

# Introduction



Homes  
England

## Welcome to this consultation regarding the draft redevelopment of the former Derby Laceworks Site on Derby Road, Barnstaple.

We are currently considering options for the redevelopment of the site and are seeking your views on the proposals set out today. Delivery of high quality homes is our priority and we are very keen to hear your views.

The proposed development will achieve the following outcomes:

- Sympathetic redevelopment of this disused Grade II listed factory
- Provision of a range of house types to meet local needs, including a high proportion of 2 bedroom homes
- A high quality design which is in keeping with the character of Barnstaple
- To create a safe, attractive and low-speed environment for people to comfortably walk and cycle within the site



The Laceworks, Barnstaple





# Heritage Appraisal



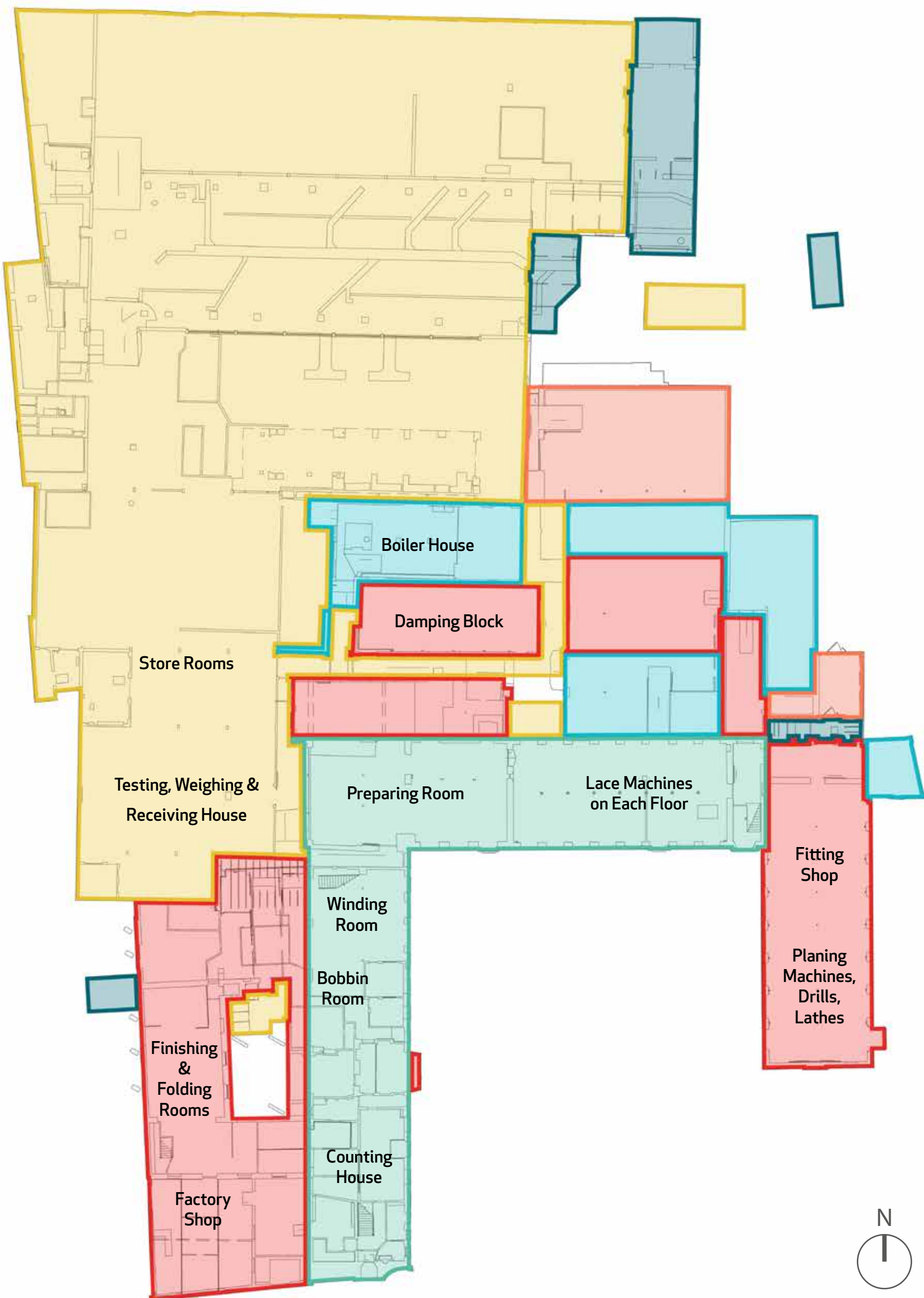
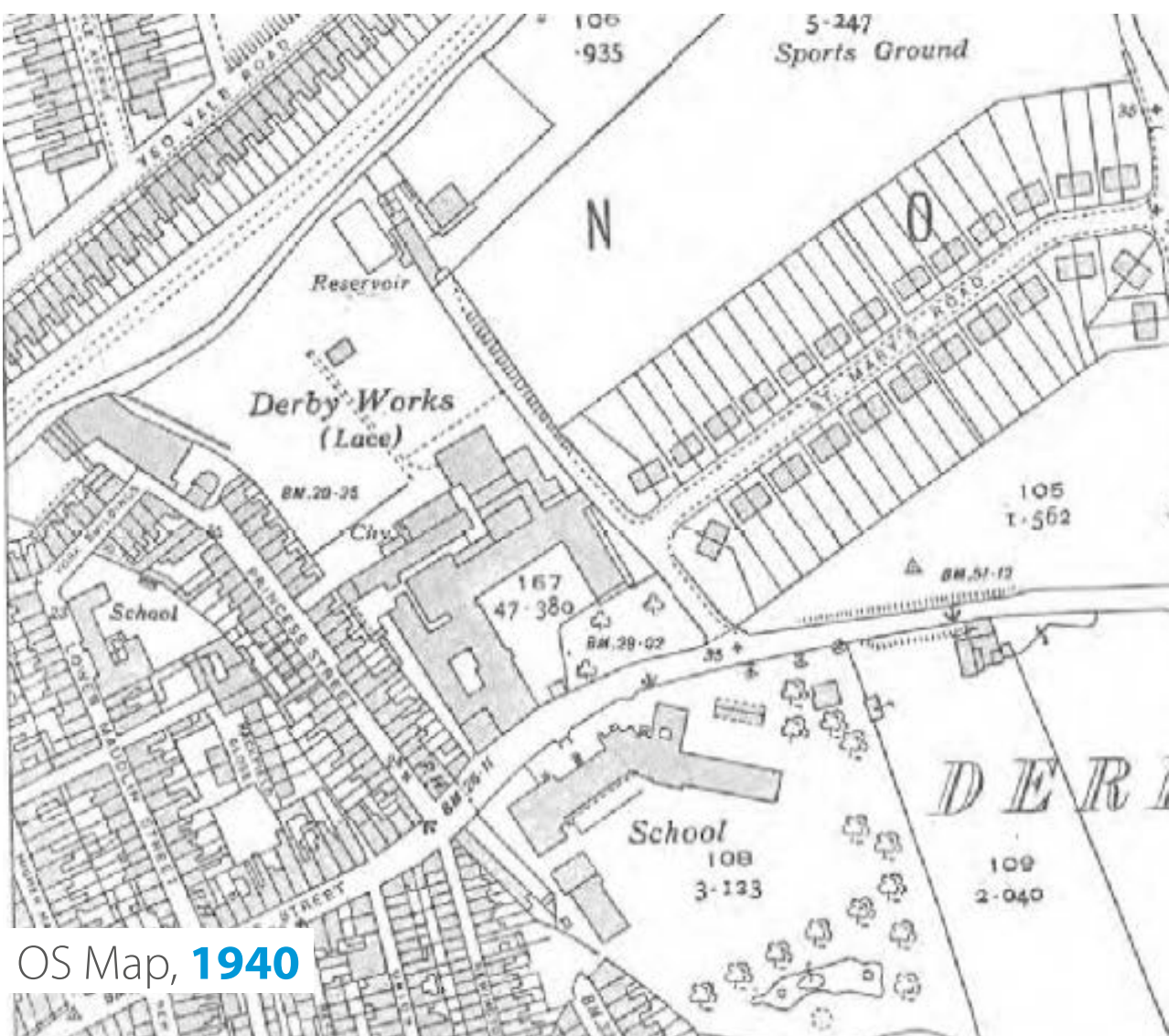
Homes  
England

