

**Proposed Alterations to Grove Mill,
New Mills
For
Swizzels Matlow Ltd
Carlton House, Albion Road,
New Mills,
Derbyshire SK22 3HA**

Heritage Statement

On Behalf Of

Swizzels Matlow Ltd

**COSTRORPHINE
+ WRIGHT
ARCHITECTS**

NOVEMBER 2015

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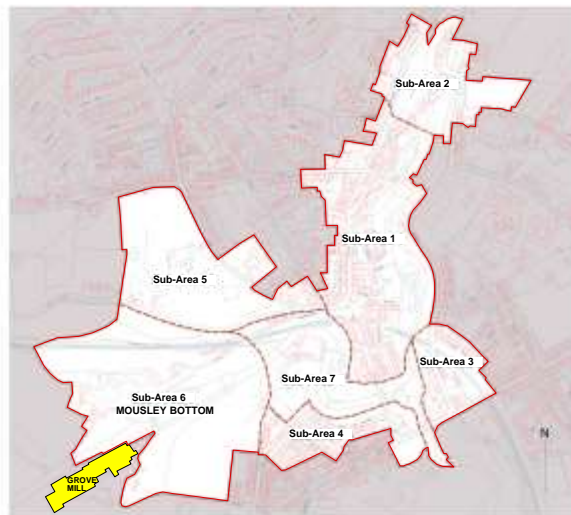
1.0 Background

- 1.01 Swizzels Matlow Ltd, who are based in Carlton House, Albion Road have been running their sweet manufacturing business from New Mills since relocating from London in 1940. The company is one of the largest employers in North Derbyshire with the vast majority of its staff living within 10 miles of New Mills.
- 1.02 The company owns Grove Mill, off Grove Street which lies just to the north of Carlton House. As part of the company's expansion plans there is a proposal to bring the vacant mill building back in to use for the packaging and storage of product produced in the main factory. In order to do this, some modifications are required to the fabric and layout of Grove Mill, and in particular to the buildings at the east and west end.



2.0 Grove Mill

- 2.01 Grove Mill is located on the south bank of the River Goyt, a tributary of the River Mersey which it joins at Stockport.
- 2.02 The mill is situated just outside the New Mills Conservation Area, immediately to the south west of sub-area 6, Mousley Bottom. This is a semi-rural area comprising, in part, sections of brownfield land which have been redeveloped for residential use. The area is very well protected by mature tree cover which screens the surrounding areas including, to a large extent, Grove Mill.



2.03. Grove Mill has been the home to several different industrial processes since it was first constructed. These include cotton spinning, paper manufacture and, until recently the production of specialist plastic containers in the form of Neiman Packaging Ltd, a company which has now ceased trading. As a result of these changes of use, the building has been altered and extended on many occasions to accommodate operations being carried out within. These extensions and alterations have employed a variety of materials including stone, brickwork, asbestos sheet cladding and roofing and more recently composite steel cladding and roofing. As a consequence, little of the original grit stone building is now visible.

2.04 One of the major alterations to the mill was the raising of the roof at the east end to accommodate an overhead crane for handling of materials. This manifests itself in a conspicuous, asbestos clad building with a high ridgeline several metres above that of the rest of the mill. This makes the building more visible from the surrounding areas.

3.0 Proposal and Justification

3.01 Grove Mill is currently unoccupied other than a building at the west end of the site which is used by Swizzels Matlow Ltd as an export warehouse. The intention is to bring the whole mill back into use and, in order to do so, further alterations and improvements to the building fabric have to be undertaken.

3.02 The proposed alterations can be split down into two main sections of work, one at the east end of the mill and one at the west end.

3.03 The works proposed for the east end of the mill involve the demolition of three small lean-to structures, all of which were additions to the main body of the mill and all of which are in a poor state of repair. It also involves the removal of the high asbestos-clad roof as in 2.04 above, and a bay of the main building. A new steel clad roof will be introduced at a much lower level and the walls will be over-clad with profiled steel cladding. A new service yard and dock loading area will be constructed to the east of the mill to replace the existing obsolete one.



East end of the mill showing lean-to stone building and high asbestos clad roof.

- 3.04 At the west end of the mill, the demolition work is restricted to the removal of the asbestos sheet north-light roof and cladding. These will be replaced with a lower steel clad roof and over-cladding to the walls. New dock loading doors will be installed on the west gable of the building and the window openings in the north elevation of the brick building will be blocked up using bricks reclaimed from demolition of the gables.
- 3.05 The main building at the north east corner of the complex is constructed in stone and has asbestos cladding and roofing which are in a poor state of repair. Missing gutters and ivy growth on the north elevation have caused damage to the pointing which has resulted in water ingress. The proposal is to replace the asbestos cladding and roofing with profiled steel sheet and to repoint the stonework.



West end of the mill showing north light roof

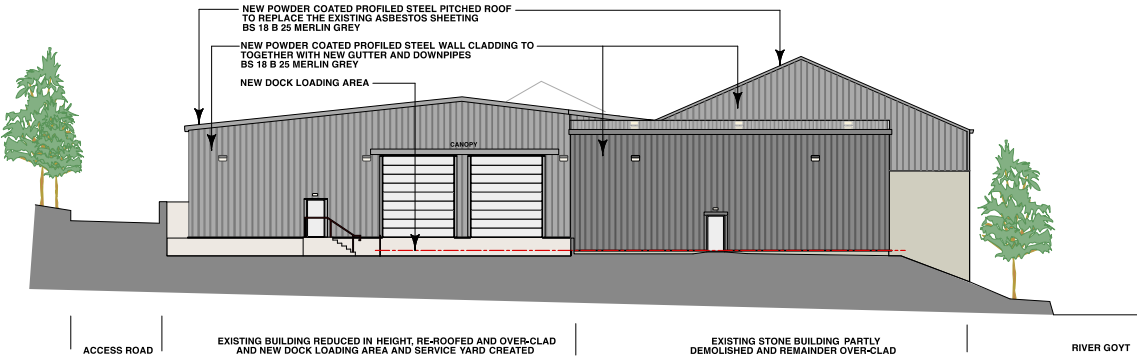
- 3.06 Justification of the proposed works revolves around bringing Grove Mill back in to full employment use. If left vacant and unaltered, the condition of the mill would continue to deteriorate. The proposal is to use this asset to generate more jobs in the area.



East end building with high ridgeline viewed from the south west

4.0 Benefits

- 4.01 There are currently 6No people employed at Grove Mill engaged in operating the Swizzels Matlow Ltd export warehouse at the west end of the complex. Once all the works have been completed there will be up to 110 people employed on the site on a 2 shift basis. This is good for the growth of the Swizzels Matlow Ltd business and for the local economy in general.
- 4.02 The proposed works will result in the removal of lean-to extensions to the mill which are in a poor state of repair and unsightly. The re-roofing and cladding works will remove much of the asbestos sheeting which has been used during previous alterations to the mill buildings and will serve to protect the building fabric against further water ingress and frost damage.
- 4.03 The proposed considerable reduction in the ridge height of the main building at the east end of the mill will dramatically reduce the visual impact the building has on the surrounding area. This includes reducing the visibility from Mousley Bottom, particularly during the winter months when there is little foliage on the surrounding tree.



**PROPOSED
EAST ELEVATION
TO SERVICE AREA**



**PROPOSED
WEST ELEVATION
TO SERVICE AREA**