

HERITAGE STATEMENT

Planning Application for

14no. Town Houses

Within the former Kimberley Brewery Yard (off Hardy Street)

Kimberley

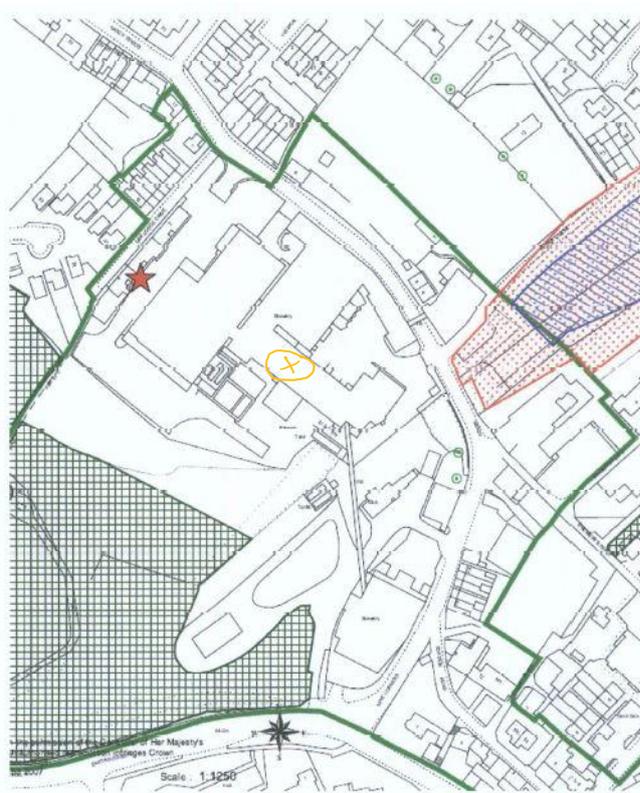
Nottinghamshire

1.1 This Heritage statement is to accompany the full planning application to Broxtowe Borough Council for the proposed addition of 14 number Town Houses within the Former Kimberley Brewery off Hardy Street Kimberley, Nottinghamshire.

2.0 OVERVIEW

2.1 Kimberley is a town located within the district of Broxtowe, approximately 8 miles northwest of the City of Nottingham, 17 miles northeast to Derby and 6 miles southwest of Hucknall. The town is predominantly residential. Most of the commercial establishments are located along the main through roads of the town – Main Street. There are also several industrial estates within the town envelope. Combining with neighbouring villages of Giltbrook and Greasley, the current population, in accordance to the 2011 census is 11,353.

2.2 Kimberley is also served by regular bus services to Nottingham, Ilkeston, Derby, Nuthall and Mansfield. There are also local bus services within the town.



Location Plan Fig 1

Nos 2-6 Oak Lodge Drive starred in red

Green line denotes boundary of Conservation Area

Red and blue shaded areas mark northeast part of the valley; green shading denotes woodland.

3.0 THE DEVELOPMENT SITE

3.1 This area of Kimberley in Nottinghamshire was used by the former Kimberley Brewery and the Brewhouse area section of the site lies within the current curtilage of designated Kimberley conservation area. From Eastwood Road / Main Street, the former brewery site is on a relatively steep incline along Nine Corners onto Hardy Street. The main brewery buildings along Hardy Street are constructed in the Victorian period and currently unoccupied. Over the years modern warehouse type of buildings were erected within the curtilage of the brewery. Further to the north and east of the former brewery, additional residential developments have been formed.

3.2 The site is located within the building footprint of part of the former Kimberley Brewery Brewhouse building (which is currently awaiting demolition) and is therefore part of the Kimberley Conservation Area. It is situated adjacent the listed Tower building overlooking the brewery yard and listed Maltings building, and a new residential development of two storey 3 and 4 bedroomed houses to the rear (currently under development by Fairgrove Homes). The application site is some 0.4 miles away from the centre of Kimberley.

3.3 The application site consists of part of the brewery yard site and former brewhouse building, located within the brewery yard off the central axis of the whole site off Hardy Street. The building has a total gross area of some 2600sq metres and the development area is part of the planning approved site ref: 13/00571/LBC and 13/00570/Ful.

3.4 Vehicular access is off Hardy Street to the east of the site from the existing main brewery yard vehicle access, adjacent the current office buildings and opposite Hardy close.

3.5 Previous applications have been made on the site see ref: 13/00570/ful which gained approval for the construction of a 3 storey apartment block of 24 number apartments. It is considered that family accommodation is much needed in the area and therefore an alternate scheme is proposed.

3.6 The conservation policies relating to development within conservation areas (or affecting heritage assets generally) are contained within the National Planning Policy Framework and the Broxtowe Local Plan 2004.

