

Design and Access Statement Incorporating Heritage Statement

**Proposed Change of use of Lower Ground Floor from
Serviced Offices to Restaurant, Bar and Karaoke
including internal Alterations**



APPLICANT:

Mr S Baig

SITE:

Lower Ground Floor
Chatham Mill
8 Chester Street
Manchester
M1 5QF

DATE:

26th June 2023

REF:

22101-DAH-V4.0



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Design and Access Statement Incorporating Heritage Statement

Project: Proposed Change of use of Lower Ground Floor from Serviced Offices to Restaurant, Bar and Karaoke including internal Alterations

Address: Lower Ground Floor, Chatham Mill, 8 Chester St, Manchester, M1 5QF

Date: 26th June 2023

Job No: 22101



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7.1 Summary and Conclusion



1.0 Introduction

This statement is submitted by **The Intelligent Design Centre** to accompany the Planning Application and Listed Building Planning Application for the change of use including internal alterations of the lower ground floor of 8 Chatham Mill, Chester Street, Manchester from serviced offices and storage to a restaurant, bar and karaoke facility.

Site Address: Lower Ground Floor, Chatham Mill, 8 Chester Street, M1 5QF

Applicant: Mr S Baig

The proposal is to change the use of the lower ground floor to a bar, restaurant and karaoke premises with associated kitchen and servicing rooms.

1.1 Design and Access Statement

This Design and Access Statement incorporating Heritage Statement will set out the rationale behind the proposed development and its context within the surrounding existing structure, illustrating how the new proposed development conforms to all required site constraints and is configured to form a modern high quality bar, restaurant and karaoke facility within a currently under utilised floor space.

This design and access statement has been prepared with reference to 'CABE Guidance 'Design and Access Statements – How to Read, Write and Use Them', describing the amount, layout, massing, access and scale and outlines its significance in the surrounding area.

1.2 Background

The lower ground floor has been utilised as serviced offices but has never been fully occupied.

Changes to working patterns post Covid 19 have decreased the occupation further and the serviced office use is no longer viable in this location.

The immediate area has seen an increase in provision of leisure ventures with an increasing number of restaurants being successfully operated.

The applicant has proposed this planning application due to being approached by successful operators who are looking for opportunities in the area.

The design work has been undertaken fully in conjunction with these operators. Premises licenses have been approved by the Local Authority after extensive discussions.

We believe the new proposals satisfy the constraints of the building and provide a better use that suits the way the area is developing.



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The building is grade 2 listed and it is intended that this proposal will provide sufficient funding to assist in safeguarding this heritage asset and create additional economic activity to this area.

The university continue to expand and construct facilities on the site directly facing Chatham Mill and this new use will enhance the university setting.

2.0 Existing Site and Building

2.1 Site Context

Chatham Mill is located on Chester Street, Lower Ormond Street and Lower Chatham Street, off Oxford Road in Manchester, to the south of the city centre.

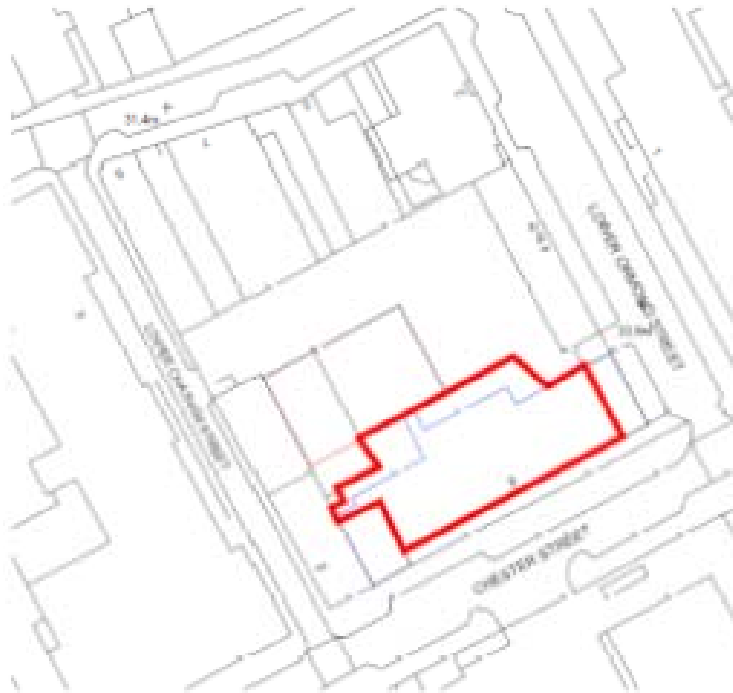
The mill faces substantial university buildings to the south. To the east is Lower Ormrod Street with restaurants at street level and residential accommodation above.

To the west is Lower Chatham Street with a car park and residential accommodation.

To the north is a rear yard used for parking by occupants of Chatham Mill.

The area has seen significant change in recent years with an increase in restaurants and leisure premises and substantial construction of university buildings.





2.2 The Existing Building

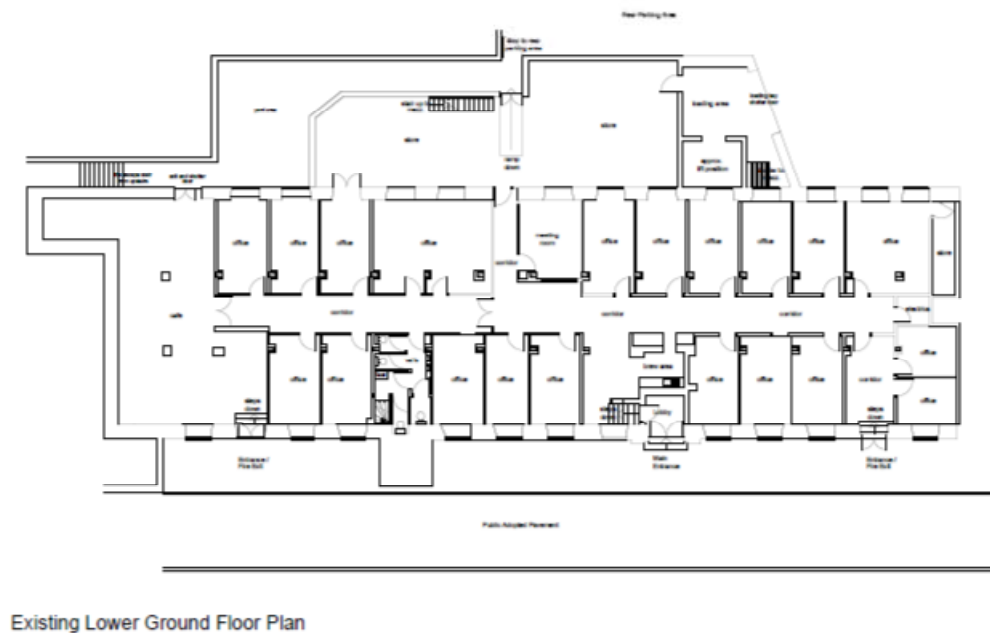
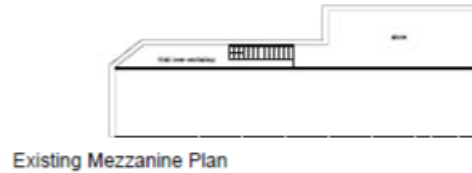
The mill building is 6 storeys and consists of 6 main buildings and a variety of extensions and linking structures. The largest of the extensions is the two storey one to the rear of the main Chester Street mill building, running approximately one third of the length of the mill block.

