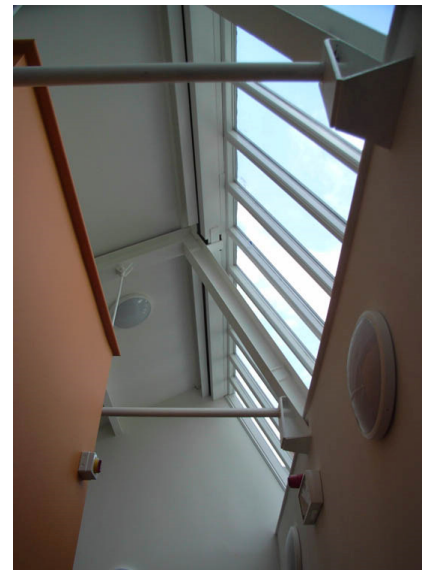




CASE STUDY: **CONSERVATION**
CRAFT CENTRE, HOLYWELL TEXTILE MILL





Conservation and Restoration

The building had been disused for several years and was in a poor condition due to neglect and fire damage following an arson attack. As the first floor and roof structure were rotten and partially collapsed, structural scaffold was erected throughout the build period to support the external masonry walls whilst the floor and roof were removed and the building was made safe.

A steel frame was erected within the original walls in order to support the new first floor and traditional slate north light roof. Original window openings were reinstated to maintain the character of the building, and the existing shop front was restored to its original condition, providing the main entrance into the shop and tea room. More recent additions such as the single storey rear extension were removed and replaced with a sensitively designed masonry extension. Internally, the existing stone walls were covered with limewash to provide a unified interior whilst ensuring character was retained within the building.

Sustainability Overview

- Re-use of an existing redundant building
- Regeneration of an urban site with an inventive re-use of existing buildings
- Recycling of building materials
- Use of local skilled tradesmen, with traditional skills
- Provision of local facilities for the local community
- Improvements to the thermal performance of the building fabric

CASE STUDY: CONSERVATION

CRAFT CENTRE, HOLYWELL TEXTILE MILL

Name of Building

Craft Centre, Holywell Textile Mill

Date Completed

July 2008

Project Cost

£965,000

Building Type

Leisure

Location

Holywell, Flintshire

Client

Flintshire County Council

Main Contractor

R. L. Davies & Son Ltd.

Awards

International Green Apple Award 2009 for
Built Environment and Architectural
Heritage

Building Overview

The scheme was the second project Ainsley Gommon Architects had completed within the Holywell Townscape Heritage Initiative, a scheme supporting the phased restoration of landmark buildings within the Holywell Conservation Area. Following the restoration and conversion of the former St Winefrides Convent School into affordable apartments, Ainsley Gommon Architects were appointed by Flintshire County Council to restore the 19th Century Textile Mill building on the opposite side of the road.

The 19th Century stone and brick building had previously been used as the Holywell Textile Mill Shop before falling into a derelict condition and was in danger of imminent collapse. The Client, with support from Cadw and the Heritage Lottery Fund, saw the potential to restore the building rather than resort to demolition, and it was decided the building could be converted to provide a valuable community resource.

Whilst the external walls of the building were in a relatively good condition, the building had been victim to an alleged arson attack which had led to fire damage to the first floor timberwork and the roof and consequently a significant amount of structural work was required. A 1970's extension to the rear of the building was removed and replaced with a new circulation link and the internal layout of the building was remodelled to provide a Community Arts and Crafts Centre with studio spaces, tea room and multi-functional spaces. The first floor was converted to a Gallery space, making use of the north light roof to provide an even distribution of light perfectly suited to viewing exhibitions.

