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DETAILED HERITAGE ANALYSIS OF THE SITE

Heritage analysis produced in conjunction with ICENI heritage consultants

This page illustrates the progression of development on the site from 1871 - 1906 with historic images as reference.

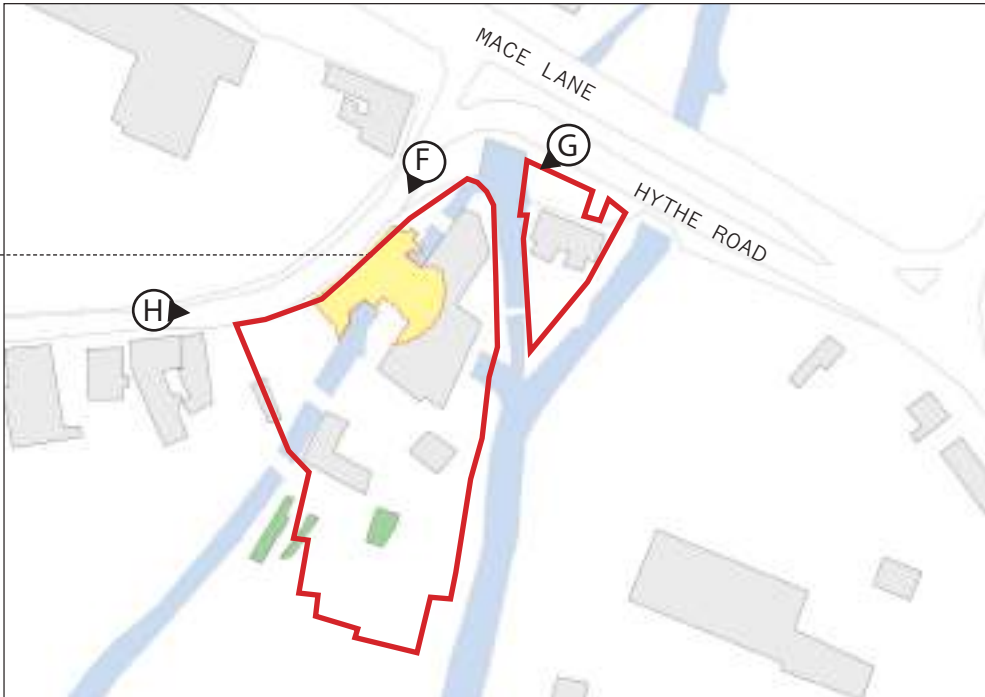


DIAGRAM OF 1974 OS MAP
Continued development to the south prior to fire



DIAGRAM OF 2021 OS MAP
Site cleared and converted to nightclubs and car park



1974
Fire destroyed the oldest section of the Flour Mill.



1975
Site cleared of fire damage



1980
Construction began on rebuilding vaulted warehouse and extension to the mill to become Dusty's and the Jolly Miller.



Recent History
During 1990-2014 the Mill was converted to a series of bars and nightclubs. Since 2014 has sat empty in a deteriorating state.



