

From:
Sent: 14 December 2022 16:40
To:
Subject: 2022/92459 Bankgate Mills, Bank Gate, Slaithwaite, Huddersfield, HD7 5DL
Attachments: 3486 (0-) 14 A _ Proposed Second Floor Site Plan.pdf; 3486 (0-) 15 A _ Proposed Third Floor Site Plan.pdf; 3486 (0-) 16 A _ Proposed Unit 1 & 2 Elevations.jpg; 3486 (0-) 18 A _ Proposed Mill Elevations.jpg; Station Road Example.zip

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Good afternoon John,

Hope you're keeping well.

As an update generally, our highways consultant is working on a report to address the highways comments, and our engineer is working on the comments from the Canal & River Trust. Please can you confirm that you received the FRA on Monday?

Please see attached revised mill building drawings in response to _____ on the 28.11.22.

Revisions and further details as requested as outlined below:

- The cantilevered structure has been removed from the south elevation of the mill and relocated entirely on the west elevation. The south facing window openings will be retained to maintain the simple, functional southern façade. The proposed cantilevered balcony will be set back from the south elevation to ensure it is subservient to the historic mill building. To allow access onto the balconies on the west elevation, 2 window cills will simply be lowered to finished floor level causing minimal harm.
- The proposed windows are intended to be slim framed, multi-paned, powder coated aluminium to retain the industrial character of the building. The individual panes will be portrait in orientation to match that of the few remaining timber frames. We have serious concerns about the maintenance of a timber window, particularly at high level, so don't feel as though it is a practical solution.
- The mill roof has been returned to natural stone slate and the solar panels have been removed. The client is really keen to include some renewable energy systems however, would it be looked upon more favourably if the solar panels were to be integrated and set flush with the natural stone slates?
- The timber loading doors to the east elevation have been reinstated. The historic joist will also been retained both internally and externally.
- Internally, the top 3 floor plans have been designed to be as open plan as possible. All internal walls and spaces have been designed as to not impact on existing window openings. Due to ease of access, and the need for a mix of unit types, the ground floor lends itself to be split into 2 apartments.
- The top floor (third floor) benefits from exposed timber trusses and purlins, these will be retained (subject to structural condition) and exposed within this unit. The floor construction between this unit and the second floor below is timber. The original beams will be retained (subject to structural condition) and left exposed to see in the second floor ceiling. The other floors are of more modern construction, concrete with steel beams. The steel beams will be left exposed (subject to building regs approval) to see in the ground and first floor ceilings but have very little architectural merit.
- It would be great to leave external walls exposed internally, however building control will more than likely request dry lining.

- In regards to the detached units 1 & 2, we are keen to justify the current design. As mentioned in Sue's report, the proposed materials and pitched roof forms reflect that of the local vernacular. The proposed cantilevered terraces are important to the scheme, not only from an amenity space point of view, but visually they are strong and break up the rear 3 storey elevation. The visual link back to the mill is also a very important factor. Policy LP24 (11.5) promotes imaginative and good quality design and we feel that these contemporary additions further enhance the scheme in accordance with this policy. Policy LP35 states that the development proposals should "preserve and enhance" the asset and "the harm or loss is outweighed by the benefit of bringing the site back to use". The revised high level mill cantilever now preserves the southern façade of the mill and it is of no doubt that any slight harm caused is outweighed by bringing the site back to use.
- The detached units 1 & 2 proposals are a nod to the residential units at Station Road, Slaithwaite (less than 450m away) which were designed by ONE17 and developed by our client back in 2010. Attached are the drawings and a couple of google street view images (excuse the recently added decking) of the scheme for reference. The Station Road site is in arguably a more prominent location, and the contemporary design is undoubtedly a positive addition to the local townscape having received plenty of positive feedback from local residents. The Bankgate Mill scheme is an excellent example of how a redundant mill complex can be sensitively restored in accordance with local policy, and contemporary additions similar to that at Station Road should be encouraged. It may not be relevant, but the fact that there have been no public objections illustrates that local residents like the scheme and are keen to see the mill complex brought back into use.

Please let me know if you require any further information or amendments to this.

Look forward to hearing back from you shortly.

Kind regards,

Freddie Garside

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