The main entrance to the former mill is on the long Chester Street block. Stairs lead through a double height, white - painted surround which appears to be (at least in part) a later addition, dating from the 1920s.

The building is red brick, architecturally plain and typically functional in form with regular rectangular windows with stone sills and a pitched slate roof. The rectangular windows to the main Chester Street elevation are timber framed, with nine lights in each. Two further buildings adjoin the main mill and run



along Lower Chatham Street, rising to two and a half storeys at the farthest end.



Internally, the lower ground floor is accessed via 3no entrances off Chester Street and a further access from the rear yard.

Internally the main mill building has a central corridor with cellular offices. To the rear is a storage area and loading bay within Block D.



Photographs of the external of the Mill from Chester Street



Image of west wing



Image of east wing



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Image of front entrance



Image of east wing



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3.0 Design Process

3.1 The Proposal

The design challenge posed by the intended use was to incorporate the alternative functions within the existing built form while respecting and enhancing where possible the Heritage Asset. As the lower ground floor is arranged with a central corridor and cellular serviced offices, an element of internal remodelling is required.

The rear single storey extension has direct access to the rear yard for deliveries and this is the location for waste collection. This area is therefore ideal for re-use as the kitchen and storage area.

The kitchen location then sets the position of the restaurant and the creation of the restaurant and bar require the removal of all of the cellular offices to the west wing of the mill. The removal of these non original walls is seen as a benefit to the heritage asset as it creates a more open space. More in line with the buildings original function.

The karaoke area is a series of sound proofed individual rooms for private enjoyment. These are very similar in form and layout to the existing cellular offices and so have a neutral impact on the heritage asset.

The karaoke rooms are located to the rear portion of the building and are set as pods within the existing structure.

The key elements of the existing structure are the vertical cast iron columns which are a composite of cast iron C sections and a circular hollow section post all bolted and welded together. The floors are supported on steel beams which span onto the steel posts and external walls.

This drawing shows the proposal plan as submitted.





Image of a karaoke room

To the east wing is the Bar and Restaurant. The area will be opened up and consist of a bar area, restaurant seating, a small stage and customer wc's.

The rear will house the kitchen and stores.

3.4 Scale

As the proposal is to reuse the existing building form, no new floor space is to be created and the scale of the building is unaffected.

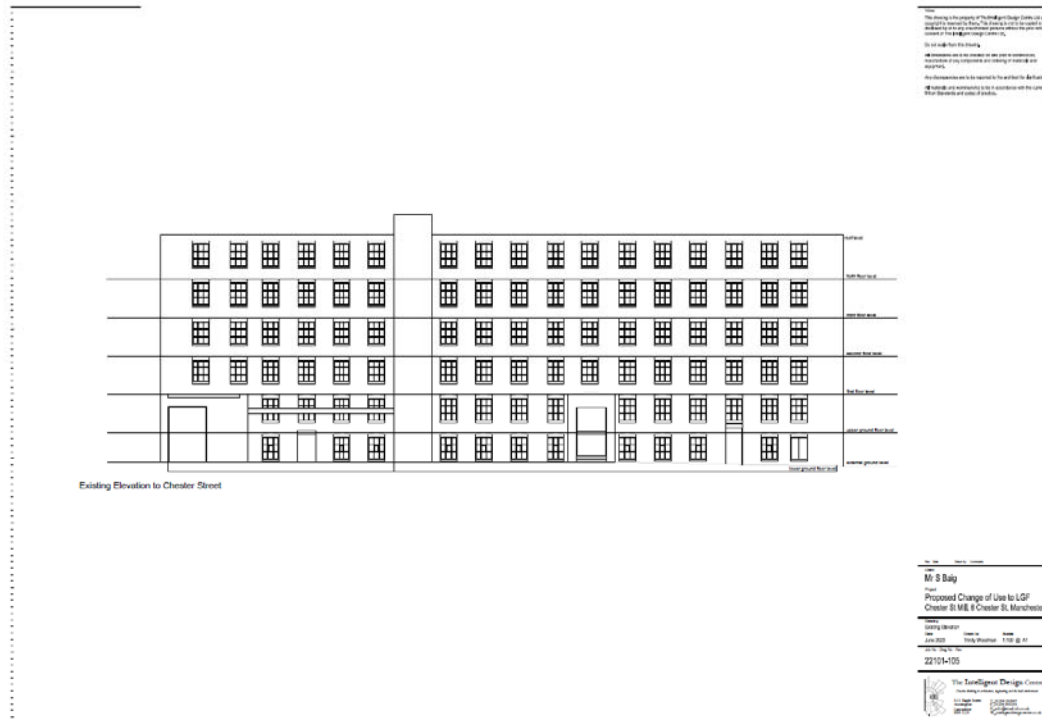
3.5 Landscaping

The works are internal and so landscaping is not relevant.

