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## PLANNING STATEMENT



**Planning Statement** in support of amended Planning Applications for the Development of the existing brewery yard area, comprising 42 New Dwellings:

Conversion of the **Kiln Store** to 2no. semi-detached dwellings

Conversion of the Grade II Listed **Drying Kilns** to 8no. Apartments

Conversion of the Grade II Listed **Maltings I** building to 18no. Apartments

New Build Construction of 14no. **Town Houses** within the footprint of the old  
Brewhouse building

at

**The Former Hardys and Hansons Brewery  
Hardy Street**

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## Introduction

- 1.1. This statement has been prepared by Fairgrove Homes in support of Full applications in respect to part of the site known as the Former Hardys and Hansons Brewery. This site as a whole is subdivided for clarity, these sub sites are known as the Warehouse Yard, Woodlands and the main Brewery Yard Site itself.
  
- 1.2. The Warehouse Yard has planning approval under reference no. 13/00570/Ful and 16/00333/REM where 25 residential units are under construction and little further reference will be made regarding this area in the statement. The Woodland site has outline planning permission under reference no. 13/00570/Ful for approximately 46 no. residential properties and little reference will be made further regarding this area in the statement as a separate reserved matters application will be issued/underway in due course. The Brewery Yard itself consists of a number of buildings, as follows: Tower, Brewhouse, Maltings, Kiln Store, Drying Kilns and Offices. A number of these brewery buildings have planning approvals already under reference no. 13/00570/Ful. Significantly the Tower, Maltings and Brewhouse. The Offices have approval for conversion into 6no. apartments under reference no. 14/00457/Ful. Currently the only buildings within the Brewery Yard without planning approval for conversion into residential are the Drying kilns and Kilns Store. The three sites (Warehouse, Woodlands and Brewery Yard) are linked in the hybrid planning application reference no. 13/00570/Ful through a S106 agreement of repair works to the former Hardys and Hansons Brewery, specifically targeting the Brewery Yard Buildings.
  
- 1.3. The residential areas of the Warehouse Yard and Woodlands areas are New Build Residential Units comprising a mix of 3 and 4 bed units of semi and detached dwellings. The Warehouse Yard area is adjacent the Brewery Buildings and therefore these residential units have been designed to be more sympathetic with the brewery's conservation area surroundings, while the Woodlands area would appear to be less a sensitive location. Though high importance will be placed on the properties to be located road side.

- I.6. Fairgrove Homes Limited is purchasing the site off subject to planning off the landowners of the Brewery Site, AMFAAH Investments. AMFAAH purchased the site in December 2010 and have been managing the site since.
- I.7. The proposed overall scheme has been conceived and developed over a lengthy period of consultation with representatives from Broxtowe Borough Council, including Planning / Conservation Officers and Council Members, and consultation with various local groups.
- I.8. This report provides details of the site, the local surroundings and the proposed development. The report examines planning policy at local and national level and the alignment of the proposed development with these policies. This will include the National Planning Policy Framework (NPPF).

## **2. Site and Surrounding Area**

### **Overall Site Location**

- 2.1. The overall site area is 3.593 ha in size and is located less than 500m North West of Kimberley Town Centre. The main Grade II listed malt house and brewery complex is referred to as “the former Hardys and Hansons Brewery”. The whole site is within the Kimberley Conservation area and as such conservation area consent will also be necessary for demolition works.

