed building within the site having received its listing in the mid-1980s.

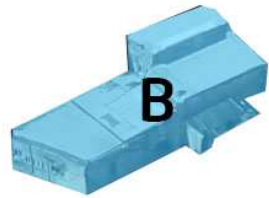
The mill building dates back to the mid C19 when the building was listed it was noted that one of the cart entries had been blocked up to the front elevation and that the building featured a corrugated iron roof.

It is considered within these proposals that the corrugated tin be removed and replaced with slate. It is also proposed that the carriage archway be unblocked and replaced with a timber infill that is inset within the masonry reveal to mimic the form of the original archway.

Full coloured elevations have been prepared for this listed block in order to facilitate a comparison between existing and proposed.



2.6 Block B



Block B as existing holds a complex arrangement of spaces across multiple levels which reflect the external site topography.

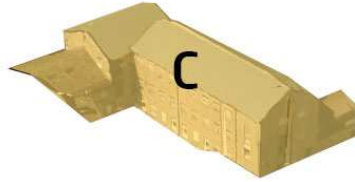
Whilst the attaching warehouse is highlighted for demolition under these design proposals, block B is outlined to be retained with additional accommodation proposed atop that which is existing.

The eclectic composition of existing accommodation within this block is displayed through the varying roof types, eaves and ridge lines, as a result of the assorted way in which this block reacts to the existing levels. The result of this is a form which appears to be at odds with the character of the adjacent Mill buildings.

In order to rationalise this block and to include this block within the proposals it is therefore proposed that this block is to be extended vertically at an appropriate scale.



2.7 Block C



Whilst Block C is not listed it holds a dominant position within the scheme and has been protected and will be considered in a sensitive manner for the way in which it is to be converted.

The demolition of the three storey existing block which abuts the Southern elevation will restore the historic integrity of the building's footprint.

To the Northern side of this block there is an area of timber cladding to the first floor elevation, the cladding is proposed to be removed, and replaced in a natural timber finish which is to be unified across the development and this small area is to be extended vertically by 1 no. storey also with a timber finish.



2.8 Block E



As existing Block E is a single storey garage complex which faces towards the mill pond to the Western edge of the site.

This block is to be retained at its current scale within the scheme and is to be converted into 2no. apartments.



2.9 Structures To Be Demolished



There are a number of later additions which have been added to extend the Mill buildings accommodation over the years.

These include a large portal frame warehouse which is currently located to the Southern edge of the site connecting blocks B and C.

The large mass of the warehouse covers a large proportion of the site largely blocking off access directly through to the Southern perimeter from the centre of the site.

The warehouse building is currently vacant and as such is showing some issues with regards to disrepair and vandalism.



2.9 Structures to be Demolished Cont...



Also for demolition is the three storey later addition to Block C's Southern elevation. This three storey building shares a party wall with the warehouse element and together conceals the historic Mill buildings from the South-West.

This element which did not have a presence on site until approximately the late 1970/80s also closes off access to the Mill pond from the Southern end of the site and interrupts any route through into the site from the North-Western edge.



3.0 Scheme Design

The ethos for the design has been to protect the integrity of the historic buildings, in particular that of the listed building (block A&D) which sits to the Northern edge of the site frontage and also block C which sits adjacent to the historic mill pond.

3.1 Layout

The proposed demolition of the structures which are not deemed to hold significant architectural merit to the Southern end of the site will allow routes to connect through the centre of the site. Permeability will also be opened up from East to West with a route adjacent the Mill pond which is to be protected a public amenity and historic feature of the Mill's history.



Proposed Site Layout Plan

3.2 Existing and Proposed Elevations Extract
Grade 2 Listed Block A & D -



Elevation 1
Existing



1
Elevation 1
Proposed



Elevation 4
Existing



4
Elevation 4
Proposed

3.3 Materiality

Materials Schedule:

| | Existing | Proposed |
|-----------------|------------------------------|------------------------------|
| External Wall | Natural Stone | Reclaimed Stone |
| Cladding | Timber painted green | Cedar Cladding - Natural |
| Roof Covering | Grey slate / Corrugated iron | Grey slate |
| Windows | Majority uPVC | uPVC |
| Doors | Majority uPVC | uPVC |
| Rainwater Goods | Painted Green | Painted Black / Black Finish |
| Metalwork | Painted Green | Painted Black |

3.4 Pre-Application Advice

Pre application discussions have taken place with BMDC please refer to the planning statement which has been included within this application.