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Application to discharge conditions

For conversion of former textile mill into 14no, 2 bedroom self contained residential apartments

at Well street Mill, Well street, Leek

SMD/2017/0771 & SMD/2018/0089

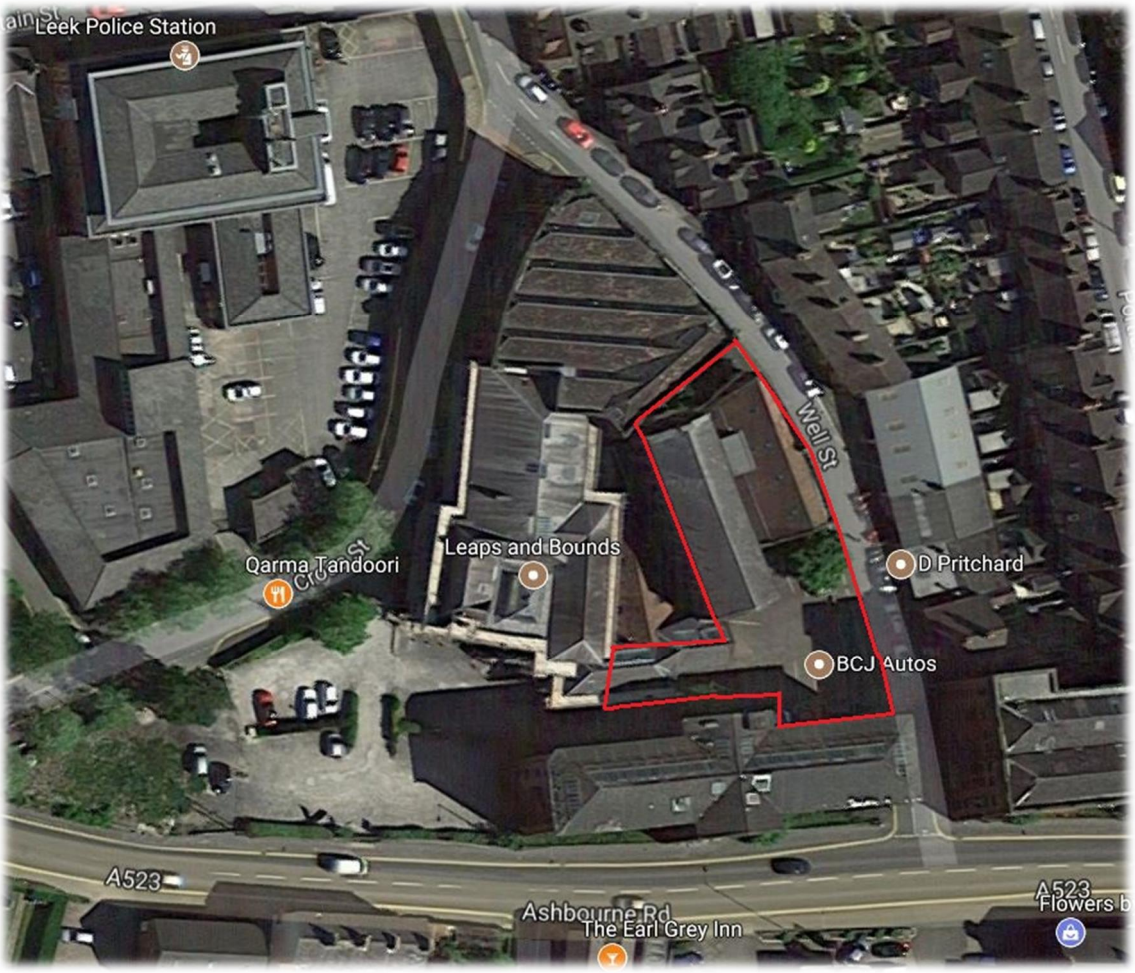


Photo courtesy of google earth

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
DBD Response:

Agreed.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
PL 01E, PL 02C, PL 03D, PL 04G, PL 05F and PL 06B
DBD Response:

Agreed, and subsequent revisions approved by planning and conservation officer.

3. The development hereby permitted shall not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved in writing by the Local Planning Authority. The drainage shall be implemented in accordance with the approved details before the development is first brought into use.
DBD Response:

The proposed development is designed to suit the existing layout of the building, and the constraints the building itself provides.

Demolition of the annexe building shall require the existing soil stacks serving the various bathroom and kitchen facilities to be capped off below ground, to the Building Inspectors on site approval.

The foul water drainage for the proposed apartments shall use the existing internal soil stacks. Roddable connections shall be made for each bathroom/kitchen as required using approved waste pipe fittings to suit the application. 100mmØ soil pipe connection to the WC's, Sinks, and showers/baths shall be connected via a water trap connection with 40mmØ waste pipes. Washbasins shall use 32mmØ with water traps. The existing condition having 28 ensuite bathrooms for 28no occupants is considered to be a similar usage as the proposed 12no apartments.