### **Warehouse Yard Location and Details**

- 2.2. The Warehouse Yard portion of the site is located off Hardy Street near to the Grade II listed malt house buildings. The site forms an ‘L’ shape which continues to the south of the historic brewery buildings (brewhouse).
- 2.3. The site is on a higher level than the main brewery complex due to a large retaining and rock wall which currently divides the two sites. The site is bounded by woodland to the south which slopes steeply towards the Woodlands (Eastwood Road) part of the site. Immediately along the North West boundary of the site is the building known as the “Stables Building” or “Coach House”. The stable building has planning permission for 5 residential units under application ref. no. 16/00334/ful and is part way through its conversion. This is being sympathetically restored in accordance with details agreed in accordance with the LPA. Beyond the stables is Oak Lodge Drive which is a terraced residential road and public right of way.
- 2.4. The site was currently occupied by vacant former industrial warehousing, which had no historical or architectural significance and has been demolished. The site was also occupied by large areas of hard standing and other industrial items such as storage tanks and pre-fabricated cabins.
- 2.5. The site is currently being developed in accordance with details approved under application 16/00333/REM consisting of 25no. Residential units with more traditional dwellings facing Hardy Street at the site entrance and as you enter the main site facing the old stable buildings. As you enter further into the site, more contemporary 2 storey detached dwellings are reached. These dwellings step down the site as the land falls, in an attempt to sit them quietly in their surroundings and not dominate the brewery building. It should be noted the new buildings here sit in a location where they will have little visibility from the main Hardy Street location and therefore will have little detrimental effect on the original brewery structures.

## **Woodlands Location and Details**

- 2.5. The Woodlands part of the site is situated to the south of the main brewery complex and is accessed off Eastwood Road itself. The site has varied topography and is littered with building rubble and other disposed materials.
- 2.6. The site is made up mostly of woodland. Due to the competing demands of the brewery site as a whole it had been agreed that a portion of the woodland can be developed for housing which will enable funding for the important brewery regeneration works. This will also enable remediation of the ground which is contaminated with various build materials from a previous demolition. Included within the eastern part of the site is an area known locally as Nine Corners. Nine Corners is currently occupied by the vacant bottling plant building, which would be demolished to make way for further housing. The bottling plant will fairly soon be demolished.
- 2.7. The Woodlands (Eastwood Road) site is bounded to the West by Hall Om Wong public open space. Also, to the west of the site is Bank Cottage, a single rented dwelling which will be retained by the current landowners. The southern boundary of the site is Eastwood Road itself. The road will not be immediately adjacent to the residential area as a strip of woodland will be retained to screen the housing from the busy road.
- 2.8. To the North is the main brewery complex, which includes the Grade II listed malt houses and drying kilns as well as the modern Warehouse Yard. A woodland belt wildlife corridor is retained between the Warehouse Yard and the Eastwood Road sub sites. There is also the former Midland Station building located nearby, which is deemed to be locally important historically although is not listed. The station building is subject to a separate planning application for the conversion into two bungalows.
- 2.9. Running through the middle of the site is a strip of land which has previously been recognised as an aspirational route for the future expansion of the Nottingham tram network. On the advice of local authority planners this 11m strip has been left available should the tram expansion come to fruition. This tram route would run through the Kimberley Cutting SSSI, under Hardy Street and across the site before joining up with Eastwood Road.

## **Former Hardys and Hansons Brewery Location and Details**

- 2.10. The main brewery buildings are located off Hardy Street. The site contains a number of historically important buildings in addition to more recent structures. Only the

Drying Kilns and Malt house buildings are Grade II listed, the remaining brewery buildings are within the conservation area.

- 2.11. To the West and South of the site are the proposed residential areas of the Warehouse Yard and Woodlands respectively. North of the site is the area formally known as 'the Field' which has been redeveloped and there now sits a residential development of 23 houses with traditional detailing and design facing Hardy Street and more contemporary design to the rear where the properties just sit outside of the conservation area. The main brewery office buildings extend via a bridge link over Hardy Street into office 'canteen' buildings on the opposite side of the road. The application site does not include this office building or the bridge link over Hardy Street or canteen building.

