

SECTION 2: THE DEVELOPMENT

7.0 LAYOUT & ACCESS

- 7.1 Site Layout
- 7.2 Interface Distances
- 7.3 Parking & Cycling Provision
- 7.4 Access
- 7.4 Refuse & Recycling
- 7.5 Fire Service Access

7.1 SITE LAYOUT

As mentioned in the earlier 'Involvement' section, the proposed layout was initially developed to relate to the previously approved Outline layout for the site. Without knowledge of all previous discussions that had taken place between Kirklees Planning Department and the previous applicants, an assumption was made that the approved layout was largely acceptable and could be adjusted to suit the new client brief.

The Outline approved scheme appeared to be developed along a series of sound principles, namely the redevelopment of the Mill as apartment accommodation (with parking below) and a strong building frontage to Hart Street. The internal arrangement of the layout was slightly more convoluted, but made some sense based on trying to create rear access to the Mill and future proof a link to the western edge of the site.



Indicative scheme approved in Outline Permission 2019/60/91630/W.

Whilst incorporating Connect Housing's preferred mix and tenure of houses, Triangle Architects saw some opportunities to improve on the Outline Layout. This would allow a series of distinct zones to be developed:

- Zone A - historic/ pedestrian set around the Timekeepers lodge, western Mill elevation and historic gates.
- Zone B - addition of a public square behind Newsome Mill to link its redevelopment with new houses.
- Zone C - incorporation of a one-way looped system around the development to mitigate potential highways issues, developed around Homezone principles to create more pedestrian-friendly streets.
- Zone D – shared surface zones accessed off the main loop road.
- Zone E - incorporation of Hart Street into an enhanced public realm was seen as beneficial.
- Zone F – parking courts to the western edge of the site, to provide parking and maintain future links to Kirklees Wildlife Habitat Network
- Additional of 4 new houses fronting Ruth Street to improve viability of proposals.



Initial Proposed Layout by Triangle Architects based on the approved scheme.

A pre-application enquiry was submitted to Kirklees planning based on the layout, the results of which are set out in the earlier 'Involvement' section. However, despite the Indicative layout having been considered during the Outline approval process and a number of consultation responses incorporated, 'Layout' had not been considered acceptable and the approval was for Access/ principle of development only. Many principles could be retained, but the internal arrangement of the site needed to be improved.

The new layout has been refined through a series of iterations during the design process, but the key principals remain. They include:

- Retained and enhanced historic setting for the Grade 1 listed structures on site, including communal amenity space based on the historic Croft House & gardens.
- A good mix of apartment types within the Elderly Person Newsome Mill development, all set out over 2 storeys of car parking that could help remove parking provision from elsewhere on the site.
- Potential reintroduction of a stronger corner development fronting Ruth Street and Hart Street, utilising the historic massing and sawtooth roof patterns visible on the remnant structure on site (removed and replaced with 4 houses on the Outline approved scheme)
- A strong frontage of terraced dwellings addressing Hart Street, with an enhanced public realm subject to Kirklees Council buy-in on their area of land ownership.
- Further terraced dwellings backing onto the Kirklees Wildlife Habitat Network and north of site, creating inward-orientated dwellings that create a strong perimeter to the site. The modern interpretation of terraced streets fronting pedestrian-friendly and well-landscaped streets was seen as integral to the success of the development and relied on reducing and/or slowing vehicle traffic through the site.
- Potential introduction of dual-aspect houses that could address both front and rear public areas, to provide both natural surveillance and strong frontages throughout the development site.

Based on the established principles, the project team reviewed a number of arrangements for the site that attempted to simplify the layout and deal with issues raised by planning/ highways/ others in the pre-application response. Each layout was reviewed against planning feedback, highways standards, Secured by Design principles, public realm best practice, client management preferences and sustainability credentials.

