

DCAdmin

From: Sue Oakley
Sent: 06 November 2018 09:11
To: DCAdmin
Cc: Matthew Woodward
Subject: RE: 2018/92593 Jessop's Mill revised conservation response

Hi Matt,

Following receipt of the revised drawing 18.2030.11D I have the following comments. The drawing has been revised to show aluminium windows on the less prominent and less significant south elevation. Replacement windows to all other elevations will be in timber, style to match the existing historic windows and with slim double glazed units. This amendment is acceptable and the window details including colour, depth within the reveals, profiles etc should be provided as a planning condition.

I support this proposal.

Regards
Sue

Sue Oakley
Senior Conservation Officer
Conservation and Design
Economy, Regeneration & Culture
Kirklees Planning, PO BOX B93, Civic Centre III, Huddersfield, HD1 2JR

External: 01484 221000

Internal: 74037

✉ sue.oakley@kirklees.gov.uk

🌐 www.kirklees.gov.uk/planning

From: Sue Oakley
Sent: 25 October 2018 10:34
To: DCAdmin <DC.Admin@kirklees.gov.uk>
Cc: Matthew Woodward <Matthew.Woodward@kirklees.gov.uk>
Subject: 2018/92593 Jessop's Mill conservation response

Hi Matt,

I have considered this proposal for the conversion of this former mill into 20 apartments along with the change of use of the lower ground floor nightclub (entrance from Bradford Road) into a wine bar. The three storey building which is the subject of this application is part of Jessops Mill, a grade II listed building dating back to circa 1870 with later alterations, and this structure would be considered to be curtilage listed. The site is located within the Station Road, Batley Conservation Area and it is currently vacant, clearly in a state of disrepair and in need of restoration.

Although simple in detailing and construction, the building makes a positive contribution to the character of the conservation area, being constructed of stone in the typical industrial style of Pennine textile towns such as Batley. Although the Bradford Road elevation has been significantly altered with the insertion of a poor quality shop front, the two upper floors retain their character with the remains of arched head timber sash windows, a dental course at eaves level and heavy ashlar quoins on the corners along with a simple hipped roof. The detailing is carried along the north elevation where sash windows continue along the elevation on all floors (some blocked up). The south elevation is less visible and simpler, appearing to have abutted several other building in the past and showing evidence of internal walls where the other buildings have been demolished.

The Station Road elevation, also constructed of stone, is a two storey structure with a simple gable, large two over two sash windows on both floors and pitch faced stonework. This elevation makes a positive contribution to the interesting group of Jessop's facades along Station Road.

Externals

The proposal includes the insertion of additional door and window openings to the south elevation with stone cills, heads and reveals to match the existing. White powder coated aluminium windows with slim profile frames are proposed for all existing and new windows including those on the Bradford Road and Station Road elevations. I have no concerns about the additional windows but I do have concerns about the replacement of historic timber windows with aluminium and would prefer new windows to be timber framed, replicating the original designs. Double glazing would be acceptable.

The infilling of the small opening on the south elevation is acceptable although the cill and head should be retained and Juliet windows to the basement level are acceptable. Details of opening lights should be provided, along with details of the automatic window opening vents and fire escape window details.

The application proposes the refurbishment or like for like replacement of the ranges of rooflights, painted matt black, and this is acceptable. A timber panelled front entrance door on the Station Road elevation is proposed, which should be constructed with a traditional frame and panels rather than planted beads.

Natural stone and brick will be retained, with re-roofing in natural blue slate to match the existing and the replacement of rainwater goods replaced with aluminium Alutec system and alligator box gutter system with 100mm diameter aluminium rainwater pipes, all in black. This is acceptable although the gutter profiles should be confirmed.

Internals

Although the main mill is subdivided into units, the use of mezzanines rather than enclosed floors help to retain the open character of the space within the top floor as far as possible, along with spiral staircases to these mezzanines and glass balustrades which all further reduce the massing within these spaces. I welcome the proposal to leave the historic timber trusses and purlins exposed.

At the lower levels there is a large degree of partitioning although the subdividing has been reduced by the use of screens to the bedrooms rather than full height partitions. I consider this to be a sensitive intervention to retain the openness of the spaces. Where possible, architectural features should be retained and exposed to enhance the historic character of the building.

External areas

The proposed bin stores are located within the yard area to the north of the building. This area currently makes a negative contribution to both the building and conservation area and improvements are welcomed, whilst also containing the bin areas in an off-road location. A new black fire escape spiral staircase is proposed to the centre of this elevation, again within the yard area, and I do not consider this to cause any harm. The proposal includes the retention of the old fire escape. A gate is proposed at the entrance to the yard and details should be provided, with consideration given to the character of the building and conservation area.

The proposal to convert the building into residential units requires a large amount of subdivision within the building, although I consider this acceptable to bring a substantial industrial building in poor condition back into a sustainable use, whilst retaining its character. I consider the conversion on the whole to be sensitive in design, although I do not support the proposal for aluminium windows which I do not consider to be justified. I support this proposal subject to traditional style timber windows being installed rather than aluminium.

Regards
Sue

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W www.kirklees.gov.uk/planning