

1 Introduction

Storah Architecture have submitted a Non-Material Amendment application (25/00852/ANM) and Variation of Conditions application (25/00851/VRCON) in relation to the previous Planning approval and Listed Building Consent for Norwich Mill (19/00041/FUL and 19/00042/LBC). This document addresses points raised in the determination of those two applications.

Since the previous approved applications, a comprehensive topographic survey has been undertaken, providing more accurate information about the site conditions. The drawings have been updated accordingly, resulting in some differences from the approved drawings. Some of these variations arise from improved survey accuracy, while others reflect proposed changes to the scheme, as outlined below.

2 List of Changes

The proposed wall material choice is Kingspan Quadcore KS1000RW LEC Wall panels. This varies from the previous specification of Standing Seam VMZinc Pre-patinated cladding.

Additionally, to reflect internal layout and finished floor height alterations, the changes included within these applications are as follows:

General

- A reduced number of parking spaces to allow for 2no. external ramps and the required vehicle manoeuvring space.

Elevation to Durham Street

- No changes proposed.

Elevation facing Norwich Street

- 2no. external ramps to allow level access to both the entrance and emergency exit.
- A reduced number of new window openings to the upper ground floor. The location of the windows has been adjusted, lowering the windows to allow views out. The proposed window heights are smaller than previously approved.
- Provision of a single entrance door for both public and private use and an adjacent large window, instead of 2 separate entrance doors.
- Due to fire damage, the cast iron columns, gutters and roof framing elements, which were to be reused in a feature to this elevation, were unable to be salvaged. An entrance canopy, which reflects the previously approved south-facing roof element feature, is proposed.
- Removal of the projecting entrance in facing brickwork to allow for the proposed entrance canopy.

Elevation facing Rochdale Canal

- No changes proposed.

Elevation to Access Road facing Norwich Street Mill

- A reduced number of new window openings to the upper ground floor. The width and location of the windows have been slightly adjusted to align with the proposed cladding material and allow views out from within the Office.
- Keeping two former windows blocked up on the lower ground floor, as existing.
- Demolition of the existing outbuilding, which housed the previous means of escape. This is a mid-20th-century addition with an unsympathetic concrete flat roof, which is considered to have little to no significance.

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Design Quality

Loss of Brickwork

The loss of brickwork proposed is attributed to the removal of the outbuilding, which housed a previous means of escape, dating from the Factories Act 1948. This is a mid-20th-century addition with an unsympathetic concrete flat roof, which is considered to have little to no significance.

The introduction of new windows within the perimeter wall results in a minimal loss of historic brickwork. This would constitute minor harm to the building's significance; however, this is considered to be outweighed by the public and functional benefits of improved internal environments. The proposed windows enhance the quality and usability of the interior spaces, allowing them to function effectively as office accommodation and to support the continued use of the building as a mill, its optimal viable use. The relocation of the windows also improves passive surveillance of visitors accessing both the public and private areas of the site.

New Windows

Window widths to the elevation facing Norwich Street are as previously approved. The window heights to this elevation have been reduced. Window widths to the elevation facing Norwich Street Mill have been slightly adjusted to align with the proposed cladding material. The window positions on the elevation facing Norwich Street and the upper ground floor windows to the elevation facing Norwich Mill have been lowered to allow for views out from within the interior spaces.

Entrance

Following review, the applicant does not require a separate entrance for public and private uses; therefore, a single entrance is proposed. To retain the previously approved aesthetic of a large glazed opening, it is proposed to allow for a large glazed window adjacent to the entrance door.

Roof and Wall Material Choice

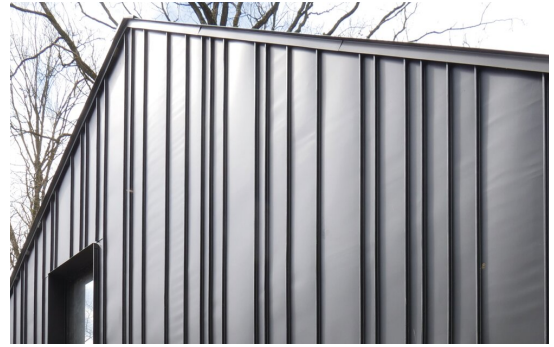
The proposed wall material has been selected due to its similar aesthetic to 'Standing Seam VMZinc Pre-patinated cladding' whilst being more cost-effective, improving project viability.