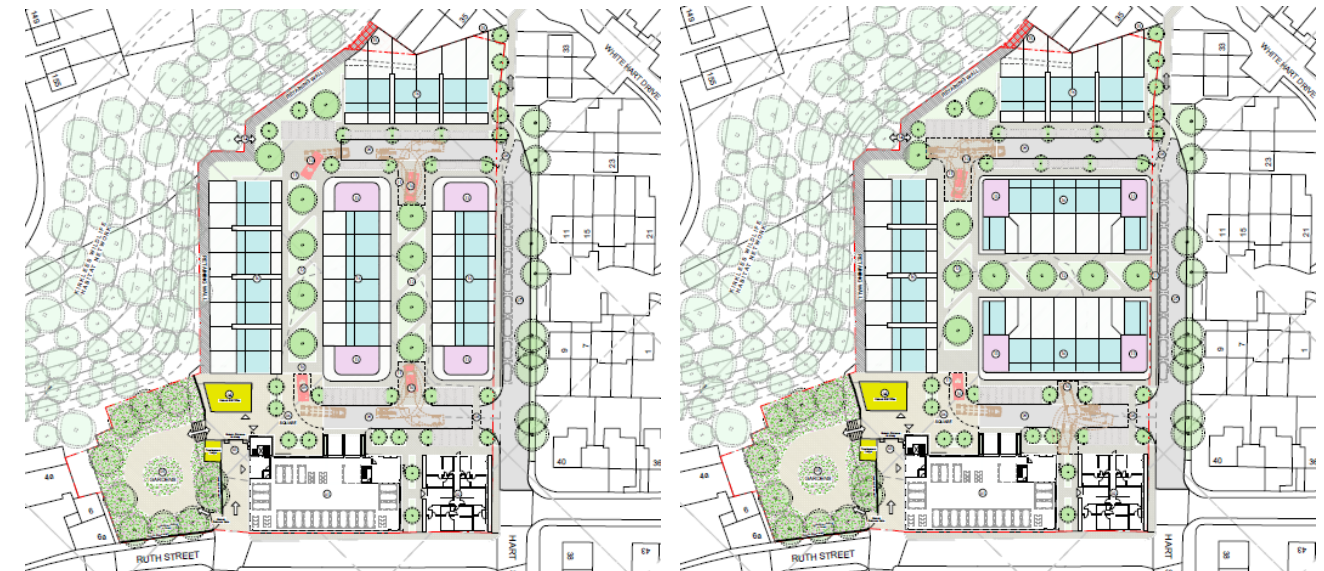
This options appraisal formed the basis for the development of the current proposed layout, and it was deemed that a series of terraces streets in north-east/ south-west orientations provided the best outcome for the site. It largely dealt with many of the issues raised in the pre-application feedback and provided a strong basis for the client's sustainability and heritage aspirations. The project team accepted that it didn't conform with all Highways comments, but the ambition for pedestrian/ child-friendly green streets that could be backed by successful precedents was seen as a key feature of proposals. It was a deliberate intention for the residential development to not be dominated by over-engineered highways/parking layouts, with the balance in favour of achieving a quality place to live rather than strict compliance with planning/ highways guidance.



1. Perimeter block with shared internal amenity space

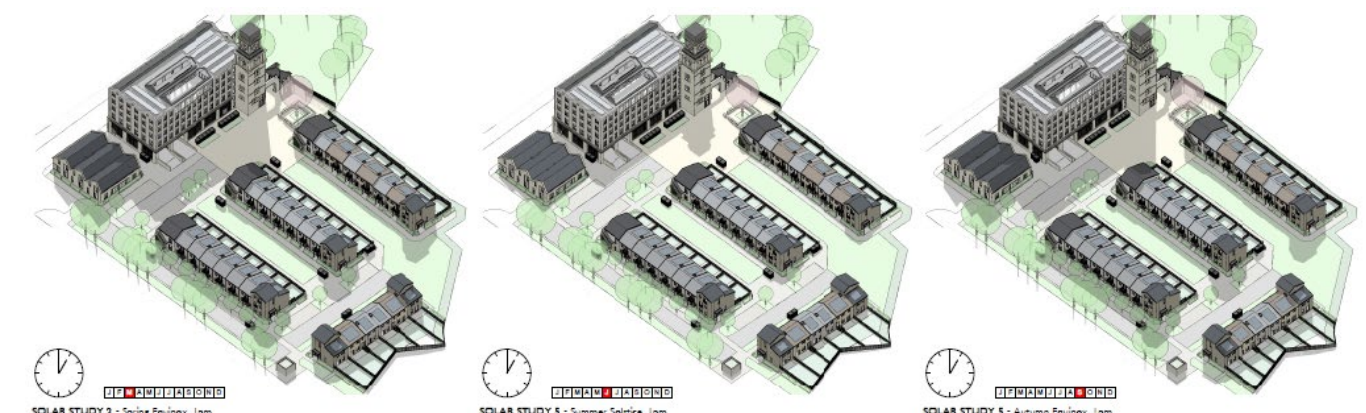
2. Perimeter block with private gardens

(Note exploration of 'Croft House' fronting gardens)



3. Terraced streets in north-west/ south-east orientations

4. Terraced streets in north-east/ south-west orientations



Solar Studies of preferred Option 3 orientation.

7.2 INTERFACE DISTANCES

The site layout creates opportunities for good natural surveillance along the surrounding roads and maximises this opportunity by having dual-aspect properties that address both frontages.



Site Plan showing the distances between the proposal and neighbouring properties.

The interface distances within the proposed layout and to adjacent sites has been considered within the design and are in accordance with or better than the previously Outline scheme. Principle interface measures include:

- Approx 20.5m between front and rear elevations of north-south orientated terraced houses (marginally below 21m distance specified within Kirklees 'Housebuilders Design Guide' SPD but dictated by site constraints).
- Internal arrangements of houses ensure non-habitable kitchens/ WCs are facing habitable living rooms on ground floor levels.
- Approx 21m from gables of Block 1/2 and the front of Block 4.
- Approx. 14-15m from dwellings fronting Hart Street and gables of 9/11 White Hart Drive.
- Newsome Mill and Weaver Flat elevations aligned along its historic / remnant footprint, with retained gap between to improve connectivity through the site (internal arrangement of Weaver flats ensure non-habitable kitchens facing towards Newsome Mill car parking).
- Cottage Flats set back from Newsome Mill by approx. 23m to create adequate privacy distances and space for public square.



Aerial perspective of proposed site layout.

