

## **HERITAGE STATEMENT**

In support of applications for Planning Permission,  
Listed Building Consent  
for

**NEWSOME MILL,  
NEWSOME, HUDDERSFIELD**

by

ROYALLE ESTATES



Prepared by:



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# HERITAGE STATEMENT

## 1. INTRODUCTION

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PPS 1 'Delivering Sustainable Development' and PPG 15 'Planning and the Historic Environment' make clear that the planning process is an important mechanism in the protection and enhancement of the environment and the preservation of the built and natural heritage.

However, paragraph 1.3 of PPG 15 also states that there is a general assumption that 'the historic environment of England is all pervasive and it cannot in practice be preserved unchanged'.

The starting point for the exercise of listed building control is the statutory requirement on local planning authorities to have special regard to the desirability of preserving the building and its setting, or any features of special architectural or historic interest which it possesses.

## 2. BACKGROUND TO APPLICATION

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2.1 The site forming Newsome Mill was purchased in 2003 with a view to converting existing buildings and constructing new housing on part of the site.

The extent of the property and the buildings is indicated in Figure 1 below.

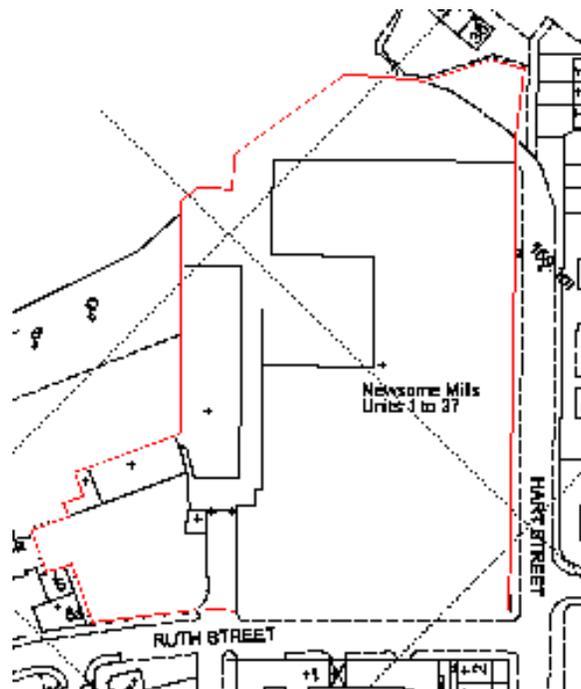


Figure 1. Mills in 2003.

2.2 The site at the time consisted predominantly of the multi-storey mill and a range of one and two storey buildings and open spaces. The description of the buildings is dealt with in more detail later in the statement.

The clock tower and gates were of particular interest and were Grade II listed structures entered on the register on 29<sup>th</sup> September 1978.

The perceived understanding at the time of the purchase of the site was that anything attached to the listed structure or anything within the curtilage of the site built since 1948 was also listed.

2.3 Applications for planning permission and Listed Building Consent were submitted in early 2005 for the demolition of part of the existing mills, erection of new houses, conversion of the multi-storey mill and ancillary works.

2.4 Following legal advice on the House of Lords judgement in the Debenhams case, the Local Authority determined that a Listed Building Consent application was not necessary and that part of the application was returned.

2.5 Following lengthy negotiations including withdrawing and resubmitting the application, the submission was granted approval under reference 2006/62/91452/WI on 17<sup>th</sup> October 2006. The time limit on the consent was 3 years, ie to 17<sup>th</sup> October 2009.

2.6 Extensive discussions took place following the consent to determine an economically feasible scheme in a rapidly changing market. Those discussions were not resolved when the financial crisis affected the residential development sector in late 2007.

2.7 Following the issue of the planning permission the single storey buildings with the exception of the north light weaving sheds to the north east of the multi-storey mill, and some of the two storey buildings, with the exception of the original offices, were demolished and the site cleared.

The current extent of the building is shown on the underlisted aerial photograph Figure 2.



Figure 2. Mills in 2009.

2.8 In late 2007, an application was made to list the remaining buildings on the site and that listing was confirmed in early 2008.

2.9 Extensive discussions and consultations have taken place since early 2008 with Kirklees Metropolitan Council Development Control and Conservation Departments to reach a consensus on an acceptable form for a resubmission for a planning permission and an application for Listed Building Consent.