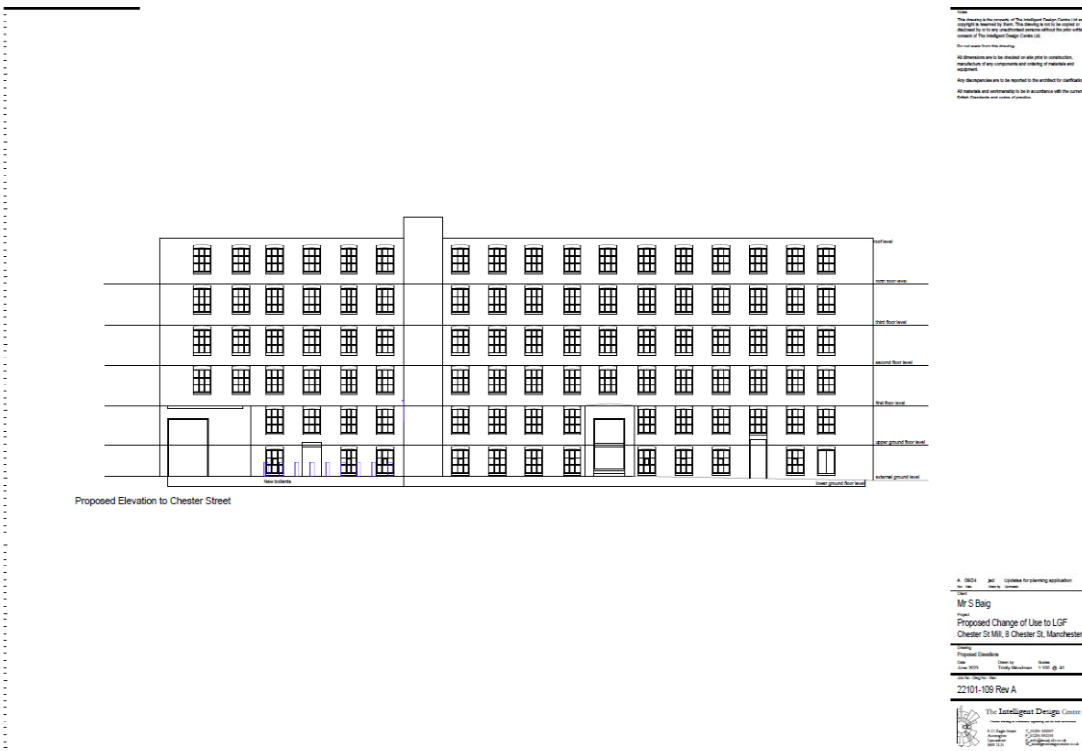
3.6 Appearance

The works consist substantially of only an internal fit out of the existing spaces with the only external works planned being the introduction of period relevant bollards.





Existing Elevations Drawings



Proposed Elevations Drawing



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3.7 Use

The intended use of the spaces is as described earlier – bar, restaurant and karaoke area with associated servicing areas and stores.



4.0 Access

4.1 Site Accessibility

The site is extremely accessible, being located within the town centre and close to bus routes, trains and car parks.

The area surrounding the site is well provided with wide reasonably level pavements and crossings.

4.2 Disabled Access

The floor is a lower ground floor and as such accessible via the main entrance down a small flight of stairs.

Level access can be provided to the rear of the property via the open yard.

The applicant will also install a new 'Lift up' full DDA compliant wheelchair access electrically powered convertible steps installation to ensure all customers are treated equally.



5.0 Heritage Assessment

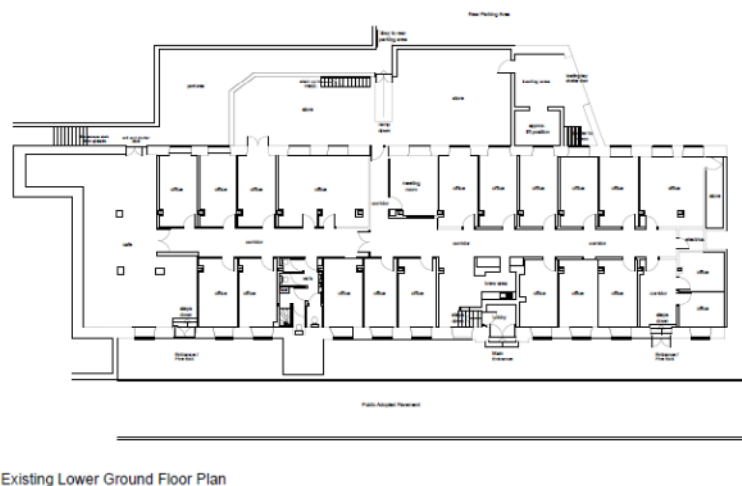
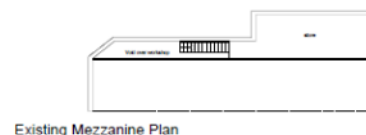
5.1 Introduction

This Heritage Statement has been produced by The Intelligent Design Centre to accompany the planning and Listed Building Applications for the lower ground floor of 8 Chatham Mill, Manchester. The application is confined to the area within the client's ownership.

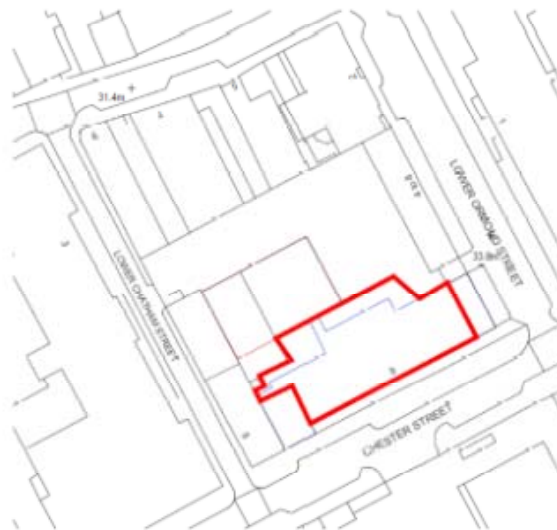
The demise is limited to the lower ground floor including the rear loading bay only.

The client does not have ownership rights for the exterior of the building, the windows, the main roofs or any other part of the site. This report only covers the areas within the ownership of the client.

It does not act as a condition survey.



5.2 Location and Description



Client
Mr S Baig
Project
Chatham Mill
8 Chester St, Manchester

Drawing
Location Plan
Date
Mar 23
Job No • Desg No • Rev
22101-LP
Drawn by
OS map
Scale
1:1250 @ A4



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Chatham Mill is located on Chester Street, Lower Ormond Street and Lower Chatham Street, off Oxford Road in Manchester, to the south of the city centre.

The mill building is 6 storeys and consists of 6 main buildings and a variety of extensions and linking structures. The largest of the extensions is the two storey one to the rear of the main Chester Street mill building, running approximately one third of the length of the mill block.

The main entrance to the former mill is on the long Chester Street block. Stairs lead through a double height, white - painted surround which appears to be (at least in part) a later addition, dating from the 1920s.

The building is red brick, architecturally plain and typically functional in form with regular rectangular windows with stone sills and a pitched slate roof. The rectangular windows to the main Chester Street elevation are timber framed, with nine lights in each. Two further buildings adjoin the main mill and run along Lower Chatham Street, rising to two and a half storeys at the farthest end.

Along Lower Ormond Street is a further four storey building. It is attached to the main building by a linking section in the form of a gated double height archway at street level. This arch gives access to the yard at the back of the mill. This four storey block is smaller in scale with a number of standard sized pedestrian entrances on this elevation and smaller sash opening windows with four panes. Central to the block is a round headed door with circular window above.