### **Overall Surrounding Area**

- 2.12. North of the sites along Hardy Close is the 'Kimberley Railway Cutting' which is designated as a Site of Special Scientific Interest (SSSI) and Site of Importance for Nature Conservation (SINC). Although the Railway Cutting is owned by AMFAAH Investments it is managed by Nottinghamshire Wildlife Trust.
- 2.13. The surrounding area is predominately residential, made up of detached and semidetached family sized properties and some terraced. Additional buildings formerly associated with the brewery make up parts of the surrounding area. Some of the buildings to the east and west of the site have been let for commercial uses such as an MOT Garage, Timber Merchant and Craft Uses.
- 2.14. Hollywell Primary School is nearby on Hardy Street and Hall Om Wong public open space is located west of the main brewery complex. Further west of the site is a retail park with large retailers such as Ikea. The town centre of Kimberley is east of the site and has a variety of retail outlets as well as cafes, public houses and a large chain supermarket: Sainsbury's. Near to the town centre are sports and recreational facilities as well as the local secondary school 'The Kimberley School'.

### **3. Planning and Site History**

#### **History of the Brewery Site**

- 3.1. The brewery itself was established in the 1860s at the current location of the brewery complex. Over the years the brewery expanded and incorporated new buildings. This includes the malting and drying kiln buildings in the 1870s all of which are still standing today. The brewery buildings were Grade II listed in November 2008.
- 3.2. Hardys and Hansons brewery and all of its Public Houses were purchased by Greene King in 2006. Shortly after the acquisition Greene King closed the brewery and eventually put the site up for sale. In 2010 the whole brewery site was bought by ALIF group / AMFAAH investments. In 2015 Fairgrove Homes (a local house builder) bought the 'Field' site from AMFAAH and subsequently developed the site, and in 2017 Fairgrove Homes bought the Warehouse Yard site which it is currently developing.
- 3.3. Following the sale of the brewery landowners ALIF group / AMFAAH began working with Metis Developments Limited on the potential regeneration of the site. Many different options were considered and discounted through infeasibility. During this time, since 2010 the site has actively been marketed. With signage and local agents trying to attract interest from tenants or purchasers of the buildings, which would enable a regeneration scheme. During this period of over eight years no realistic interest has been forthcoming with only some minor ancillary buildings let. This indicates there is demand in the area, but that the brewery buildings are wholly unsuitable in the current form. Since the buildings have been left vacant the buildings have subsequently started to fall into disrepair with a number unsafe to now access.
- 3.4. The Kimberley Conservation area was designated in 1989. It covers the whole of the brewery complex and a small section of the town centre. In relation to conservation area consent.

#### **Planning History**

- 3.5. The full planning history of the site is listed as below:

17/00825/FUL

Change of use from Maltings building to 18 apartments with parking

17/00790/LBC

Listed Building Consent for change of use from Maltings building to 18 apartments with parking

17/00699/FUL

External alterations and conversion of Kiln Stores to two dwellings and associated parking

17/00700/FUL

Change of use from Kilns to create 8 duplex apartments and ancillary parking

17/00701/FUL

Construct 14 four storey town houses

17/00752/LBC

Listed Building Consent for external alterations and conversion of Kiln Stores to two dwellings and associated parking

17/00753/LBC

Listed Building Consent to change use from Kilns to create 8 Duplex Apartments and ancillary parking

17/00118/ROC

Removal of condition 11 of planning permission ref: 13/00570/FUL

17/00771/FUL

Revisions to the design of plots 9 and 10 approved under reference 17/00022/MMA and the construction of an additional dwelling to form a terrace

16/00334/FUL

Change of use from stables to residential to create 5 dwellings (Class C3) including external alterations to 2,4 and 6 oak lodge drive

16/00333/REM

Reserved matters approval for phase 1 (of planning permission 13/00570/FUL) area of residential development to construct 25 dwellings including appearance, layout and landscaping

14/00457/FUL

Change use of existing office building and associated bridge link to 6 no. apartments (class C3) with some minor external alteration, change use of office building opposite to (class B8) storage

13/00570/FUL

Hybrid application comprising: Outline application for the construction of 78 dwellings, including details of access and scale, all other matters reserved. Full application for change of use of Maltings No. 1 to 18 apartments and the tower to 2 apartments and the construction of a 3-storey building to comprise 24 new apartments