The site first became home to a **Lace Works in 1825** and was last owned by **Heathcoat's of Tiverton, until closure in 2013**.

Homes England aspires to redevelop the site to provide new homes to support the continued regeneration of the town.

The challenge is to achieve this in a sensitive manner while respecting and keeping important aspects of the site's heritage.

We have fully appraised the historic importance of the site in order to make a balanced judgement in what to keep.



BUILDING TIMELINE

Original construction of 16 hp steam powered mill by John Boden.

1825

Development of mill to 60 hp by the Miller family.

1843 to 1885

Addition of east block to house new rolling locker machinery.

1876

Further development including shops fronting Vicarage Street / Derby Road.

1885 to 1904

Tidmas take over factory and continue development of site.

1904 to 1940

Major redevelopment north of main block, involving demolition of smith's and fitter's workshops.

1940

Major fire at the factory which caused significant damage

1972

Heathcoat Group take over the factory and continue trading until its closure in 2013

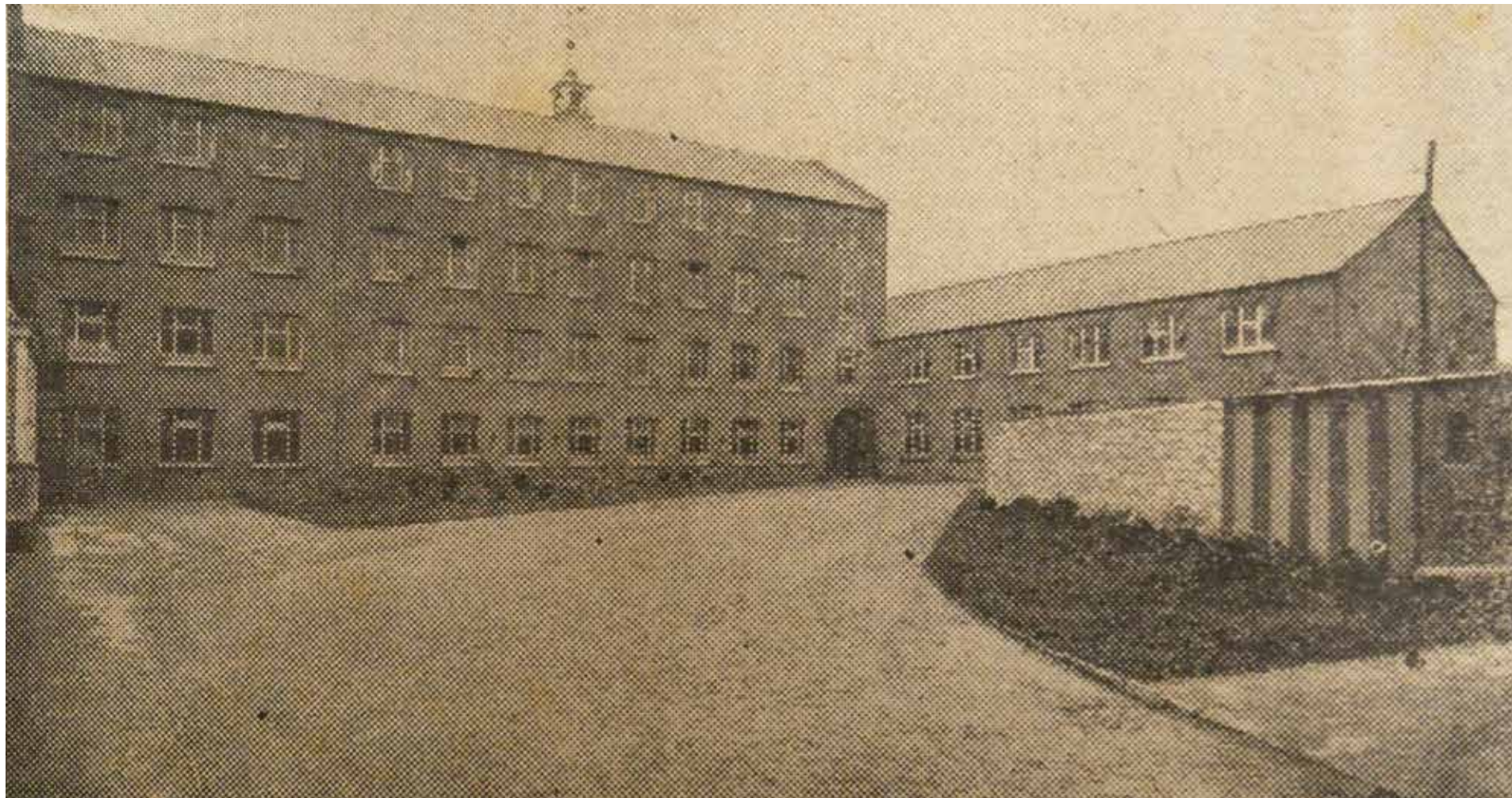
2012 to 2013



# Historic Photographs



Homes  
England



