

HERITAGE STATEMENT

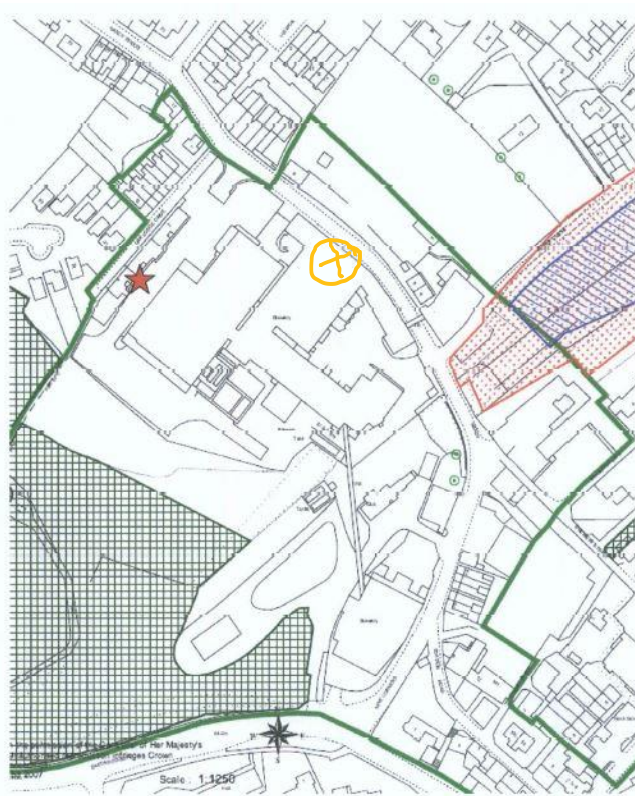
Planning Application for 8no. Dwellings within The former Kilns / Kimberley Brewery (off Hardy Street) Kimberley Nottinghamshire

1.1 This Heritage statement is to accompany the full planning application to Broxtowe Borough Council for the proposed conversion of the Kilns to 8 number duplex apartments 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 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, which have recently been demolished to make way to develop the site. Further to the north and east of the former brewery, additional residential developments have been formed. The application site is some 0.4 miles away from the centre of Kimberley.

3.2 The site is located within part of the existing buildings of the former Kimberley Brewery 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, the Kilns backs onto the brewery yard and significantly abuts the maltings buildings. One of the maltings buildings is to be retained and another has planning to be demolished. Within the curtilage of the existing site, is a new residential development of 3 and 4 bedroomed houses called Hansons View (under construction) which is stepped up the street some 6m plus higher than the existing Kilns. These new properties do not dominate the existing building due to their scale and massing and distance from the listed building.

3.3 The application site consists of part of the brewery yard site and was once the former Kilns for the brewery, located facing Hardy Street and abutting a vacant Office building and vacant Kilns store either side, and the Maltings buildings to the rear respectively. The building has a total gross area of some 600sq metres and the development area is part of the planning approved site ref: 13/00571/LBC and 13/00570/Ful. Applications have been made for the Kiln Store recently by Fairgrove Homes, and respectively the adjacent Offices have planning application 14/00457/FUL approval for 6 apartments.

3.4 We are unaware as to any applications that have been made for the Conversion or any Alterations to the application site specifically related to the Kilns.

3.5 Vehicular access is off Hardy Street on the north corner of the site from the existing Heavy vehicle Access Yard which is adjacent the Kiln Store. This access will become private and closed off to heavy vehicles in general with access restricted predominantly to cars/small vans for family use. A Refuse collection point is located close to the Access Entrance to negate the need for Refuse vehicles entering the site. There is very little appeal to the current access, and it is proposed to follow the general principles approved under the 13/00570/Ful application. Gabion walls will abut the new Hansons View Development, and be used for the basis of the retaining gabion structures for the steps in land once the existing Maltings 2 has been demolished.

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 In this case the alterations to the existing building externally are very little and 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 particularly to the street scene, where they will be little evidence of the change of use. 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 knowing that the building has a future and what that future is when they purchase a home within the development area.

4.0 THE PROPOSAL

4.1 The proposal is for the construction of 8 number properties within the confines of the original building. Additional floors will be added within the vast kilns creating a mix of 4 number two and 4 number one bedroom properties, with considerable living quarters, you'd typically find for this number of bedrooms. The existing buildings are currently unoccupied, unused and deteriorating from lack of maintenance. As the property is internally, generally a shell (having no fixtures or fittings/plaster etc) they are in a fairly modest condition for their age but they are deteriorating quite rapidly since the closure of the brewery some 10 plus years ago. The proposal is to convert the building into habitable use and close off the existing access at second floor level into the Kiln Store (this has a separate planning application). Two additional floors will be constructed to divide the property into 4 levels horizontally. Each apartment will have accommodation on two levels, therefore creating duplex apartments.