13/00571/LBC



Listed Building Consent to demolish warehouse, brewhouse, Maltings 2, loading docks to Maltings 1 and conversion of Maltings 1 to residential accommodation

12/00405/FUL

Change of use to vehicle Mot/service centre with ancillary facilities

04/00494/FUL

Form new empties drop-off area including hardstanding, canopy and alterations

03/00100/ADV

Display illuminated and non-illuminated signage

03/00577/ADV

Display illuminated and non-illuminated signage (revised scheme)

03/00550/FUL

Changes to external appearance of hop store

99/00023/FUL

Install mesh security grilles to ground floor windows of welfare facilities

98/00622/FUL

Re-roof bottle stores

96/00061/FUL

REMOVE EXISTING WALL AND REPLACE WITH TIMBER FENCE (789MM HIGH)

96/00151/FUL

Erect portable office building

94/00352/CAC

DEMOLISH BUILDING (CONSERVATION AREA CONSENT)

94/00527/FUL

INSTALLATION OF CONCRETE SLAB AND BULK NITROGEN TANK

93/00501/FUL

REBUILD PARTLY DEMOLISHED WALL, WIDEN OPENING AND FIX NEW GATES

92/00284/FUL

ERECT PORTABLE BUILDING FOR A TEMPORARY PERIOD OF 3 YEARS

88/09027/ADV

*DISPLAY ILLUMINATED SIGN TO REPLACE EXISTING SIGNS*

*86/00471/FUL  
INSTALL WATER TANK ON CONCRETE PLATFORM*

*82/00212/FUL  
CONSTRUCT EXTENSION TO FORM NEW COPPER HOUSE.*

*81/00081/REM  
RESERVED MATTERS IN RESPECT OF TANK BUILDING*

*79/00449/REM  
EXTN TO FERMENTING ROOM*

*78/01048/REM  
RESERVED MATTERS IN RESPECT OF NEW MALT HANDLING & TEMPORARY ACCESS  
FROM HARDY STREET*

*78/00595/OUT  
Construct new warehouse tank building and malt intake and extension to brewery*

*74/00509/FUL  
2 OIL FUEL STORAGE TANKS & CATCHPIT*

- 3.6. Since 1974 there have been a number of planning applications made for the “Hardy and Hansons Brewery Site”. The applications were not particularly extensive and have amounted to small demolitions, external alterations, erections of portable cabins, signage and small extensions. In relation to the site within this planning application this planning history would represent the Warehouse Yard, Hansons Yard and Brewery portions of the site. The Woodlands (Eastwood Road) area has not been recently developed as it is relatively recent self set Woodland. Historic Maps show that prior to woodland it was the railway sidings associated with the station. However, the site was used to dispose of various building waste which can be seen clearly at ground level.

## 4. Development Proposal

### Brewery Yard

4.1. The total quantum of residential development proposed for the brewery yard currently with Planning Permission for conversion into residential units is as follows:

- Tower - 2no. Apartments
- Apartments (New) – 24no. Apartments
- Maltings – 18no. Apartments
- Office – 6no. Apartments
- TOTAL – **50** number apartments

4.2. The total quantum of residential development proposed for the brewery yard following recent amended applications is as follows:

- Tower - 1no. house (is not subject to this statement but we can advise that a planning application will be submitted to allow for conversion to form a single dwelling)
- Townhouses (New) – 14no. dwellings (variation on provision to allow construction of 24no. apartments)
- Maltings – 18no. Apartments
- Office – 6no. Apartments
- Kilns Store – 2no. semi detached houses
- Drying Kilns – 8no. Apartments
- TOTAL – **32** number apartments
- TOTAL – **17** number houses
- TOTAL – **49** dwellings

4.3. As previously described there are various applications proposed within the Brewery Yard which allows Fairgrove Homes to retain flexibility in the development of the site as may be deemed necessary whilst planning permission is sought within this area for each individual building as it is such a sensitive site. There are currently 4 separate applications lodged within the brewery yard and subject to this statement, as follows:

