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Torr Vale Mills

Grade II* Listed Building in New Mills Conservation Area. This part of the former mill is currently operating as a bar/restaurant. Comments on the proposals:

- Installation of awning over external yard: I have advised that this is a controversial aspect as alterations need to respect the industrial character of the building and the current design would be harmful to the building's significance. The architect is intending to remove this part of the proposal in order to progress the rest of the proposal and to engage with us in further discussions about this separately.
- Replacement windows: There is no objection in principle as there is a need for natural ventilation and the existing frames are glazed with Perspex. I have advised that further investigation is necessary to understand the historic window design and to work with this. The current proposal for inserting sash windows is not supported by evidence and this domestic-style of window is probably not appropriate. We are probably looking for inward-opening hopppers based on the existing design or side-hung casements. They will get back to us about this having done more research.
- Insertion of raised timber floor: I can see no harm in inserting a timber floating floor to even out the poor surface of part stone, part cement screed and awkward changes in level.
- The architect/designers are still in discussion about the exact design concept for the room (accessing the external terrace). This includes extending the entrance platform, installing a corner bar and fixed seating. The scheme will be broadly in line with the submitted proposal but I have suggested a condition to agree the exact layout/decorative scheme/details of fixings and fixtures prior to works commencing. The sensitive design/dressing of this space will retain the large open room and will not harm the building's significance.
- Installation of vents, ducts and AC units: These are necessary for the functioning of the premises and there is no objection to these proposals but we need a condition to agree the exact siting of the AC units between the building and external steps. I have viewed this location from across the river and they can be pretty well masked but further details will be required, including some screening.
- No objection to the installation of a freezer room (historic equipment must remain in place)
- The applicant suggested that the old entrance door was now staying in its current location so I suspect that this will also be removed from the proposal

Conclusion

Awning proposals to be removed. Further details of windows awaited.

I note that Historic England objected to the awning and as this has been removed this objection is resolved.

Condition (if not submitted prior to determination)

- Joinery details if required
- Final layout of bar, stage, seating, fixing and decorative scheme to be submitted for approval
- Details of service runs, vents and cowls
- Details of AC units, installation and screening

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