4.2 Pedestrian access will be off or via the existing ground floor level door (off the brewery yard) and new access door (after demolition of Maltings 2) into a circulation corridor which it is proposed to retain all the characteristics of the original building (from flooring to wall). This corridor will go full height to the underside of the roof structure where natural light will be sought from additional glazing set within the roof plane. This will allow light to flood down to the lower levels with voids left in the floor and stair voids, to allow light to puncture through. This will then allow us to provide a new modern glazed screen wall (apartment side) to borrow this light, in order that the building is not punctured externally with additional windows to the street elevation. From the circulation corridor this ground floor will have the sleeping/sanitary accommodation at this level. Access to the living quarters will be via metal industrial feel circulation stairs. The stairs will go up two levels to take you up to the higher floors (1st and 2nd floors).

4.3 On the first floor there is access into the apartments living quarters for the lower duplex and on the second floor access into the upper duplex. Each duplex apartment has internal stairs taking you to the bedroom quarters. As each of the original Kilns are of differing sizes so are the apartments to accommodate the existing structure.

4.4 Windows will be provided within the part glazed corridor wall of the apartments to gain natural ventilation as a homeowner option, but additional mechanical 'passive' ventilation will be provided via industrial ducting located within the floor zone to the external rear envelope or via the existing chimney kilns.

4.5 The existing tiles from the kiln floor are to be incorporated within the corridor in some manner either on the walls or floor to give a historic nod to the past.

4.6 Externally the changes required will be fairly limited. Additional openings will be limited to the rear where openings once were, together with a couple of additional window openings, which will allow more natural light and ventilation into the circulation area. These will sympathetically match the designs of the current openings or existing maltings. To the side entrance facing the brewery yard a

single new high-level window is proposed. Front changes are limited to the restoration of existing door and new window openings. Double glazed casement timber windows will replace the existing and window bars refurbished accordingly. There will be no change to the roof vents in design, these will be restored accordingly, and other than the addition of large rear rooflights as noted above, then the roof is little altered. As it is currently covered in tarpaulin then this will make a big improvement to the conversation area. All this will have the appearance of the building being unaltered when walking down Hardy Street.

4.7 New windows will be of timber construction to match the existing designs, and timber panelled doors will be installed with high level glazing vision panels to the rear elevation again to bring in as much natural daylight into the corridor zone as possible.

4.8 Vehicular parking will be from the rear opposite the Kiln Store affording a minimum of 1 parking space 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 Kilns are grade II listed and lie within 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 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.

5.1.2 The maltings are identified in the Kimberley conservation Area Character Appraisal as making a positive contribution to the conservation area. Primarily it is the kilns on Hardy Street which attract attention and confirm the distinctive nature of the industry.

5.1.3 The basic original internal layout seems to have survived and through this and the Kilns bays and roof vents it has been given listing status.

5.1.4 In the 1970's maltings on the site was discontinued and the maltings and drying Kilns fell into disuse as production was moved to new industrial buildings.

5.1.5 The Kilns were originally built in different periods to coincide with the maltings buildings. Maltings 1 (old – 1860s) and 2 (new - 1876) which have a Newark pattern and a Ware pattern malting process respectively. The Maltings 2 Kilns were constructed to emulate the original 2 Kilns on Maltings 1, therefore giving the overall impression of 4 kilns. The new kilns had square metal cowls rather than round.

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, except for a few additional window / door alterations the integrity of the building will remain. However, the integrity of the internal furnace structure and drying floor will be lost due to the additional floor levels and the removal of the original kiln fire pits. The epitome of the original structure within the circulation area is to be retained, where it will be appreciated by all.

5.2.2 Existing windows will be replaced with timber to match the existing profile and type.

5.3 Trees & Landscape

5.2.3 There is no removal of significant trees within the Brewery Yard Area, or any significant area of soft landscaping being installed. Predominantly it will be hard paved, being tarmac or block paved.

6.0 CONCLUSION

6.1 It is therefore considered that the proposed alterations to the former Kilns facing Hardy Street will be of negligible detriment to the building itself particularly externally on Hardy Street, and it will help significantly to preserve and enhance the character or appearance of the conservation area, and the proposal to convert it to 8 apartments should be granted to secure its future use.

6.2 Previous marketing assessments of the brewery reports no commercial interest in the maltings despite being offered at minimal rents, and little potential for reuse because of the limitations of the interior of the building and inaccessibility issues. With the redevelopment of the area into residential properties alternate potential uses are limited in order that they do not to have any major impact on residents. Considerable capital expenditure would be needed to allow for re-use and adaptation to the structure. If there was a viable alternate use then one would have been realised during the period of redundancy, both within the period owned by the brewery, and subsequently the existing site owners. It is not without question that if an alternate use was found, then how long could this use be supported in the long term commercially and to what detriment to the fabric of the building in its conversion if this future commercial use is once again ceased.

6.3 The whole design on the use of the building being converted into residential use requires the puncturing of the existing fabric to provide light into the rear of the building thereby retaining the street elevation characteristic of the conservation area so defined in principle by the Malt Kilns.