

LIMPLEY MILL, BATH BA2 7JF

Application for planning permission for change of use to residential

Design & Access Statement

March 2022

VARIATION OF CONDITION APPLICATION
December 2023 (revised 28.03.24)



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This Variation of Condition application comprises the following proposed revisions:

- **replacement of existing windows / external doors**
- **change of roofing material to natural slate or terracotta roof tiles**
- **introduction of solar panels to SE and SW roofs, and introduction of water-sourced heating panels to mill pond.**

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This application is for a residential conversion project at Limpley Mill, Limpley Stoke, Bath BA2 7JF. It involves the change of use from offices – use class E, to residential dwellings – use class C3, within the shell of a historic mill building on the River Avon.

The application is based on the layout plans prepared by F. W. Beresford-Smith and Partners, subsequent Decision Notice giving Prior Approval under class O for change of use from offices B1a to residential C3, and supplementary documents relating to application 19/07765/PNCOU.

The proposed scheme comprises 12 no. residential units, occupying all above ground floors of the mill buildings. It provides for a mix of residential units, including: 3 no. one bedroom flats, 4 no. two bedroom flats, 4 no. three bedroom flats (2 no. duplex) and 1 no. four bedroom house.

Private and communal terraces are provided at ground level, with dormers, balconies and roof lights introduced to the upper level / loft space, to provide amenity space and good natural light. Each dwelling comprises generous bedrooms, open plan living / dining / kitchen spaces, en-suite and family bathrooms. Views and daylight are to be maximised throughout and any historic features are to be enhanced and integrated.

The lower ground floor, which is at risk of occasional flooding, is to be used for offices and a multifunctional communal space. These spaces open onto a communal terrace on the weir. There is also provision of storage units for residents.

The front (north side) of the mill building is landscaped, with trees and gardens, including recreational seating and children's play area. Provision is made in the design for emergency access. The landscaping extends along the river bank in the form of a promenade, with minimal parking provided for visitors at the lower level.

A total of 28 parking spaces are provided. The main parking area for the residential development is on the upper level - 18 spaces. On the lower level a further 10 spaces are provided, including 2 spaces for accessible parking. There is a covered bicycle store for 18 cycles and open racks for 12 cycles. Parking is also retained near the site entrance for use by neighbours.



View from river Avon (South)



THE SITE

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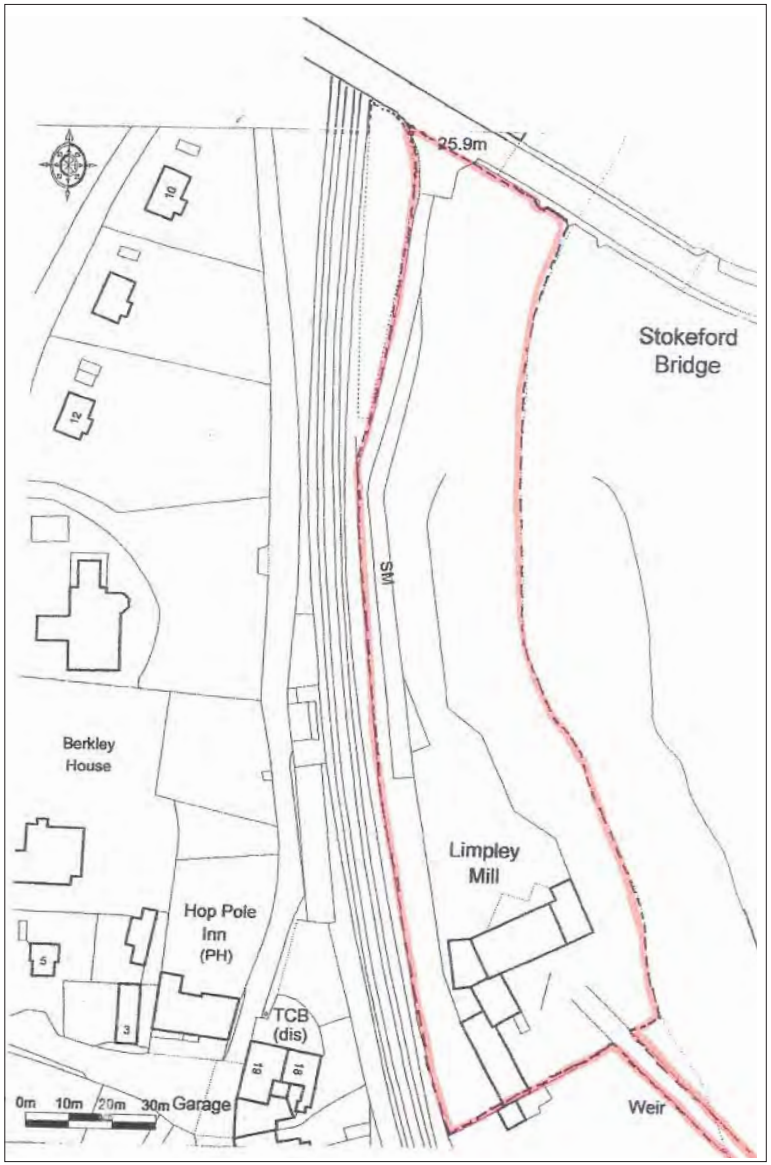
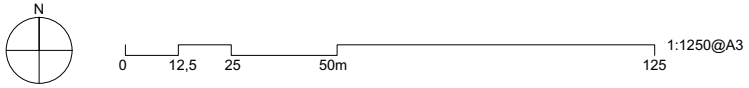
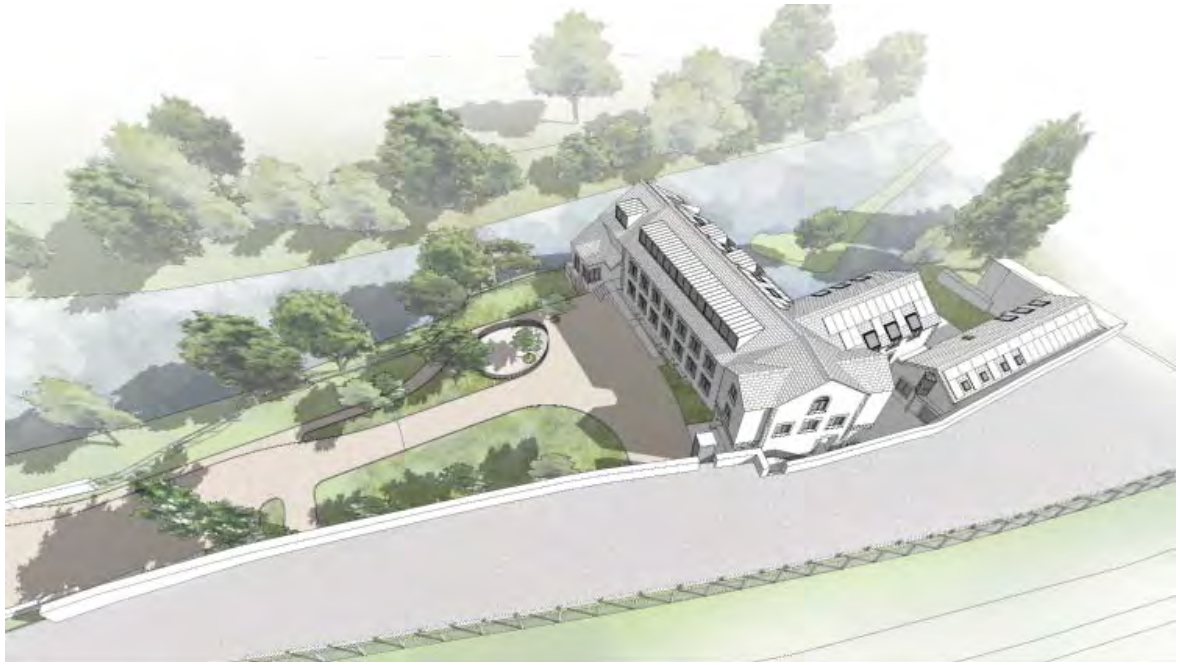


Location plan



Limpley Mill is positioned on a weir at the end of a long, narrow strip of land between the River Avon and the railway line.

It is located at the lower-end of the village of Limpley Stoke, which is 4 miles south of Bath.