- **Town houses** (17/00701/ful) will supersede the 24number apartments which currently has planning approval. After discussions with the residents in the local area a high number were concerned with the more transient nature of apartment purchasers and requested a greater mix of housing in the brewery yard area. The scheme was reviewed alongside the S106 requirements and funding for the redevelopment and social needs and the scheme evolved into a development that met local and funding requirements. Following meetings with local residents they more than welcomed the town houses and a more traditional design was undertaken. Subsequently following LPA meetings, the

design has evolved into similarities with the original approved apartment design. In addition to the new units which front onto the historic brewery courtyard, the scale of the building here has to compliment the exiting massing of the Maltings and Tower. The Town Houses are accessed from the brewery yard entrance access point off Hardy Street. Parking for the town houses are on the ground level which affords much needed additional parking to the area once it is all developed relieving any subsequent potential parking requirements on Hardy Street itself.

- **Maltings I.** (17/00825/ful) This currently has planning approval for conversion into 18no. apartments and we are proposing to retain 18no. units in a more sympathetic nature than the approved scheme. The original scheme had the majority of the guts ripped out along with numerous external alterations. Fairgrove are attempting to retain the guts and more of the original openings in keeping with its setting and listing status. The apartments will range between 60-69 sq.m in size over 3 storeys with 2 entrance circulation zones affording access to 9 apartments each.
- **Drying Kilns** (17/00700/ful) We are unsure why no application hasn't previously been submitted for this building apart from its viability in being used for an alternate use under its listing status. Fairgrove have discussed its viability and proposals for conversion into residential with local members who have supported the redevelopment and vision to turn the property into 8 apartments while retaining its historic street scene and the buildings character.
- **Kiln Store** (17/00699/ful) We are unsure why no application hasn't previously been submitted for this building. Fairgrove have discussed its viability and proposals for conversion into residential units with local members who have supported the redevelopment and have expressed little concern in turning the property into semi-detached houses and inserting new windows into its historic street scene but still keeping the buildings character.

4.4 This application is supported with a Design and Access Statement that provides the above information in relation to all elements of the scheme. In addition, that statement provides detailed information in relation to the elements of the scheme for which approval of full details are sought.

4.5 A site layout plan of the brewery, elevations and other detailed drawings have been submitted for approval. These drawings are accompanied by a Masterplan which

shows the entire scheme in context and demonstrates that the site can be developed out in an acceptable manner and support the redevelopment of the historic brewery.

## **Pre-Application Public Consultation**

4.6. Prior to making the brewery yard applications it was important to consult with the public on the proposed brewery yard plans. When operating, the brewery was an important part of the community and identity of Kimberley. Local interest in the regeneration is still very high and so gauging local reaction to the amended plans was important. Three consultation events were undertaken. The first consultation was on 28<sup>th</sup> July 2017, which was a brief introduction to inform local councillors and MP Anna Soubry about the brewery proposals. A second consultation was undertaken on the 30<sup>th</sup> September 2017 with local councillors and members of the public, both of which were on site. Thirdly on 23<sup>rd</sup> Oct 2017 by invitation to a local brewery campaign group where our proposals were presented, and questions answered.

## **Pre-Application Consultation with Planners and Members**

- 4.7. Fairgrove commenced pre-application engagement with Broxtowe BC for the brewery yard in April 2017, although minor discussions had taken place prior.
- 4.8. This process has allowed the scheme to be discussed in detail and for the benefits of the development to be accepted in principle. The results of the consultations to date have been very positive with a general support for the development of the site and the benefits it will bring to the historic brewery and the surrounding area. The greatest conflict of interest is with the elevational treatment of the new townhouses between the LPA and local community members who had a dislike to the approved apartment scheme.

## 5. Planning Policy

5.1. The policy documents pertinent to this proposal are:

- The National Planning Policy Framework

### National Planning Policy Framework (NPPF)

5.2. The NPPF introduced in March 2012 is a single document detailing the national policy for planning. It sets out the Government's planning policies for England and how they should be applied, replacing the existing Planning Policy Statements and Guidance.