There is a chimney in the courtyard-facing corner, in the angle between the main mill and the Lower Chatham Street building. A former hoist is evident to the rear of the main block and there are 3 newer vertical access towers at various points along the main building.

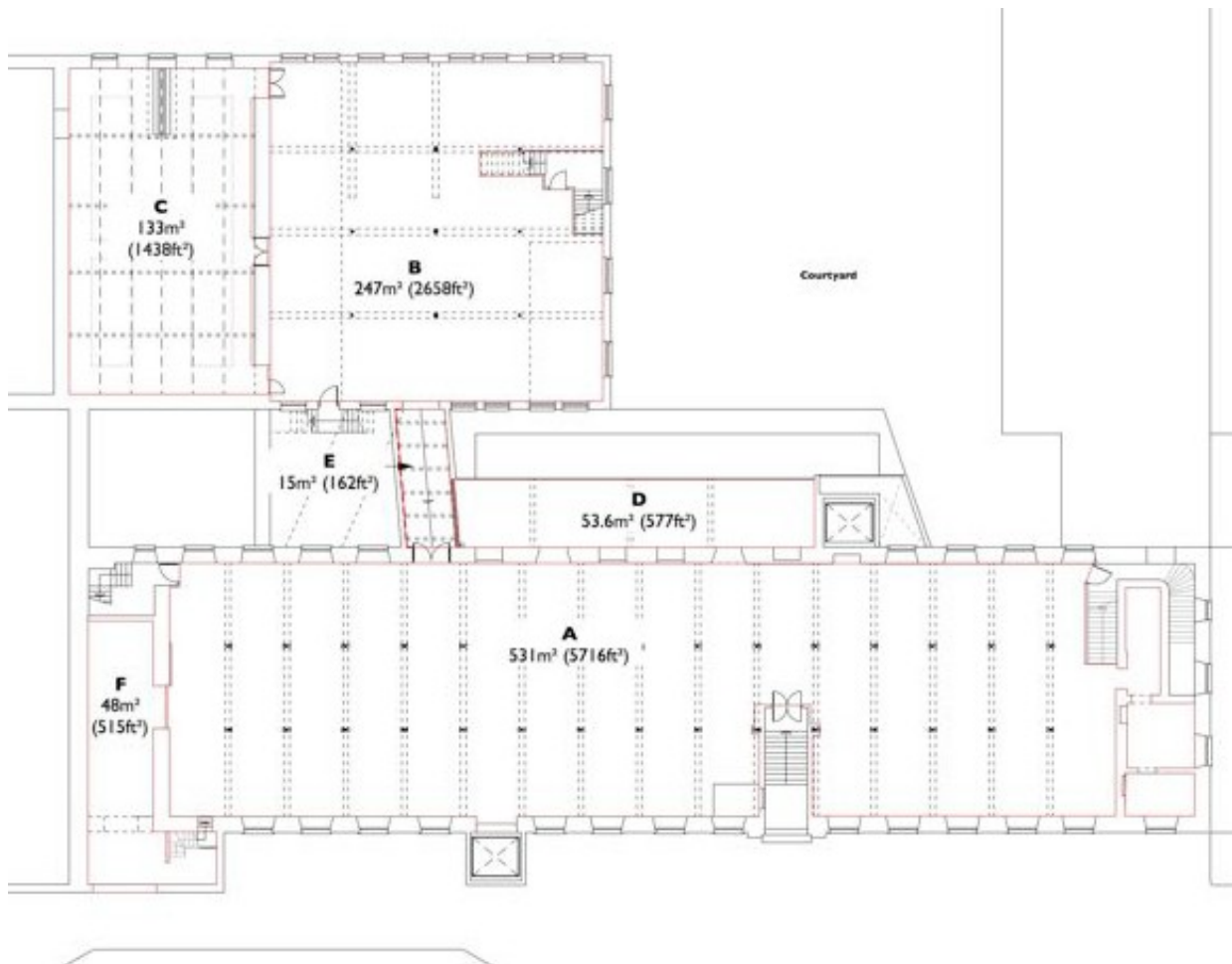
Chatham Mill is one of a number of textile mills located in the Chorlton-on-Medlock area. It forms part of a group, the majority of which have been refurbished and converted to residential and mixed-use space in the last 20 years.

The application is limited to the lower ground floor of the Chester Street building and its ground floor rear extension, as indicated on the accompanying plans.



For ease of reference, the different parts of the site have been labelled throughout this document as follows:

- A** Main Chester Street front block
- B** Rear square block with inserted mezzanine office
- C** Rear left hand side block with exposed roof structure
- D** Lean to block with sloping roof
- E** Linking structure between blocks A and B
- F** Loading bay, to the left hand side of the main block A



This application and heritage statement is primarily concerned and in respect of Blocks A and D.



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5.3 Listing

The mill is Grade II listed, the Historic England listing text is included below.

*SJ8397 CHESTER STREET 698-1/19/61 (South side) 11/03/88
Chatham Mill*

GV II

Cotton spinning mill, now used as warehousing etc. 1820, with extension of 1823 along Lower Ormand Street. Brick with slate roof, which has clerestory windows. Original block is 6- storeyed, 17 bays, with site of internal engine house against gable wall to SW (round-arched opening partially blocked and cut by C20 loading bay), with remains of chimney aligned with this to NW. Taking-in doors to all floors towards centre of rear elevation, reinforced with cast iron. Entrance leading to staircase in rusticated arch in NE corner, within archway to courtyard formed after extension of mill. Small rectangular windows with cambered brickheads in each bay. 4-storeyed 12 bay wing to Lower Ormand Street, with courtyard entry to left, and central doorway. Interior construction has timber floors carried on cast iron columns in original range, and fireproof construction to 1823 wing, in which cast iron columns and beams carry transverse brick arches. Layout of mill, including position of taking-in doors suggests possible origins as room and power mill. Included as a typical and coherent example of an early C19 mill, in which a single range has been extended to form an L-plan, itself a typical pattern of growth.

Listing NGR: SJ8406897289

5.4 History

A report on a survey of Chatham Mill by Manchester Regional Industrial Archaeology Society was located in Manchester Library archives. It suggests the following timeline for the mill:

1818: Runcorn and Bellhouse listed as cotton spinners at Medlock New Mill, York Street. The south wing of the mill (Chester Street) block was completed.

1819: The Runcorn brothers, Richard and John, were listed as cotton spinners at Chester Street Mill, Ormand Street.

1823: The Runcorn brothers completed the east wing to spin fine yarns.

1824: The plan of the mill taken from Swire's map of Manchester shows the east wing along Ormond Street and the main block along Chester Street, with an extension to the rear.

