

Application No: 09/2862M
Location: BROWN STREET MILL, BROWN STREET, MACCLESFIELD, CHESHIRE, SK11 6SA
Proposal: CONSERVATION & CONVERSION OF GRADE 2 LISTED FORMER SILK MILL TO 16 NEW APARTMENTS (LBC)

For MR QUINN, SILK MILL MANSIONS LTD

Registered 14-Sep-2009
Policy Item Yes
Grid Reference 391452 373124

Date Report Prepared: 02.10.09

SUMMARY RECOMMENDATION: Approve subject to conditions and receipt of any further representations.

MAIN ISSUES

- Impact upon the Listed Building

REASON FOR REPORT

This item is before the Northern Area Planning Committee as it accompanies application (09/2859M), which is before Members due to the number of dwellings proposed.

DESCRIPTION OF SITE AND CONTEXT

The site is located on the corner of Brown Street and Statham Street. The locality is a relatively quiet residential area surrounded largely by terraced houses. The site is occupied by Brown Street Mill, which is a grade II listed former silk mill which was built in the 1820's. The building has four storeys and is brick built with a pitched slate roof.

The site has been vacant for approximately 20 years where it has continued to fall further into disrepair. The building has been through several different owners within this time, and was resold in August. The previous but one owner removed the floors, which is why a scaffold was initially erected to ensure that the building would not cause a danger for residents. Over the years understandably, residents have become more concerned at the lack of

activity at the site and more concerned about the potential dangers of a building which was falling into an ever increasing state of disrepair.

DETAILS OF PROPOSAL

This application seeks Listed Building Consent to convert the former mill into sixteen flats. An accompanying application for full planning permission (09/2859M) appears elsewhere on the agenda. Each unit would comprise a living/kitchen room, with two bedrooms and a bathroom. The building has been designed to minimise the impact on the dwellings in the vicinity as far as practically possible given the constraints of a listed building. None of the windows would satisfy front to front, or rear to rear distances as contained within the local plan. However, the pattern of development would generally be commensurate with that of the area.

There would be no off street parking provided with the development. Access would be provided to the rear of the mill, via a corridor on the ground floor from both Brown Street and Statham Street, and via a right of way, which runs to the rear of 1-7 John Street. Each unit would have access to a storage area in the basement, along with cycle parking.

It is considered that the conservation and retention of the external facades to Brown Street and Statham Street are of primary importance. These are the public faces of the building and are significant both historically and contextually, as the former industrial building sits within residential terraced streets from where its workforce would have lived.

Externally, it is proposed to retain as much of the original brickwork as possible, re-pointing as necessary. To retain the historic fabric it will be necessary to stabilise the building by inserting a new steel frame and new concrete floors. This system will allow the building to be stabilized structurally without the need to rebuild the brick façade, which would have resulted in the loss of character. The proposed structural system will allow the 'lean' to be retained and made safe.

Other alterations include the replacement of the windows and cills (where necessary). It is proposed to protect and strip back the roof to enable splice repairs and renewal of rot affected roof timbers. It is anticipated that a good quantity of the slate can be re-used. Any additional slates which are required are proposed to be second hand to match the existing. These would be laid to the rear to minimise the impact of the alteration on the public face of the building. Rainwater goods will be repaired where possible using traditional techniques, although replacement cast iron gutters and downpipes will be used where necessary.

At the rear it is proposed to insert a new glass and timber circulation core, which would contain a new lift and staircase. New deck access balconies with minimal glazed handrails will be added along the rear façade. The new staircase and lift arrangement and steel substructure have been designed to be self supporting to minimise the intervention into the historic brickwork. The

engineers consider this solution to be the most appropriate following evaluation of the previous schemes circulation routes, and is considered to be the most rational and efficient solution.

