

## **DESIGN & ACCESS STATEMENT**

In support of an application for Outline Planning Permission

for

**LAND AT NEWSOME MILL,  
NEWSOME, HUDDERSFIELD**

by

PANORAMA LIVING LTD

Prepared by:



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Architects

# DESIGN AND ACCESS STATEMENT

## 1. General

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In 2012 the National Planning Policy Framework came into effect, replacing much of the Planning Policy Statement and Guidance documentation. It presumes in favour of sustainable developments and calls for a wide choice of high-quality homes, attaching great importance to the design of the built environment as good design is a key aspect of sustainable development and planning and should contribute to making places better for people.

The characteristics that successful places share (as defined in *“By Design: Urban Design in the Planning System – Towards Better Practice”*) are:

**Character:** (a place should have its own identity.)

**Continuity and enclosure:** (public and private spaces should be clearly distinguished.)

**Quality of the public realm:** (a place should be attractive and have successful outdoor areas.)

**Ease of movement:** (a place should be easy to get to and move through.)

**Legibility:** (a place should have a clear image and be easy to understand.)

**Adaptability:** (a place should be able to change easily.)

**Diversity:** (a place should have variety and choice.)

Not all the characteristics will be relevant to all applications, but each situation will be considered against its relevant criteria.

The statement is intended to comply with section 42 of the Planning and Compulsory Purchase Act 2004 and section 62 of the Town & Country Planning Act 1990.

## 2. Format

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The statement will follow the guidance in the Commission for Architecture and the Built Environment (CABE) publication *“Design and Access Statements”* (2006).

The basis process will be assessment, involvement, evaluation and design.

- i. The assessment will consider the context of the site and its surroundings which includes the physical, social and economic characteristics as well as any existing planning policies.

In this regard:

- **Physical context** means what the place looks like and the character that is derived from existing buildings, landscape features and movement routes.
- **Social context** means how people in the locality will be affected by the development including any aspirations they may have for the site.
- **Economic context** means the contribution the development will have on the local economy.
- **Planning Policy context** means that policies and guidance exist to affect and shape the development of the site.

- ii. The content of the statement will include:

- **Use:** What will the development be used for and how will it fit in with the area and support local aims?
- **Amount:** The amount of development is how much development is proposed. For residential development, this means the number of proposed units for residential use and for all other development; this means the proposed floor space for each proposed use. How much development is being applied for and why is it appropriate?
- **Layout:** The layout is the way in which the buildings, routes and open spaces (both private and public) are provided, placed and orientated in relation to each other and buildings and spaces surrounding the development. Why has this layout been chosen and how will it work and fit with its surroundings?
- **Scale:** The scale is the height, width and length of a building or buildings in relation to its surroundings. Why are the sizes of the buildings and spaces right for the site; how do they relate to the existing and why the size provides the appropriate level of accommodation?
- **Landscaping:** Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and area in which it is situated through hard and soft landscaping measures. Statements should also explain how landscaping will be maintained. What are the principles that will be used to draw up the landscape details?
- **Appearance:** Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture. What the place should look like and why. How will the good appearance be achieved and maintained?
- **Access:** How the movement patterns around and through the site will work and how everyone can use the place comfortably, safely and easily?

### 3. Preamble

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The Design Statement will be confined to specific aspects of design. The application, which this document supports, is for planning permission for the *“Erection of 7 two bedroom and 23 three bedroom 2 storey houses, and 6 two bedroom duplex and 6 one bedroom apartments in a 2.5 storey terrace plus ancillary works.”* on land at Newsome Mill.

The site forming Newsome Mill was purchased in 2003 with a view to converting some of the existing buildings and constructing new housing on part of the site.

The site at the time consisted predominantly of the multi-storey mill and a range of one and two storey buildings and open spaces. The description of the buildings is dealt with in more detail later in the statement.

The clock tower and gates were of particular interest and were Grade II listed structures entered on the register on 29<sup>th</sup> September 1978.

Applications for planning permission and Listed Building Consent were submitted in early 2005 for the demolition of part of the existing mills, erection of new houses, conversion of the multi-storey mill and ancillary works. Following legal advice on the House of Lords judgement in the Debenhams case, the Local Authority determined that a Listed Building Consent application was not necessary and that part of the application was returned.