A further brief history can be found in Clark, S, Chorlton Mills and their Neighbours, Oxford University Press, 1978, *"The last vacant lot on Chester Street was taken by the Runcorn Bros, second generation spinners whose father had died during their boyhood.... Their capital had helped David Bellhouse to start his mill. Now they set up for themselves.....The main building was completed in 1820 and still in use, is wooden floored, rather exceptionally for that date and place, but the long low extension along Lower Ormond Street, added in 1823, is basically fireproof in spite of some wooden*



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additions. The ground floor of the mill is used as a grocer warehouse and has been much reinforced; the upper floors are occupied by garment workers and seem little changed from their original form except for partitions. There is an engine house, fire proof and smoke blackened, at the west end of the yard. The small block serves the purpose for which it was no doubt designed, as ooces, with the arches neatly picked out in paint. Some of its iron work is rather fancy, as though it had been transferred from a railway station."

As Manchester grew in to a large industrial city in the nineteenth century, the area around Oxford Road was almost exclusively covered with the buildings of cotton trade in one form or another, alongside accommodation for those who worked in the mill and workshops. Even earlier, in 1794, there were already mills east of Oxford Street and the area continued to develop as a pocket of industrialization.

The housing area, known as Little Ireland, was notoriously poor and conditions appalled even contemporary commentators. Following demolition of the slum dwellings, the River Medlock was culverted in the mid-nineteenth century, apparently partially under the Chatham Mill.

Several references found in archival evidence class the mill's business as 'cotton waste'. This sub-trade of the cotton industry was not uncommon and produced items of a lower quality for practical domestic and commercial uses. A contemporary advert describes the type of produce from Chatham Mill.

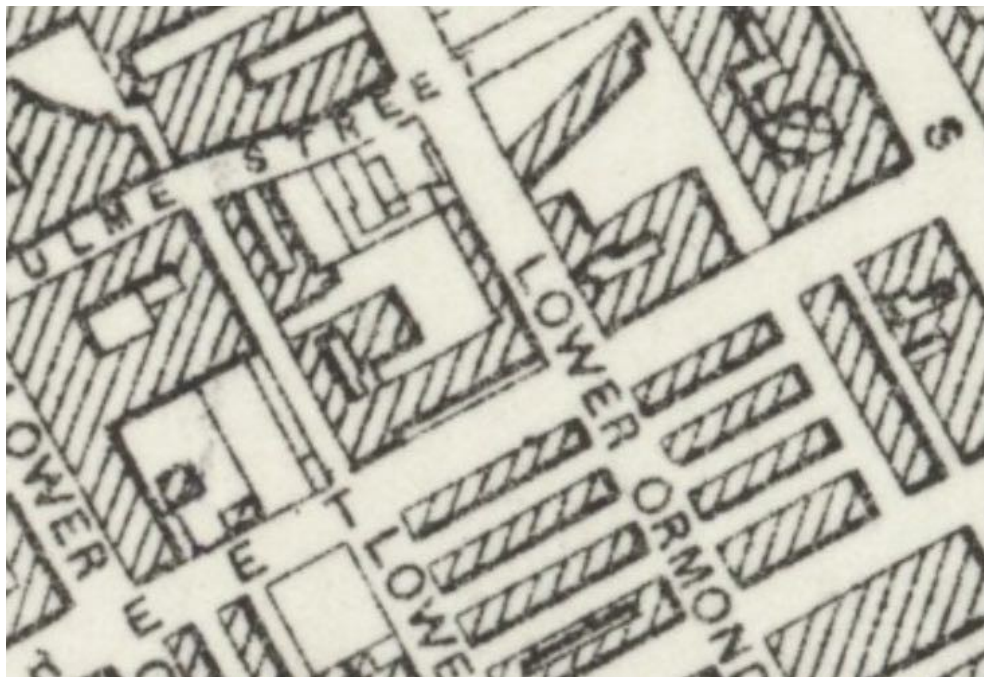
"Cotton Waste Manfrs. Adams & Co. Limited (manufacturers of engine cleaning waste sponge cloths, lamp & candle wicks, bunting, flags, mops, scouring flannel, twines, wad-ding, cotton wools, cotton and woollen flock, lubricating pads &c. Home, foreign & colonial government & railways stores contractors), Chatham Mills Manchester."

Historic maps give an indication of the chronological development of Chatham Mill and though precise dates of the many and varied additions and alterations are uncertain, it is possible to outline a likely timeframe of the main blocks. It should be noted that the mill is occasionally referred to as 'Runcorns Mill'. This is reference to the original owners, rather than any geographical link.



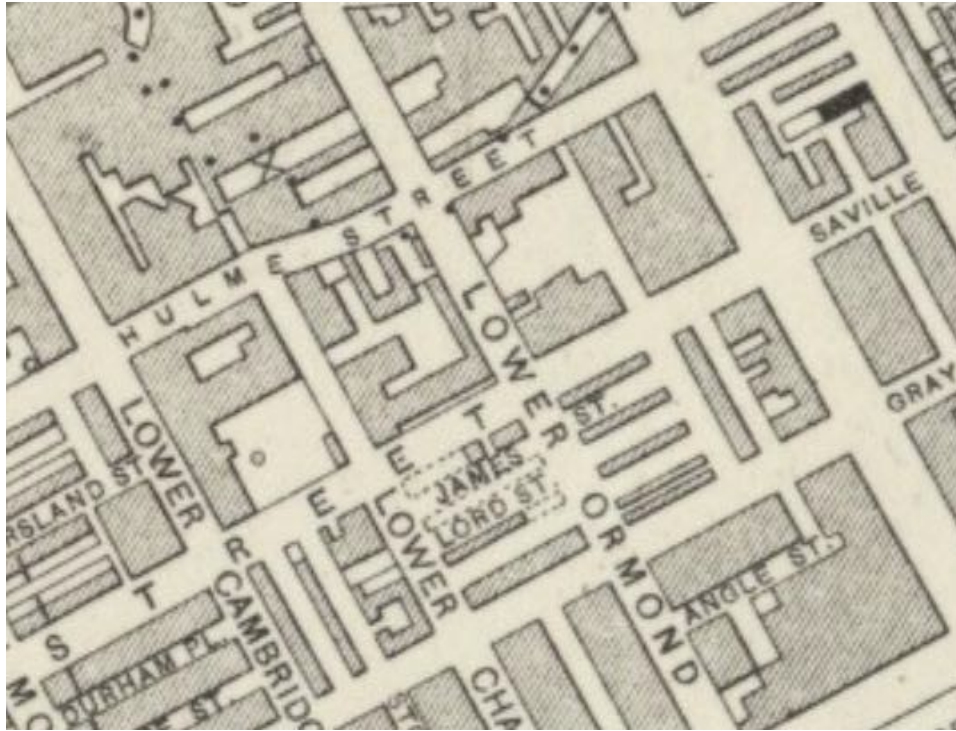


1845: The main block on Chester Street is present, as is the secondary block on Ormond Street. A smaller block to the rear in the 'yard' is also evident.