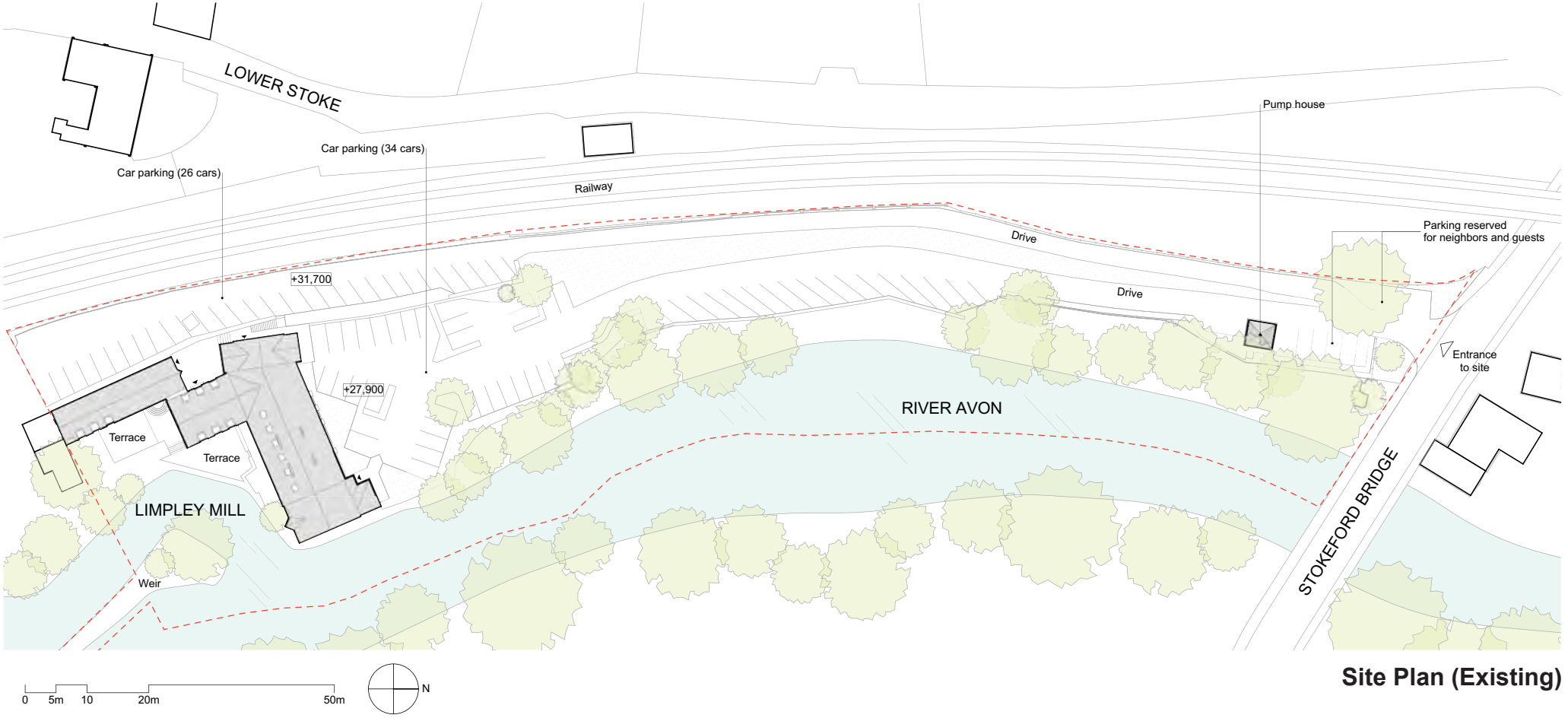


Bird's eye view of Limpley Mill from the North-West

 © **McAdam Architects**

Entrance to the site is via a single gate to the north and two driveways running parallel to the river.

The land plot is split into 2 distinct levels, with a car park strip positioned next to the railway line, about 5m above the lower level and entrances to the Mill. There is a pumping station and parking designated for neighbouring dwellings at the entrance gates.



Site Plan (Existing)

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View of mill from North-West - upper parking level

The Mill is configured as an L-shaped complex, enclosing a series of terraces overlooking the weir.

The existing buildings are made up of three main, interconnecting blocks with two recent, small additions at either end. These blocks have independent entrances and stairs.

The buildings are currently an empty shell with open plan office spaces, stairs and basic structures. There is no fit-out of the existing spaces.

The external envelop is in good condition, mainly of original stone elevations and 1990s concrete red pan-tile roof. Windows are generally timber-framed and in poor condition. Some glazed doors have apinted aluminium frames. Internal structures are a combination of original steel and timber frames, with combination of timber and concrete floor structures.



Veiw of South elevation from courtyard



Veiw of mill from upper parking level



Upper parking level with Railway in background

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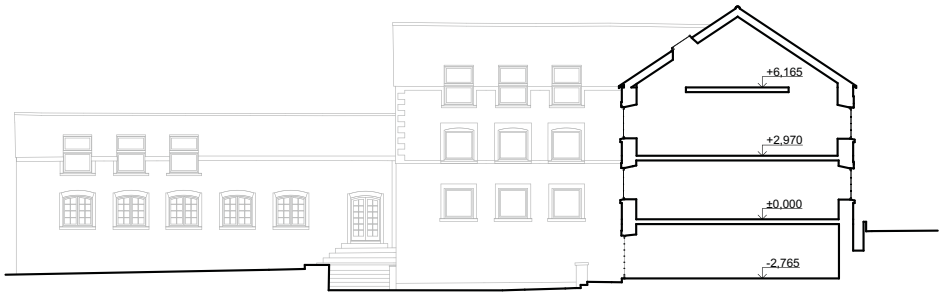
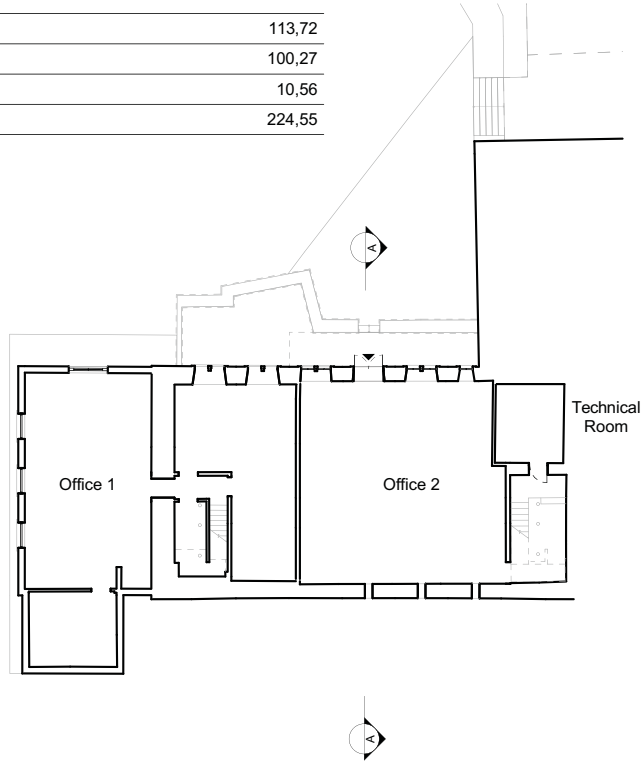


Section A-A (Existing)

0 1 2 5m 10m 20m

Lower Ground Floor Areas (Existing)