Following lengthy negotiations including withdrawing and resubmitting the application, the submission was granted approval under reference 2006/62/91452/WI on 17<sup>th</sup> October 2006. The time limit on the consent was 3 years, i.e. to 17<sup>th</sup> October 2009.

Following the issue of the planning permission, the single storey buildings with the exception of the north light weaving sheds to the north east of the multi-storey mill, and some of the two storey buildings, with the exception of the original offices, were demolished and the site cleared.

In late 2007, an application was made to list the remaining buildings on the site and that listing was confirmed in early 2008.

Extensive discussions and consultations took place from early 2008 with Kirklees Metropolitan Council Development Control and Conservation Departments to reach a consensus on an acceptable form for a resubmission for a planning permission and an application for Listed Building Consent.

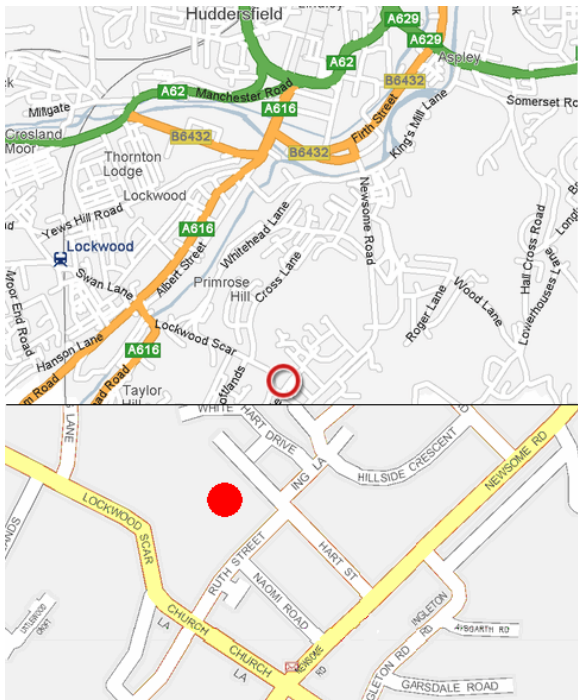
Applications for planning permission and Listed Building Consent were submitted on 19<sup>th</sup> April 2010 for 'Erection of 20 dwellings and Change of Use and alterations to convert existing mill buildings to form 1 dwelling, 40 apartments, 8 duplex apartments and ancillary works' and for 'Listed Building Consent for alterations to convert existing mill building to form 40 apartments and 8 duplex apartments'.

The applications were granted approval on 15<sup>th</sup> April 2013 under reference numbers 2009/62/93669/W2 and 2009/65/93672/W2. Both approvals expired on 14<sup>th</sup> April 2016 without any work started on site. This was due to the economic viability of the approved scheme.

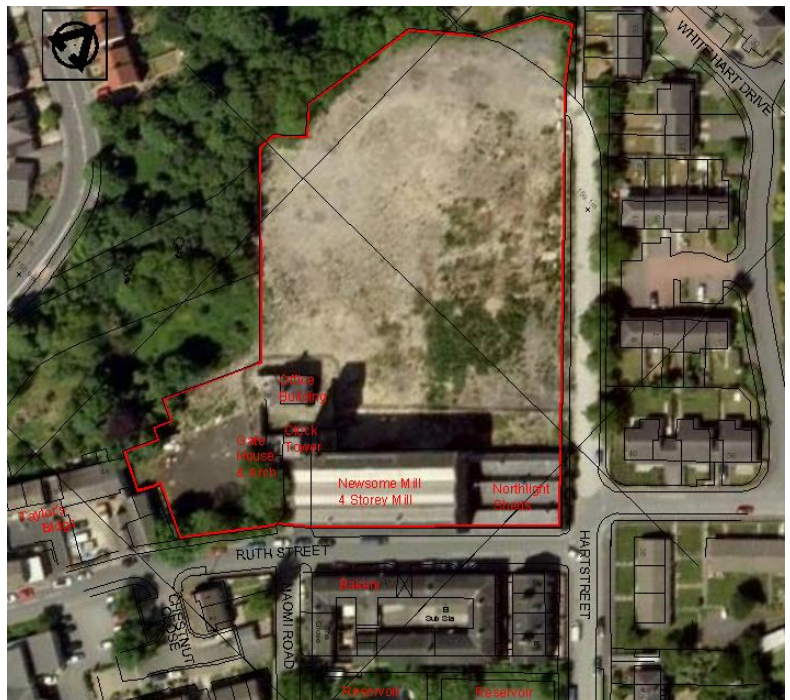
In the early hours of 17<sup>th</sup> November 2016, the 4 storey mill building, weaving shed and the clock tower were damaged to varying degrees by a fire. The walls of the main mill building remained standing at approximately first floor window cill height but all the roof, floors and remaining walls had collapsed. The roof and part of the external walls of the weaving shed also collapsed. For safety reasons and with the agreement of Kirklees Council and the Health & Safety Executive (HSE), the debris on the outside of the building was removed from the site, but the internal debris was left in-situ.