5.3 As demonstrated above, the NPPF policies must be given significant weight when assessing a planning application. It is important to consider the weight to be given to the policies contained in the existing and emerging Development Plan documents depending upon the degree of consistency with the NPPF.

5.4 The key policy of the NPPF is stated in Para.14: *“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking.”*

For Decision Taking this means:

- *“approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
  - ⇒ *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
  - ⇒ *Specific policies in this Framework indicate development should be restricted.”*

5.5 Therefore, any development which is considered to be sustainable should be approved due to the presumption in favour of sustainable development.

5.6 Sustainable Development is described in Para. 7: *“There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:*

- *an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places...*
- *a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations;...*
- *an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”*

5.7 The proposed development will cover the three dimensions of sustainability and should be considered as such. The conversion and repair work to the brewery yard area will regenerate the existing derelict buildings into residential use which will then create the potential for the existing offices and canteen to be retained as Offices which will contribute to the economy via local government taxes and potential job prospects.

5.8 The proposed brewery yard redevelopment is an economically sustainable solution; the Maltings/Kilns and Kiln Store bring derelict former industrial buildings into an economically sustainable use. The residential sites (Woodlands and Warehouse) will provide much needed housing and most importantly enable the funding of the brewery yard development and full refurbishment. The combination of uses across the three sites allows for a sustainable economic future for the whole of the brewery site.

5.9 The Proposed Development represents a significant construction project and is likely to support a substantial number of direct (temporary) employment opportunities for professionals, managers and trades people in the construction industry. Furthermore, the Brewery Offices and Canteen when completed will generate local direct employment and business opportunities. It is estimated that 60 permanent jobs could be created through the proposed regeneration.

5.10 Socially, the development will provide a variety of much needed housing in a high quality built environment furnished with pedestrian access to amenities and sustainable transport. There is currently a significant shortfall in housing supply against the housing targets set out by Broxtowe, and therefore the delivery of new market housing is a significant benefit.

5.11 It will also enable the regeneration of a locally important historic building. The former Kimberley brewery Drying Kilns and the associated

buildings are iconic to the town's identity and their redevelopment will provide a full resolution with their future being uncertain for over 30 years. A further future social benefit is that presently the proposals safeguard the aspirational tram route connecting the town to Nottingham City Centre which would be a significant boost to the local community should it come to fruition.

5.12 Environmentally, the proposed houses will be of a high building regulations standard in terms of energy efficiency and fuel usage. The Brewery Yard and Warehouse Yard are all on previously developed industrial land, development of which will enable the remediation and environmental improvement of these sites.

5.13 Although some of the protected woodland (Eastwood Road) is lost to development, as much as possible is retained and linked to the adjacent wildlife areas. This has to be done to offset the greater Social and Economic benefits of the wider brewery redevelopment. Therefore, it is considered that the development would fulfil the different roles of the planning system in sustainable development and thusly as an application for housing:

5.14 Para. 49: *“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a fiveyear supply of deliverable housing sites.”*

## **National Planning Policy Framework**

Item 126: Refers to the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable use consistent with the conservation. In reaching our proposals we consider that residential is a suitable use for the property given its surrounding alongside other brewery buildings being converted into residential usage. The external fabric of the buildings will retain much of their original character. The reinstatement of the building will bring vibrancy into the area having been unused for 44 years and vacant for 11 years and left neglected. The addition of a further 28 dwellings into the area will bring environmental benefits from there re-use and carbon footprint. This will bring about the full redevelopment of the original Hardy's brewery yard site. Alongside the brewery tower and Drying Kilns/ Kiln Store and one of the maltings building it is our conclusion that the historic interest of the brewery site is retained through the sympathetic retention of the external fabric of the buildings.