There is a series of manhole covers to access the foul drain which runs between the main mill building and the existing soil stacks connect into these manholes, which in turn discharge to the main sewer in Mill street.

In respect of the proposed apartments formed in the main Cross street building from the redundant studio/offices, the rooms are located above a catering kitchen for an Indian restaurant. There are also the WC facilities in the adjacent room to the offices to allow an above ground waste pipe connection for the proposed bathrooms and kitchen to avoid the need for additional soil stack and drainage connection below ground.

In respect of storm water drainage. The buildings are an existing condition. There are no proposals to provide an extension, or further hard standing, therefore there are no proposals to provide additional drainage. Storm water gullies providing the connection for down pipes serving the annexe building shall be retained for the hardstanding run off following demolition.

The existing rainwater goods serving the main four storey mill are metal and in good condition, there are no proposals to change the existing rainwater goods.

4. Notwithstanding the submitted plans, no development shall commence until the following detail has been submitted to and approved in writing by the Local Planning Authority
a) Full details of all new window and external doors including surrounds
DBD Response:

Please see submitted window detail from Crittall. All of the existing windows located on the elevations visible from outside the site (North, East & South) are proposed to be replaced with new Crittall Windows Ltd, Corporate W20 range to ensure a harmonised appearance to the building.

There are 11no original cast iron windows in the whole building which have not been altered in any manner. This shall be removed from the prominent positions on the front and side elevations to be re-fitted in the rear of the building serving the communal areas such as the staircases, and the rear of the lift area where single glazed windows may not cause damp/moisture problems to the same extent as in a heated living space.



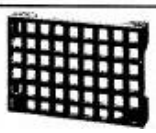
b) Details of all vents, cowls and ducts.
DBD Response:

Bathrooms and kitchens shall have a wall mounted mechanical extractor to a 115mmØ hole core drilled into the external wall, having a 110mmØ ventilation duct through the wall, to a suitable adapter, similar to the Timloc adapter shown below in white, finished with a cast iron external vent square hole pattern 229 x 76 from J & JW Longbottom as extract from catalogue below, matching the appearance of the existing vents.



J+JW LONGBOTTOM LTD

AIRBRICKS



	SQUARE HOLE PATTERN
970	229 x 76mm 9" x 3"
	229 x 152mm 9" x 6"
	229 x 229mm 9" x 9"
	305 x 229mm 12" x 9"
	305 x 305mm 12" x 12"



c) Rainwater goods to be painted cast iron. Soil pipes shall be internal only
DBD Response:

The conversion to residential is already established with the HMO, there are a number of internal soil pipes currently serving the existing layout having nine ensuite bathrooms generally per floor, It is proposed to connect all wastes / foul drains to these soil stacks internally

The existing rainwater goods are a painted cast iron and in good condition, there are no proposals to replace the gutters or downpipes.



d) Sample pointing panel to be provided for inspection to remain on site during the period of construction.
DBD Response:

The mortar pointing was carried out during the conversion to HMO, and is still in good condition, there are no requirements for re-pointing.

e) Scheme of making good for scarring left behind by removal of frontage building and fire escape
DBD Response:

Damaged brickwork shall be replaced on a like for like basis, to be agreed with Conservation officer once the building has been exposed.

f) Detail of front boundary wall including height, materials and finish
DBD Response:

See Submitted detail. The boundary wall following the demolition of the annexe building shall be a continuation of the existing boundary wall using Ibstock Multi Red imperial size brickwork, with a tile crease drip, capped with a blue engineering brick soldier course with piers. The proposed wall shall be approx 900mm, stepping down as the ground level drops resulting in the wall being taller than 1100mm above ground level. A painted steel fence shall be fixed between the piers to equate to the pier height of approx 1650mm. The steel fence shall be generally 12mmØ vertical bars at 110mm ctrs capped with a fleur-de-lis arrow head. On a 10m x 30mm flat steel bar frame.



g) Details of the new external staircase serving units 13 and 14
DBD Response:

See submitted detail: The proposed staircase shall be of a contemporary style stainless steel, using 40mm sq balustrades with a stainless steel stem post to a 50mmØ hard wood handrail to comply with building regulations ónot cold to the touchô requirements. Steel strings and staircase frame shall be painted Anthracite Grey. The treads shall be a hardwood timber to reduce unwanted noise when using them with a none slip contrasting nosing on the leading edge, in a painted steel box former. Anti-climb guarding shall be formed using stainless steel panels with holes or mesh

h) Landscaping ï street trees

DBD Response:

The existing Sycamore trees adjacent to the sub station shall be removed and replaced with 4no Silver Birch trees (Betual Utilis Jackuemontii) as noted on the submitted plans, 1.5m ï 1.8m height bare rooted, to be planted between October and April, with a tree grille and protection cage similar to the image below.



i) Rooflights
DBD Response:

The northern part of the roof serving apartments no13 & no14 (North) is currently glazed with continuous rooflights, as the image below. It is proposed to generally re-cover the existing roof with reclaimed tiles. There are windows serving the habitable rooms in the walls, leaving no requirement for rooflights, with exception to the bathroom serving apartment 14 having a Conservation company rooflight ref CR9 517mm x 828mm fitted between the rafters, finish flush with the surface of the tiles.