The remains of the buildings were in an unknown structural condition following the fire. It was not possible to carry out an appropriate structural survey of the remains of the mill, weaving shed and clock tower until the internal fire damaged debris were removed.

The application for "removal of the internal fire-damaged debris following the collapse of the four storey mill building and the single storey weaving shed", submitted under application number 2017/65/93009/W, was a result of the events of 17<sup>th</sup> November and subsequent decisions, and was approved on 30<sup>th</sup> November 2018 with application 2018/44/94098/W submitted to discharge condition 3 (method statement) and accepted on 25<sup>th</sup> January 2019.



Location



Pre Fire Site & Aerial Photo

## 1. Assessment

The site is part of the Newsome Mill complex, more specifically the land immediately to the north east of the remains of the four storey mill, and the land stretching to the north west of it (the extent can be seen on the plans submitted with the application, the remains of the four storey mill, the offices, gate lodge and courtyards being dealt with in a separate application), situated in Newsome, approximately 1 mile south of central Huddersfield. It occupies 0.82 hectares on the North side of Ruth Street, with Hart Street to the North East, and an open area of land to the North West. The site is situated on top of a hill.

The four storey listed mill, now reduced to walls to first floor window cill or lower only, occupied the south east side of the Newsome Mill complex along Ruth Street, with the rest of the area cleared of the previous, predominantly north light, buildings (inappropriate for residential conversion) that took up most of the land. The main frontage of the complex as you move up Ruth Street consists of the existing buildings and begins in the boundary wall to the tarmac parking area to the south west of the land, leading to the entrance and entry courtyard, which is bounded by the wall to the parking area, the single storey gatehouse (timekeepers lodge), the grand entrance archway attached to the six storey clock and water tower, and the single storey wall remains of the main mill building, which the tower takes up the west corner of. Behind the entrance arch is another courtyard to the rear of which is the two storey mill office building, which gives an attractive focus for the view up Naomi Road to the mills.

The remains of the four storey section of the mill continues for two thirds of the way along Ruth Street opposite the two storey Parfitt Bakery buildings (assumed to be the former coach house and stables for the mill) behind which is the twin reservoirs which provided water to the mill and completed the original mill complex.



View along Ruth Street towards NE during demolition



View on Ruth Street towards SW post demolition

The site is surrounded by an assortment of residential buildings whose type and quality varies, from modern and pre-war semi-detached houses and post-war bungalows on Hart Street, traditional terraced houses on Ruth Street, to detached dwellings on Cross Street, and very modern apartments in a circular form, off Lockwood Scar, to the northeast of the site.

Possibly the best example of the traditional vernacular is 2-8 Hart Street, which references the mill in terms of stone and slate materials, as well the eaves, head and cill detailing. East of the site along Ing Lane and White Hart Drive are more recent houses of one and two stories, in a more modern style, showing brick walls, limited detailing and a looser grain to the tight, terraced, local grain.

Many more traditional houses remain along Ruth Street give the historic vernacular of the area, especially the Taylor's Buildings (7-15 Ruth Street, again showing similar materials and detailing to the mill) and the older terraces across Church Lane.



