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2-4 Westbury Mall, Edward Street, Westbury.

HERITAGE STATEMENT.

2 – 4 Westbury Mall is part of a group of buildings which make up the predominantly residential complex known as The Angel Mill, bounded by Edward Street to the west and Church Street to the South.

The original building on the site is The Angel Mill, constructed in 1806 by John & William Matravers and Benjamin Overbury and was the first factory in the area to be powered by steam. The factory was closed in 1969 and other factory buildings demolished to make way for the new residential development of the site, which is understood to have been constructed in the early 1990s. Other listed structures near the application site include two screen walls (formerly part of the original factory) which front both Edward Street and Church Street, the public house on the corner of Edward Street and Church Street and the swimming pool to the south east of the site. All listed structures are grade II listed.

Angel Mill is immediately to the south of the application site. It is a large vernacular building with an 'L' shaped plan and comprises four storeys and an attic storey, dominating the former factory complex. Elevations are predominantly of brick with stone dressings to 2 light windows, although the west elevation to Edward Street is rendered with only two small windows in the gable end. The screen walls to part of both Edward Street and Church Street are brick and single storey with gables and a single 'window' opening to each gable/bay.

By contrast, the more modern buildings which comprise Laverton Mill to the north and Church Apartments to the south employ a different design language to the listed buildings, using expressed in-situ concrete beams (which project beyond the corners of the buildings in many cases) which define floor levels and windows which for the most part are floor to ceiling screens (as opposed to the more traditional 'hole in wall' windows of the listed building) with a large number of thick and projecting mullions. These newer blocks are believed to have been designed by Bath-based architect Tim Organ. It is understood that the design language was taken from a waterside development in Bath which was also designed by the architect, so the relevance to Angel Mill itself and Westbury more broadly is seen a more tenuous contextually. Notwithstanding this, the open gables of the tripartite roof of the application site do mimic the basic shape of gables of the screen walls, so in this respect the elevation of the application building facing Edward Street does contribute to a cohesion between new and old in terms of basic form and scale.

On the application site itself, the windows facing Edward Street and some of those facing north follow this design language, but the windows and doors on the south and west elevation facing the raised podium area are upvc.

The proposals contained in this planning application do not include changes to the mass/form of the building. The north and west elevations will remain largely unchanged, apart from the introduction of opening lights into existing windows to provide ventilation to meet current building regulations requirements. Proposed works to the south elevation include conversion of two windows to external doors, whilst works to the east elevation comprise the enlargement of existing clerestory windows to provide natural light, ventilation and fire escape openings to meet building regulations requirements.

In the context of the surrounding buildings, the listed Angel Mill and the street scene to Edward Street, we believe that these alterations would retain the existing features and scale of the group of buildings and would have a beneficial effect in bringing more life to a currently neglected area of the complex.