Office 1	113,72
Office 2	100,27
Technical Room	10,56
Total (GIA)	224,55

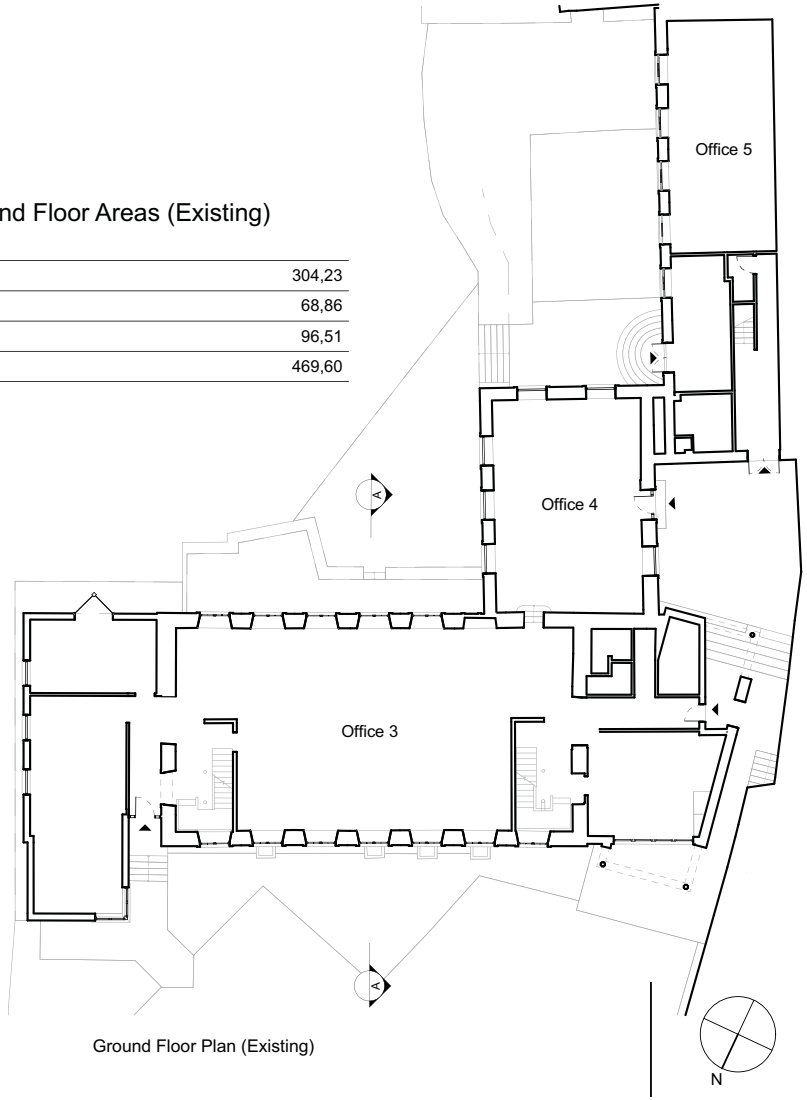


Lower Ground Floor Plan (Existing)

0 1 2 5m 10m 20m

Ground Floor Areas (Existing)

Office 3	304,23
Office 4	68,86
Office 5	96,51
Total (GIA)	469,60



Ground Floor Plan (Existing)

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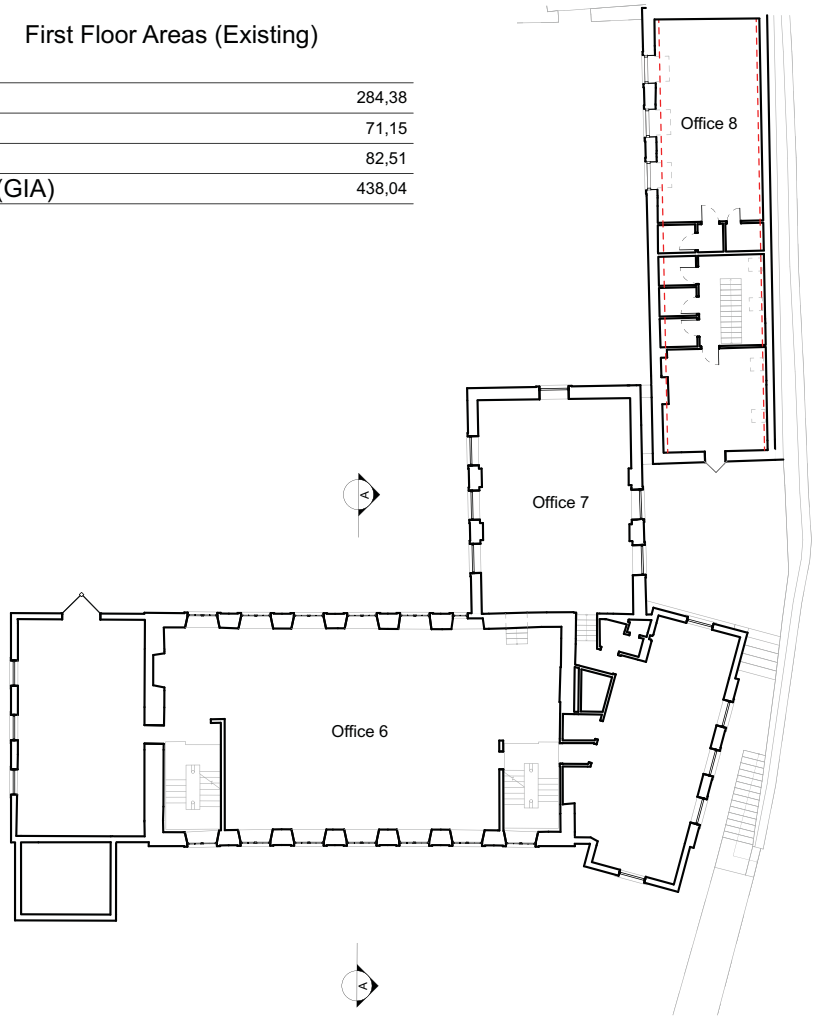
First Floor Areas (Existing)

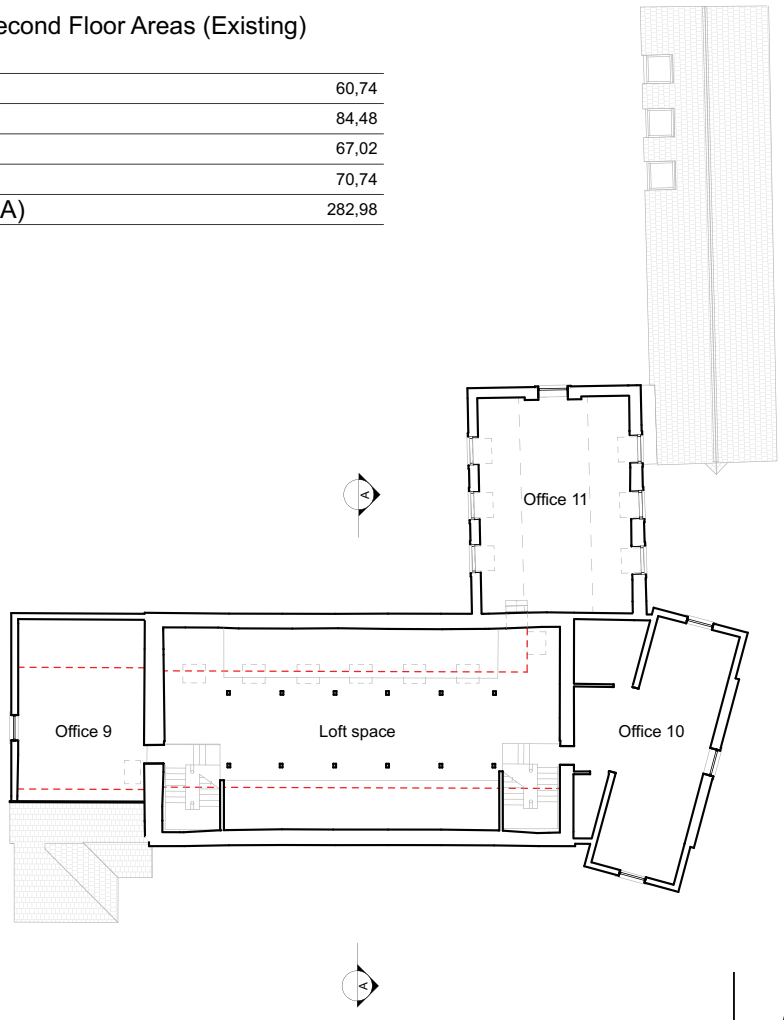
Office 6	284,38
Office 7	71,15
Office 8	82,51
Total (GIA)	438,04



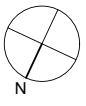
First Floor Plan (Existing)

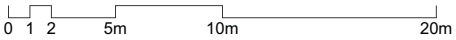
Second Floor Areas (Existing)

Office 9	60,74
Loft space	84,48
Office 10	67,02
Office 11	70,74
Total (GIA)	282,98



Second Floor Plan (Existing)





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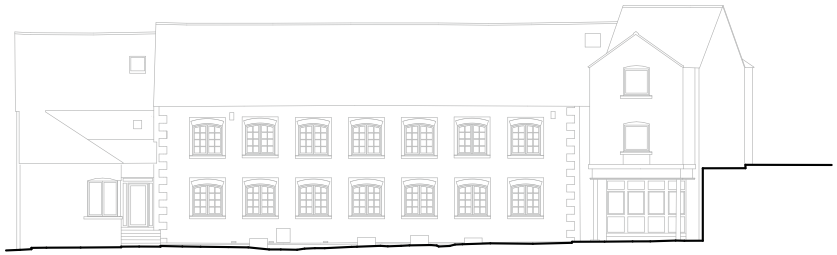