The current application is the result of those discussions.

### **3. DESCRIPTION**

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3.1 The proposals involve the conversion of the existing multi-storey mill and single storey north light weaving shed into eight one bedroom apartments and forty-two bedroom apartments; conversion of the former mill offices into a three bedroom house; and erection of 20 two and three bedroom 2-storey terraced houses together with ancillary works.

3.2 As part of the conversion of the mill, the building will be restored in accordance with the schedule forming part of this statement.

3.3 The revised site layout showing the revised submission is indicated below in Figure 3

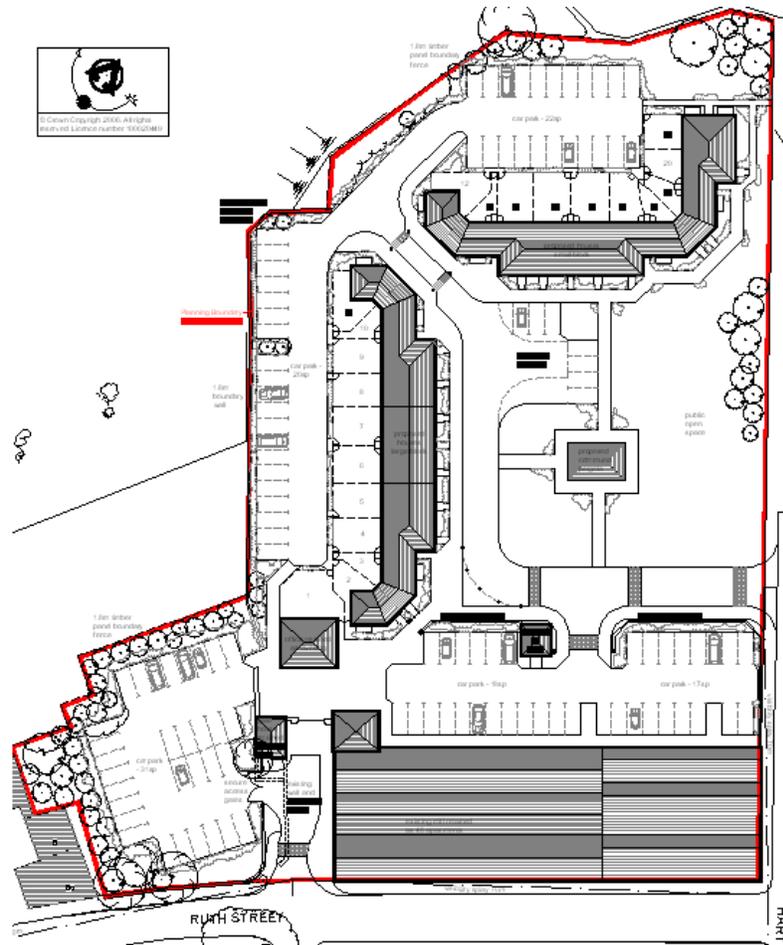


Figure 3. Proposed Site Plan.

#### 4. THE CONTEXT

4.1 The mill is situated at the junction of Ruth Street and Hart Street in Newsome which is located approximately 1 mile to the south of the centre of Huddersfield.

The site is approximately 1.07 hectares (2.64 acres) in area. The open land to the north west of the site falls steeply down to the valley of the River Holme, thereby giving the site and mill extraordinary prominence on the hillside.

On the opposite side of Ruth Street is an existing bakery complex (the former mill coach house) of similar age to the mill and beyond that two mill ponds used to store and control the flow of water to the mill.

To the south, east and north, the site is surrounded by housing of various age and type.

#### 4.2 HISTORICAL CONTEXT

The first woollen mill on the site was founded by John Taylor in 1827 which is the date on the inscription on the existing entrance archway reading “Newsome Mills Established 1827”.

The first mill fronted Ing Lane and burnt down in 1872. It is shown on the historical map of 1854 shown in Figure 4 below.

