

The proposed scheme has evolved and now presents a much more responsive and contextual development. The original mill extended organically in a linear pattern along the valley side, with the buildings character varying from a typical 19th century industrial red brick buildings style to a more generic 20th century style. It was suggested during design discussions that a clear distinction between the different architectural phases, with a focus on preserving and celebrating the original mill buildings, and creating contemporary interpretations of the later industrial structures, would result in a more cohesive and historically resonant development.

Having assessed the amended drawings, design and access statement and heritage statement, submitted 25th June, it is evident that the scheme now reflects a variety of industrial architectural character. The layout and built form results in a more distinctive scheme that provides strong placemaking identity. This fits well within the rich rural industrial landscape context, taking the opportunity of the sites enclosed aspect within the valley and respecting the linear pattern of development of the original buildings.

The sense of arrival maintains the prominence of the original mill building (Block A) whilst reinforcing the traditional character of the area with the group of three new mill terraces of Block D. The central courtyard/shared space has been designed to provide a more characterful space rather than a linear streetscape with a varied pattern of parking and more green verges allowing for focal tree planting central to the spaces between the buildings. A pattern of perpendicular parking and parallel parking helps create a change in the view of the frontages. Three smaller parking lots at the rear of Blocks A and Block B and in between plots C and D create more intimacy and hides parking in the layout. By following the established building line of the existing buildings, the site allows for a widened central square that was previously forecourt and delivery yards to the old industrial uses. With a change of materials and more landscape verges this has become an attractive communal square entered once past the gateway of the main mill and new traditional terrace buildings that frame the mill pond and weir. Overall, a balance of private to public space has been achieved.

The building character of the original Mill Building (Building A) will be restored to its original form with the removal of inappropriate additions. It maintains the rural simplicity of early mill architecture. The scheme allows for the prominence to be maintained and enhances the conservation area.

Block B is distinctive with the use of a repetition of columns to articulate the front of the building and maintain a linear form with passageways and at intervals to provide relief in the elevation whilst maintaining the long linear footprint of the previous ropewalk building. The maintaining of this pattern of development and use of a more industrialised appearance provides a reference to the industrial past. Whilst I support the building form, the spacing and rhythm of the columns and their thickness give the impression of increasing the height of the building whereas the original building had a wider roof profile that gave the impression of a more horizontal lower building form. However, from sections I can see that the actual roof height is no higher than the original building. I can support this design if the materials were more in line with the C19th century brick form, which was red brick rather than a buff brick. This would be contrasting to the original Mill building and more authentic.

Block C is more contemporary. If a buff brick were to be used here it would be more appropriate and would work with a more contemporary bold form in this location. The asymmetrical saw tooth roof profile provides more character and variety in a long repetitive building form. The undercroft parking blends well into the character of the frontage and does not disrupt or dominate it. I am happy with the cladding at the front as it enlivens the frontage. At the rear, the cladding has the effect of being recessive and visually reducing the visual impact of the building when viewed through the wooded slope from the road above. It is however, a less commonly used material in this rural location and therefore I would suggest an alternative to cladding at the rear. A metal cladding maybe more appropriate to reflect the industrial heritage, or a mixture of stone cladding combined with a reduced areas of wooden cladding.

Block D. this works well within the layout and complements the main mill buildings and the conservation area. The use of traditional stone and detailing of window surrounds and reflect traditional Mill workers cottages and maintaining a more vertical form which responds well to the immediate Mill context rather than traditional rural cottages with a lower profile.

Density and Height

Whilst my initial concerns were that the proposal led to over development of the site. I do think the site can accommodate the increased density and height due to its location. The previous industrial use was intense and resulted in a sprawled overdevelopment whilst this scheme creates a purposeful sense of order without losing the essential industrial character and changing the setting of the site. In achieving this, materials must be of the highest quality.

Materials

More details are required of the materials to be used in the hard landscape of the public areas. The public areas should utilise traditional materials such as stone setts and flagstones, with low stone walls and paving patterns that could hint to the linearity of the rope walks. Subtle integration of imagery related to rope making could further enhance the site's historical narrative. The general arrangement of landscaping reinforces the woodland edge and enhances the mill pond area, utilizing native planting mixes.

As mentioned above, I would recommend that Block B should be red brick and Block C a multi buff brick with stone cladding and limited use of wooden panelling at the rear where seen from the road above. This could complement the front elevations.

In conclusion, the proposals for the redevelopment of Hole House Mill now shows a clearer distinction between the different architectural phases, with a focus on preserving and celebrating the original mill buildings while creating contemporary interpretations of the later industrial structures. This now gives a more cohesive and historically resonant development. Whilst I have some concerns about the use of buff brick and wooden cladding in places, I note that the conservation officer is happy with these materials and therefore I offer **No Objections** to the proposed development if on balance the scheme in all other planning matters the scheme is considered acceptable.