1894: The two blocks on Chester and Ormond Street are shown, with a further block to (Lower) Chatham Street, forming a third side and a square shaped building to the rear, with a narrow link from the Chester Street building and a further narrow link from Lower Chatham Street.





1905: The buildings are a similar layout, with the block running of Lower Chatham Street



1915: The layout is the same as that shown in 1905.



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1938, the map shows a fuller link to the rear of the site and the Hulme Street buildings. Today these buildings are no longer part of the same site.

From the images previous and archive research it is concluded that the main block **(A)** dates from around 1818 and the Lower Ormond Street block from slightly later, c.1823. The square rear block **(B)** is present on the 1894 map, though not on the 1845 one, so was originally constructed between these dates. The rear main block extension and linkbridge **(D and E)** are later additions.

The rear left hand side block **(C)** is present on the 1905 plan, therefore it can be dated from between 1894 and 1905.

The loading bay **(F)** has undergone changes in its form from the outside in the latter half of the twentieth century, presumably to accommodate access for modern delivery vehicles.

There have been a number of changes over the lifetime of the mill, including the addition of vertical circulation towers to the rear of the main block and the rebuilding in part of the rear blocks, particularly the square block building **(B)**. This structure has a non-original and inappropriate roof and evidence of rebuilding of the brickwork.



5.5 Significance

Chatham Mill is Grade II listed and is therefore afforded a degree of statutory protection as a designated heritage asset. Historic England documentation outlines the importance of the assessment of significance of assets to determine the nature of the significance, the extent of that significance and the level of the significance.

The HE document Conservation Principles outlines four types of heritage value; aesthetic, communal, historic and evidential. Chatham Mill has evidential value as an example of early nineteenth century industrial architecture, particularly related to the cotton industry. It stands as evidence to past human activity. However, in reference specifically to the applicants interest in the main building, this value has been compromised by the inappropriate additions and the prolonged lack of maintenance which has resulted in a deterioration of the building's fabric.

The building is of some historic value. It is one of a group of mills in the area, a number which remain, and some of which have been demolished. The remaining properties have almost all been converted to residential or commercial use; Chatham Mill is one of the few yet to be comprehensively redeveloped. The grouping of these mills is evidence of the nature of distinctive industrial development in the immediate locality, in Manchester, in the North West and in Great Britain. Chatham Mill's place within the wider group is therefore particularly significant.

The aesthetic value of Chatham Mill is mainly in its contribution to the wider industrial setting and its place as a piece of that specific urban landscape. The design of the building itself is not of high quality or particular architectural significance and has been somewhat diluted by the ongoing piecemeal changes over the evolution of the space. Internally the aesthetic significance is based in the basic structural elements of the building; which would typically be exposed in a mill of this kind. Unsympathetic later coverings, partitions and additions continue to have a negative impact on the character and heritage significance of the site.

Chatham Mill has a social/communal value as part of the cotton industry in Manchester and the important role that played in the lives of the workers and the country as a whole. That value is no longer first hand as the mill has long ceased to be used in its original function and is more associational, as part of the character of the area and the links with the cotton industry of the city.

The evidential significance of the mill has been degraded by the physical changes, partial loss and degradation of the interior spaces and inappropriate external changes to the rear of the site. The original use is still readable however, and the phased development of the mill remains evident through the presence of different blocks and extensions. The plan form is still evident, though it has been subject to a number of subdivisions. The original building materials and structure are mostly remaining, with some low quality additions



and changes, particularly in the lean to rear extension and the alterations to the exterior of Block B. The spatial characteristics and evidence of former use are most evident in Blocks A and C.

Block **A** is considered to be of highest heritage significance, being the oldest part of the site and a more complete example of early nineteenth century mill space. The exposed structural elements (cast iron columns and surrounding reinforcements, beams and timber flooring) on some floors and the spatial characteristics are all considered significant. Later additions of suspended ceilings and poor quality partitioning has interrupted the spatial characteristics, making the space hard to read and detracting from the heritage significance. Although of a later date (probably the 1920s) the grand scale and decorative outer frame and grille of the main entrance are a valuable part of the street scape and external composition of the mill. Some inappropriate changes in the entrance vestibule have had a negative impact on the quality and character of the space including the painting over of tiled surfaces.

Block **B** is of medium significance. It existed on the site since the mid-late nineteenth century but the interior of the existing block has been damaged and its heritage value compromised by the addition of a self-contained 'mezzanine' office. This, along with some internal subdivision to create a fire escape stair and an internal office, has changed the original spatial characteristics of the space. The windows on the outer courtyard wall have been replaced with reproductions which lack the detail of originals (such as tilting central openers found in the main building). Whilst the columns, floor and some of the rear windows appear to be of an older date, there is evidence of substantial rebuilding, including areas of non-matching smooth faced red brick, to the exterior walls. It appears that the central end bay has been infilled, with the window at a higher level than those to either side. The original slate roof has been replaced with a heavy modern tile which has not only resulted in the loss of original historic fabric, but is highly inappropriate in the context of the building, historically, aesthetically and architecturally. The original floor boards are of some heritage value but are damaged in areas.

Block **C** is of medium/high significance. Whilst it is from a later date, it is a good example of column-free space design with the original roof structure remaining and part of the belt drive still visible. It has undergone some changes to the rear wall and the condition of the roof and floors is poor.