Item 128: Refers to the assets heritage. In considering the Town Houses and the loss of asset of the brewhouse in its place then this is a foregone conclusion as the asset



has been 80% been demolished under application I3/00571 and therefore the only question is the viability and practicality of the town houses over the apartment block approved under application I3/00570/ful. Therefore, our statement is concentrated more so in this direction. The approved plans show a large linear building abutting the tower where the brewhouse once stood. This linear building is divided into two distinct buildings subdivided by a glazed entrance circulation zone which breaks the block styles sympathetically. Abutting the tower a modern vertically (laminated) clad apartment block is proposed with staggered vertical window openings and metal standing seam roof giving a modern industrial feel. This abuts a glazed link up to the more traditional masonry linear block design with more traditional materials of brick facing and slate roof with brick headers and large 4 panel windows.

The amended proposals are for town houses and we have used the same principles in the approved application but paid more significance to the tower by having this asset free standing. The new linear town houses have 3 distinct blocks, again the modern industrial design with staggered vertical window openings and steeply pitched metal standing seam roof and laminated clad façade with the only exception being the requirement of garage door openings which will be metal roller shutters. The ground floor level façade facing the courtyard will have a slate façade. This block will again abut a larger glazed link onto the more traditional north masonry block, this time with more traditional 4 panel windows and with stone headers and cills. This more traditional design will sit facing the original maltings and have gable returns at the northwest ends to echo existing gables in the existing brewery buildings. Being sympathetic with this facing asset with its regular openings and simple features so not to dominate the Maltings. Centrally on the northern block sits a vent cowl echoing those of the drying kilns. The design of the new building will be of appropriate industrial appearance, picking up many features of the existing brewery and other buildings in the locality, and of a general form and mass which will make a suitable visual replacement for the existing. It will fit its role in the existing brewery yard and as a neighbour to the south tower and maltings and minimise any harm to the conservation area in general.

In considering the Kilns Store and loss of asset in reaching our proposals we consider that there are very few assets of this building, with its asset due to its location, as they have either been removed or lost in its refurbishment over the years. Firstly, you have the old door at the first floor level into the kilns. This can be refurbished and re-used in its current location – however the existing opening will of course need to be blocked up. Secondly, it is the external fabric of the building including the external windows and doors. With regards to the main windows, these are all intended to be retained and potential new windows inserted to the front elevation within the fabric to achieve increased natural lighting into habitable rooms. The sliding garage doors will be replaced with new French doors with additional glazing lights to provide additional natural lighting into the property. However, this asset can be re-used internally as a divider or externally as a refurbished gate into the

buildings new courtyards. Due to the open roof area there is potential to offer these roof spaces as additional rooms 'for the future' or have them semi exposed. With this in mind the internal space can be more open if required, at ground floor level. Externally, the fabric of the building is to be retained including chimney, conservation roof lights are proposed to the rear to sit within the roof line so not to detract from the street scene and these will not necessarily be installed at the outset. The existing slated roof will be refurbished or renewed as necessary to tie in with the rest of the development.

In considering the Kilns. In reaching our proposals we consider that there are three main assets of this building. Firstly, it is the external fabric of the building including the chimneys, secondly the kilns and thirdly the drying floors. The condition of the kilns internally is dilapidating. Externally, the fabric of the building is to be retained facing Hardy street. The existing high level window openings onto this elevation will either be refurbished or replaced like for like, subject to condition and secondary windows provided. The existing slate roofing will be replaced for new to match existing and the high-level vent chimneys will be refurbished. Four new openings will be provided in the brewery yard elevations at the rear and side, and the addition of a large glazed roof light into each of the kilns for borrowed daylight is proposed. Keeping the original roof shape and profile. With regards to the drying floors ceramic tiles which the malt was once laid, these are intended to be re-used (as far as they are not damaged/vandalised in the meantime) and put them to another use within the fabric of the building, either as (part) flooring in the circulation zone or as a wall tiling. This will then allow visitors to see some of the internal fabric of the building as it once was intended. However, the second asset the firepits and barrel vaulted kiln structures which are the internal heart of the building are a difficult asset to retain as they dominate the buildings volume, and all that remains of these are the brick barrel vaulted structures and dividing structural walls, retaining little fixtures and fittings of the original ovens. While they define the building internally it is unfortunate that these create the problem for the re-use of the building as proven in their abandonment for almost 50 years, even when the brewery was up and running the company chose not to use them, intent on building newer modern buildings on the site.

