

## **Heritage Statement**

### **Listed Building Consent Application**

**New Mills (Buildings 72–75), Kingston Mills (9–24 Lamb Yard, Bradford-on-Avon, BA15 1FG)**

**Grade II Listed**

**List Entry Number: 1391651**

### **Introduction**

This Heritage Statement has been prepared in support of a Listed Building Consent application for the installation of fibre broadband infrastructure within New Mills (Buildings 72–75), Kingston Mills, Bradford-on-Avon.

The proposed works comprise the installation of fibre optic cabling and associated telecommunications equipment within the building to provide modern high-speed broadband connectivity. The works are entirely internal and do not involve any alterations to the external appearance of the listed building.

This statement assesses the significance of the heritage asset and the impact of the proposed works upon its special architectural and historic interest.

### **Site and Heritage Asset**

New Mills is a Grade II listed former woollen mill situated within the historic Kingston Mills complex on the north bank of the River Avon in Bradford-on-Avon.

Constructed in 1869 for woollen cloth production, the mill was subsequently adapted in the late nineteenth and early twentieth centuries for rubber manufacturing by Spencer, Moulton & Co. The building forms an important part of Bradford-on-Avon's industrial heritage and contributes significantly to the historic character of the town.

The listed building comprises a substantial four-storey mill range constructed of coursed rubble stone beneath slate roofs, together with later additions associated with the development of the site. The building retains much of its historic structure and plan form, including timber floor structures, cast iron columns, roof trusses, staircases and evidence of former industrial processes.

The building's significance derives from:

- Its architectural interest as a well-preserved nineteenth-century industrial mill building.
- Its historic interest associated with Bradford-on-Avon's woollen industry.
- Its later association with the nationally significant rubber manufacturing company Spencer, Moulton & Co.
- The survival of historic structural elements and industrial features.
- Its contribution to the wider Kingston Mills complex and the historic townscape of Bradford-on-Avon.

## **Description of Proposed Works**

The proposed works comprise:

- Installation of fibre optic broadband cabling within internal communal and service areas.
- Installation of associated telecommunications equipment and connection points.
- Routing of cables through existing service routes, risers, voids and previously altered areas wherever practicable.
- Limited fixing of cables to modern surfaces and non-significant fabric.

No alterations are proposed to the building's exterior, structural framework, historic layout or significant architectural features.

## **Assessment of Impact**

The proposed works have been designed to minimise impact upon the significance of the listed building.

The installation is limited in scale and will be largely concealed within existing service routes and communal areas. Historic architectural features, exposed structural elements and areas of particular significance will be avoided wherever possible.

No historic fabric of significance will be removed or materially altered. Any fixings required will be limited in number and designed to minimise intervention. The installation is fully reversible and could be removed in the future without causing lasting damage to the building.

The works will not affect:

- The external appearance of the listed building.
- Its historic form or plan.
- Significant architectural features.
- Historic structural elements.
- The building's contribution to the character and appearance of the surrounding area.

The proposal therefore results in no harm, or at most negligible harm, to the significance of the designated heritage asset.

## **Planning Policy Context**

The proposal has been developed having regard to the statutory duty under Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to preserving listed buildings and their settings.

The proposal is also consistent with the heritage objectives of the National Planning Policy Framework (NPPF), particularly those relating to the conservation and enhancement of heritage assets and the delivery of sustainable development.

The installation of modern telecommunications infrastructure will support the continued viable use and occupation of the building while safeguarding its heritage significance.

## **Conclusion**

New Mills is a designated heritage asset of special architectural and historic interest. The proposed installation of fibre broadband infrastructure is a minor, internal and fully reversible intervention designed to meet modern operational requirements while respecting the building's significance.

The works have been carefully planned to avoid harm to important historic fabric and will not affect the building's character, appearance, setting or significance. The proposal will assist in ensuring the continued sustainable use of the building without compromising its heritage value.

It is therefore concluded that the proposed works preserve the special architectural and historic interest of the Grade II listed building and that Listed Building Consent should be granted.