The proposed roofing material is Kingspan Quadcore KS1000RW Roof Panels, which is a 'Dark Grey Insulated Cladding', and in accordance with the previously approved scheme.

Supporting Statement: Norwich Mill, Norwich Street, Rochdale



Kingspan Quadcore KS1000RW Wall Panel- Kingspan



Standing Seam VMZinc Pre-oxidized cladding - VMZinc

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Proposed Demolition

The proposal includes the demolition of the existing outbuilding, which housed the previous means of escape. This is a mid-20th-century addition with an unsympathetic concrete flat roof, which is considered to have little to no significance.

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Cast Iron Columns

The cast iron frame was assessed during the stripping out of the structure. The frame was considered too damaged to allow retention and reuse.

Supporting Statement: Norwich Mill, Norwich Street, Rochdale



Heritage Implications

It is considered that the proposed alterations do impact on the significance of the listed building or its setting to a greater extent than previously approved.

Demolition of Outbuilding

The existing outbuilding, which housed the previous means of escape, is a mid-20th-century addition with an unsympathetic concrete flat roof. It is considered to have little to no significance. The demolition of this building is considered an improvement to the elevation facing Norwich Mill and is sympathetic to the significance of the building.

Windows

The window widths to the elevation facing Norwich Street are as previously approved and do not impact the building's significance. The widths of the upper-floor windows on the elevation facing Norwich Street Mill have been slightly adjusted to align with the proposed wall cladding material; this change is non-material and does not impact the significance of the building.

It could be considered that the lowering of the upper-floor windows facing Norwich Street and Norwich Street Mill produces minor harm to the building's significance. It is considered that this is outweighed by the benefit of improving the quality and usability of the interior spaces, allowing them to function effectively as office accommodation and to support the continued use of the building as a mill, the building's optimal viable use. The relocation of the windows also improves passive surveillance of visitors accessing both the public and private areas of the site.

Entrance Door

There is no requirement for separate public and private entrance doors. Instead, a single entrance door with an adjacent large window is proposed. This retains the previously approved aesthetic of a large glazed opening. This change is not considered to impact the significance of the building.

Wall and Roof Cladding

It is proposed to use Kingspan Quadcore KS1000RW wall panels in place of the previously specified VMZinc cladding. This amendment has been driven by several factors:

- Integrated panels offer faster installation, improving the construction programme and reducing disruption and allowing faster completion of a secure, weathertight building envelope.
- Kingspan's QuadCore insulation has one of the highest R-values and provides improved warranted thermal performance, with lifecycle carbon and energy cost savings.
- The significantly higher cost of the VMZinc material makes the approved scheme financially unviable for the applicant.

The revision is not considered to cause harm to the significance of the listed building or its setting and supports the overall feasibility and deliverability of the proposed works, whilst offering lifecycle energy savings.

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Conclusion

The proposals should be considered in the context of national guidance in the National Planning Policy Framework.

Paragraph 210 of the NPPF states that 'In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The proposals respect the significance of the existing building, its setting, and its historic features. The proposed works enhance the functionality of the building, allowing it to be retained in use as a mill, its optimum viable use.

The proposed changes are considered non-material, and the impact on the heritage asset (the listed building and curtilage) is minimal, as has been demonstrated. There are benefits in the proposed changes in terms of removing the unsympathetic outbuilding, improving the feasibility and deliverability of the works and improving the use and circulation of the building.

The advantages of the proposed changes are as follows:

- Maintaining the building as a mill, its optimum viable use.
- Removing the unsympathetic outbuilding
- Improving the feasibility and deliverability of the proposed works, whilst offering lifecycle energy savings.
- Improving the internal circulation and usable space throughout the building.

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