In considering the Maltings. In reaching our proposals we consider that there are assets of the building that have not been retained under approved application 13/00570/ful with the majority of the internal structure being stripped out to a shell (only external walls remaining) and a larger proportion of new more dominant openings being inserted into the facade. Whilst the whole structure can not be retained fully in our proposals we are looking at lowering the ground floor a little which will allow us to drop the first floor and second floor joists retaining the cast iron columns and structural beams throughout. This then gives us the crucial head heights required on each floor. This is therefore much more sympathetic to its assets than originally

approved. New casement windows will be installed in the existing openings with larger openings provided only where necessary dictated by its room usage.

**NPPF Item 132/133:** Refers to impact of asset. Kilns and Kiln Store - Whilst it is considered that a couple of the main assets of this building will be lost. It should be noted that the property has been vacant for almost 50 years with no viable alternative solution found and although there is little marketing that dates back so far, the local authority should be aware through commercial premises taxes how long the properties have been vacant. Local agent David Gardiner of Kimberley was instructed to act on behalf of Amfaah over 7 years ago to let the empty commercial properties, and whilst some have been successfully let including a mechanics garage, David Gardiner was unable to let the vast majority of the buildings, due to unusual sizes and spaces, outdated specifications of buildings, and low demand in the area for properties of their nature for office use, and so have been left unlet and to deteriorate, but still actively marketed for the past 7 years.

The asset is within a development site for which the whole of the area is to be residential and these assets need a new lease of life. We have asked Broxtowe BC if there is any funding to turn the asset into an alternative use, and no positive response has been received regarding this possibility. The question of use has also been asked with regards to the Kilns and no positive option has been found for its re-use. The government and local authorities have little money, with which to speculate and no alternative viable use has come from the private sector. With all this said and the number of modest external alterations, we doubt that the general public would have any inclination that the building was converted (particularly from Hardy Street) after completion of refurbishment works. We have had nothing but a positive response in our efforts to transform this building from local residents. There appears to be some resistance from the LPA regarding the use of external roof lights and we can only respond by confirming that we will utilise framing and glass colours to reflect the new slate tile colour that would be used to try and get them to blend in as seamlessly as possible while attempting to get as much natural light into the building as possible from the rear due to the fact that only the workers of the brewery would have ever seen the rear façade of the kilns as it would have not been seen from any location at the time the brewery was in operation. So, while the building may lose some of its internal assets we have not been as detrimental as one could have been as we have seen from the approved Maltings 1 proposals. We believe the roof glazing is an integral part of this application and without them the design would suffer and as already mentioned to us by the LPA the new residents may at a later date request additional openings into the main external rear façade to cater for loss of light, for which we understand the LPA wish to resist from happening.

NPPF Item 134: Refers to significance of designated asset viable use. As the brewhouse is now no longer (having been demolished) and the Maltings has planning for a more destructive proposal we will concentrate on the Kilns and Kiln Store and re-iterate that the LPA have not been able to recommend a viable alternate use to us, and the brewery unable to find a use for them for over 30 years. We fear that these buildings will remain vacant unless something is done now. It makes sense for these buildings to be converted while development for the rest of the brewery is underway while access and noise (for neighbours) is less of an issue. Viability of conversion will become less and less as these will put further additional costs onto the build (see Storey of the Kilns) if the conversion was done some time in the future. There will be more planning restrictions now for its change of use if it gets an alternate use other than residential as it sits amongst a residential setting and is a listed asset. If funding was available the convert keeping the original items in whatever shape and form others may deem appropriate, then in all likely hood the constraints of the interior would not produce the rentals needed for long-term viability.