Block **D** is of medium/low significance. It holds some evidential value as evolution of the site, estimated to date from the second half of the twentieth century and likely to have contained offices and overlooked the loading area to the rear and below. It is not of a high quality in either design or built form. The overly large exposed metal framework is of some historic value as are the safes and built in recesses, but the back wall with (now painted) windows and glazed roof are not in a good condition. The strangely configured separation of the upper and lower floors along with the painted out windows has compromised this area's intended context, making it difficult to read as a component part of the building. The whole has been poorly maintained and as

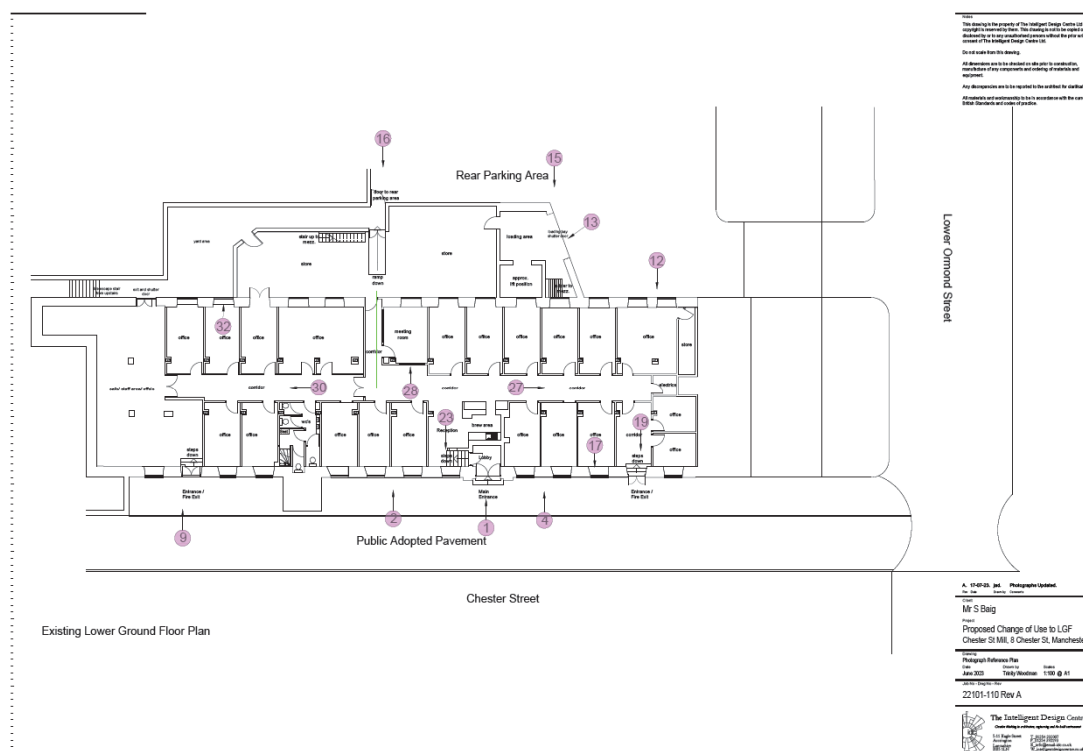


a result there has been water damage, particularly to the floor. Overall it is considered to be of medium/low contributory value to the character and significance of the building.

Block **E** is the bridge/link. This is considered to be of low heritage value. It is of poor quality, using low grade materials and is in a poor condition. Its value is limited to its plan form: a bridge link typical of mill premises but there is no architectural value to the existing structure.

Block **F** is the loading bay. The outer extending part appears to have been added at a later date and is of low heritage value. The internal space is of higher value with metal edge curbing visible (although the central 'road' has been infilled). There is a large opening to the first floor of Block A with an industrial sliding door. This is of some evidential value. The value of the area is primarily based in its spatial characteristics and its role as a component part of the wider site rather than any particularly significant elements

There is limited evidence of the original function of the building from the interior fittings, but the structural elements are characteristic of a mill of this period, and together with the linked plan form of the various spaces, are considered the most significant features of the site.



Plan of photographs of the existing building





Windows

Main Entrance:

The main entrance is not thought to be original but is to be retained. To the entrance area, there will be minimal changes as the outside is not part of the client's ownership.



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Partitions:

Removal of existing non-original partitions:

The partitions within the lower ground floor are not of historic or architectural value. They are more recent additions and their removal will be beneficial as this will create more open spaces in particular in the restaurant / bar area which is more reflective of the original status of the building.

Their removal is considered beneficial to the space and will restore more original proportions and dimensions in the proposed restaurant / bar areas.

Where the karaoke booths are to be inserted, these are located in between the cast iron columns and constructed with a ceiling below the existing cast iron floor structure so that the ceiling beams are visible for most of their length.

The incorporation of the booths is seen as having minor harm to the form of the building. In its original use, the building will have been full of materials and machinery and so these booths are for a modern use.



Ceilings:

Existing ceilings are clad with a black painted timber board, directly fixed to the timber floor joists which span between the cladded cast iron columns. They are non-original, of low quality and with no historic or design value. It is proposed to remove these and underdraw the joists with resilient hangers, insulation and two layers of acoustic plaster board to form the ceiling to the restaurant area as indicated in the Braiden acoustics report. The addition of two layers of plaster board and is considered an appropriate response to create the required level of fire protection and noise separation.

Cladding of Structure



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The existing cast iron columns and ceiling / floor support beams are all currently clad with fire resisting plasterboard. This cladding is to be fully removed throughout and fire protection to the cast iron is to be via an applied intumescent paint finish.

This work is a substantial benefit to the heritage asset, returning the cast iron structure to a visible aesthetic as originally constructed and is a significant benefit of the proposal



Photograph of ceiling

Toilets:

The existing toilets/kitchen are non-original. The proposal is to remove them and replace them with male and female wcs within the existing spaces. This will have no impact on the significance of the asset and is considered an enhancement to the space.



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Block B

There are no changes proposed to Block B

Block C

There are no changes proposed to Block C

Block D

The lean-to extension is of medium/low significance to the whole. Whilst it represents a stage in the building's evolution, it is in poor condition. The roof is in a poor condition. The proposals have considered the optimum location for the kitchen and stores and this area is deemed the most suitable.

Obviously, partitions are required to serve the new use but impact has been mitigated by ensuring that walls do not fully obscure the view of the beams and they retain a space around them.

The harm that this minimal construction incurs is deemed as minimal and necessary for the new function.