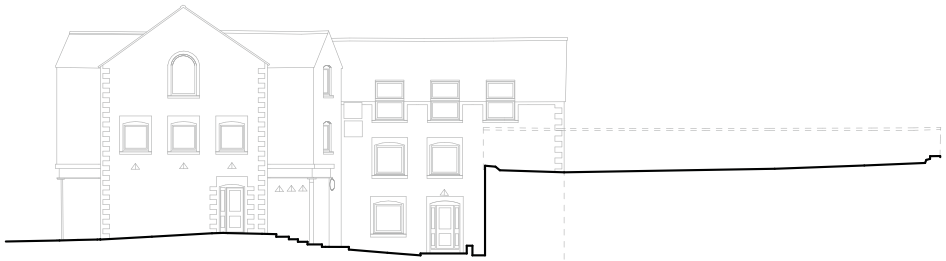
North West Elevation (Existing) 1:200



North East Elevation (Existing) 1:200

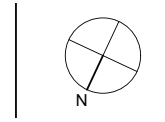


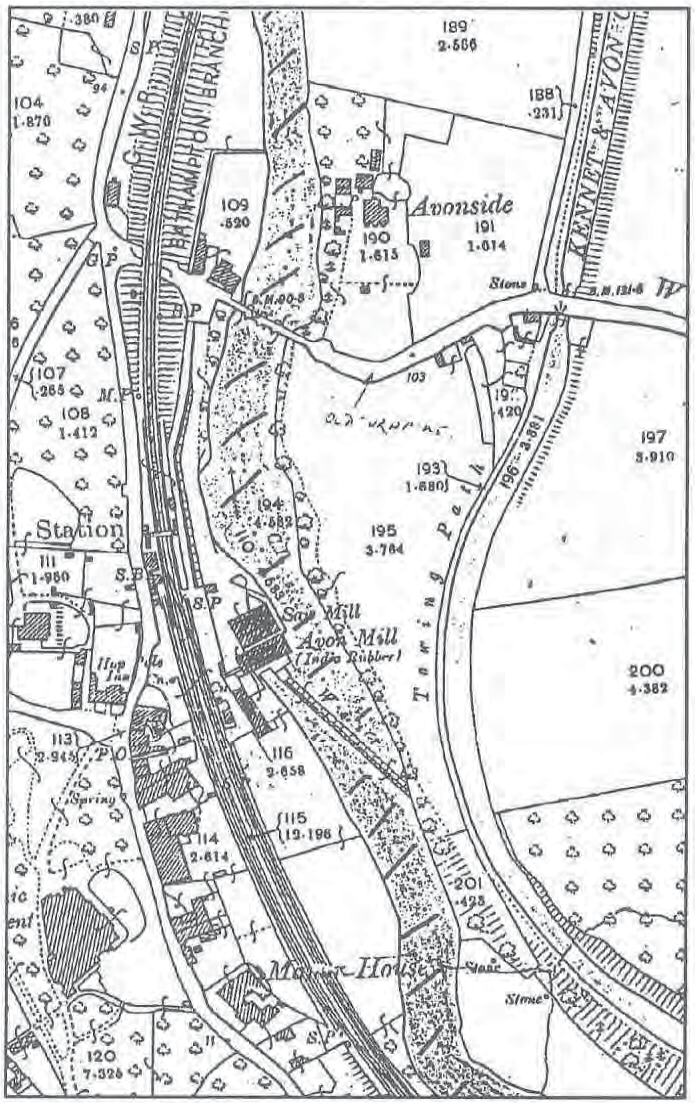
South East Elevation (Existing) 1:200



South West Elevation (Existing) 1:200







Limpley Stoke Mill from the 1901 OS 25in plan

Limpley Mill is positioned on a weir on the River Avon. It is located at the lower end of the village of Limpley Stoke, 4 miles south of the historic city of Bath.

Limpley Stoke village has a population of around 750 and is a civil parish in Wiltshire. It is located in the Avon valley, on the A36 road between Bath and Freshford (Somerset).

The surrounding area is classic English countryside with patchwork farmland, ancient woodlands rich grassland and abundant wildlife.

In the Domesday Survey of 1086 Bradford on Avon was listed as having two mills, one of which is believed to have been located at Limpley Stoke. The mill would have been small and used for grinding corn for flour.

Apparently, from the late 14th – early 17th century the mill at Limpley Stoke was a Fulling mill.

Between 1796 and 1822 it was operated by the company of Bush, Newton & Bush, who built a factory there which employed 200 people.

There was a fire at the mill in 1853. It was re-built and converted to a saw mill by Giles Holbrow in 1866, and equipped as a rubber factory in 1871.

There was a second fire at the mill in 1890 and it was rebuilt it again. According to archive photographs, the mill at this time was a four-storey factory building with a tall chimney.

In the early 20th century in was again used as a saw mill, but was again gutted by fire in 1939.

It was briefly used by the Peradin rubber company of Bath in 1943 before reverting to timber once more.

By this time the building had been reduced to two-storeys and had lost its chimney.



This 19C photograph shows the mill factory with four floors and a tall chimney



The mill from Crowe Hill 1920s

In the late 1990s the two-storey mill building was refurbished and converted into offices for Profund, a pension's software company. This refurbishment included a number of alterations and additions to the building. Subsequently it was occupied by a number of companies in smaller units, until 2016 when it was sold as a development project.

The footprint and position of Limpley Mill is most likely that of its historic predecessors. The external walls and some internal structures possibly date from the late 19th century.

Generally these elements are to be retained in the proposed conversion for residential use.



The mill from Stokeford Bridge in the early 20th century



The mill in 1992, reduced to two storeys after the 1939 fire, with the chimney gone



Limpley Stoke Mill 1996, reduced in height and extended as offices



View from the South-East

The stonework of the external envelope of the existing mill buildings is to be retained in entirety.

Any proposed alterations are related to internal planning and the careful introduction of new windows and doors, new natural slate or terracotta tile, dormers, balconies and terraces, to provide amenity space and good natural light.

The gross internal area of the buildings is 1378sqm.

There is no specific increase in area proposed, as all interventions are internal.

The proposed scheme comprises 12 no. residential units, occupying all above ground floors of the buildings.

It provides a mix of residential units as follows:
3 no. one bedroom flats
4 no. two bedroom flats
4 no. three bedroom flats (2 no. duplex)
1 no. four bedroom house

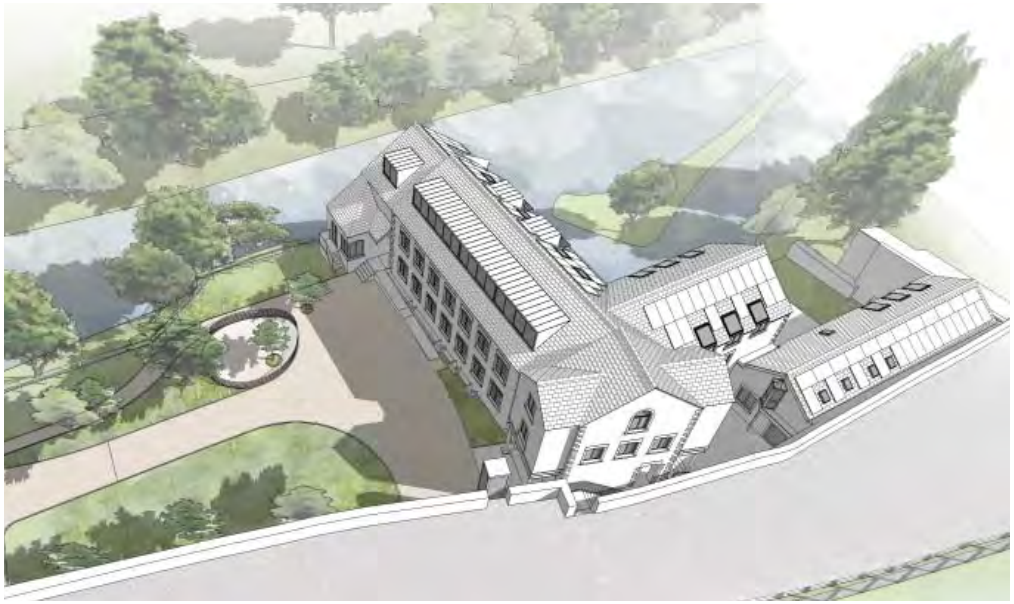
The lower ground floor, which is at risk of occasional flooding, is to be used as follows:

Offices – class E
Multifunctional communal space
Storage units for use of residents
The offices and multifunctional space open onto a communal terrace on the weir.

(see table of areas and accommodation)



Aerial view from South-East



Aerial veiw from North-West

The main L-shaped building has two main entrance lobbies, and is served by two staircases positioned at either end of the plan where there is also provision for two domestic lifts. The four bedroom house has a separate entrance from an internal courtyard, along with one of the smaller ground floor flats.

Nine of the residential units, and proposed communal spaces are accessible for wheelchair users.

