

HERITAGE STATEMENT

PROPOSED CONVERSION, ALTERATIONS AND PART DEMOLITION AT BAILDON MILLS, NORTHGATE, BAILDON

JULY 2016

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1. INTRODUCTION

- 1.1 This heritage statement is produced in support of a planning application for the proposed conversion of existing buildings to residential use, including internal and external alterations and part demolition on land at Baildon Mills, Northgate, Baildon.
- 1.2 The site lies within the Conservation Area and also one of the buildings is grade II listed.
- 1.3 The listed building is the four storey mill warehouse and the listing description is as follows:

Early-mid C19. Hammer-dressed stone, rock-faced to ground-floor basement at front, corrugated iron roof. 4 storeys. Gable on to road has 2 semicircular-arched cart entrie (one blocked). Band above ground floor only. 3 floors above each with taking-in-door with tie-stone jambs, that to top floor has cat-head; to either side single-light window with projecting sill. Left-hand return has 4 bays of similar windows to top floor only. Right-hand return has 5 bays of windows to ground floor and 1st floor and 7 bays to 2nd floor. Later buildings attached to lower floors.

- 1.4 This Statement considers the national and local planning policy context, identifies the heritage asset potentially affected by the development and any potential impacts.
- 1.5 The Statement is informed by a site visit carried out in April 2016.

2. THE SITE AND SURROUNDINGS

- 2.1 The site lies centrally within Baildon on land to the west of the main route through the town. The buildings are positioned at a higher level to Northgate and enjoy a significant level of prominence in the overall streetscene.
- 2.2 The Mill complex includes a number of buildings some of which are of a more modern design and appearance and the footprint of the buildings dominate much of the site area of 0.6 hectares.
- 2.3 There is a mill pond within the complex as well as a modest single storey detached garage block at the western end of the site.
- 2.4 Providence Row is a single and mainly unsurfaced track which runs adjacent to the northern boundary of the site.

3. THE APPLICATION

- 3.1 The application proposes the conversion of the listed mill and associated stone buildings into 42 residential units, with associated parking and landscaping. The modern sections of the building will be demolished although some of that area falls outside the red line boundary of the development proposals.
- 3.2 A modest amount of internal and external alterations form part of the proposals including re-roofing elements of the listed structure (Blocks A and D on the site layout plan) to replace tin sheets with stone slates. There will be four new openings formed in the elevations of these blocks. Internally alterations will be limited to those shown on the application drawings including the formation of some limited accommodation in the roof space.
- 3.3 The existing scale, massing and design of the conversion of the non-listed buildings will for the most part be retained with a reduced impact overall from the demolition of significant parts of Block C.

4. PLANNING POLICY AND STATUTORY CONTEXT

- 4.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 advises of a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

Local Policy and Guidance

- 4.3 The statutory development plan consists of the saved policies of the 2005 Replacement Unitary Development Plan.
- 4.4 Policy BH4 advises that the alteration of listed buildings will only be permitted where it can be demonstrated that the proposal would not have any adverse effect on the special architectural or historic interest of a building or its setting; is appropriate in terms of design, scale, detailing and materials; and would minimise the loss of historic fabric of the building.
- 4.5 Policy BH4A advises that proposals for development will not be permitted where they would harm the setting of listed buildings.
- 4.6 Policy BH7 advises that development within or which would affect the setting of a conservation area will be expected to be of the highest standards of design and to preserve or enhance the character or appearance of the Conservation Area.

National Policy

- 4.7 The National Planning Policy Framework (“NPPF”) was published in March 2012, supported by Planning Practice Guidance published in March 2014.

- 4.8 The policies contained within the NPPF taken together, comprise the Government's view of what sustainable development should constitute in practice. It sets out at paragraph 14 a presumption in favour of sustainable development. A key dimension of sustainability is protecting and enhancing our historic environment (paragraph 7) and the pursuit of sustainable development involves, amongst other things, seeking positive improvements to the quality of the historic environment (paragraph 9). One of the core planning principles set out at paragraph 17 is to conserve heritage assets in a manner appropriate to their significance.
- 4.9 The NPPF defines a heritage asset as buildings, monuments, sites, places, areas or landscapes. Assets can be designated, such as a conservation area and a listed building, which are the relevant historic interests in the case of this development. The significance of a particular asset is derived from its architectural, historic, archaeological or artistic interest.
- 4.10 Paragraph 128 advises that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 4.11 Paragraph 132 indicates that great weight should be given to an asset's conservation. The more important the asset the greater weight that should be given. It notes that significance can be harmed or lost through development within the setting of the heritage asset and indicates that any harm or loss should require clear and convincing justification.

5. HISTORIC ASSESSMENT

- 5.1 Paragraph 128 of the NPPF requires information in an assessment that is proportionate to the importance of the heritage asset, and no more than is
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sufficient to understand the potential impact of the proposal on the heritage asset.

- 5.2 The buildings were originally used as a textile mill with associated buildings including warehouses and an office. The buildings are of mixed age with the earliest dating back to the early 19th century, although the largest section of development is a late 20th century replacement building.
- 5.3 The listed building dates back to 1823. The Mill has been owned and occupied by John Peel & Son Ltd since it was purchased in 1937 for the purposes of cotton combing and wool spinning.
- 5.4 The cotton and spinning operations closed in the late 1960's. A three storey block was built in 1975 and a dyehouse and warehouse was built in 1985 in the year that the four storey mill was listed.
- 5.5 The company's manufacturing activity was subsequently scaled back and the majority of the site rented out as small-scale commercial and office units on short term lets from the late 1980's until modern day.
- 5.6 The Baildon Conservation Area was designated in 1981 and a boundary review was undertaken in 2005 and a Conservation Area Appraisal (CAA) produced in 2009.
- 5.7 The CAA identifies the retention of the traditional features and details of listed buildings as one of the main strengths of the conservation area. The loss of timber windows to imitation frames is highlighted as one of the weaknesses.
- 5.8 The listed mill (Block A&D) and part of Block C are assessed in the CAA as making a positive contribution to the conservation area, whilst Block B makes a neutral contribution. The modern elements of Block C are assessed as having a negative contribution.

- 5.9 The extent of the alterations to convert the retained building will not have any negative affect on the listed building and the demolition of the later additional buildings will serve to enhance the setting of the listed structure and also improve the character and appearance of the Conservation Area. Accordingly the proposal is in accordance with the advice in the NPPF and the policies in the RUDP (as set out in Section 4 above).
- 5.10 The proposals will safeguard and conserve the historic environment, through achieving a high quality design which has regard to the existing pattern of development and the local character of the area.

6. CONCLUSION

- 6.1 It is considered this proposal constitutes appropriate development having regard to the advice in the NPPF and the policies in the Local Plan and Core Strategy. The proposals respect the character and appearance of the Conservation Area and the listed building, achieving a standard of design and layout that is compatible with the local area and responds appropriately to the character as described in the CAA.