View of 2 – 8 Hart Street



View of Taylor's Buildings, Ruth Street



View over Ing Lane



View over Ruth Street towards the Bakery

Though there is a mix of residential development in the area, a clear traditional local vernacular can be perceived from the mill buildings, the 2 storey bakery, whose materials and robustness correspond to the mill opposite, and the older housing.

## 2. Evaluation

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The form of the proposals should respect the listed buildings and their setting as well as the built form of the adjoining properties, and take its cues and references from the traditional vernacular of the area.

The proposals are for new build houses and apartments, and the relevant landscaping and the necessary parking for all the proposed new dwellings.

## 3. Design

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### Use:

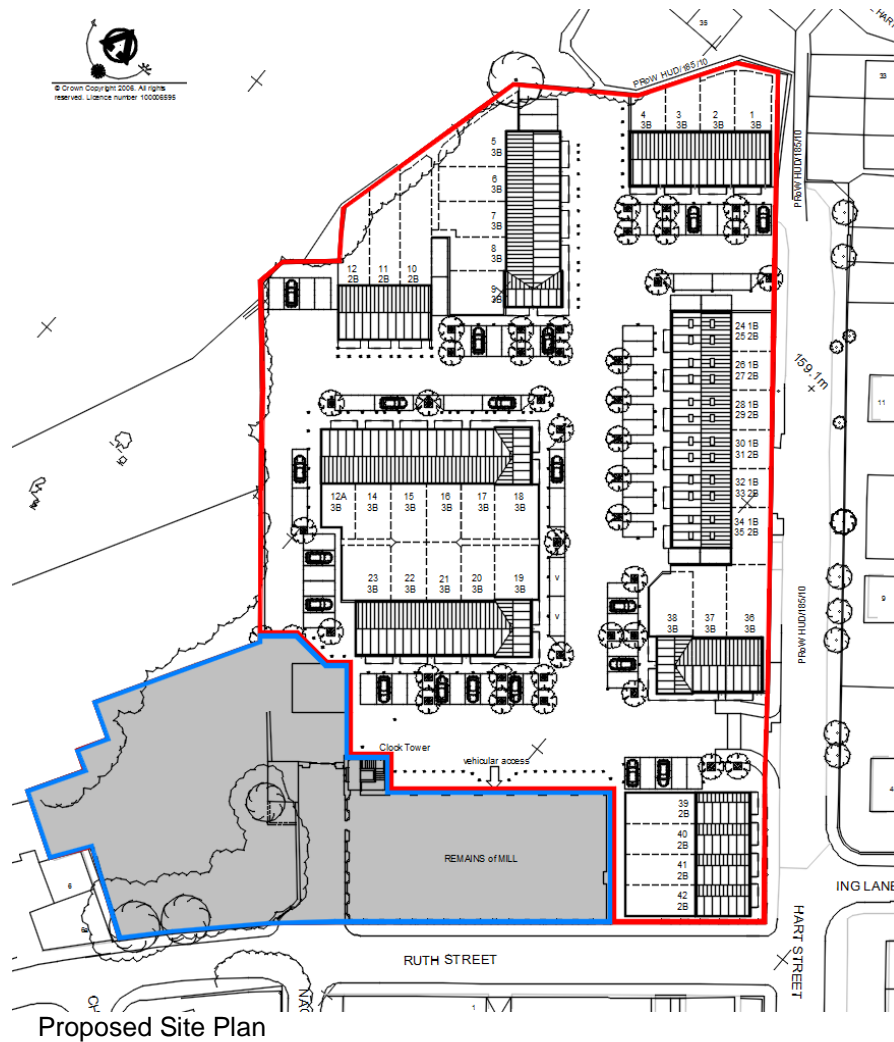
The proposals are for mix 2 storey houses and 2.5 storey apartment terraces upon site which is appropriate to the mix of property types within the residential area.

### Amount:

The square land immediately to the north east of the mill remains is to contain 4x 2 bed houses with irregular gables to reflect the north light sheds once on the site, and the rest of the site is to contain 3x 2 bed and 27x 3 bed terraced houses, as well as 6x 1 bed apartments and 6x 2 bed duplex apartments in a 2.5 storey terrace, along with landscaping and the required parking spaces, giving a total of 42 dwellings created upon the 0.82 hectare site.