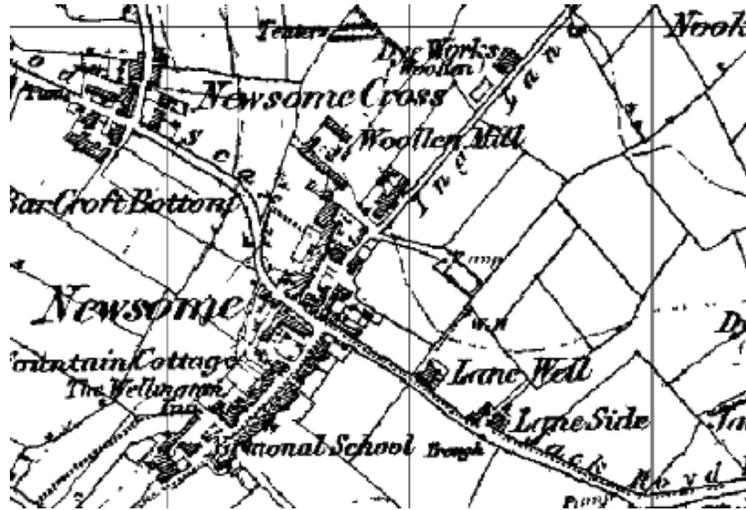


Figure 4. 1854 Map.

In 1873 Ephraim Beaumont Taylor entered into partnership with Joshua Littlewood forming Taylor and Littlewood operating as a Worsted mill.

The existing mill buildings would have been constructed some time after this date and by 1893 the mill complex appears to occupy the current site. The extent of this is shown on the 1893 historical map indicated in Figure 5 below.



Figure 5. 1893 Map.

The mill continued in use until its closure in 1983. Thereafter the buildings were sublet as small business units until 2006.

#### 4.3 THE LISTING

The initial listing of the tower and adjacent archway in 1978 had the following description:-

*“Mid C19. Tower is hammer dressed stone. 6 storeys, surmounted by water tank. Lower 4 storeys have paired arched windows with plain voussoirs and keystones, crowned by moulded cornice. 4<sup>th</sup> floor has 2 windows with moulded impost band and moulded voussoirs, set in a sunk panel, and with a heavier moulded cornice. 5<sup>th</sup> floor has angle pilasters taking full entablature, and clocks on each face, with moulded voussoirs and ornamental spandrels.*

*Arch has Tuscan pilasters with entasis, taking full entablature and blocking course, inscribed ‘Newsome Mills’. Frieze inscribed ‘Established 1827’ in relief. Cast iron gates with ornamental spear finials.”*

The latest listing of 2008 has the listing text as

*“Mill building of hammer dressed stone, mid C19, with associated ancillary buildings.*

*PLAN: main mill building is triple span, 16 windows long, 3 bays wide with 2 windows to each bay, four storeys.*

*ELEVATIONS: to Ruth Street, ground floor windows not seen, 1<sup>st</sup> floor windows are 8 lights, 2<sup>nd</sup> floor are 6 lights and 3<sup>rd</sup> floor also 6 light but shorter. Slate roof: most slates removed to storage. Left return: 3 bays each with 2 windows as at the front, round window in each gable end. Clock tower at left side. Rear elevation has pillars to ground floor, formerly leading to weaving sheds, now blocked.*

*At the right end of the mill are the weaving sheds, single storey, in hammer dressed stone, of the same date. 8 windows, one altered and all blocked, to the front. Right return: 3 bays with north lights, entrance in the left bay, 2 windows in the central bay and single window to the right. Roof slates removed exposing roof structure. Rear: breeze block walls formerly linking to other buildings which are now demolished.*

*MILL INTERIOR: four floors each with a double row of cast iron columns supporting steel frames and original wooden floors. Evidence of line shafting at the top of the columns. King post roof structure to each bay with north lights. Some original wood and glass partitions on 3<sup>rd</sup> floor.*

*TOWER EXTERIOR: hammer dressed stone of 6 storeys, surmounted by water tank. Lower 4 storeys have paired arched windows with plain voussoirs and keystones, crowned by a moulded cornice. The 4<sup>th</sup> floor has 2 windows with moulded impost band and moulded voussoirs, set in sunk panel, and with heavier moulded cornice. 5<sup>th</sup> floor has angle pilasters taking full entablature, and clocks on each face, with moulded voussoirs and ornamental spandrels.*