7.3 PARKING & CYCLING PROVISION

A separate Transport Statement by Civic Engineers details the parking provision arrangements for the site, but some of the key features include:

- Newsome Mill apartments are served by a two-storey car park, off the new public square which is accessed from Hart Street. Over-provision of parking within the Mill and sustainable transport proposals/ location allow for reduction of parking elsewhere on-site.
- Pedestrian-friendly landscaped streets to generally keep vehicles away from the front of houses, focussed in communal parking areas at the end of terraced streets.
- Extensive cycle storage provision within ground floor of Newsome Mill.
- Electric vehicle charge points/ infrastructure across the site.
- Incorporation of Car Club within the site.
- Disabled person parking focussed to the south-of the site adjacent Weaver Flats and Newsome Mill, where user-groups are more likely to require enlarged spaces/ assistance.

7.4 ACCESS

The primary residential access to Newsome Mill is from the historic street setting in front of the Grade II listed gates. The Weaver apartments are accessed through a communal entrance facing Newsome Mill, deliberately located on the pedestrian route and away from the 3 sides of vehicle traffic. All houses and cottage flats have dedicated private access doors within defensible front gardens. All vehicular access into the site is via the existing road spur off Hart Street.

Level/ ramped access is provided to all entry points and apartment front doors. The intention of the residential development is to generate an inclusive environment regardless of age, gender, ethnicity, or disability. All properties will be in accordance with Approved Document Part M, with a number of CAT2 and CAT3 properties within the site. The development does not attempt to meet every single need but considers peoples diversity and breaks down unnecessary barriers and exclusions in a manner that benefits all. See access diagram below.

Entry access arrangements are shown adjacent:

- Red arrow: Dedicated pedestrian access to each dwelling house or cottage flat.
- Blue arrow: Communal access to residential apartment blocks. The smaller arrows show a secondary access point into the clock tower vertical circulation core.
- Orange arrow: Vehicular access into the site from Hart Street, and into the car park within Newsome Mill.
- Green dots: Resident/ visitor pedestrian routes throughout the site.
- Purple arrow: Secure access into the Gardens – a secondary access point is shown on the corner fronting Ruth Street.



7.5 REFUSE & RECYCLING

A meeting was held with Mike Hibbert [Kirklees Council Waste Strategy (Refuse & Recycling)] to review waste storage proposals across the development. A more detailed pre-application response was received on 14 March 2023 and requirements incorporated into the design. It included specific guidance on waste storage provision for Newsome Mill, Weaver flat apartments and all dwellings, and maximum walk/ pull distances to and from communal waste storage areas. A requirement for suitable site access for refuse collection vehicle access was also stipulated, with a requirement to minimise the need to reverse vehicles or more than 12m. A swept path analysis by Civic Engineers is included within the planning application.

Waste storage within the ground floor of Newsome Mill was identified as a fire risk and the design has therefore been updated with communal waste storage located off the public square (in carefully specified enclosures that are not detrimental to the public realm).

Spaces for general waste and recycling have been provided as follows:

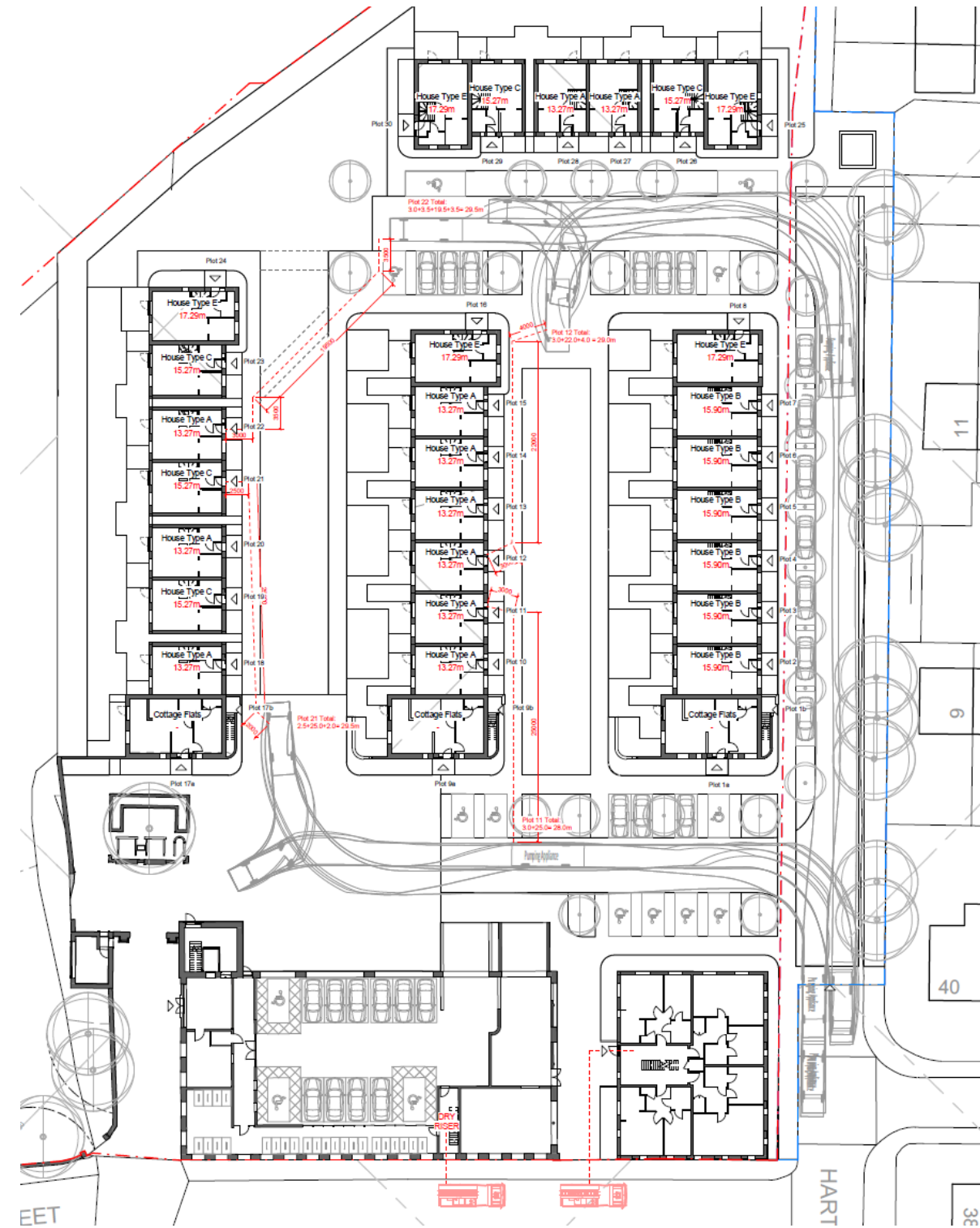
- Weaver Apartments – communal waste storage capacity provided within 2no. 1100tr recycling and 2no. general waste bins at Bin Store location 1 (275ltrs/ dwelling)
- Newsome Mill – 6600ltrs for both residual and recycling bins located within 12no. 1100ltr bins at Bin Store location 2 (178ltrs/ dwelling)
- Cottage Flats & Terraced houses – dedicated waste storage located within rear gardens (240ltr bins in each garden for general waste and recycling). The first-floor cottage flat is provided with bins at the base of its access stair.

A Bin Strategy Site Plan drawing has been submitted as part of the planning application, including identified collection areas and pull distances. Precedent images (as below) are also shown for communal refuse facilities.



7.6 FIRE SERVICE ACCESS

Throughout the design development the design team have worked closely with the Fire Engineer to ensure the scheme is compliant with relevant regulations. Hydrock are experienced fire consultants who have worked on various residential design schemes. During the design development, the layout has been amended to include the Fire Engineers recommendations for the scheme. A Fire Statement by Hydrock and Fire Appliance swept path analysis by Civic Engineers supports this application.



Analysis of vehicular access/ fire appliance standings locations/ hoses distances/ dry riser locations on site.

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8.0 SCALE

8.1 Final Massing

8.1 FINAL MASSING



A residential block on top of a 2-storey car park (inheriting the footprint of the previous Mill structure) has been the key driver for development proposals, alongside respecting the Grade II listed structures and history of the site.

1. Revitalised clock tower to enhance it as a prominent feature in Newsome.
2. Preserving the historic roofline of the original Newsome Mill has been a key driver for the development, and massing proposal have been developed to ensure the scale of development sits under the shoulder of the clock tower as previously.
3. The roofline mimics the original Mill from eye-level, but its overall arrangement from above is redesigned to improve the internal environment of the atrium and provide appropriate natural smoke ventilation through glazed rooflights. A gently sloping roof helps maximise available space for renewable technologies, plant and safe maintenance access.

4. Weaver apartment proposals similarly reflect the historic roofline of the original Weaver sheds. The massing has been extensively tested during detailed design to ensure the internal layout doesn't significantly affect this principle.
5. Three-storey house types are incorporated on the corner of each terraced block, with dual-aspect dwellings that address both frontages and provide good natural surveillance. The taller massing in these locations is considered best practice in urban design terms as it provides a focal point on each corner.
6. Cottage flat proposals are designed to address the Grade II listed structures and new access road/ square within the development. Although the massing is not as prominent as the three-storey houses, its roof is raised slightly to maintain focal corner principles but in an understated way that gives prominence to the Grade II listed structures adjacent.

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9.0 LANDSCAPE

- 9.1 Landscape Strategy
- 9.2 Conservation
- 9.3 The Square
- 9.4 Sustainable Drainage & Landscaped Streets
- 9.5 The Gardens
- 9.6 Hart Street
- 9.7 Precedents