- Demolished prior to OS map date
- Constructed
- Fire



Historic England, Red Box, 1970



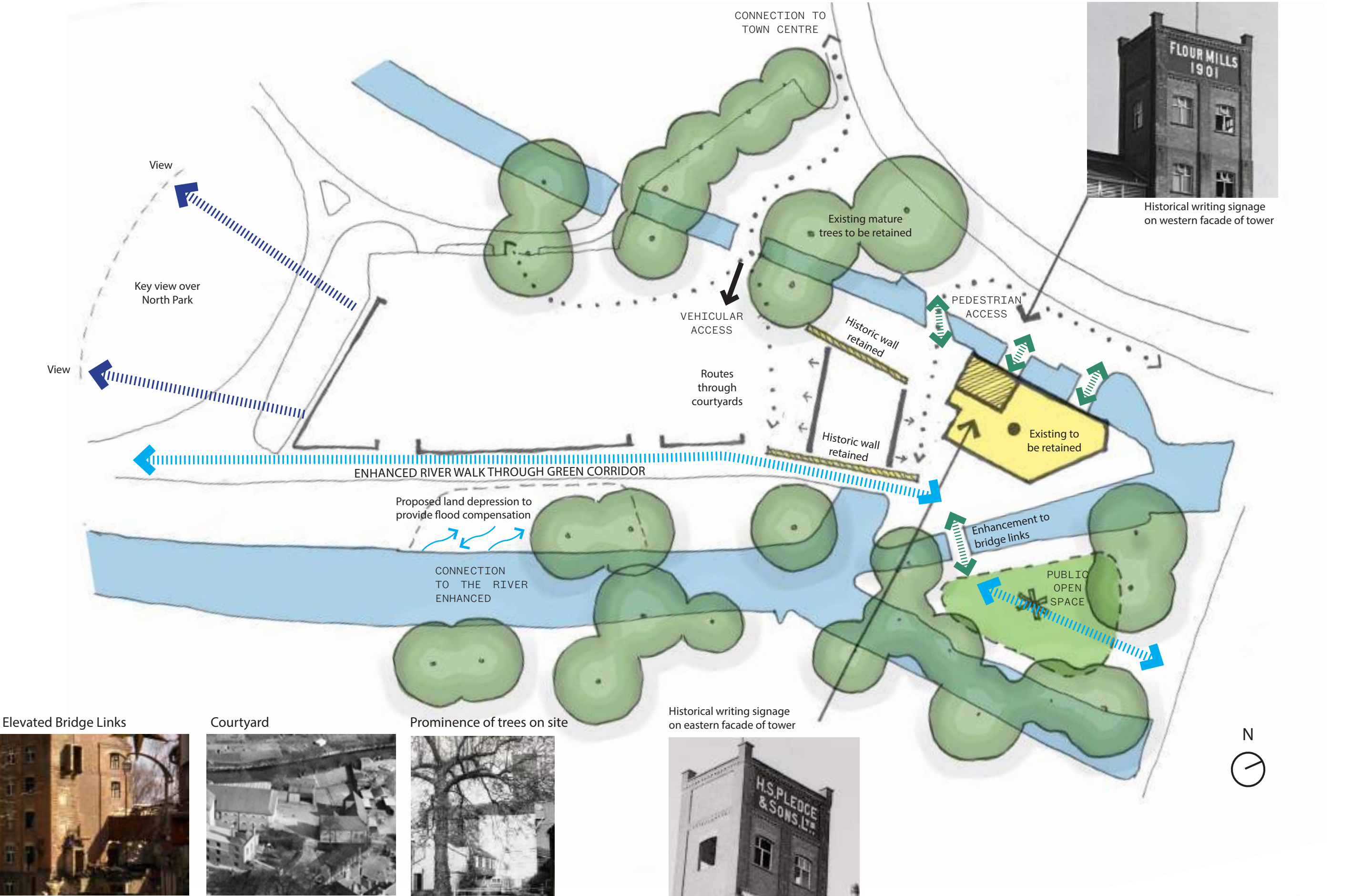
Historic England, Red Box, 1970



1980

DIAGRAM ILLISTRATING KEY HERITAGE FEATURES & KEY DESIGN PRINCIPLES

The diagram below has been generated following a detailed analysis of the site and its heritage.