*TOWER INTERIOR: the tower houses the stairs for the adjoining mill building. Stone stairs rise around a central lift to the 3<sup>rd</sup> floor. A spiral wrought iron stair rises to the 4<sup>th</sup> floor which houses a bell inscribed with a date of 1887. Wooden stair to 5<sup>th</sup> floor.*

*ARCHWAY: Tuscan pilasters with entasis, taking full entablature and blocking course, inscribed “Newsome Mills”. Frieze inscribed “Established 1827” in relief. Cast iron gates with ornamental spear finials.*

*LODGE: to left of the archway, single storey with hipped roof, arched entrance and double arched window facing mill building.*

*OFFICE: two storeys with hipped slate roof and central stack. Arched entrance to right, two ground floor windows, single light round arched window above entrance and 2-light arched window to centre first floor. Right return has entrance to left and 2 single pane sash windows to ground and first floor.*

The principal reasons for the later listing are given as:-

1. The structures form the major part of a significant worsted textile complex of the second half of the nineteenth century. An industry which was an important specialism within the nationally important textile industry.
2. The tower and archway are of architectural interest, being well executed and decoratively detailed, as well as being the centre around which the other buildings are grouped.
3. They demonstrate in their form and construction, their original function.
4. They are largely unaltered both externally and internally.

The remaining listed buildings clearly have a significant presence in both Newsome and the surrounding district and have been integral to both the fabric and social context of Newsome.

The size and position of the buildings dominate the immediate area and the surrounding area to the north and west of the valley.

## **5. THE CURRENT SITUATION**

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5.1 The multi-storey mill and the remaining single storey north light weaving shed have had their windows, doors and openings boarded or blocked up as a requirement of the company insuring the building. Despite this, and the erection of a 3m high steel palisade fencing around the rear of the building, there have been numerous break-ins. This has resulted in a considerable amount of damage to the fabric of the buildings.

In addition to the vandalism, there has also been extensive theft of materials such as stone floor flags and stone roof slates. The theft and vandalism has allowed the ingress of water which has caused considerable fabric damage to the building.

The office building had a memorial plaque to commemorate to the mill workers who lost their lives in world war one was stolen. It has, however, been recovered and is now in the safe custody of Newsome Ward Community Forum and will be repaired and reinstated as part out the proposals.

Following discussions with the Kirklees Councils Conservation Department and other interested parties, the debris that had accumulated inside the building was removed in 2008 to allow for better inspection and measurement of the building.

5.2 A structural survey was commissioned in 2009 to determine whether there were any significant structural issues and, if so, to advise on any remedial works. The report is attached to this statement under reference CRC/SH/07-B-9140 in Appendix 1.

In essence the report highlights some structural movement of the upper section of the south east external wall and in other areas to a lesser degree. It also notes extensive rot in the bearing ends of the timber roof trusses, and recommends the remedial action.

The structural problems in the building are relatively straightforward and the remedial measures can easily be incorporated into the restoration and conversion scheme.

5.3 The current state of the mill is indicated in the record photographs shown in Appendix 2.

## **6. THE PROPOSALS**

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6.1 The description of the proposed works is described in general terms in the Design & Access Statement submitted with the Planning application which should be read in conjunction with this Heritage Statement.

6.2 In summary, the proposals for the Listed Buildings and other buildings not listed but parts of the original mill complex are:-

1. Refurbishment and restoration of the entrance arch and gates
2. Refurbishment and restoration of the timekeepers lodge to form a cycle store.
3. Conversion and refurbishment of the former mill offices to form a detached dwelling.
4. Refurbishment, restoration and conversion of the multi-storey mill to form one and two bedroom apartments and ancillary accommodation.
5. Conversion and refurbishment of the single storey north light weaving shed into two bedroom duplex apartments.

6.3 Other works proposed which affect the setting of the Listing Building are:-

1. The realignment of the original access road and wall off Ruth Street to form the access to the existing car park to the south west of the multi-storey mill.
2. Creation of a new car park to the north west of the mill which will be accessed from a new road off Hart Street.

6.4 The details of the proposed works are more particularly shown on the drawings accompanying the application.

The principles of the restoration will be to retain as much of the original structure and fittings as possible. Any new work will be capable of being removed at a later stage so that the buildings could revert to their original form.