9.1 LANDSCAPE STRATEGY

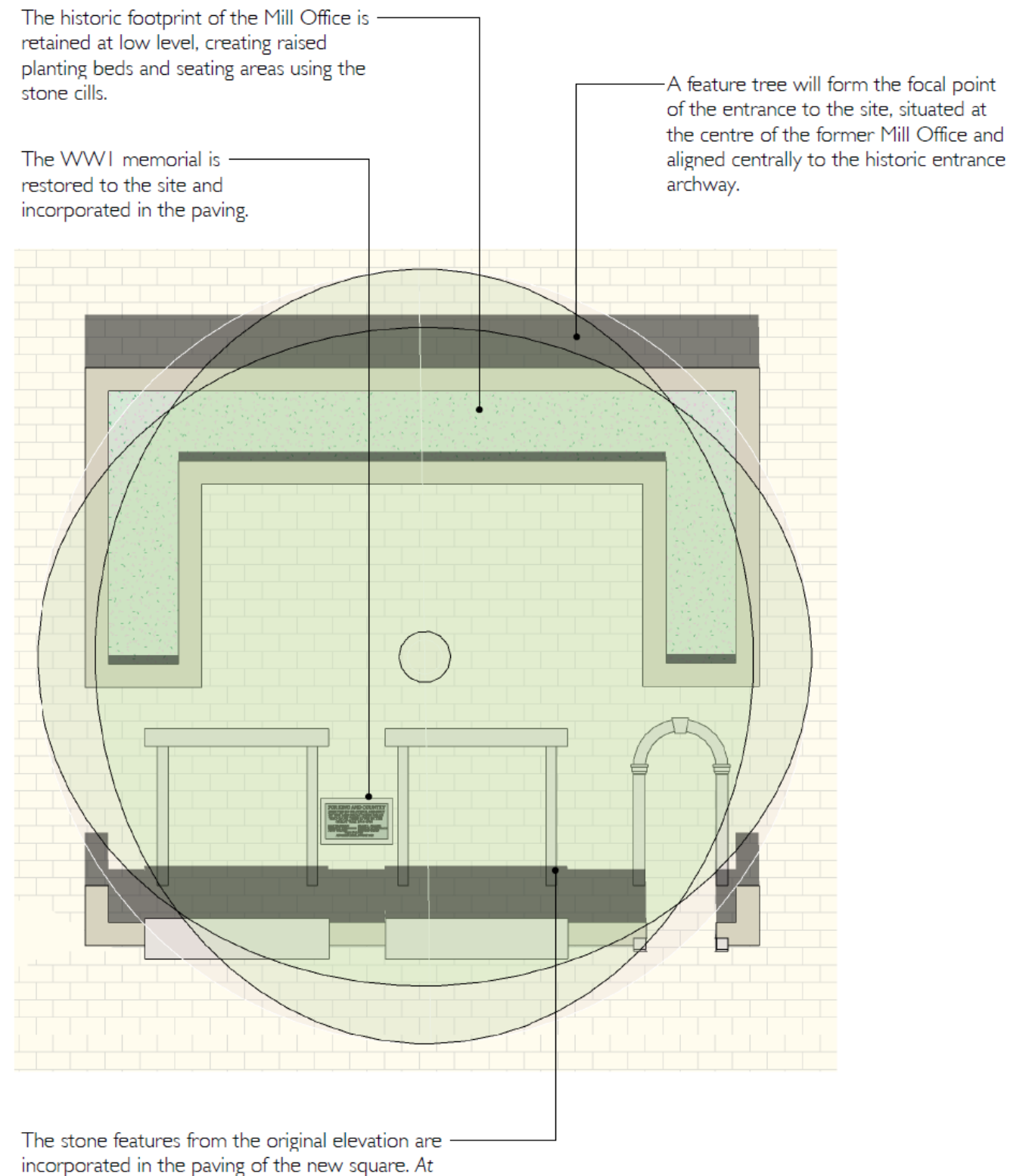
The landscaping strategy has been at the forefront of this schemes development as we want to propose a high-quality landscaping design that's attractive and interesting whilst being functional and useable by residents. We have implemented landscaped features in various areas of the design;

- **Conservation** of the historic setting around Grade II listed structures
- Introduction of a new **Public Square** to the rear of Newsome Mill
- **Sustainable Drainage and Landscaped Streets** that are designed to be pedestrian and play friendly.
- Re-establishment of **The Gardens** as a communal amenity space on the site of Croft House
- Incorporation of **Hart Street** within an enhanced public realm.
- Inclusion of Winter Garden located on the 4th floor of Newsome Mill (see Design section)

Detailed Landscaping Proposals have been prepared by Ecus and are being submitted as part of this planning application, to be read alongside various Triangle Architects and Bright Young Consulting drawings.