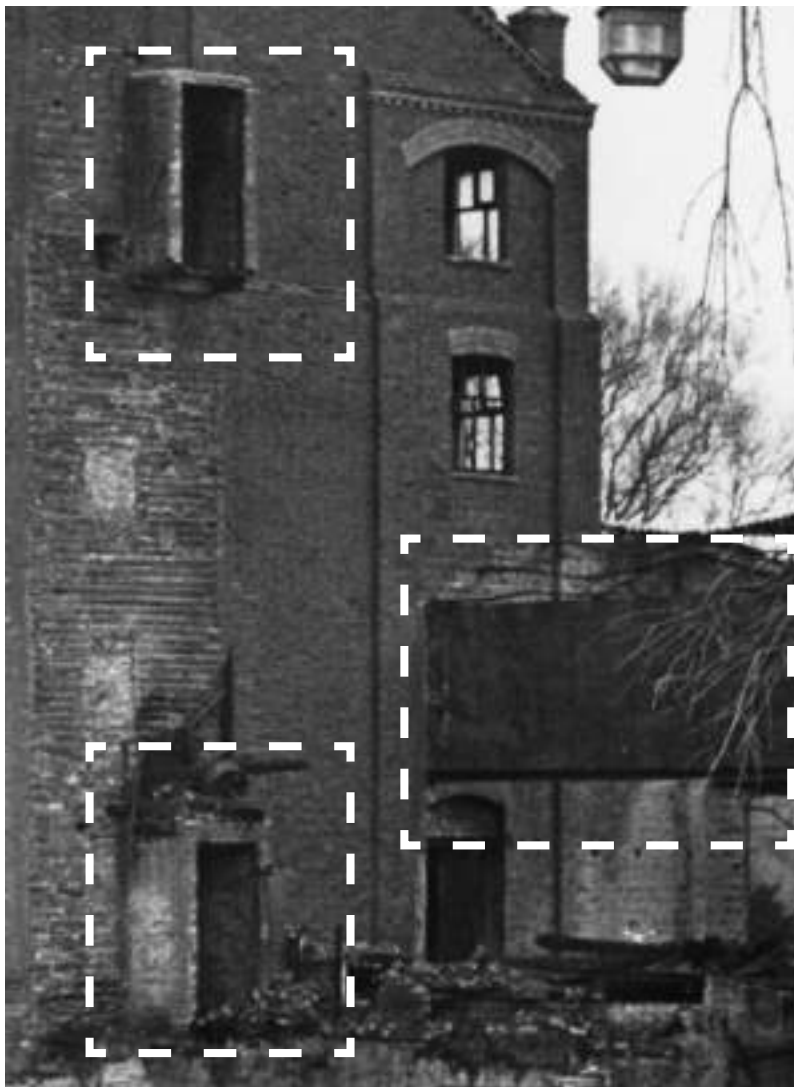


KEY DESIGN CONCEPTS DERIVED FROM HERITAGE