6.5 Discussions have taken place with Kirklees Building Control Department regarding the principle of conversion and whilst there is some allowance that can be made for the Listed Building, there are some issues of paramount importance.

The following issues will be fully addressed in due course but need to be incorporated into the proposals:-

1. Fire Safety including fire protection and means of escape.
2. Noise transmission and protection of the future occupants.
3. Heat loss from the building.

6.6 In particular, the refurbishment and conversion of the multi-storey mill building and the north light weaving shed will include the following:-

TOWER:

1. The existing water tank will remain in place and examined for defects, which will be addressed and the tank painted black. The existing access via the vertical ladder will remain but a lockable cover fixed at the top to prevent unauthorised access and to comply with health and safety requirements.
2. The clock faces and mechanism will be refurbished by a specialist. Part of the mechanism has been removed by thieves and it may not be possible to restore the clock to working order.
3. The clock room and bell floor will be refurbished internally and restored to the original condition including the wooden access stairs to the water tower and the cast iron spiral stair from the third floor landing.
4. The clock tower staircase will retain its robust industrial form. The stone steps are formed around a brick goods lift shaft. The shaft itself is not of sufficient size to accommodate a residential lift and so the shaft will be used for services with either doors or access panels at each landing. The floor will be boarded out at each landing level to form a service platform.
5. The external stonework will be cleaned by specialist sub-contractors using a mild water pressure wash and any damaged stonework made good to match the existing. Any pointing required will match the existing.
6. Existing windows will be replaced with new wooden frames of a similar section and pattern but provided with opening lights where indicated and required and glazed with new sealed double glazed units. The existing frames and glazing bars are of sufficient size to accommodate new double glazed units without affecting the industrial appearance.

**ROOF:**

1. The roof will be stripped and any remaining slates removed and stored in a safe place for reuse. The existing roof will be examined for defects and omissions and the structural members made good with similar size and pattern. The hidden rainwater valleys will be refurbished or replaced, depending on their condition, to a pattern and size of the existing. The gutters will be underdrawn with insulation to prevent condensation. The roof will be re-slatted onto the new, refurbished or existing rafters using the existing slates on the outside roof planes and reclaimed slates matching the existing as far as possible on the inside roof planes. New breathable roofing felt will be used under the slates to comply with the current building regulations. The space between the jack rafters will be filled with insulation and the rafters underdrawn with thermaboard with a plasterboard finish. The ridge tiles will be replaced and all lead flashings checked and replaced as necessary. The existing strips of glazing within the roof will be removed and the roof made good with the slated construction.
2. All the existing services – electrics, heating, steam pipes, gas pipes, water, compressed air and the like will be removed from the building, and the fixing points made good.

**FLOORS:**

1. The existing metal escape stairs installed in the north east corner of the mill will be removed, together with the lightweight partition and doors that enclose it. The floors removed to allow the construction of the staircase will be re-installed to match the existing floors. (The formation of this staircase will certainly have contributed to the structural movement of the external wall in this area.)
2. The existing floors consist of 1" tongue and groove boarding on 7" x 3" joists at 16" centre spanning onto 18" deep x 9" wide cross beams supported by the cast iron columns. The joists are rebated into the main beams approximately 4".
3. The intermediate floors have been described elsewhere. The majority of the floor boarding has been affected by oil leaks from the machinery used in the mill. It is likely to be contaminated and, therefore, will either need to be removed or treated.
4. A specialist treatment surveyor and consultant will be appointed to inspect and test each floor. Their recommendations will be submitted in due course for approval and, subject to approval, incorporated into the proposals.
5. The existing floors, subject to the specialists testing programme, will remain in situ. A new floating floor will be laid over the existing boarding; the existing floor upgraded with mineral wool insulation laid between the existing joists and a new independent ceiling created under the existing joists. The whole construction will be carried out to Building Regulations Approved Document B – Fire Safety and E – Resistance to the Passage of Sound.

**WALLS:**

1. New party walls and internal division walls will be formed in timber studding and faced with plasterboard to satisfy AD E and B.
2. The existing external walls will be lined with timber studding and faced with plasterboard. The voids created will be filled with thermal insulation to comply with AD F of the Building Regulations.