Each dwelling comprises generous bedrooms, open plan living / dining / kitchen spaces, en-suite and family bathrooms. Views and daylight will be maximised throughout and historic structures and features will be enhanced and incorporated.

The lower ground floor, which is at risk of occasional flooding, is to be used for offices, a multifunctional communal space. These spaces open onto a communal terrace on the weir. There is also the provision of storage units for the residents.

A new strip dormer is introduced to the North West elevation. This is to be clad in zinc with minimal metal sliding frames. Recessed dormer terraces of similar material are introduced to the South-East elevation with hardwood decking and glass balustrade/safety rails.

New windows and doors are introduced throughtout. They will be constructed from slimline metal profiles to suit the industrial nature of the mill, with thermal breaks and details to achieve current regulations for heat loss.

Terraces and landscape areas are to be in-keeping with existing materials.

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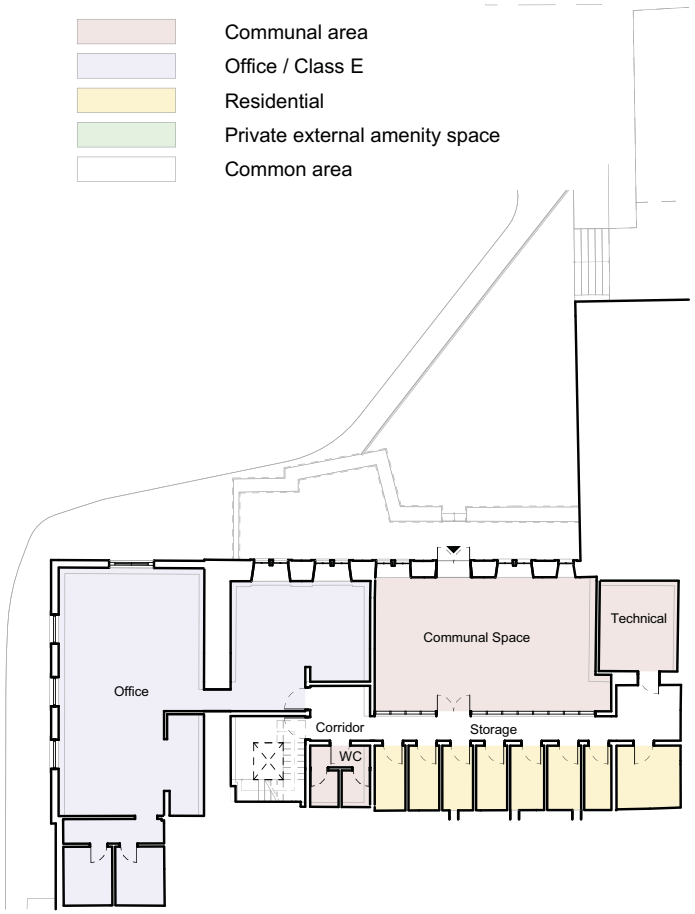
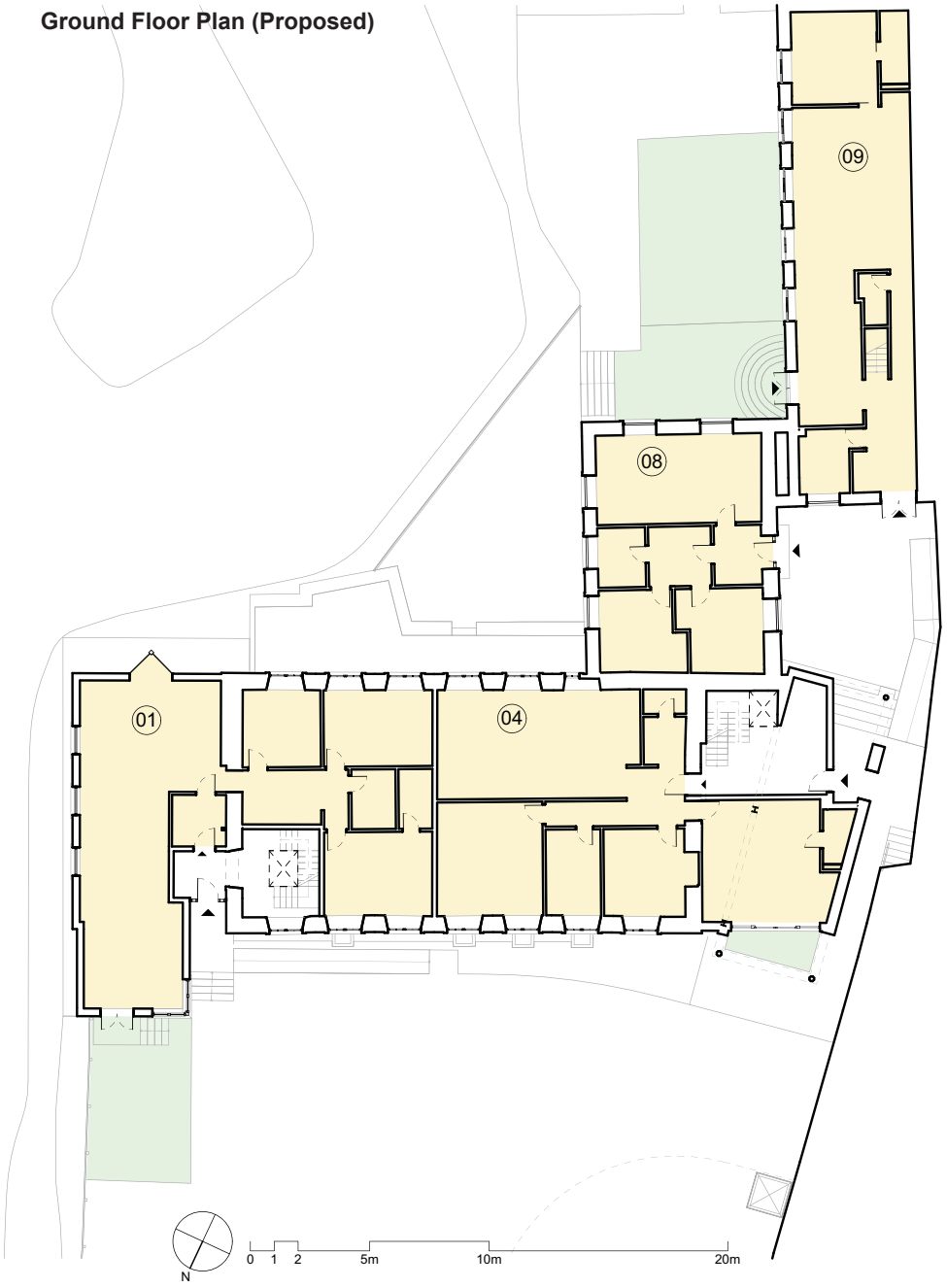
Lower Ground Floor Plan (Proposed)



Lower Ground Floor Areas

Office	100,57
Communal Space	50,01
Corridor	32,04
Technical	11,80
Storage	30,01
WC	6,08
Total (GIA)	230,51 m²

Ground Floor Plan (Proposed)



Ground Floor Areas

Residential Unit 01	3 bedroom	130,09
Residential Unit 04	3 bedroom	124,78
Residential Unit 08	2 bedroom	65,98
Residential Unit 09	4 bedroom	95,90
Common Areas		35,75
Total (GIA)		452,50 m²