ASSESSMENT

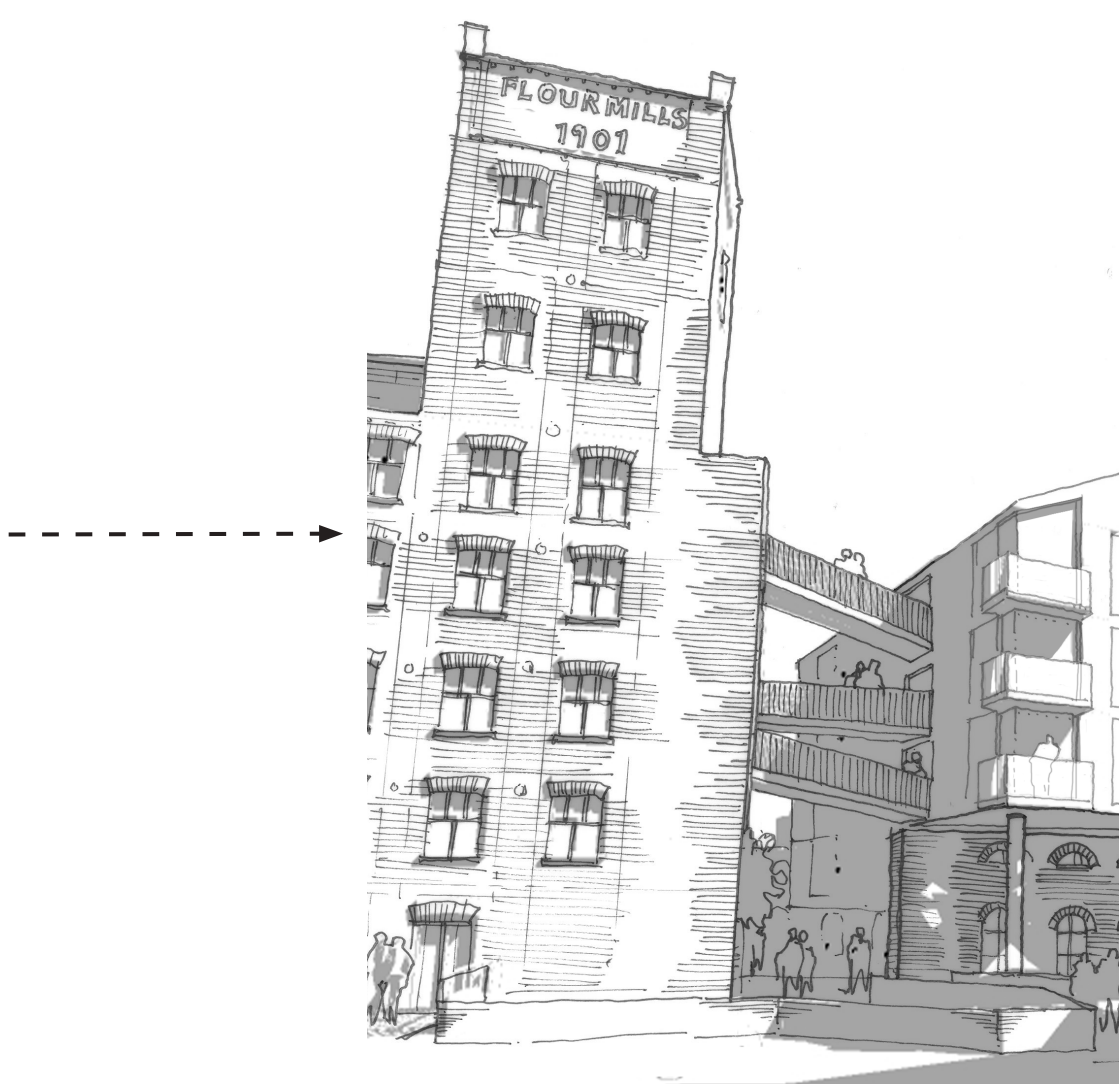
‘THE MILL CONNECTION’