Derby Laceworks, **1884**



Derby Laceworks, **2017**



Early Aerial View



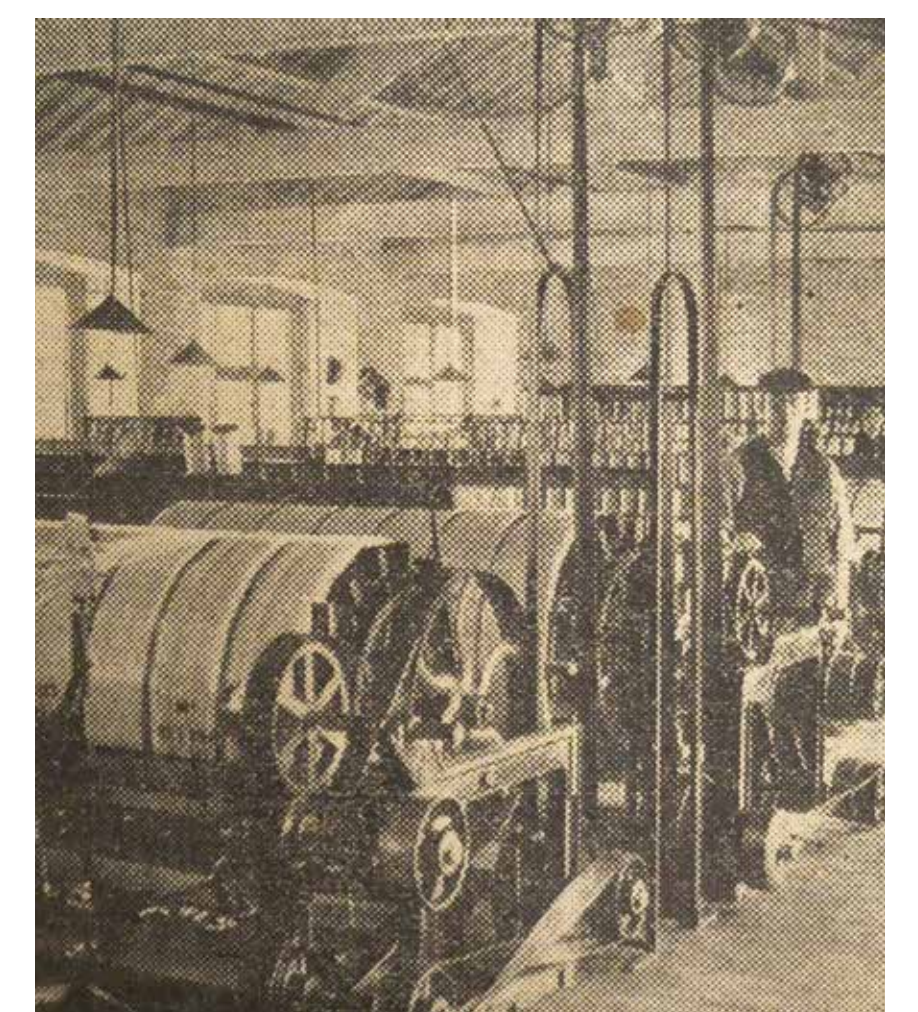
Present Day Aerial View



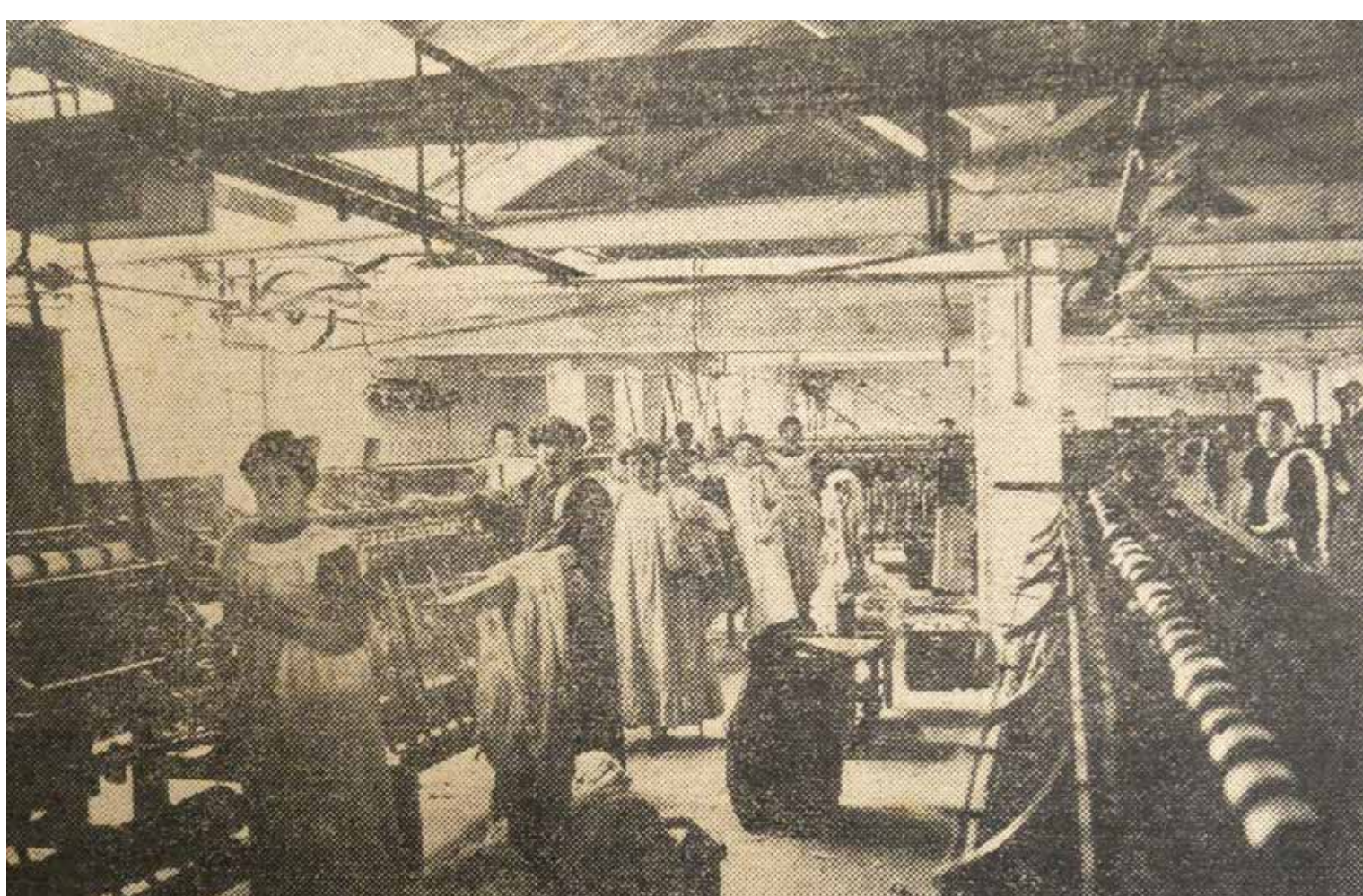
Derby Street Scene, **1945**



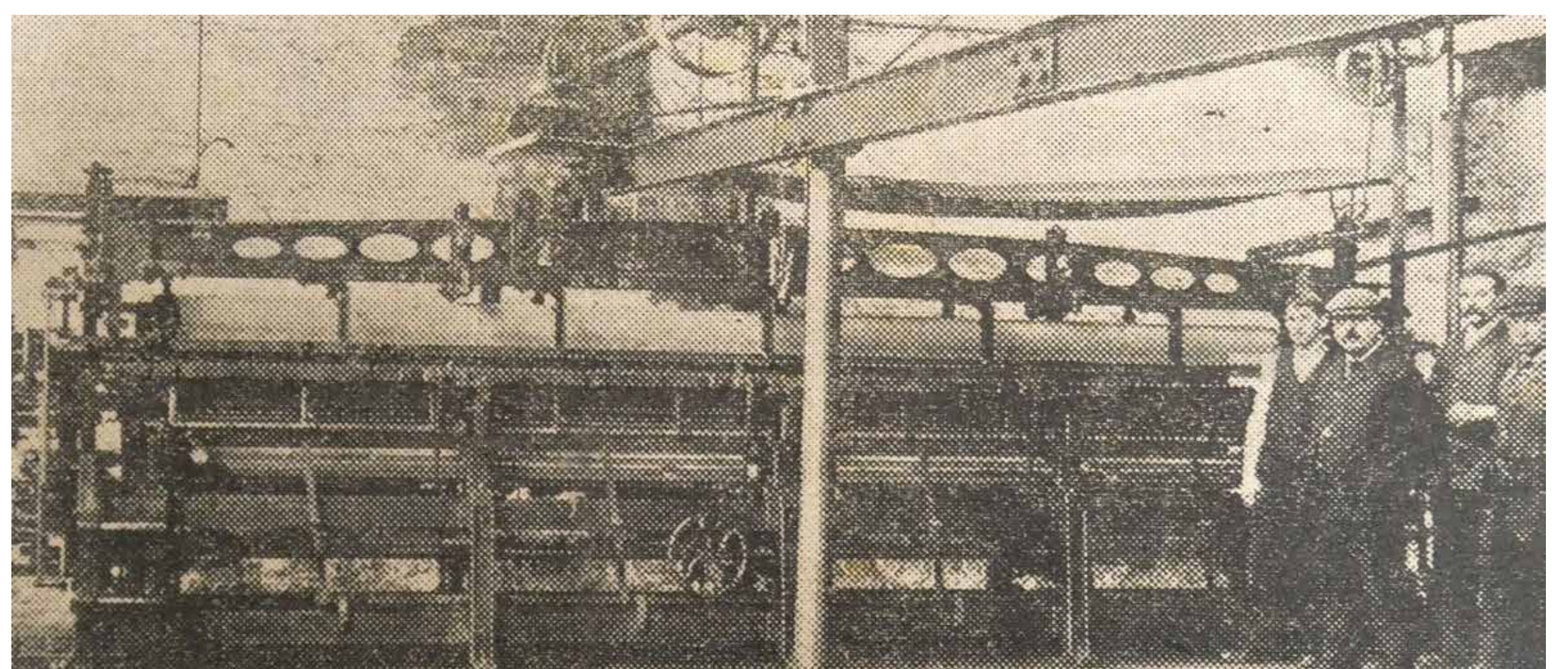
Finishing Room



Warp Machines



Bobbin Room



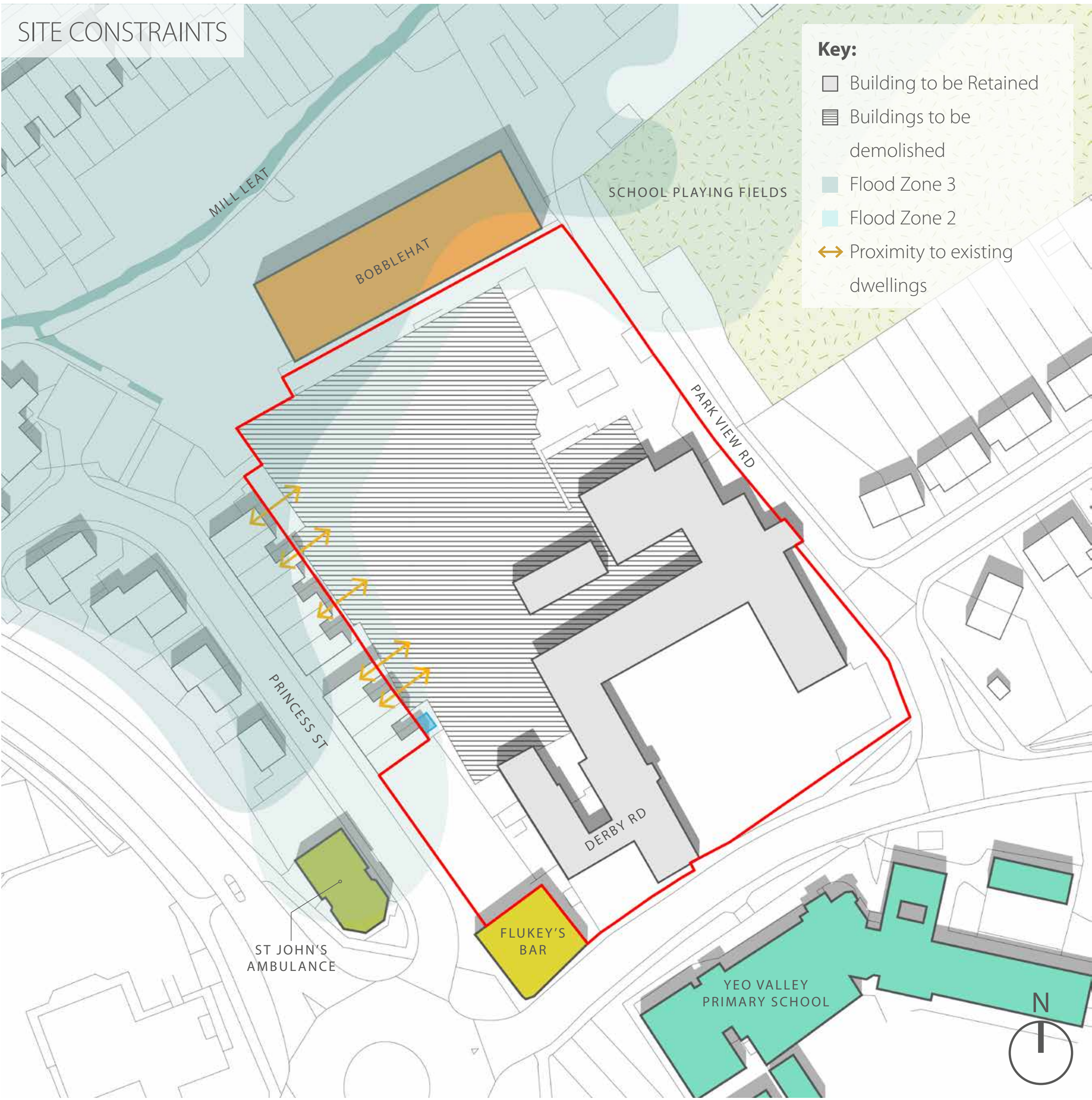
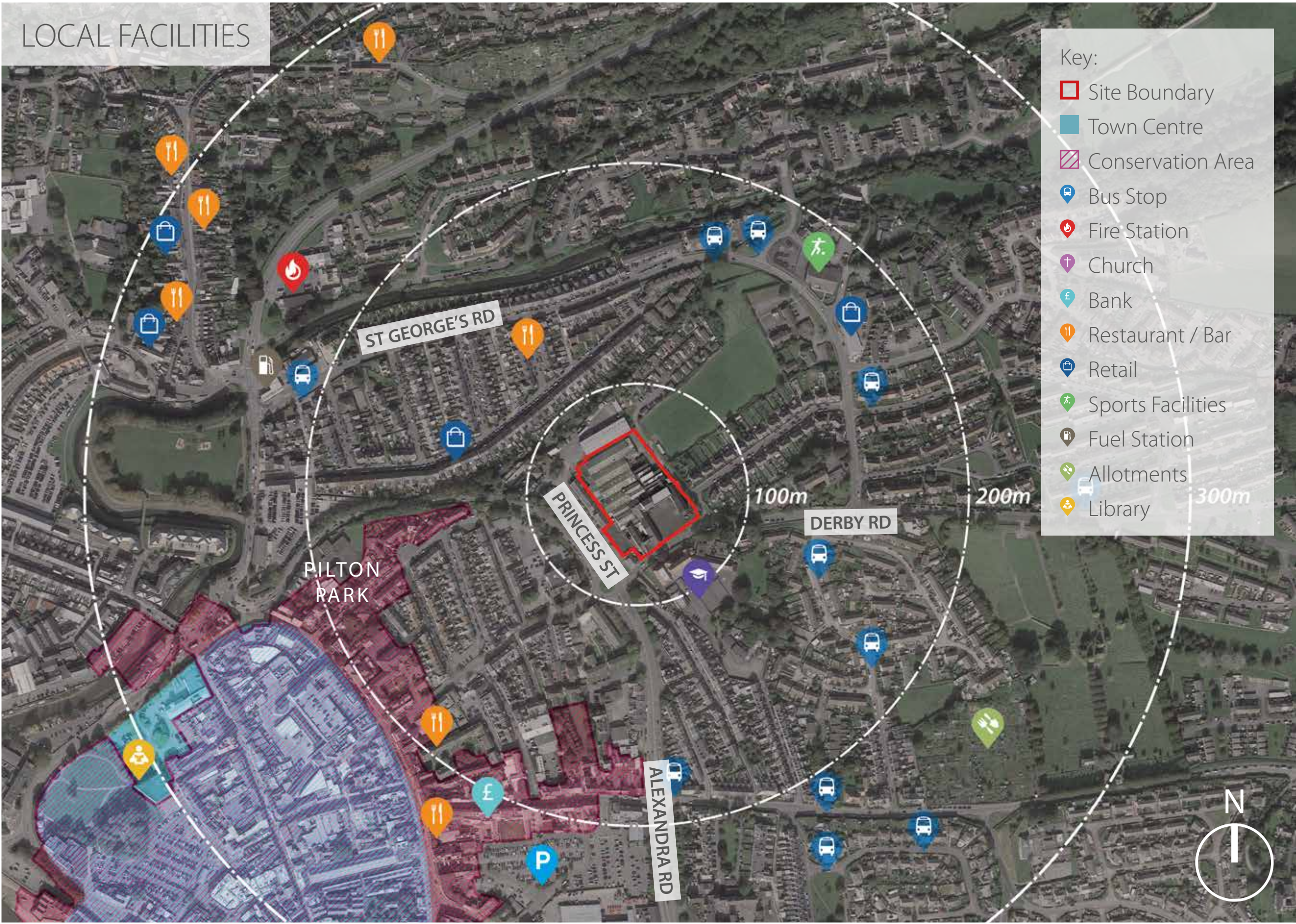
Lace Making Machine