Block E

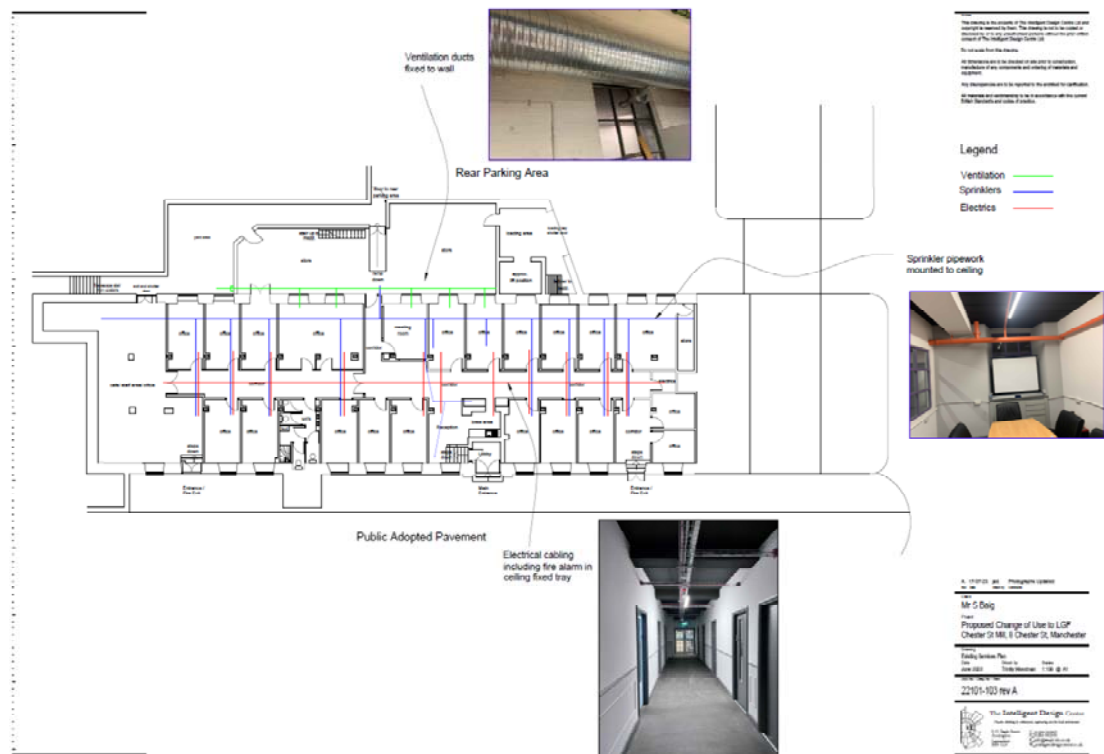
There are no changes proposed to Block E

Block F

There are no changes proposed to Block F



5.7 Mechanical and Electrical Services



Existing Services Plan



Image of existing ceiling with electrics within cable trays and sprinkler system pipework.

Throughout the building there will be a mixture of natural and mechanical ventilation. This is as current where front facing rooms have openable windows and the rear rooms without an external window have mechanical ventilation.



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Image of existing sprinkler system pipework.

There will be no suspended ceilings or raised floors, ensuring the historic fabric is retained and revealed. Services will be exposed and suspended from ceiling level as per the existing installations and as noted on the accompanying drawings. This is an approach approved at many listed buildings and is considered wholly appropriate in this location.

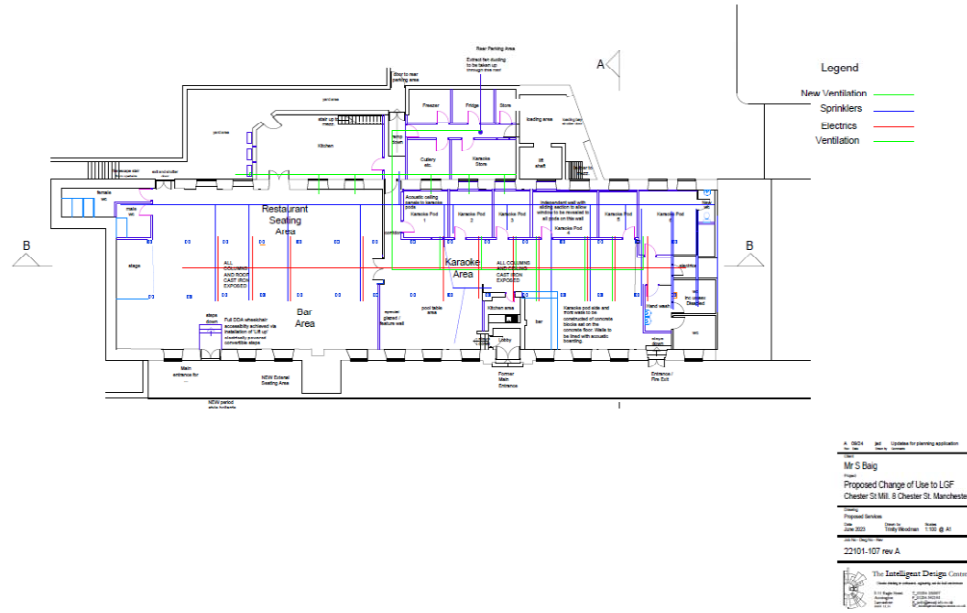


Image of existing ventilation

Lighting is suspended, with limited penetrations through historic fabric. It has been designed to run in-line with the existing beams wherever possible avoid the creation of new grid forms. The resulting level of harm is considered low and justified to create viable space and in preference to the significant intervention of raised floors.



Proposed Services Plan – (Indicative)



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6.0 Policy

6.1 Planning Policy

NPPF requires a demonstration of sustainability for historic buildings. These proposals are conservation led response to ensure the heritage asset can be put back in to sustainable use and therefore meet this policy requirement.

NPPF paragraphs 200 – 214 relate to historic buildings and their conservation and future use. The proposals provide an appropriate and viable economic end use whilst enhancing remaining architectural and historical features of significance through restoring spatial character and removing harmful interventions.

Remaining historic features will be exposed. Where new interventions are required, these are seen as a suitable response to the listed asset and will be readily identifiable as a further layer of adaptation to the building. The changes do not represent significant harm and in areas where there is a level of impact, this is considered to have been mitigated and the resulting application will have

The benefit of a conservation led approach to re-use. The proposals are therefore in accord with NPPF paragraphs 200 -214.

The level of harm is considered to be less than significant in all aspects of the proposals. Where there is a minimal degree of harm to the existing or historic fabric, this is concluded to be greatly outweighed by the benefits of securing a much needed sustainable future for the asset and the additional public benefits of enhancing the condition of the building. In this respect, the plans accord entirely with NPPF sections 200 – 214.

The proposals are also in accord with Manchester City Council policy, EN3 which states development should preserve or enhance the historic environment and that re-use will be encouraged where it is considered to be consistent with the significance of the heritage asset.



7.0 Summary and Conclusion

7.1 Summary and Conclusion

Chatham Mill is listed at Grade II. This status affords it a level of statutory protection to ensure that its architectural and heritage value are protected. The proposals in this application have an added level of complexity given the split ownership of the building and the unusual constraints of the demise. Ideally the building would be subject to a comprehensive refurbishment scheme; however, this is not possible at the current time.

The design proposals are a response to the needs of the heritage asset and the limitations of the situation. All aspects of the proposal are considered to represent less than significant harm to the building and offer a much needed long term viable re-use for this part of the building. It is considered that the proposals represent the optimum solution for re-use, whilst affording protection to the significant features and character of the listed building. Importantly, they are considered to successfully address the issues of long term sustainability without compromising any future refurbishment plans for the wider building.

