

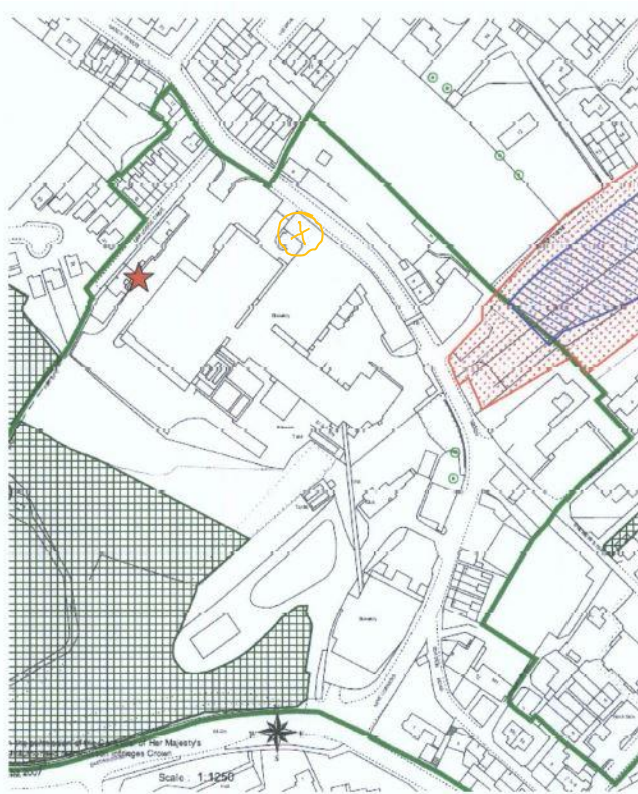
HERITAGE STATEMENT
Planning Application for
2no. Dwellings within
The former Kilns Store / Kimberley Brewery (off Hardy Street)
Kimberley
Nottinghamshire

1.1 This Heritage statement is to accompany the full planning application to Broxtowe Borough Council for the proposed conversion of the Kiln Store to 2 number semi detached dwellings 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 Hardy Street facing section of the site lies within the currently 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 buildings of the former Kimberley Brewery Building and therefore part of the Kimberley Conservation Area. It is situated overlooking Hardy Street and a new development of traditional 3-bedroom residential terraces recently built in the last 2 years designed in a traditional style in blocks of 3 or 4 with red brick facades with contrasting banding courses, sash windows and slated roofs. To the rear it backs onto the former brewery yard and previously some modern warehouses, which have recently been demolished. Adjacent is a new residential development site of 3 and 4 bedroomed houses called Hansons View (under construction) which is stepped up the street some 3m higher. 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 Kiln Store, located facing Hardy Street. The building has a total gross area of some 250sq metres and the development area is part of the planning approved site ref: 13/00571/LBC and 13/00570/Ful. An application for the adjacent Kilns to be converted into residential use has recently been lodged by Fairgrove Homes for its conversion into 8 apartments.

3.4 Vehicular access is off Hardy Street on the north corner of the site from the existing Heavy vehicle Access which is adjacent. This access will become private and closed off to heavy vehicles in the future. There is very little appeal to this current access.

3.5 We are unaware as to any applications having been made on the application site.

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.

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 Clearly in this case the alterations to the existing building barely constitute development of the form primarily addressed by the policies and guidance. They will be very minor and will barely impact on the character or appearance of the area. They will enable the building to be put back into viable usage in the long term and, together with the repairs and site improvements etc, they should achieve substantial improvements to the area long term. Any perceived 'harm' will be more than offset by the overall benefits of preserving and re-using the building, which will also be beneficial to the other residences in the vicinity.

4.0 THE PROPOSAL

4.1 The proposal is for the construction of a pair of semi detached properties within the confines of the original building to create 2 number three bedroom properties. The buildings are currently unused and redundant and have been for some 10 years plus. They are in fairly good condition for their age but they are deteriorating. The proposal is to convert the buildings into habitable use and close off the existing access at first floor level into the Kilns. A central spine wall will be constructed to divide the property into two, which the ground floor currently affords, with separate access created utilising the existing entrance door openings, therefore access will primarily be from the rear, brewery yard side. Internally, the ground floor rooms will require some minor modification, but being predominantly open plan, this is fairly simple. Internal stairs will be provided to gain access to the first floor bedroom accommodation level.

4.2 Externally the changes required will be fairly limited. Additional openings will be provided to the main street frontage to assist with providing more natural light into the front street facing rooms. These will sympathetically match the designs of the current openings. To the side no changes are planned, which affords potentially the most striking view when walking down the street. Rear changes are limited to the increased opening depth of an existing window to provide an access door. There will be no change to the roof other than the possible addition of rear rooflights and sun tubes all set at or below roof line level. New windows will be of timber construction to match the existing designs, and timber panelled doors will be installed with high level glazed vision panels.

4.3 Vehicular and pedestrian access will be from the rear, off the existing access road on what is now a site compound. Parking will be provided opposite, affording a minimum of 2 parking spaces per dwelling. This will minimise vehicular parking on Hardy Street

5.0 HERITAGE SIGNIFICANCE

5.1 Architectural Significance within the Conservation Area

5.1.1 The Kiln Store is not listed but is protected by inclusion in the Conservation Area, and is identified in the Conservation Area Character Appraisal as making a positive contribution to its character or appearance. It also has minor architectural merit, consistent in its materials and detailing with the larger complex, and helps to provide visual enclosure to Hardy Street along its northeast boundary. On its own the architectural significance could be challenged especially its side corrugated facade and rear elevations, making little or no contribution apart from its location adjacent the maltings. The street elevation consists of a number of piers which give it the appearance of four bays (similar to the kilns) and the most striking feature the high level brick dormer feature gable with corbelled eaves and 2 number glazed opening lights located on the 3rd bay.

5.1.2 The basic original internal layout seems to have survived. Though there is evidence to the rear externally that alterations have been made in its time, with differing brickwork around some openings.

5.1.3 The first floor was part of the maltings brewing process having access through to the Kilns, however the ground floor would appear to have been a maintenance area from historic records.

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 structure of the existing building externally, with the exception of a few additional windows to the front elevation affording additional light into the building.

5.2.2 Existing windows/doors will be replaced with timber to match the existing profile and type, although contrasting windows can be inserted to define old and new if required.

5.3 Trees & Landscape

5.3.1 There is no removal of significant trees within the site area of significance or any soft landscaping in general. Hard landscaping is being provided to the rear of the properties to provide some external private patio area. This will retain the yard appearance once consistent within the brewery yard area.

5.3.2 A low level of landscaping is proposed to the rear enclosed yard area, to help assist with drainage, and soften the yard area, but this is very minimal. A red masonry wall is proposed to enclose the rear of the properties, to give a sense of privacy.

6.0 CONCLUSION

6.1 It is therefore considered that the proposed alterations to the former Kiln Store facing Hardy Street will be of negligible detriment to the building itself, and will help significantly to preserve and enhance the character or appearance of the conservation area, and the proposal to convert it to 2 semi detached dwellings should be granted in order to secure its future use.

6.2 With the possible conversion of the kilns to residential use it would complete the redevelopment of the brewery yard site development area.