J O H N B R O O K E & S O N S L T D

LISTED BUILDING JUSTIFICATION STATEMENT

February 2019

Security Barrier and Associated Works
to

Bankfoot Lane Car Park Entrance

at

B R O O K E S M I L L, A R M I T A G E B R I D G E



Architecture
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1. Introduction

1.1. This application relates to alterations to the existing lower car park entrance onto Bankfoot Lane Armitage Bridge to improve the overnight security of the existing car park space to the frontage of the commercial units and the mill as a whole.

1.2. This application has been brought about following an overview of the car parking associated with the buildings in the north eastern sector of the mill site which include the Northlight Gallery, Café, offices and associated uses.

1.3. A previous planning, listed building application has been approved (2017/62/94092/W) relating to the provision of additional spaces together with a footbridge link over the Mill Race to eliminate the need for pedestrian access between the car parks along Bank foot Lane. This work is now ongoing.

2. Application Site

2.1. Brookes Mill is located approximately 3.3km south west of Huddersfield and was established and developed and occupied by the applicant company, John Brooke and Sons, from 1798 as a textile manufacturing facility. The mill buildings are now utilised for a number of uses. In the north eastern sector the uses relate to the Northlight gallery, cafe, dance and art studios and offices situated in the upper floors of the listed warehouse.

2.2. The lower car park has an existing capacity of 75 Spaces and is entered from the lower entrance from Bankfoot Lane. This car park serves the adjoining commercial units and is also sometimes used as an overspill car park for the gallery events. A previously approved footbridge to ink this car park to the upper car park is currently under construction.



2.3. Bankfoot lane is without pedestrian footways and there is a Stone wall to the highway boundary which is currently approx 1.00 m high. There is a street light to the North side of the access

2.4. The current entrance to the car park is 8.00 m wide at the highway edge and is without gates or any nigh time security provision to prevent unauthorised access to this sector of the mill.

2.5. Other entrances to the mill have security provision.



2.6. The Mill site has two Grade II listed buildings –The Clock Tower and the Warehouse and is additionally within the Armitage Bridge conservation area.

3. Description of the Proposal

3.1. The aim of this proposal is to reorganise the current access to the car park from Bankfoot Lane in its existing position to enable a security barrier to be installed. The barrier will be manually operated being opened in the morning and closed at the end of the working day and will be positioned 6.00m behind the highway boundary to enable the first car to park whilst opening the barrier.

3.2. The opening to the highway will be increase from 8.00 m to 11.50 with a 7.00 m wide opening at the barrier which will allow entrance and exit. This will involve the removal of a short section of the existing wall. The access will accommodate the swept path of an 11.00 m refuse vehicle/HGV.

3.3. The wing walls will be built in reclaimed natural stone with natural stone toppings to match the existing and the height of the wall will be no greater than 1.00 m to provide for the sight lines as indicated on the drawing.

3.4. The barrier will be finished in black or grey in keeping with the conservation area however for safety reasons high viz warning bands will be attached to enable motorists to be aware when the barrier is closed.

3.5. The alterations to the access are indicated on drawing no 4295-06-01 attached to this application.

4. Heritage Statement

4.1. The company has a long continuous history on this site being responsible for the development and operation of a fully integrated textile facility from 1798 to 1987.

4.2. Details of the historical significance of the buildings are outlined in the Heritage Statement attached to this application.

5. Listed Building Justification

5.1. There are two Grade II listed buildings on the site, the main warehouse on the east side of the central yard and the Clock Tower due south of Mill 51, the 1816 scribbling mill.

5.2. The remainder of the buildings are not listed but can be considered to be within the curtilage of the mill. It is considered that buildings 87&88 are not of significance.

5.3. These proposals do not significantly affect the setting of the listed buildings and associated curtilage buildings.

5.4. The works are within the Armitage Bridge Conservation area and relate to the highway frontage to Bankfoot Lane.

5.5. The new access more compliments the highway frontage and offers a safer introduction to vehicles entering and exiting the car park and at the same time includes for keeping the car park area safe from unauthorised night time use from motor vehicles. The barrier proposed has a minimal impact on the street scene within the conservation area.

6. Summary and Conclusion

6.1. This application relates to alterations to an existing access to an existing car park serving commercial units to Brookes Mill.

6.2. The alterations are brought about by the need to increase overnight security to the car park and adjoining facilities.

6.3. The existing access will be set back 6.00 m from the edge of the highway and natural stone wing walls will be constructed to match the existing Mill boundary walls and will be sympathetic to the conservation area. The entrance introduction will be constructed as indicated on the attached drawings.

6.4. The works will not significantly affect the setting of the listed buildings or cartilage buildings will improve and protect security of the Mill in this sector.