

Design and Access Statement

Tea Hall Mills is a Grade II listed mill that has been converted into residential flats. The building is accessed by a perimeter road that comes off Tea High Street and proceeds around the rear of the property, terminating in a large parking area. The southern and western exterior walls of the Mill are bounded by blue engineering brick pavement, edged in 'modern' concrete kerbs, dropping down to a modern paving stone driveway/road.

Parking is limited to one vehicle per flat, any other vehicles should be parked in the public car park north of the High Street. However, residents and contractors are bringing additional vehicles onto the Tea Hall Mills site, resulting in vehicles parking half on the pavement and half on the roadway. This has resulted in a number of issues;

- Damage to the pavement through settlement from trafficking
- Restriction of the pavements for pedestrians
- Restriction of the roadway resulting in large vehicles such as bin lorries, fire engines and ambulances being unable to access the majority of the Tea hall Buildings
- Potential damage to the projecting southwest corner of Tea Hall Mills
- Blocking of access to the building for maintenance purposes
- Partial blocking of the fire exits

We are proposing to install removable metal bollards within the concrete kerbline along the roadside perimeter of the pavements that bound Tea Hall Mills along the southern and western boundaries.

The bollards will be bolted in to the concrete kerbline, which is a modern addition to Tea Hall Mills that was added during the conversion works, to avoid damage to the engineering brick pavements. The bollards will be able to be removed at any time in the future with the bolt holes filled with concrete to return the area to its previous state with no long-lasting impact.

The bollards will be removable to allow access to the pavements for the erection of scaffold, high access equipment or similar, plus for the access of fire equipment should that be required.

The bollards will be yellow and black for health and safety/visibility reasons due to their proximity to the roadway and pedestrians. Although completely black bollards would be slightly less imposing, the risks to the public and vehicles in the evenings/night in these poorly lit areas outweighs this option.

The bollards' additional benefit of restricting vehicle parking on the pavements will enhance the visual appeal of the Tea Hall Mills building. Resulting in a less cluttered, clean appearance and allowing the building to be viewed in its entirety with less of a residential infringement. The bollards will also be accompanied by some additional tree planting in the parking area to soften this area, following some tree die back.