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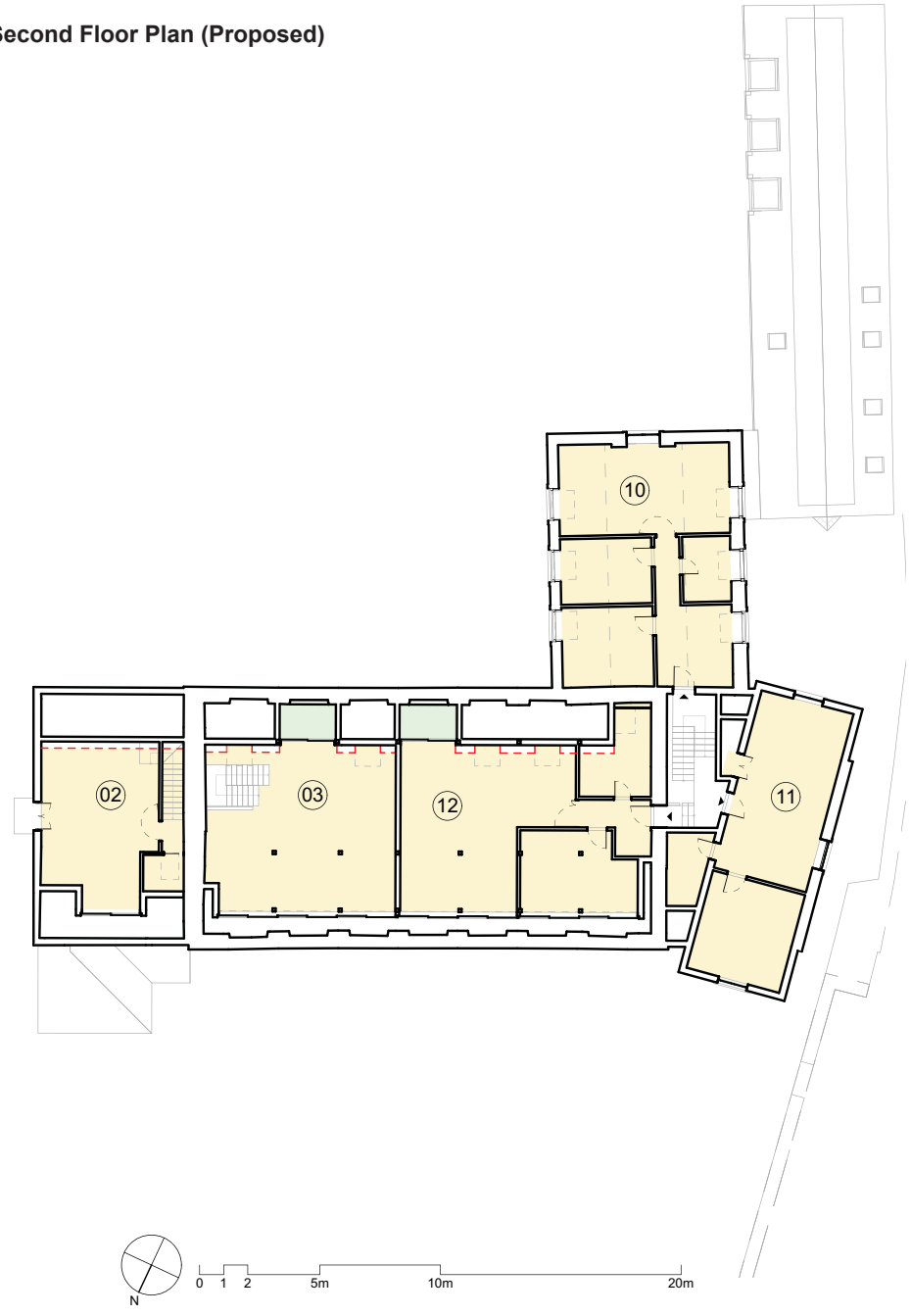
First Floor Plan (Proposed)



Second Floor Plan (Proposed)



First Floor Areas

Residential Unit 02	3 bedroom	59,39
Residential Unit 03	3 bedroom	55,51
Residential Unit 05	2 bedroom	94,78
Residential Unit 06	2 bedroom	68,06
Residential Unit 07	1 bedroom	55,80
Residential Unit 09	4 bedroom	81,87
Common Areas		14,01
Total (GIA)		429,42 м²

Second Floor Areas

Residential Unit 02	3 bedroom	33,07
Residential Unit 03	3 bedroom	42,41
Residential Unit 10	2 bedroom	68,71
Residential Unit 11	1 bedroom	53,19
Residential Unit 12	1 bedroom	64,01
Common Areas		4,33
Total (GIA)		265,72 м²

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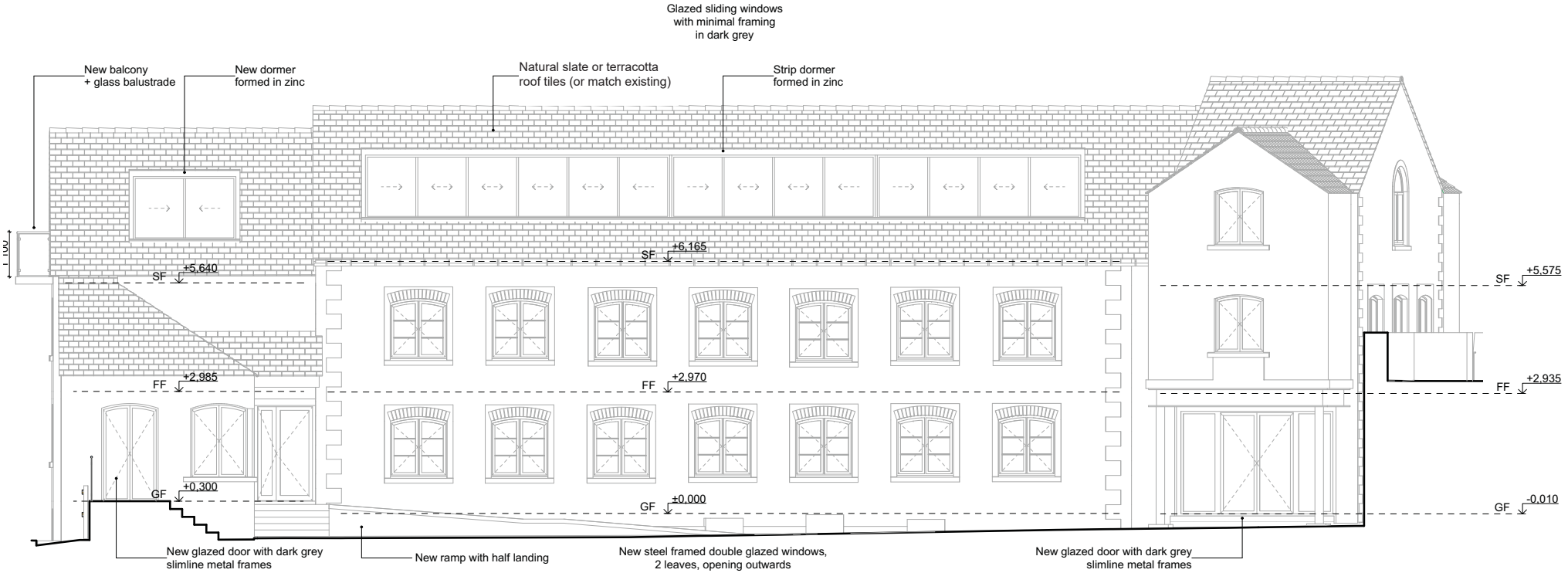

North West Elevation (Proposed)

0 1 2 5m 10m 20m

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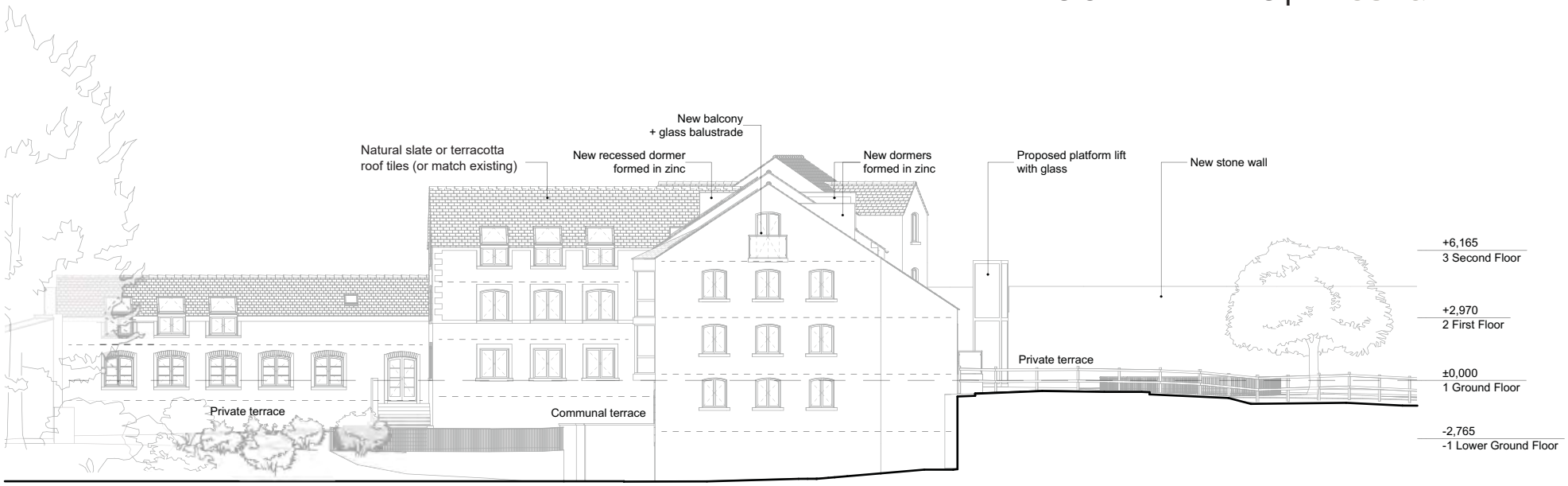
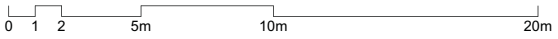