**The Laceworks,** Barnstaple





# Site & Context Appraisal





# Indicative Masterplan

## Concept Design

The site layout has been carefully developed with regard to the character of Barnstaple, initial feedback from the Stakeholder Consultation event and the site constraints.

The proposal creates a new pedestrian friendly street network with active frontages and a clear definition of public and private space.

The scheme provides up to 74 new houses and apartments at a range of sizes to meet local need. A generous number of 2 bed homes are proposed to provide opportunities for local people to buy homes within the town.

Due to the site’s central location it is proposed to provide one parking space per dwelling with a number of additional visitor parking spaces provided across the site.

The relationship with existing dwellings has been carefully considered with the new buildings orientated to relate to the existing character of the Laceworks building.

Development has been located within the area of the site that is designated as flood zone 1 with parking and landscaping shown in areas designated as flood zone 2 and 3.





# Refurbishment Proposals



Homes  
England

The refurbishment proposals provide 43 sympathetically converted flats within the restored Laceworks buildings, in order to meet the future housing needs of Barnstaple.

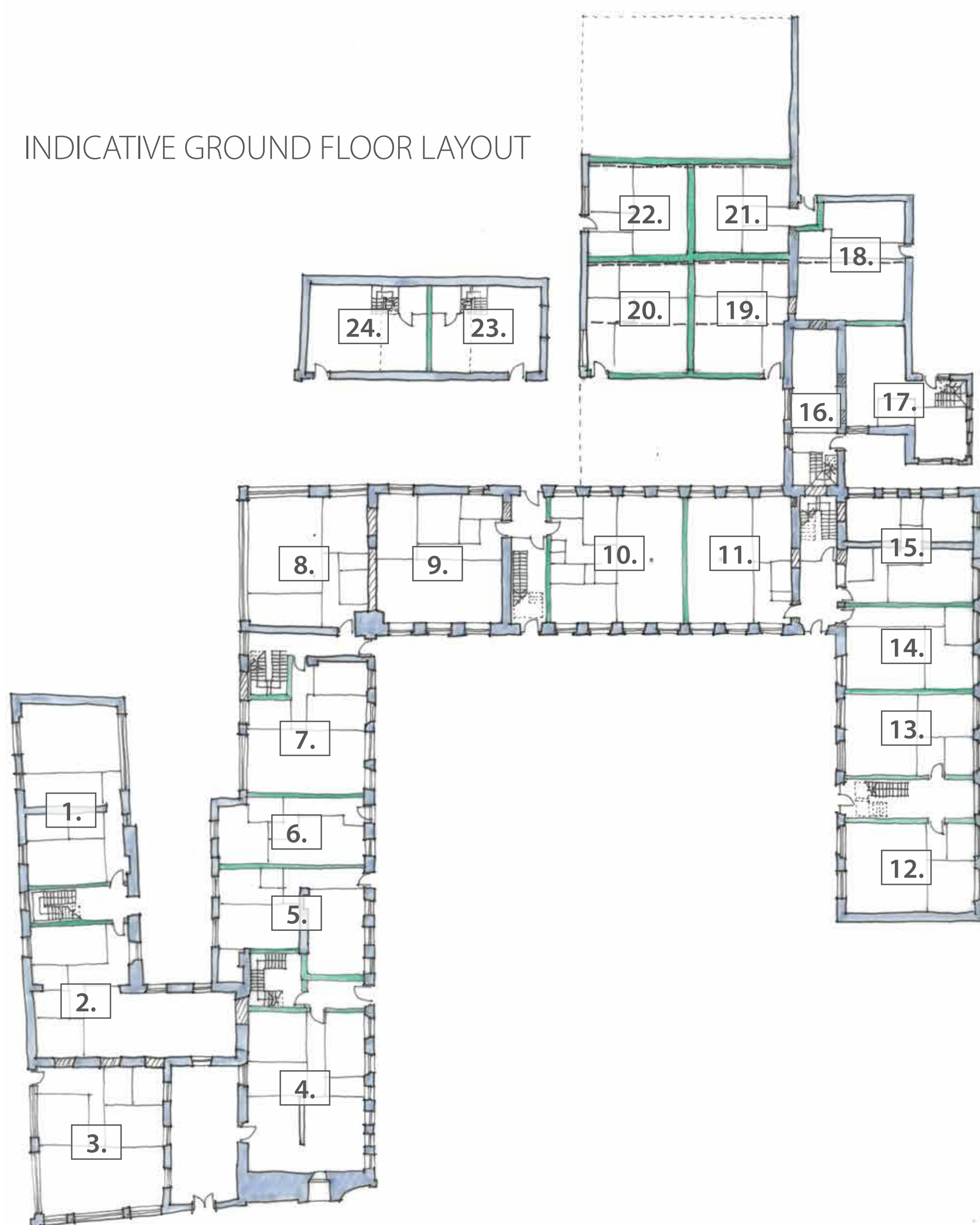
The proposals aim to restore the original factory buildings of 1825, as well as the east wing and west wing, which were added to the factory by 1885. Additionally, it is proposed to restore some of the ancillary buildings at the north of the site, including the damping room, where the lace fabric was prepared and the workshops, where the lace making machinery was repaired. As part of the conversion works, it is proposed to reinstate the fire damaged third floor of the original factory building.