### Layout:

Four terraced houses will occupy the site of the single storey north light sheds with the rest of the terraced housing and apartments extending north eastward from the remains of the four storey mill, across the rest of the site. Parking for the houses is accommodated on street with the new roads with the site accessed from Hart Street.



**Scale:**

The 2 and 2.5 storey terraced scale of the housing and apartments behind the mill is commensurate with the domestic scale of the surrounding dwellings and in particular coincides with the traditional terraced housing seen in the immediate vicinity, especially the Taylor’s Buildings, Ruth Street. Details of the proposals can be seen on the submitted drawings.

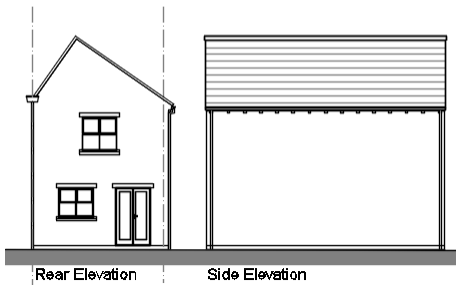
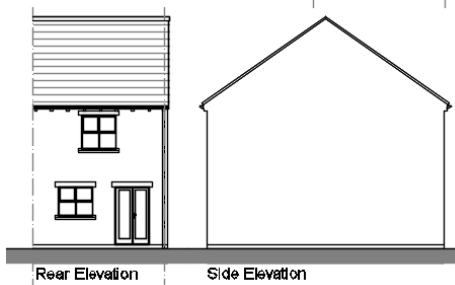
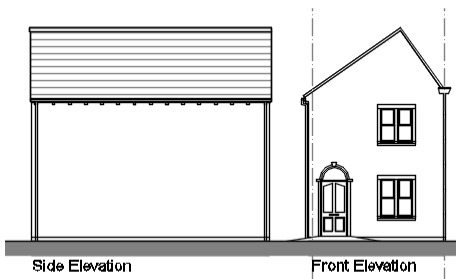
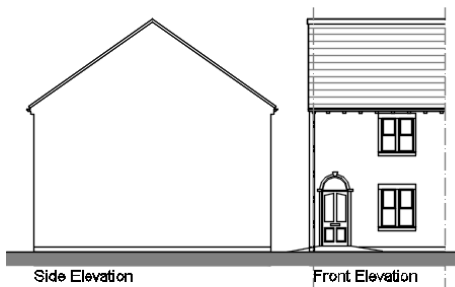
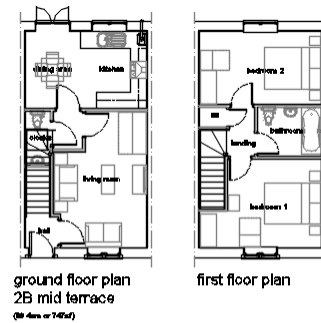
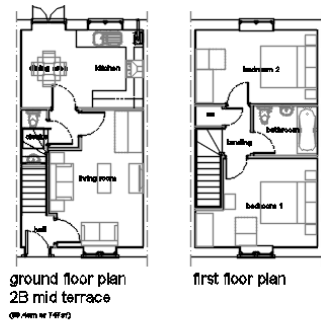
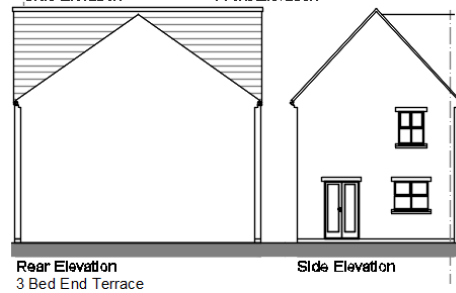
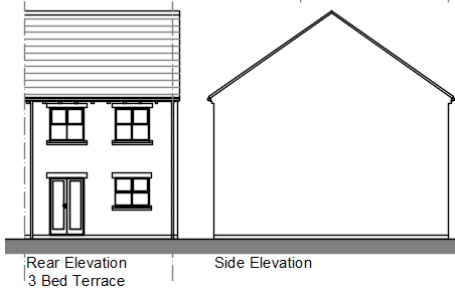
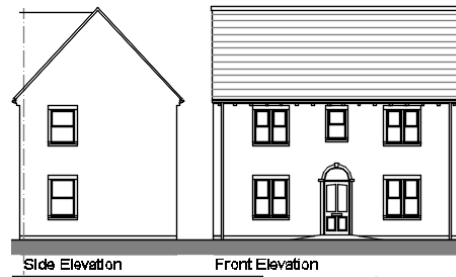
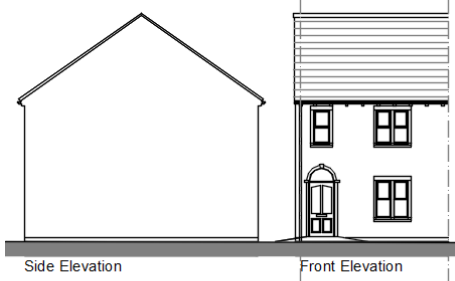
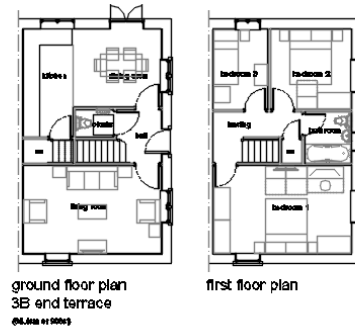
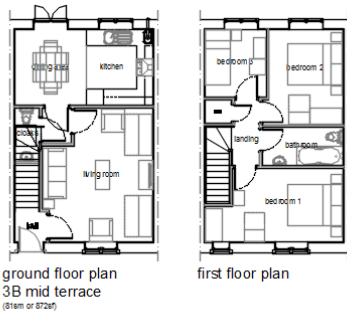
**Landscaping:**