9.2 CONSERVATION

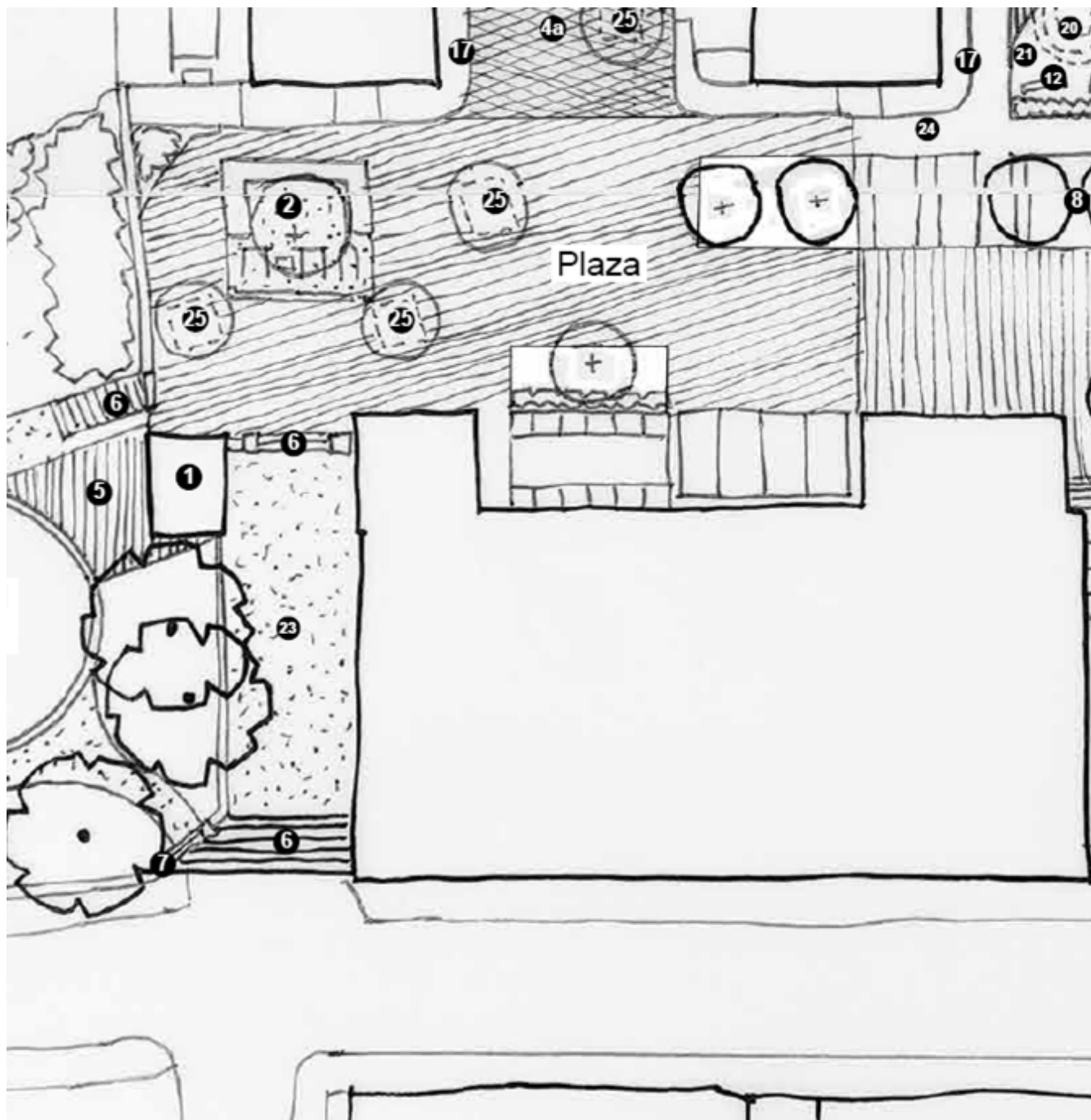
The historic setting around the clock tower, timekeepers lodge and gates have been key elements of landscaping proposals and have been carefully considered and detailed. As noted in previous sections and within the Bright Young structural appraisal, the retention of the Mill Office is not deemed to be viable as a result of the damaging fire and its deterioration since. A number of options have been explored to incorporate remnant features as part of the landscaping scheme, with the restoration of a World War 1 memorial plaque and the retention of the historic footprint within proposals. This memorial features within the public realm ties the Square, Gardens and historic entrance together and offers ample seating opportunities for residents and visitors.



9.3 THE SQUARE

The inclusion of a new Square to the rear of Newsome Mill provides a focal point of the development and can double up as a space for community events. The Square links through to the historic entrance setting and includes the Mill Office landscaping features to its western edge; this ties the square, Grade II listed structures and The Gardens into a cohesive setting that acts as a whole for the benefit of the scheme and the local community.

Traffic flow within this square will be minimised and the use of alternative materials help distinguish it from the access roads into the site, forming a perceptual barrier for drivers and pedestrians alike. The hard and soft landscaping is presented in more detail on Ecus drawings.



Early sketch proposal by Ecus focussed on the historic entrance setting and Square (Plaza)

9.4 SUSTAINABLE DRAINAGE & LANDSCAPED STREETS

Once the clients aspirations for car-free pedestrian-friendly streets was established, the inclusion of sustainable drainage solutions to attenuate potential flooding was considered beneficial to the development. Swales are ostensibly dry except in extreme storm events and the detail can be seen on Bright Young Consulting's Outline Drainage Strategy and Ecus Landscaping proposals.

The landscaped streets are fronted by dual-aspect housing to provide natural surveillance, with low boundary treatments to houses on both sides. The 'rear' of Housing Block 1 and Block 2 are not intended to be traditional rear gardens with high boundary treatments to prevent unauthorised access. The boundaries will be carefully detailed to create a balance between resident privacy and provide a positive contribution to a landscaped street scene; these streets are intended to be child-friendly places that are a visual extension of private gardens, with natural surveillance provided from houses on both sides. The detail of boundaries treatments are expected to be included as a planning condition and consultation with West Yorkshire Police will ensure the security of private gardens. Blocks 3 and 4 are provided with more traditional private gardens behind secure boundary treatments, with access through secure ginnels that are shared by 2no. mid-terrace houses on either side of them.