Image from 1975 post fire shows remnants of connections to the original Mill building.



Links to original Mill and warehouse



Sketch illustrating concept for use of connections between new and old.

KEY DESIGN CONCEPTS DERIVED FROM HERITAGE ASSESSMENT

NEW MEETS OLD



Image from 1976 post fire shows circa 1901 warehouse wall parallel to river course



Original windows altered in 1980



Sketch illustrating concept of new building 'floating' over retained facade

PROPOSED SKETCH MASTERPLAN

GROUND FLOOR LEVEL



Historic images provided courtesy of Steve Salter Archive

Hollaway 2020 ©

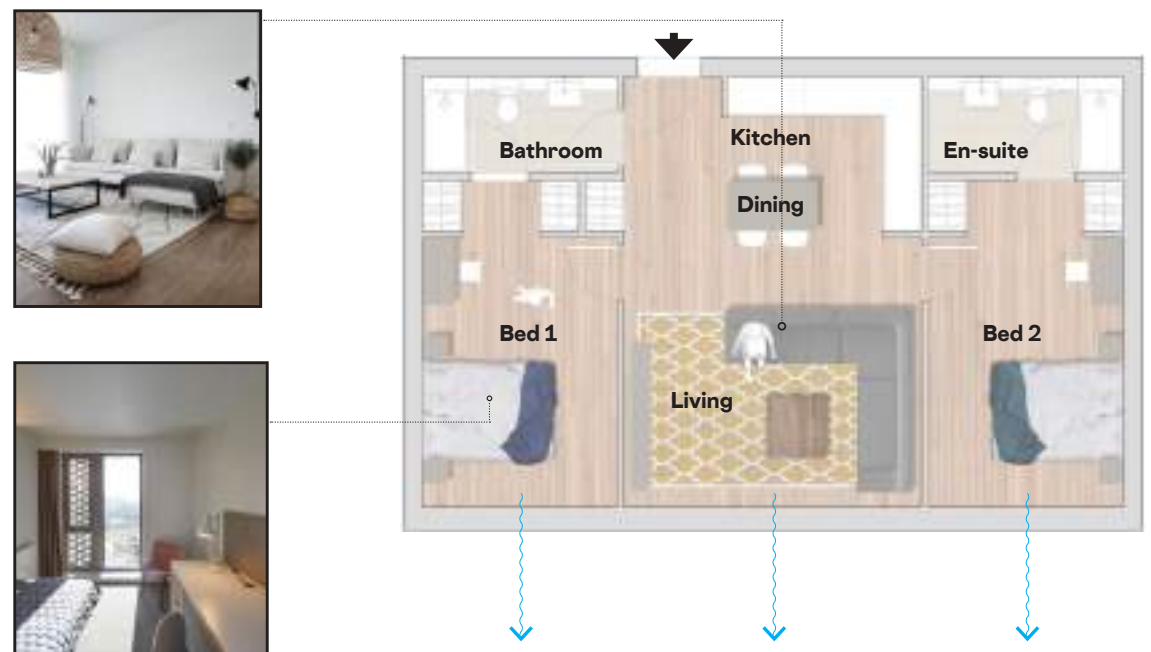
GROUND FLOOR PLAN

PUBLIC & SOCIAL SPACES

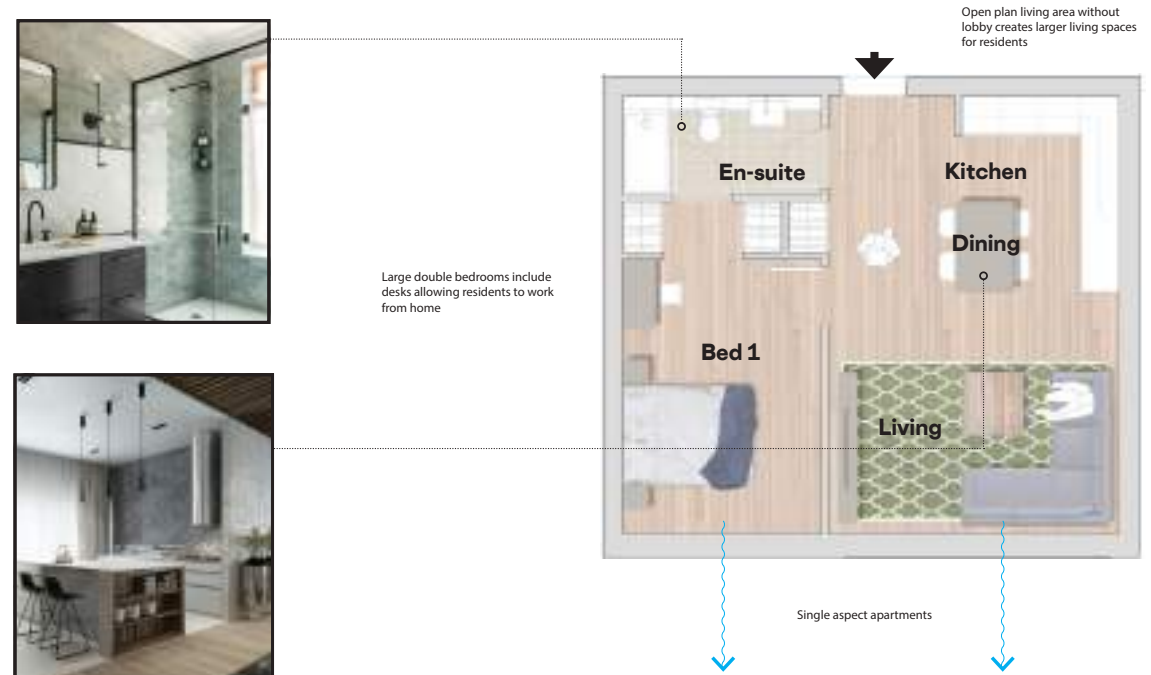


RESIDENTIAL FLOOR PLANS & APARTMENT TYPOLOGIES

Indicative 2 Bedroom PRS Layout



Indicative 1 Bedroom PRS Layout



- Indicative Schedule
- 2 bed duplex
 - 2 beds
 - 1 beds
 - Studios
- Up to 55 Units
- 51 Parking Spaces

Schematic Residential Floor Plans

Tower duplex plan

4th Floor

3rd Floor

2nd Floor

1st Floor

Concept Sketch
 Aerial View

