

Conservation Response.

Date: 28/06/2023.

File/Application ref: SMD/2023/0191 & SMD/2023/0192.

Case Officer: Jane Curley.

Proposal: 'Conversion of former textile mill to provide 34 residential apartments including internal and external alterations and associated works' & 'Listed building consent for conversion of former textile mill to provide 34 residential apartments including internal and external alterations and associated works'.

Address: London Mill, Ashbourne Road, Leek, Staffordshire, ST13 5AP.

Dear Jane,

As it stands, I don't anticipate there to be many issues with these applications. The proposal looks to 'save' London Mill, after an extensive period of time of it being empty and disused. I am content the Heritage Statement comprehensively identifies the fabric, and provides the assessment of balancing minimal impact with securing a long term use for the structure.

London Mill forms part of a set of almost markers for Leek's historic industry. The Mill, like others and other associated industrial buildings, provide a sense of place and identity for the town and wider area. London Mill's heritage values are indeed still evident, and although Evidential has been marked fairly low, I do disagree with this to an extent. Simply due to the fact the entire building still stands, with unusual footprint, plan form and unusually decorative fire escape, it is evidence of a piece of Leek's industrial story. It remains part of the urban landscape and vernacular, consequently I don't believe it has low Evidential value simply because internal finishes, fittings and machinery are lost.

On page 17 of the Heritage Statement there appears to be a misprint and unfinished sentence regarding an impact recommendation for the windows. Clarity required.

I note there has been no mention of reinstating a clock at principal elevation. I feel it would be a faithful reinstation providing an enhancement and added interest. Whether it be solar powered or part of the new wiring system I'm sure can be explored.

There are some natural concerns regarding any proposed parking and landscaping, or lack thereof. This of course concerns the listed building's Setting and it appears very little can be done to address this in considering the boundary? Clarity required.

I do not encourage photovoltaic panels on the roofs of listed buildings. However, this is an exceptional case where the height of the building affords the panels to be marginally inconspicuous. I therefore do not foresee that they will be a detriment to the building's character due to this.

~

I am content with the assessment provided by the Heritage Statement, and would like to invite prior commencement conditions on the following items:

- Retention of the decorative original staircase at principal elevation; A repair method and or schedule concerning this.
- Window repair information, consisting of method and suggested paint analysis. A window schedule of demarcations on elevation plans would also be conducive in order to identify those which can be retained for repair, those which are lost, and those that will be replaced.
- As above for original doors *where relevant*.
- New window information *where relevant*. Details to include frame type, material, colour code, glazing, fittings, fixtures, and which to be openers and fixed lights shown on a schedule.
- New door details *where relevant* including material type, colour code and any door glazing pieces. In particular the ground floor front main door, further entry doors and doors located at decorative staircase.
- Schedule of historic features as suggested.
- Retention of cast iron internal supporting joists. Repair summary if deemed necessary including paint type and colour code.
- Conservation rooflight scaled drawings and or manufacturer's information.
- Scaled drawings of the intervention at the lobby with alteration to glazed screen at Post Room.
- Details of secondary glazing and or manufacturers details.
- Reinstatement of a working clockface on the principal elevation.
- Photovoltaic panel details including method of attachment, sizes, amount, weight and manufacturers details.
- Detail drawings/sections regarding proposed inner shell, 'independent metal wall lining'.
- Retention of the original roof slates throughout repairworks.
- Material details of insulation for walling and roofing.
- Details of new access ramp, hardscaped area at northern side with bin access details at service entrance.
- Small test area or sample area of the DOFF system (in order to identify if this is appropriate) for the removal of graffiti and other such damage to the rear.
- Details of the Helibars and their locations.
- Material details and style of appropriate rainwater goods including hoppers, brackets and end pieces.

Reasons: to protect and retain historical and architectural integrity of the heritage asset.

Regards,

Miss E Holland.
Conservation Officer.