Greengage Environmental have prepared an Ecology Appraisal to establish the ecological value of the site and its potential to support notable and/or legally protected species. Key mitigation, compensatory and enhancement actions are noted, including an aspiration for a minimum 10% net gain in biodiversity. Public realm landscaping forms a fundamental feature of this and recommendations are being incorporated within Ecus Landscaping proposals.

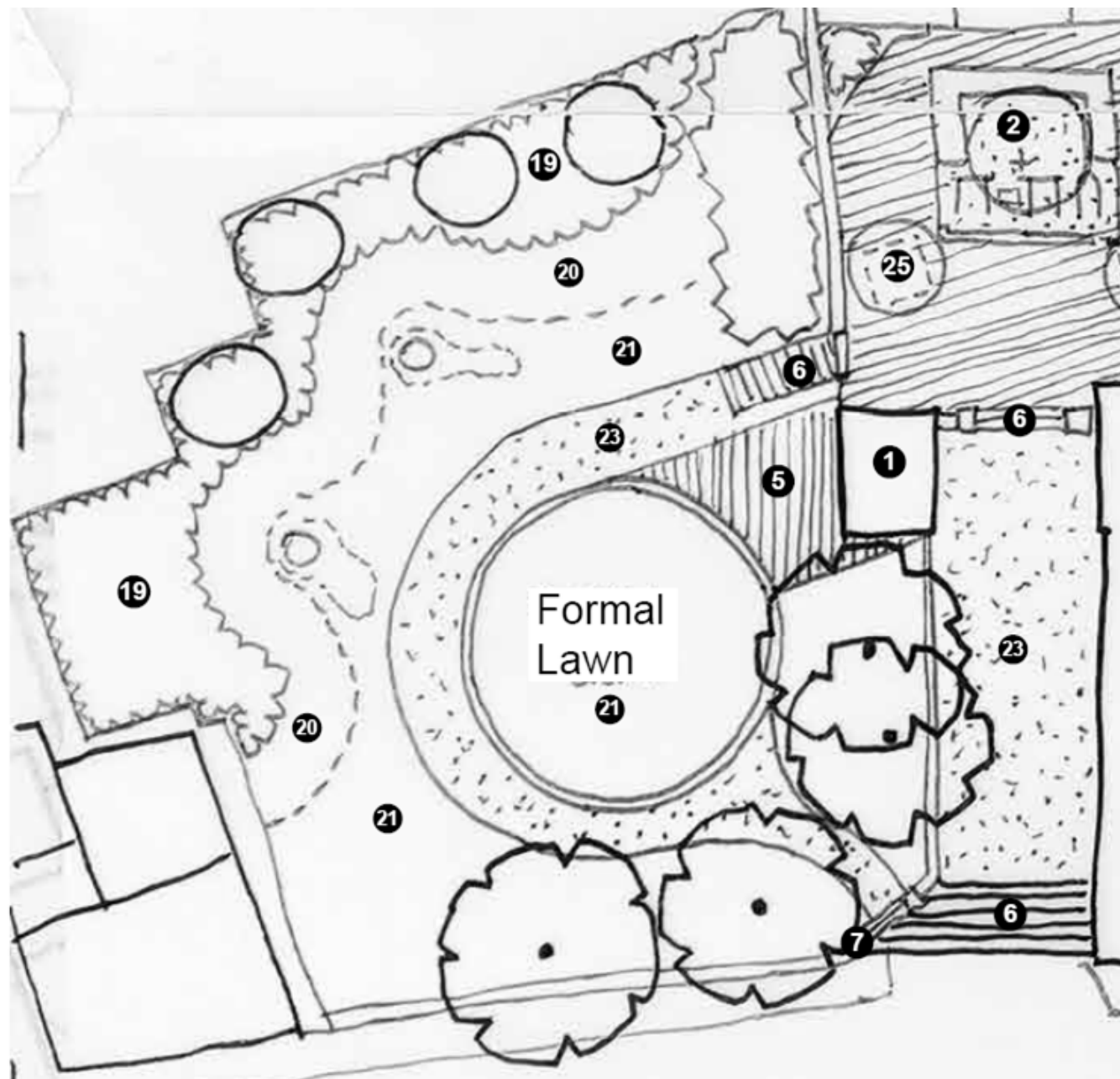


Example of a swale provided by Bright Young Consulting.

9.5 THE GARDENS

Secure communal / community amenity gardens are being provided on the original site of Croft House and Gardens. Hard landscaping will generally be permeable surfaces that ensure an appropriate level surface underfoot, suitable for use by users of all ages and abilities. The landscaped gardens will be accessible to the wider community, and it will be secured out-of-hours by the caretaker and/or appropriate access control measures.

The proposed layout of the Gardens takes precedence from the historic gardens visible on Ordinance survey maps from 1888 – 1932 (see Planning Policy Statement pages 14 – 15). A looped pathway around a formal oval landscaping bed is provided, reinstating the Gardens as in a similar form to how they once were. Access paths will link through to the corner fronting Ruth Street, and to the Square adjacent the Timekeepers Lodge.