The factory buildings themselves have a regular repetitive rhythm of windows along the elevations, which lends the buildings to a residential conversion. The residential scheme has been designed as a series of apartments on each floor level. The living and dining space in each apartment has been designed as an open space from the front to the back of the building.

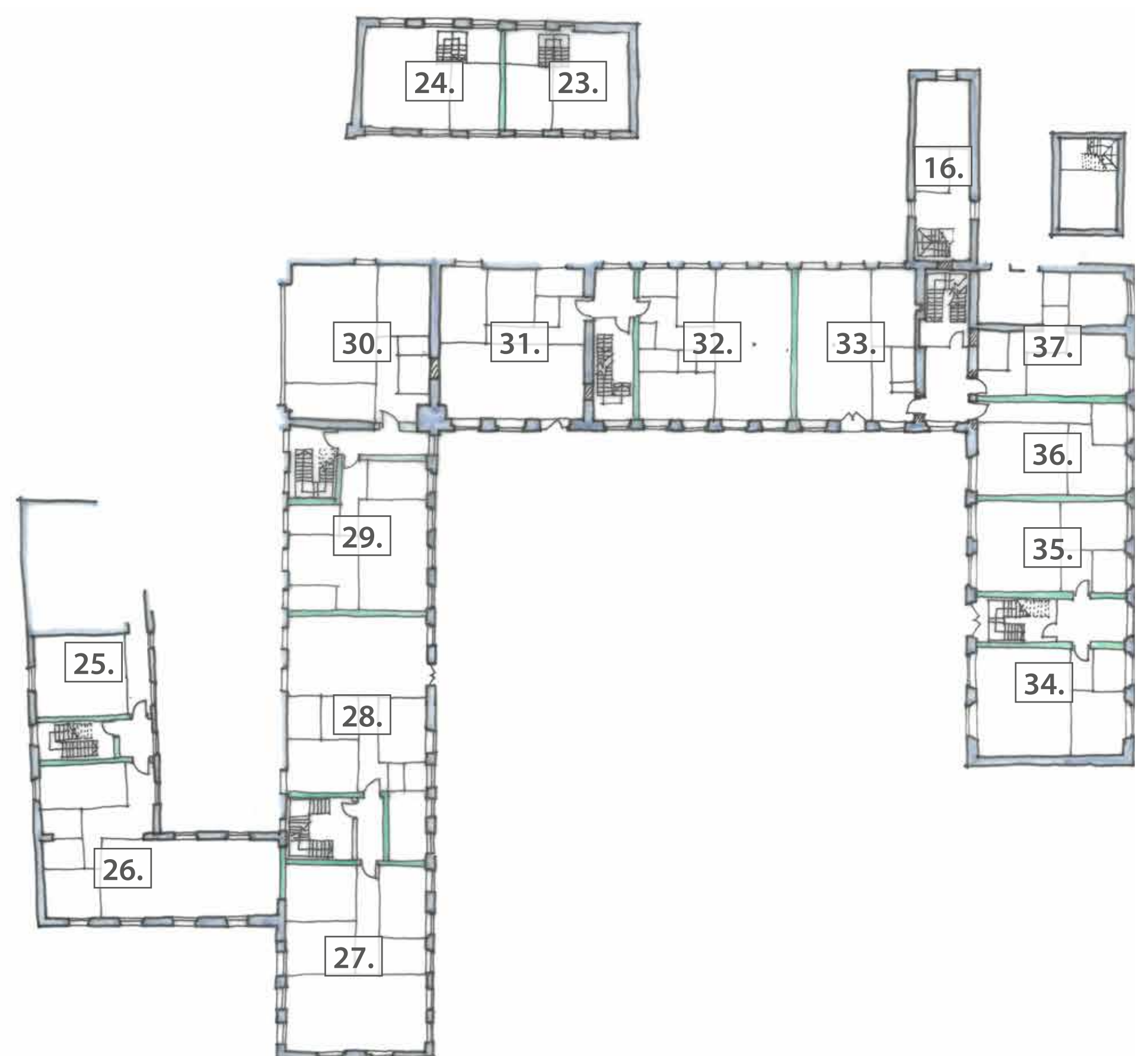
*Key retained features include:*

- Open character of the internal spaces within the building
- Cast iron columns and barrel vault ceilings
- Timber king post trusses
- Decorative iron trusses
- Original fly-wheel which will become a feature within one of the apartments (this is the last piece of historic lace making machinery inside the building)