The proposals include a scheme for hard and soft landscaping that can be seen on the submitted drawings. The hard landscaping consists of tarmac for the roads, sets for parking, and paving for the paths, whilst the soft landscaping consists of grass to the rear of the houses and shrubs and trees to the edge of paths and parking. As much of the existing trees and tree cover as possible is to be retained with new trees planted in strategic positions throughout the site to soften it and reflect the wooded area to the west.

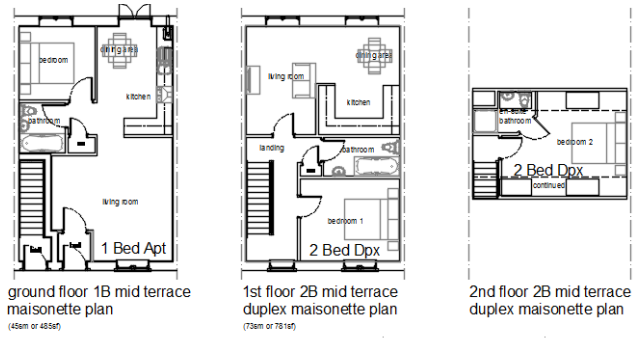
**Appearance:**

The appearance of the proposals is indicated on the submitted drawings.

The design and form of the new 2 storey 2 and 3 bed terraced housing and 2.5 storey 1 and 2 bed terraced apartments is traditional in nature and respects and enhances the character of the area. The proposals refer to the existing traditional properties (especially 2-8 Hart Street and the Taylor’s Buildings) in terms of scale, proportion, robustness, and mass, as well as reflecting both their, and the mill complex buildings, materials (stone and slate) and detailing (black rainwater goods, stone surrounded and split windows, dentil/mutule detailed eaves, contrast stone banding, arches, windows over front doors).



Main house type plans



Proposed Streetscapes

#### 4. Access

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The proposals are for the creation of 42 terraced houses and apartments with provision of bin and cycle storage in curtilage, and the necessary well overlooked parking. There will be a new access road that will link to the existing road and footpath network and once within the site the roads will be shared surface for pedestrians and vehicles.

The design of the houses will comply with Part M of the building regulations in that they will have:-

- Paths at a maximum gradient of 1 in 15
- Level access to the principal entrances
- Wider access doors on the ground floor
- An entrance level WC

And the apartments in that they will have:-

- Entry paths at a maximum gradient of 1 in 15
- Level access to the principal entrances
- An entrance level WC