RELEVANT HISTORY

59819P Demolition of listed buildings. Refused 09.10.89.
68060P & 68061P - Conversion of mill into ten flats. Planning permission and Listed Building Consent – Approved 15.11.91
96/1472P & 96/1473P - Conversion of mill into ten flats. Planning permission and Listed Building Consent granted 25.09.96
01/0029P & 01/0030P - Conversion of mill into fourteen flats. Applications for planning permission and Listed Building Consent - withdrawn 08.03.01
01/1009P & 01/1010P - Conversion of mill into fourteen apartments. Applications for planning permission and Listed Building Consent approved 06.06.01
03/2954P Conversion of mill into 16 No. flats and 10 car parking spaces, Listed Building Consent approved 17.12.03
03/2948P Conversion of mill into 16 No. flats and 10 car parking spaces Planning permission refused 11.02.04
04/0933P Conversion of existing redundant mill to 16 No. apartments, including 3 no duplex apartments and 9 No. car park spaces - approved with conditions 23.06.04

POLICIES

Regional Spatial Strategy

EM1

Local Plan Policy

BE18

CONSULTATIONS (External to Planning)

N/A

OTHER REPRESENTATIONS

Three letters have been received from residents in the local area. Full copies of all correspondence are available to view on the application file. The positive comments relate to the fact that something is at last being done to this eyesore building. The other matters raised relate to parking and overlooking, which are addressed under application 09/2859M elsewhere in this agenda.

APPLICANT'S SUPPORTING INFORMATION

The following documents were submitted with the application: -

- A Heritage, Design and Access Statement
- A Structural Report (including methodology)

These documents are available for Member's information on the application file.

OFFICER APPRAISAL

Principle of Development

The main issues to consider in determining this application are:

- The differences between this proposal and previously approved schemes for this building.
- The impact on a Grade II Listed Building.

Listed Building

This building has seen numerous previous applications for conversion, and has received previous planning approvals, the latest which has recently expired. The applicant entered into pre-application discussions with the Conservation Officer and the advice given has been taken on board.

The proposal to convert this former silk mill into 16 apartments is challenging particularly as the structural integrity of the building is in need of some support. The scheme proposed will secure not only the physical structure by the insertion of a steel frame, but will give new life to this building. As such the Conservation Officer views this as a welcome step forward in the history of this building. In addition, the Conservation Officer is satisfied with the engineering approach being taken in stabilising the structure and the methodology proposed to retain the historic fabric.

It is considered that the proposal would result in an improvement to the external appearance of the building; the inclusion of a galley, lift and staircase to the rear is not without precedence, as the original cast iron fire escape is still situated on this elevation. It is therefore considered that the proposed additions would not result in any harm to the character or appearance of the listed building.

The introduction of large opening lights to all the windows is a departure from the very small opening lights which are currently in place. This departure is to accommodate the need for extra ventilation which is required for the domestic conversion. With careful design this modification to the fenestration will still portray an industrial mill building.

The Conservation Officer is pleased that the previous car parking provision (approved under application 04/0933P) in the basement, (which was later found to be unworkable) has been removed from this scheme, as this will result in the retention of more historic fabric, and allow the building to be expressed more appropriately. Overall, the proposal is considered to adequately maintain the architectural and historic integrity of the building and its setting.

Externally, the brickwork is in a fair condition given the overall state of deterioration of the building as a whole. Some areas of the brickwork have been re-pointed, possibly as part of a previous development attempt. There is also a significant lean to the brick facades of the building along Statham

Street and the rear façade parallel to Statham Street. In addition, some cracking has been observed in the Statham Street elevation, possibly due to settlement and the condition of the lean.