3.7 The NPPF stresses the need to understand the significance of heritage assets before assessing any proposals affecting them: this has been satisfied by the Conservation Area Character Appraisal; the research carried out by the Applicants and previous bodies in an attempt to promote redevelopment of the brewery; and research given in this statement. Approval has been received for the existing brewhouse to be demolished.

3.8 Beyond that the NPPF is concerned with strengthening local character and where possible revealing the significance of heritage assets, but is primarily concerned with protecting assets and the process of balancing the benefits of development with the harm caused resulting from it. Paragraph 134 states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'.

3.9 The only relevant policy of the Local Plan (Policy E3 Development within Conservation Areas) states that 'Planning permission will only be granted for development within or in the vicinity of a conservation area which preserves or enhances the character and appearance of the area having regard to its location, scale, design and materials'.

3.10 In this case the scale of the new proposals should satisfy the local plan as the footprint and massing is very similar to the approved scheme and minor material details can be progressed accordingly within the planning process. The new proposals are to sit aside the tower and contrast and then run succinctly to a more traditional design where it comes closer to the listed Maltings. Consultation in the area has received a strong urge for a traditional appearance.

4.0 THE PROPOSAL

4.1 The proposal is for the construction of 14 number townhouses within the confines of the original brewhouse building footprint of predominantly masonry construction and natural slate roof to sit within the confines of the original building mimicking more original brick masonry features of the area. As we move further away from the tower towards the maltings the idea is to recreate the feel that the townhouses have been built in various periods as the original brewhouse had once undergone various design changes over its history. It is also noticeable that the original planning approved application (for apartments) had a 2 part design element of more modern and traditional elements which we have followed the principle of in our design, particularly the traditional elements as this style is favoured by the local resident groups.

4.2 Accommodation wise, there will be lower ground level parking/garage area which will then take you up to the living accommodation level where balconies will overlook the brewery yard area on the north east elevation. Rear doors off the kitchen will afford access to the soft landscaped south west facing rear gardens. The upper floors will be sleeping and sanitary accommodation.

4.3 Externally the building adjacent the tower will have a more modern appearance having a red brick facing and contrasting horizontal cladding feature panel at the third floor level, using similar materials to traditional clad external hoists but more modern cement fibre materials. This area will also have more modern projections incorporated on the façade of the buildings to reflect the traditional hoists in the brewery yard, giving it a nod back to the previous use but in a more modern style. We then progress into the more traditional style of building which is predominant in the area for the remainder of the town houses, to undertake a similar progression of dating the buildings in differing periods, as the brewhouse was extended and changed over its lifespan. Our choice of facing bricks and windows styles will give this natural progression line.

4.4 Vehicular and pedestrian access will be from the front with the majority of parking fronting the properties, and where vehicular access is required around the Maltings building, then parking spaces are proposed in the larger parking areas. Parking will be provided minimum of 1 parking space per dwelling together with integral garage space.

5.0 HERITAGE SIGNIFICANCE

5.1 Architectural Significance within the Conservation Area

5.1.1 The Tower and Maltings are grade II listed and lie between our proposals, within the Conservation Area, and is identified in the Conservation Area Character Appraisal as making a positive contribution to its character or appearance.

5.2 Proposed Development in the context of the designated Conservation Area

5.2.1 The proposed development intends to retain the building form and density and structure of the existing building presently occupying the site, and to be sympathetic to the tower and the maltings and offices set within the brewery yard.

5.2.2 Predominantly the facades of the buildings will be brick and slated roofs, which are the main materials used within the brewery yard. The more modern cement fibre materials are proposed so maintenance is kept to minimal for future residences, while timber would be the natural choice in the past when materials were limited.

5.3 Trees & Landscape

5.3.1 There is no removal of significant trees within the site area of significance. The area is to predominantly be hard landscaped with the addition of a few raised soft landscaping beds being installed.

6.0 CONCLUSION

6.1 It is therefore concluded that the proposed development of town houses set amongst the brewery yard will not contribute to a negative effect on the appearance of the tower or maltings, and will help significantly to preserve and enhance the character or appearance of the conservation area, and the proposal to provide 14 town houses should be granted in order to secure the sites future use.

6.2 Economically the proposals to have 50 plus apartments on the site has not seen significant appeal warranted with only a small interest in homebuyers looking for this type of property, together with other local developers offering apartments it is considered that the market for apartments will be quickly saturated, and with 3 to 4 bedroom properties being in high demand for the area it is considered that these will assist in turning around revenue to assist in the redevelopment of the existing brewery buildings requiring refurbishment.