The existing building is four storeys in height, the upper floor apartments may overlook these apartments resulting in a potential privacy issue.



j) Schedule of internal historic features and proposals for their retention/ removal (including staircases, cast iron columns, roof trusses and windows)
DBD Response:

The existing building/former Mill has already been converted into HMO bedrooms each with ensuite facility and shared communal areas having any of the historic features plaster boarded over. Preliminary investigation to remove section of plasterboard has revealed only steel tubular columns.



The applicant has commissioned Stoke-on-Trent Archaeology Service to carry out a watching brief of the works during strip out, once the historic fabric of the building is exposed the archaeologist shall record the exposed historic features where present, and at that time we shall decide whether the feature is suitable to remain exposed and internal layout altered accordingly, or whether it should be covered over again.

k) Scheme of recording of Well Street Mill frontage building and Well Street Mill once stripped out.

DBD Response:

Following the advice of the Staffordshire Moorlands Conservation Officer and the Staffordshire County Council Principal Archaeologist, the historic building recording would take the form of a Level 3 survey (as per Historic England standards).

The Conservation Officer has advised that given the level of alteration already carried out to convert the building into a HMO, the interior of the main building and the separately accessible 1st floor area would not be subject to pre-alteration recording, but rather a watching brief, undertaken in the course of alterations.

Prior to any alteration / stripping out / demolition:
a) the exterior and interior recording of the two-storey annex building.
b) the exterior of the main building and the separately accessible 1st floor area. (proposed apartments 13 & 14.)

The interior of the main building and the separately accessible 1st floor area would then be recorded as part of the watching brief as follows:
c) principal recording once soft stripping has been completed, probably to carried out on a floor-by-floor basis (further alteration/ stripping out to be temporarily halted on each floor whilst the record in made)
d) supplementary recording should further features emerge in the course of further alteration or stripping out (to be determined in liaison with the site manager)

l) Scheme of works to convert the historic fabric of the building including floors, walls, ceilings and roof.

DBD Response:

The conversion of the former mill building shall follow tried and tested procedures which can be reversed without damage to the fabric of the building

1. Existing heating, electrical and plumbing installation to be made safe and stripped out.
2. Existing plasterboard partitions and dry lining to walls and ceilings to be stripped out and removed from site to include door linings, doors kitchen and bathroom fittings, and other ancillary fixtures and fittings to reveal the original fabric of the building.
3. External brick walls to be dry lined with a metal frame British Gypsum Gyplyner system, consisting of a metal stud/channel fixed to the wall on butterfly clips plugged and screwed to the wall leaving an air gap behind the metal frame for services to run, in a similar fashion to the images below.





4. Windows to be replaced with new Crittall system are to be carefully stripped out, new windows installed and sealed to the surrounding brickwork. A sample has been submitted to SMDC during the original application period.

5. Where required for new extract ventilation, core holes to be drilled through the brickwork to suit the duct size, new cast iron grille to be fitted and sealed to the wall.
6. Internal partitions are to be formed using a British Gypsum metal stud system comprising a channel fixed to the concrete floor and a ceiling mounted channel, vertical metal studs are fixed into the channel at the top and bottom with intermediate bracing as required, in a similar manner to the image below.



7. Appropriate gaps are left in the metal frame system for doorways, which are lined with a timber joist either side, before fixing the door frame.
8. The metal frame system is to be overboarded with an insulated plasterboard to the external walls and a plasterboard to the internal partitions once the mechanical and electrical first fix is completed.
9. Insulation is fitted between the metal frame before boarding out to maintain sound insulation between rooms, increased density plasterboard and an acoustic frame system is used between dwellings to prevent unwanted noise transmission. The partition walls are sealed to the wall and ceiling to prevent sound transmission, or fire spread.
10. Window reveals are lined with a thin insulation backed plasterboard, Proctor Spacetherm, or similar to prevent cold bridging, approx. 10mm thick to maintain the window frame sight lines.
11. All electrical cables, heating & plumbing pipework and ventilation ducts are to be secure to cable tray systems fixed to the underside of the concrete floor/ceiling, before installing a metal track ceiling system similar to the wall system, British Gypsum Casoline, similar to the image below, having insulation above the plasterboard to maintain sound insulation between floors.