North East Elevation (Proposed)



South West Elevation (Proposed)



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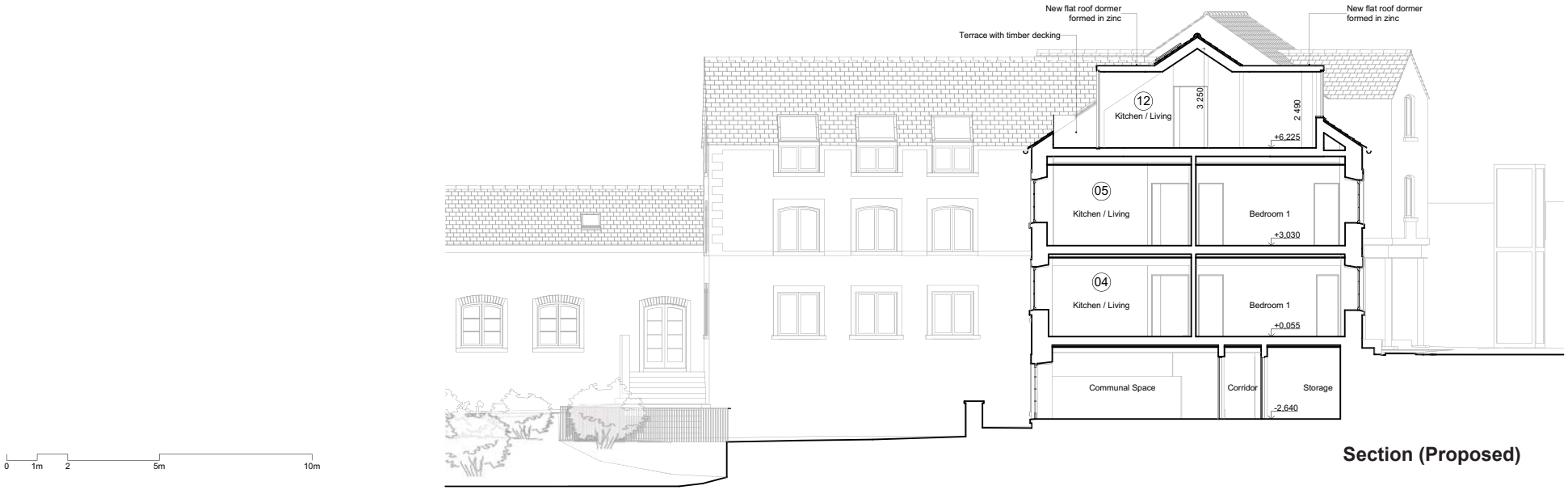
South East Elevation (Proposed)



Section (Proposed)

Unit No.	Room	Area
01		
	Bathroom	4,63
	Bedroom 1	15,87
	Bedroom 2	14,55
	Bedroom 3	10,58
	Corridor	10,97
	Hallway	4,88
	Kitchen / Living	65,08
	Shower Room	3,53
		130,09 м²
02		
	Bathroom	4,31
	Bedroom 1	13,67
	Bedroom 2	11,52
	Bedroom 3	14,20
	Hallway	11,62
	Kitchen / Living	33,07
	Shower Room	4,07
		92,46 м²
03		
	Bathroom	4,63
	Bedroom 1	15,64
	Bedroom 2	14,46
	Bedroom 3	10,52
	Hallway	6,73
	Kitchen / Living	42,41
	Shower Room	3,53
		97,92 м²

Unit No.	Room	Area
04		
	Bathroom	8,30
	Bedroom 1	21,09
	Bedroom 2	13,32
	Bedroom 3	26,55
	Cloakroom	3,51
	Corridor	6,13
	Hallway	3,52
	Kitchen / Living	37,97
	Shower Room	2,54
	WC	1,85
		124,78 м²
05		
	Bathroom	8,26
	Bedroom 1	21,01
	Bedroom 2	12,61
	Cloakroom	3,53
	Hallway	9,68
	Kitchen / Living	37,78
	WC	1,91
		94,78 м²
06		
	Bathroom	4,89
	Bedroom 1	10,11
	Bedroom 2	12,98
	Hallway	14,88
	Kitchen / Living	25,20
		68,06 м²

Unit No.	Room	Area
07		
	Bathroom	5,95
	Bedroom	18,53
	Hallway	3,07
	Kitchen / Living	28,25
		55,80 м²
08		
	Bathroom	5,00
	Bedroom 1	11,61
	Bedroom 2	11,99
	Corridor	6,56
	Hallway	4,98
	Kitchen / Living	25,84
		65,98 м²
09		
	Bathroom	5,37
	Bedroom 1	14,02
	Bedroom 2	23,32
	Bedroom 3	13,18
	Bedroom 4	19,95
	Corridor	8,26
	Hallway	17,68
	Kitchen / Living	52,00
	Landing	5,53
	Laundry	6,14
	Shower Room	3,67
	Shower Room	3,76
	Wardrobe	2,50
	WC	2,39
		177,77 м²

Unit No.	Room	Area
10		
	Bathroom	4,99
	Bedroom 1	10,32
	Bedroom 2	12,60
	Hallway	14,16
	Kitchen / Living	26,64
		68,71 м²
11		
	Bedroom	16,66
	Kitchen / Living	30,91
	Shower Room	5,62
		53,19 м²
12		
	Bathroom	8,60
	Bedroom	12,04
	Hallway	8,32
	Kitchen / Living	35,05
		64,01 м²
Total Residential Area		
		1 093,55 м²
Lower Ground Floor Areas		
	Storage	30,01
	Office	100,57
	WC	6,08
	Technical	11,80
	Corridor	32,04
	Communal Space	50,01
		230,51 м²
Circulation		
		54,09 м²
GROSS INTERNAL AREA		
		1378,33 м²

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View from north-East



Veiw from entrance to site (North)

In the immediate proximity of the building is landscaped, with trees and greenery embellishing the front / north side of the mill. This has soft landscaping and planting, with seating and children's play area. Provision is made in the design for emergency access.

This landscaping extends along the river bank in the form of a promenade which is open for visitors to the river bank. A variety of native trees and shrubs will be planted to further enhance the natural environment, increasing rain catchment and reducing run-off from hard surfaces.

Access remains as existing, with a single entrance to the site via a single gate to the north and two driveways running parallel to the river.

A total of 28 parking spaces are provided. The main parking area for the residential development is on the upper level - 18 spaces. On the lower level a further 10 spaces are provided, including 2 spaces for accessible parking. There is a covered bicycle store for 18 cycles and open racks for 12 cycles. Parking is also retained near the site entrance for use by neighbours.

An external platform lift is proposed between the upper parking level and lower landscaped area, and ramps are introduced for accessibility from this lower level to various ground level entrances in the building.

