

# Historic statement

## **Tea Hall Mills general description**

Textile mill for weaving linen tapes, probably complete by 1823. It was owned by the Philips family and housed a number of powerlooms. The site also contains a variety of supporting buildings. It generally comprises a T-shaped building of brick construction with metal framed windows to the rear and modern timber to the front elevations. A subordinate timber frame building and Georgian Town House are located to the northeast corner. The external areas generally comprise of modern hardstanding, roadway, carparking and landscaping with a blue engineering brick pavement abutting the southern and western building walls.

The mill complex was converted to residential use approximately 12 years ago. This comprised splitting the various open mill rooms into smaller self-contained flats. Internal features such as iron posts, brick stairs and brick vaulting have been preserved where possible. The external elements of the mill generally retain their pre-conversion look, with the addition of fire safety entrance doors, replacement timber frame windows to the front elevation and garden areas along the eastern part of the southern section of the T-shape. Along with the roadways, planting and parking provision, additional new elements include intercom boards, street lighting and concrete kerbing.

The proposal is to install removable metal bollards to prevent parking along the southern and western edge of the main building. (Southern section of the T-shape). This will prevent parking on the pavement that detracts from the heritage asset, restricts access for emergency and council vehicles, blocks pedestrian access and is leading to damage to the pavement through subsidence and potential damage to the building itself through vehicle impact.

The following outlines the proposal and impacts

**Feature** – Pavement and concrete kerbs alongside the access roadway

**Description** – Recent pavement addition comprising of engineering blue brick and concrete kerb line.

**Significance** – Low

**Proposed works** – Installation of removable, bolt-down bollards that will be bolted into the concrete kerbline

**Possible Impact** – No physical impact to the heritage asset. Positive impact to protect the heritage asset and allow emergency vehicles to attend. Visual improvement by removing 'haphazard' parking that crowds and detracts from the buildings clean lines and is causing damage to the surrounding pavement.

**Justification/Mitigation** – protect the heritage asset and allow emergency vehicles to attend. Visual improvement by removing 'haphazard' parking the crowds and detracts from the buildings clean lines and is causing damage to the surrounding pavement. The bollards will be bolt-down into the concrete kerbline with no physical change to the heritage asset. Therefore, easily reversible and, if the parking situation improves, can be removed without lasting detriment to the heritage asset.