12. All drainage shall be connected into the existing soil stacks serving the kitchens and bathrooms of the former HMO installation, new bathroom and kitchen fittings, worktops, cupboards and sanitaryware shall be installed.

13. All hot water requirements for each apartment are supplied by a Heatre Sadia multipoint heater similar to the image below.



14. Space heating to rooms is provided by high efficiency electric wall mounted contemporary style radiators



15. The existing plasterboard enclosing the ground floor ï first floor timber staircase shall be carefully removed to expose the original staircase, which shall be retained and maintained.
16. The hole required for the new upper floor staircases shall be carefully cut out, supporting beams to be installed where required, all disturbed finishes to be made good.

m) Scheme of external lighting
The development shall thereafter be carried out in full accordance with the approved details and all works agreed herein shall be completed prior to first use of the building.
DBD Response:

The carpark shall be lit using wall mounted ëeyelidôstyle bulkhead lights as noted on plans at approx 1.2m height to provide illumination without causing light pollution to neighbouring residents or occupants of the apartments.



5. No development shall be commenced until details of the proposed bin store and enclosure of the substation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before the development is first brought into use.
Reason:- To protect the character and integrity of the setting of this Listed building and in the interests of the character and appearance of the Conservation Area
DBD Response:

Agreed, see submitted plan

6. Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.
- 08:00 - 18:00 hours (Monday to Friday);
- 08:00 - 13:00 hours (Saturday)
- No working is permitted on Sundays or Bank Holidays.

In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.
DBD Response:

Agreed

7. None of the units hereby approved shall be occupied until such time that the access and car parking as shown on the approved plans has been constructed, surfaced, marked and laid out and made available for use in accordance with a scheme which shall first be agreed in writing with the Local Planning Authority.
DBD Response:

Agreed

8. The development shall be carried out in full accordance with the mitigation measures detailed at Section 5.2 of the Activity Survey for Bats dated June 2018 prepared by Matthew James Haydock. The Bat and bird boxes recommended as part of the mitigation shall be installed before any of the units hereby approved are occupied.

DBD Response:

Following discussion with Matt Haydock, the bat boxes proposed (2 x 1FR Schwegler Bat tubes) are designed to be installed flush with the external wall, which in this instance would require the outer brickwork of a listed building to be removed to facilitate this. We have agreed that 2 x 2F bat boxes are to be installed in the south gable where there are limited window openings, in the two ôblockedô window openings in the second floor.

It has also been agreed with Matt Haydock to install the bird nests into the ôblockedô window openings on the first floor.



9. The car park hereby approved shall provide charging points for electric cars, details of which shall be previously submitted to and agreed in writing with the Local Planning Authority and shall be installed prior to the development first being brought into use

DBD Response:

Agreed. The 4no parking spaces noted on the site plan shall be fitted with charging points on the wall adjacent to the space.

10. None of the units hereby approved shall be occupied until such time that gates or other means of restricting access to the car park to residents and visitors only has been installed in accordance with a scheme/details which shall first have been agreed in writing with the Local Planning Authority.

DBD Response:

In response to this condition we have carefully considered the options available for this.

In respect of gated access, we believe this will cause obstruction to the other road users on Well street whilst a vehicle is stopped outside the gate to undo the gate to enter a code. Additionally a hinged type gate would effectively block off a parking space and can cause issues/ damage if a vehicle moves too far forward before the gate is fully open.

The alternative to a hinged gate would be a sliding type gate, which would need to be fully enclosed /caged in the open position to prevent the possibility of trapping. This type of gate would also need to be cleared of snow/ice to ensure it works every time, which would be difficult to achieve.

An overarm type barrier would overcome both of the issues that a gate would present in terms of space required however there is still the restriction /obstruction potentially caused by a driver leaving a vehicle whilst the gate is operated.

A barrier similar to this has been installed to the Cross St Mill for the visitors which allows a vehicle to enter the carpark, but requires a token to exit the carpark to ensure that visitors are using the businesses in the building.

Automatically operated gates will require each resident to have a key fob to operate the gate/barrier to exit and will cause problems with residents moving on and delivery drivers/bin lorry not being able to enter the site.

Physical barriers to prevent unauthorised access to the carpark could also include barriers or bollards to the entrance which drop into the ground, but they will cause the same issues with controlling who is authorised to use the device and where is located to avoid potentially blocking up Well street.

It should be recognised that the owners of the building also own the recently converted Alexandra House on Earl street, and they confirm that they do not have any issues with unauthorised parking. The site itself is quite hidden from general passers by, drivers wishing to access nearby Fountain street would generally use Cross street to access it rather than Well street.

Having given due consideration to the options it is proposed to simply provide no authorised parking warning notices, perhaps with a threat of clamping would be suitable.