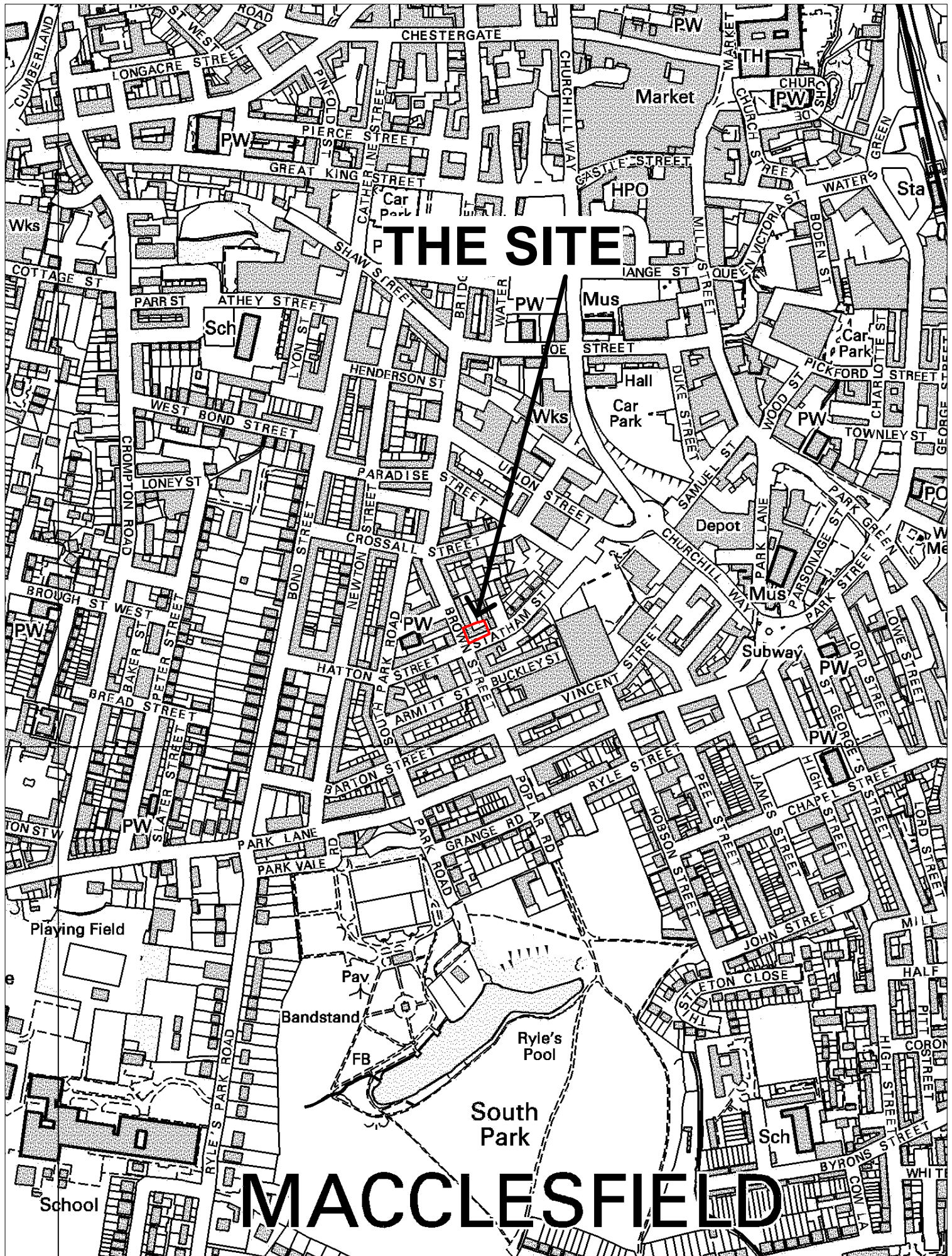
The Councils Structural Engineer (from the Building Control Department) has confirmed that the updated Structural Defects report on the mill from the applicants' structural engineer is acceptable. The concept for construction adopts a principle of adopting a new inner steel frame, which will serve as the main supporting element. The existing external brickwork will therefore be used as a facial cladding element.

OTHER MATERIAL PLANNING CONSIDERATIONS

The impact upon the amenity of neighbours and parking is assessed within the full planning application report (09/2859M).

CONCLUSIONS AND REASON(S) FOR THE DECISION

For the reasons outlined above, a recommendation of approval is made.



09/2859M & 09/2862M BROWN STREET MILL, BROWN STREET, MACCLESFIELD, CHESHIRE, SK11 6SA

NGR: 391,450m - 373,120m

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Application for **Listed Building Consent**

RECOMMENDATION : Approve without conditions

1. A07LB - Standard Time Limit
2. A02LB - Method statement
3. A03LB - Protection of features
4. A05LB - Protection of features