**INTERNALLY:**

1. The fire escape strategy for the conversion will be to provide a safe route from the individual apartments to escape staircases and then direct to open air. The existing staircase in the clocktower will be used as one of the routes and a new staircase will be provided in the northern corner of the multi-storey mill. The space for the staircase will be formed by removing part of the existing floors between the external wall and the existing timber cross beam.
2. The ductwork to provide the smoke extraction / ventilation in the event of a fire will be located above a suspended false ceiling within the staircase enclosure.
3. As far as possible, the cast iron columns will be left exposed in the apartments. They will be cleaned and repainted and finished with intumescent paint to provide the necessary fire resistance.

**LIFT:**

1. To comply with Building Regulations AD part M 'Access To and Use of Buildings' it is necessary to install a suitable passenger lift to serve all floors of the mill. An existing goods lift has previously been installed in the mill and so the intention would be to remove the existing lift, form an enlarged opening through the floors and install a new self supporting passenger lift. The lift will be located between the main cross beams so they are not disturbed and be effectively free standing as far as the timber floors are concerned, but stabilised by the masonry wall between the mill and the clocktower.

**WEAVING SHED:**

1. The single storey weaving shed will be converted into 8no 2-bedroomed duplex apartments to take advantage of the additional height in the roof space. The roof will be stripped back to the trusses and the condition of the rafters / glazing bars checked. Any defective timber will be made good to match the existing. The roof will be reformed as described for the main mill roof.
2. The north light glazing will provide natural light to the upper rooms of the apartments. If the whole of the glazing was replaced it would create too much solar gain to the rooms. Only certain areas will be replaced with openable double glazing, the remainder will be fixed units with black panels to resemble glazing.

**NEW EXTERNAL WALL:**

1. The ground floor of the multi-storey mill was originally directly open to the weaving sheds. These openings are currently blocked up together with the northwest side of the remaining single storey shed. The intention is to clean the cast iron columns and beams forming the openings and leave them exposed along the northwest elevation. A new external wall will be formed, set back from the line of the columns and clad in a contrasting material of horizontal timber cladding with storey height frames on either side of the cast iron columns. The new wall will fit between the existing stone piers positioned at the centre of the cast iron beams.
2. The existing stone pier was within the open area between the ground floor of the multi-storey mill and the previously attached weaving sheds. As such it has been painted in the past as part of the internal decoration scheme. The stone panel will have the paint removed and then be cleaned as part of the external cleaning.
3. There is one exposed cast iron column missing in this area. This will be replaced with a new column made to replicate the existing ground floor pattern.
4. The open area of the retained weaving shed will be treated in a similar manner but in this case there are no stone panels. The new external wall will extend the full length of the single storey building.
5. Fire protection to the beams and columns will be given by intumescent paint.

**PARTITIONING:**

1. There is a certain amount of original partitioning on the second floor and the third floor. Photographs of this are shown in Figures 6 and 7 below.



Figure 6. Second Floor Partitions.



Figure 6. Third Floor Partitions.

2. The partitioning has been vandalised and suffered from water damage but not beyond economic repair. Some studies have been carried out to see if the partitioning could be integrated into the new proposals. However, due to its nature and position this has not proved possible. To leave the partitioning in place would mean the loss of up to 6 apartments which would seriously jeopardise the financial viability of the conversion.
3. The proposals, therefore, are that a photographic record be made of the partitioning and it be carefully removed from the building.

## 7. CONCLUSIONS

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1. This heritage statement outlines the context of the proposals by providing information of the background to the mill and the character of the buildings.
2. The principles of and justification of the proposed works have been described.
3. The proposals offer the most realistic prospects for retention and reuse of the buildings with the minimum potential impact on the special character of the buildings and their setting.
4. The demolition of the weaving sheds has allowed closer inspection of the northwest elevation of the multi-storey mill which hitherto could only generally be seen in its entirety from a distance.
5. The southwest and southeast elevations of the mill will remain intact and, by and large, unaltered except for sensitive restoration.
6. We would submit that the proposals respect the setting of the mill, have little impact on the special character of the mill and offer the most realistic prospect for its sustainable future.



APPENDIX 1



APPENDIX 2