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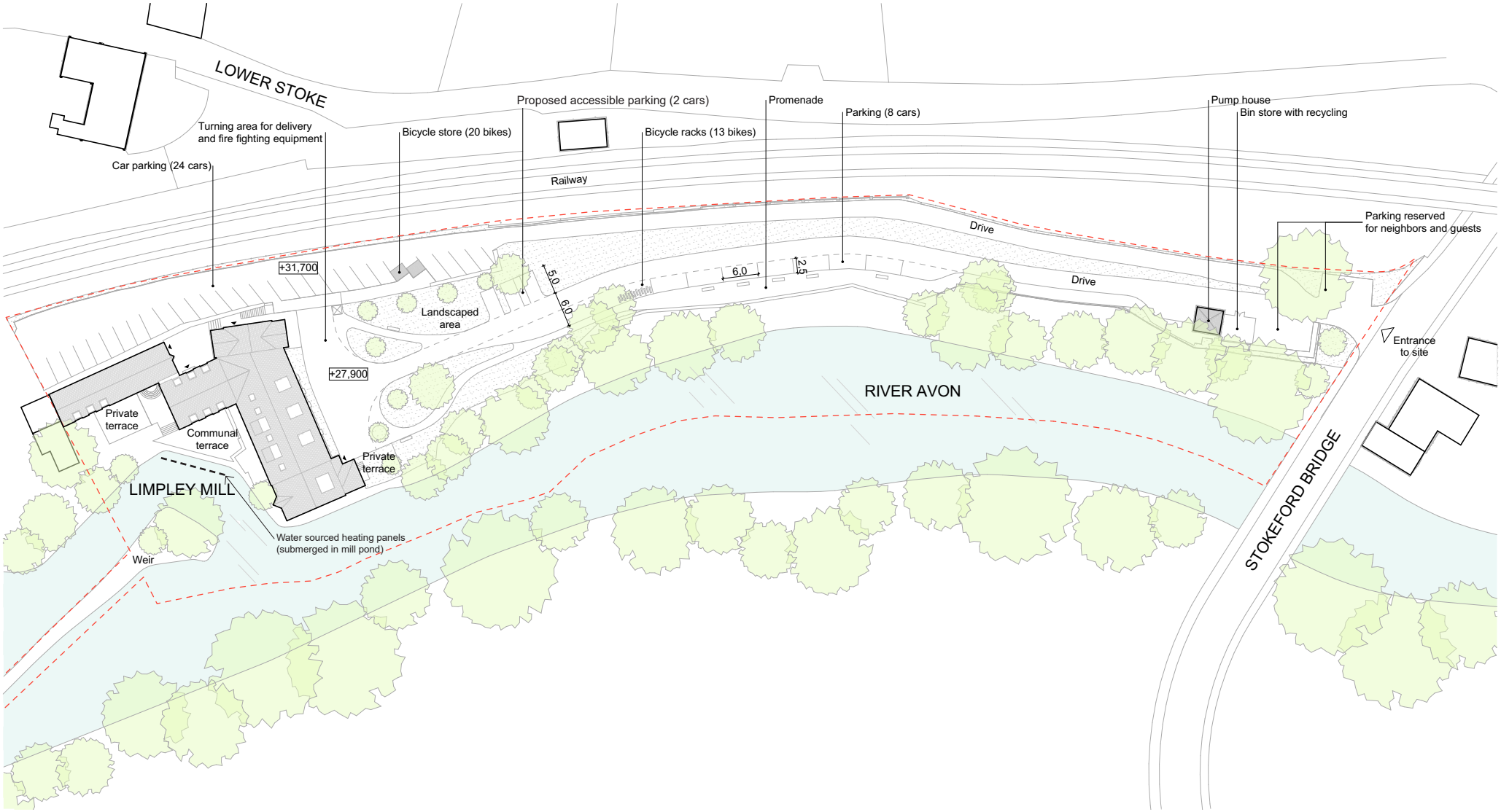

Site Plan (Proposed)

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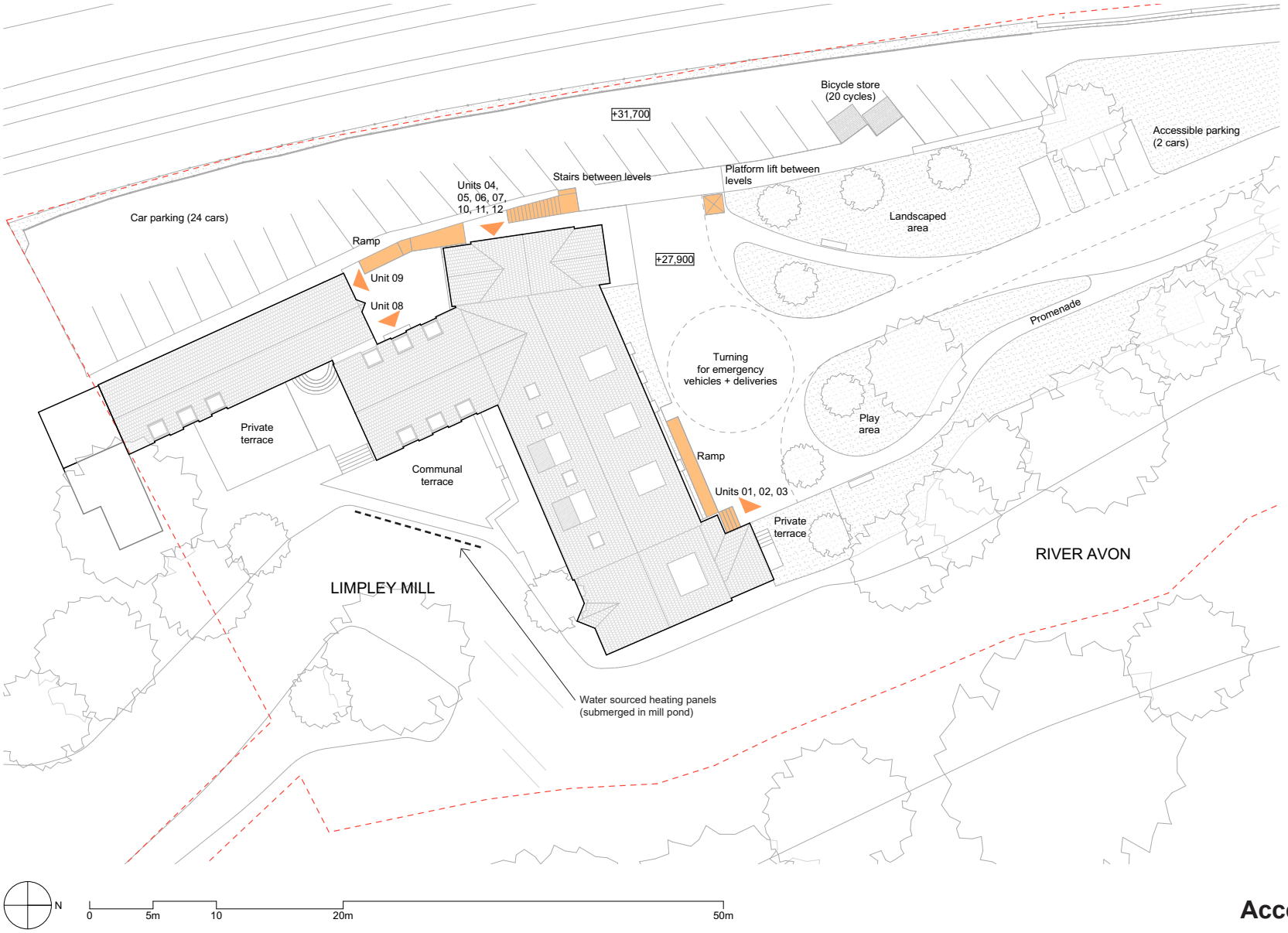

Access Diagram

 © **McAdam Architects**

ENERGY EFFICIENCY AND BUILDING REGULATIONS

In accordance with Core Policy 41 - Sustainable construction and low carbon energy will be at the forefront of the conversion project.

The conversion will directly reflect the 'very good' standards as set by BREEAM, and will address the following:

- Reducing energy consumption through energy efficiency measures
- Using renewable or low carbon energy from a local / district source
- Using building integrated renewable or low carbon technologies
- Solar panels will be introduced to the South-East and South-West sloping roofs
- Water sourced heating panels will be introduced/submerged in the mill pond

The building fabric will be upgraded to meet the requirements of the current building regulations, including internal wall insulation to external solid walls and cavity walls.

Pitched roofs will have insulation between and under rafters. Any terrace / balconies will have insulation above the structural deck.

Windows will be replaced with new metal frame windows with U-values in accordance with latest regulations.

Acoustic and fire separation will be introduced between spaces and circulation routes to achieve building regulation requirements.

Plumbing, heating and electrical installations will all be in accordance with latest regulations, and are designed to minimize energy use.

Efficient sanitary fittings and equipment will be specified to ensure minimum water consumption.

All current building regulations for accessibility, fire prevention and energy efficiency will be considered.

EXTERNAL LIGHTING

Lighting will be carefully considered, in particular with regard to Light intrusion and the Dark Skies policy of the AONB Plan.

Any lighting proposed will avoid and minimalise light pollution.

External down-lighting will be provided to important pathways, routes and entrances in functional use.

Other landscape areas, in particular close to riverbank will have minimal lighting for safety.

CRIME PREVENTION

In accordance with Core Policy 57 viii – the incorporation of measures to reduce any actual or perceived opportunities for crime or anti-social behavior will be addressed in the conversion project. This will be attained by the use of:

- Open vistas where most areas are in view
- Regular functional use of landscape, terraces and communal areas
- Windows and glazed doors of inhabited spaces facing onto outside areas
- Lighting to courtyard and terrace spaces

This Design & Access Statement forms part of a planning application for change of use to residential – class MA.

It should be read in conjunction with the following documents:

- Plans prepared by McAdam Architects
- A planning Statement, as prepared by TMP Planning Ltd
- A flood Risk Assessment prepared by Cole Easton
- A Residential Planning Noise Assessment prepared by Ion Acoustics



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