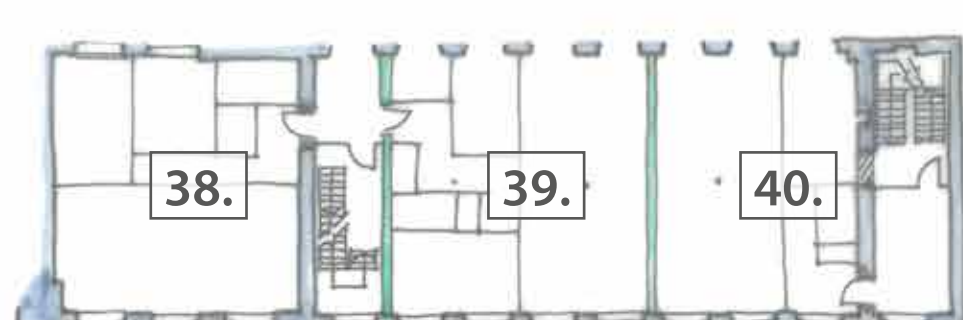
INDICATIVE GROUND FLOOR LAYOUT



INDICATIVE FIRST FLOOR LAYOUT



INDICATIVE SECOND FLOOR LAYOUT



INDICATIVE THIRD FLOOR LAYOUT





# Design Appraisal



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## Proposed Building Design

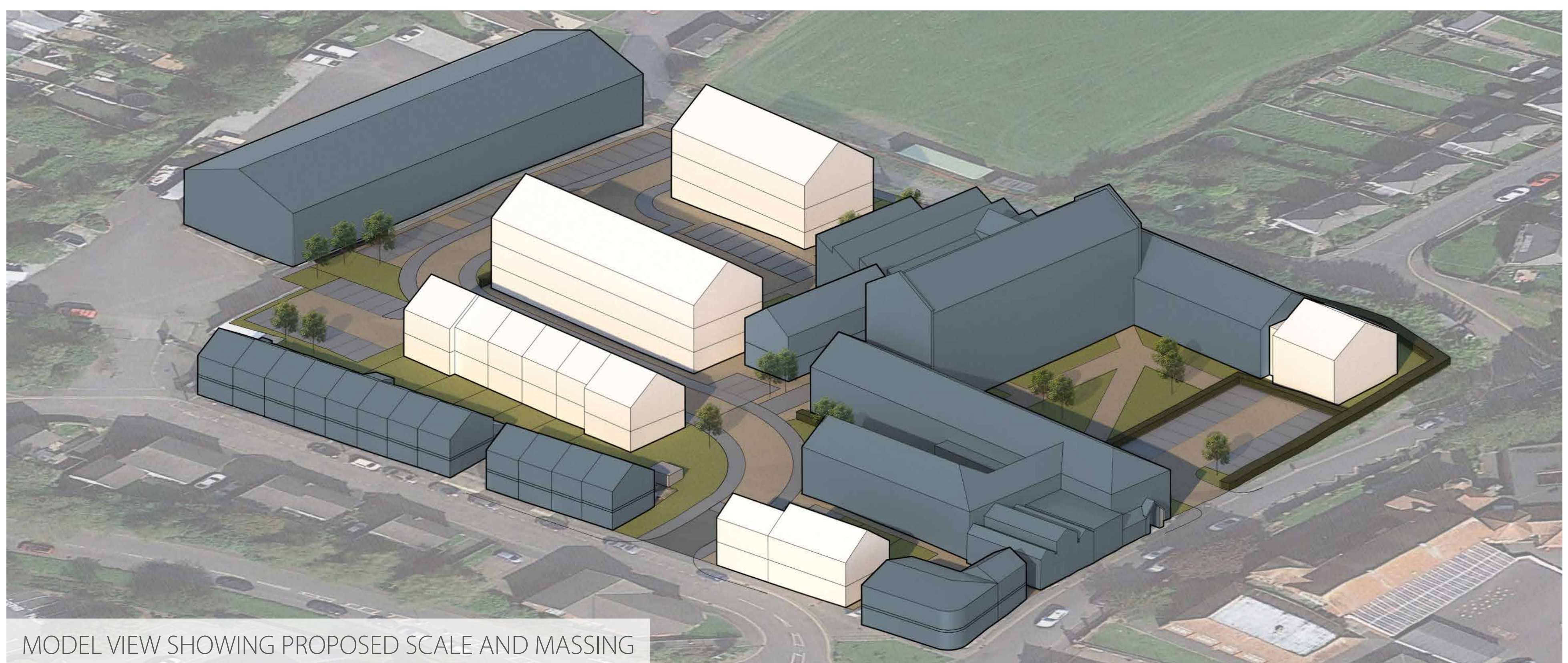
It is proposed that the dwellings will reflect the industrial and historic character of the buildings, using sympathetic building materials.

The form of the new buildings will reflect the industrial feel and scale of the site's heritage, drawing upon the scale and architectural qualities of the retained factory building in a contemporary way.

## Street Design

The layout of the site has been developed considering all modes of transport to ensure that sustainable travel is a viable option for future residents, whilst ensuring that private vehicles are adequately catered for so that it is not a vehicle dominated environment.

Planting will soften the streetscape where possible and provide biodiversity gains, with the possibility of providing edible landscaping and fruit trees, especially within the public open space.



MODEL VIEW SHOWING PROPOSED SCALE AND MASSING



**The Laceworks,** Barnstaple





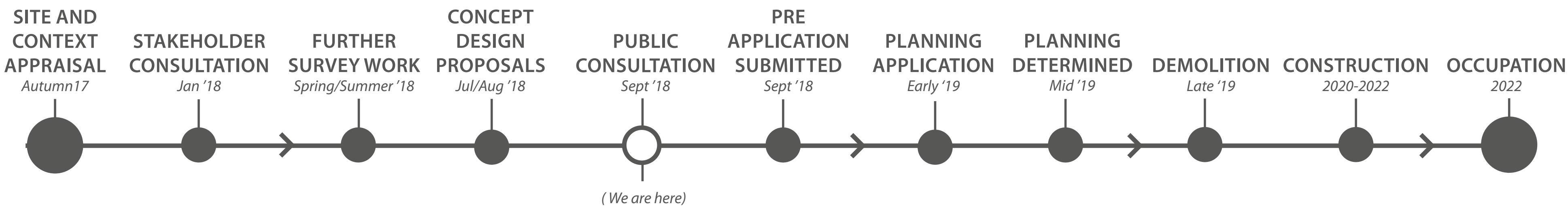
# Next Steps

## Have Your Say

Thank you for taking time to attend this exhibition.  
We hope you found it useful and would be grateful if you could tell us what you think about the proposed redevelopment of this site.

- You can record your views by:
1. Completing one of the feedback forms and depositing it in the box before you leave.
  2. Completing an online feedback form which can be found at: [www.lhc.net/news](http://www.lhc.net/news)
- Completed forms must be returned by *Friday 28th September*.

## Proposed Project Timeline



ARTIST PERSPECTIVE