

Design and Access 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 Design and Access Statement supports a Listed Building Consent application for the installation of fibre broadband cabling within New Mills (Buildings 72–75), Kingston Mills, Bradford-on-Avon.

The proposed works are required to provide modern high-speed telecommunications infrastructure to serve the building's occupiers. The installation has been carefully designed to minimise any impact on the historic fabric and character of the listed building. All works are internal and no alterations are proposed to the external appearance of the building.

Assessment of the Existing Building

New Mills is a Grade II listed former woollen mill complex constructed in 1869 and later adapted for rubber production during the late nineteenth and early twentieth centuries. The building is of considerable historic and architectural significance as an important surviving example of Bradford-on-Avon's industrial heritage.

The building is constructed of coursed rubble stone with slate roofs and comprises a substantial four-storey mill range with later extensions and associated structures. The interior retains significant historic features including exposed timber floor structures, cast iron columns, roof trusses, staircases and evidence of former industrial machinery and line shafting. The building's historic significance derives from both its architectural interest and its association with the woollen and rubber industries that contributed to the development of Bradford-on-Avon.

Proposed Works

The proposal comprises the installation of fibre optic broadband cabling within the building to provide modern telecommunications infrastructure.

The works include:

- Installation of low-profile fibre optic cabling within internal communal areas and service routes.
- Routing of cabling at high level wherever practicable to minimise visibility.
- Installation of small junction boxes and associated telecommunications equipment where required.

- Use of existing service routes, risers, voids and previously altered areas wherever possible.
- Fixing of cables to modern surfaces and non-significant fabric wherever practicable.

No alterations are proposed to the building's external elevations, roof coverings, windows, doors, structural elements or overall layout.

Design Principles and Justification

The design of the installation has been developed to ensure that the special architectural and historic interest of the listed building is preserved.

The following principles have guided the proposal:

- Existing service routes and modern interventions will be utilised wherever possible.
- Cabling will be routed discreetly and positioned to minimise visual impact.
- Historic architectural features, exposed timber structures, cast iron columns and other significant elements will be avoided.
- Fixings will be kept to the minimum necessary for safe installation.
- Any penetrations required will be restricted to modern fabric or previously altered areas wherever feasible.
- The installation will remain reversible and capable of removal in the future without significant harm to the historic building.

The provision of modern broadband infrastructure is essential to support the continued viable use and occupation of the building while ensuring its long-term conservation.

Impact on Historic Fabric

The proposed works are minor in nature and are not considered to result in harm to the significance of the listed building.

Specifically:

- No historic features will be removed, altered or obscured.
- No changes are proposed to the building's external appearance.
- The installation is lightweight, discreet and reversible.
- Existing service routes and previously altered areas will be used wherever possible.
- Any fixings will be limited in number and designed to minimise impact on historic fabric.
- The works will not affect the building's structural integrity or historic plan form.

Overall, the proposals represent a sensitive intervention that allows the building to accommodate modern technological requirements while preserving its special architectural and historic interest.

Access Statement

The proposed works do not alter existing access arrangements within or around the building.

There will be no changes to:

- Entrances and exits.
- Internal circulation routes.
- Staircases, lifts or communal areas.
- Existing accessibility provisions.

The installation works will be undertaken with minimal disruption to occupants and normal building operations. Any temporary access equipment required during installation will be removed upon completion of the works.

Conclusion

The proposed fibre broadband installation represents a modest and carefully considered intervention within this Grade II listed building.

The works are entirely internal, limited in scope, reversible in nature and designed to avoid harm to significant historic fabric. No alterations are proposed to the external appearance, structure or character of the building. The proposal will enable the continued effective use of the property by providing essential modern telecommunications infrastructure while preserving the building's special architectural and historic interest.

It is therefore respectfully requested that Listed Building Consent be granted for the proposed works.