Early sketch proposal by Ecus based on the historic layout of Croft House and Gardens.

9.6 HART STREET

Preliminary feedback from Kirklees Planning suggested that the inclusion of an enhanced Hart Street would be beneficial to the scheme and should be considered from the outset. This road is unadopted in its current form but is owned by Kirklees Council, who have been served with the appropriate planning certificate/ notice.

New parking spaces are being introduced on Hart Street, with an additional verge on the opposite side from new housing. A wider footway is not possible on this side due to the existing trees and a narrow verge / service strip is proposed. Civic Engineers have engaged extensively with Kirklees Highways to ensure a high-quality public realm that can be suitably accessed by vehicles. Vehicle swept path analysis drawings have been provided by Civic Engineers as part of the planning application. Original aspirations to include new street trees on Hart Street have proved difficult to accommodate due to the limited availability of space for tree roots and the inability to incorporate these features within Section 38 Highways adoption agreements.

A detailed narrative on the key spaces and hard/ soft landscaping proposals (including materiality) is included on Ecus drawings for the development site.



Current view along Hart Street (Photo dated 20 March 2022)

9.7 PRECEDENTS

Design proposals utilise the precedent of numerous other successful schemes across the country. These demonstrate successful neighbourhoods that are built on pedestrian/ child-friendly principles and promote best practice public realms design. Effective landscaping, materials and carefully considered boundaries in communal spaces that aren't dominated by vehicles can promote community engagement and create successful places.



Goldsmith Street, Norwich (Mikhail Riches / Cathy Hawley) – A narrow 14m distance between terraces blocks and careful design of windows / asymmetrical roof profiles allows good sunlight and daylight into the streets. Provision for parking is pushed to the perimeter to ensure streets feel safe and owned by pedestrians rather than cars. The 'back street' has gardens and a pathway down the centre and is fully landscaped, with a curving pathway to prevent it being perceived as a back alley.



Climate Innovation District, Leeds (White Arkitekter and Civic Engineers)



Accordia, Cambridge (Countryside Properties, Fielden Clegg Bradley Studios & Grant Associates) – RIBA Stirling Prize winner. James Anderson's paper in 'Frontiers in Public Health' studied residents at Accordia and found that living in neighbourhoods with a higher ratio of communal gardens is associated with higher levels of wellbeing and community.



Marmalade Lane Co-Housing, Cambridge (TOWN and Mole Architects) – RICS Social Impact Award, Project of the Year 2020 and Housing Design Awards Richard Fielden Award 2019. A car-free-street runs through the development and is the social heart of the community.



St Andrews, Bromley-by-Bow, London (Circle Anglia Housing Association and Townshend Landscape Architects) – Streets and linear parks are designed for 'door stop' active play as well as quieter areas for seating. Integrated features made of natural materials such as boulders, stepping logs and seating are set amongst lawn and planting.



Lovedon Fields, Winchester (HAB Housing & John Pardey Architects) – Built as an extension of an existing park with allotments, natural play and cycling, pedestrian and running routes. The housing estate includes a triangular green inviting informal play and interaction with other residents. A range of outdoor spaces includes rear gardens that back onto the park with low fences to allow direct physical access and visual links.

SECTION 2: THE DEVELOPMENT

10.0 APPEARANCE

- 10.1 Newsome Mill
- 10.2 Weaver Apartments
- 10.3 Cottage Flats
- 10.4 Houses
- 10.5 Materials (Houses & Cottage Flats)
- 10.6 Materials/ Character Precedents (Newsome Mill)



Diagram Extract from Triangle's Window Strategy analysis detailing various acoustic/ heritage/ overheating constraints.

10.1 NEWSOME MILL

Key facade treatment proposals are as follows:

1. Existing Newsome Mill defective masonry to be taken down a number of courses to ensure a consistent finish, capped off with appropriate weather-proof coping to prevent further deterioration of the Grade II listed structure. Where required, existing lintels are to be replaced and/or made good with appropriate consultation from Historic England & Kirklees Council Conservation officer.
2. The existing clock tower will be restored as a focal point for entry and vertical circulation, with some adjustments to internal facing openings to allow level access to the new floors. A lantern capping element is introduced to reimagine the existing water tower as a beacon, completed by a backlit clock face.
3. The upper-level building line is set-back to facilitate the existing stone structure acting as a solid plinth to the newer development above. This plinth will be 'buttressed' from behind with a new structural frame and shear walls.
4. Prominent new entrance fronting the historic entrance street setting, creating an active frontage for pedestrians, and ensuring natural surveillance.
5. Large floor to ceiling windows on the main facades helps break up massing and respects the historic window patterns. The horizontal rhythm of original fenestration is reflected across all elevations, although the reproduction of the wide openings is not always possible due to modern design standards required for new residential dwellings. An overheating analysis (required by Approved Document O) demonstrated that overheating risk criteria could not be met within bedrooms. In these cases, the horizontal grid is maintained but with an abstract interpretation of alternating half-width windows. Living rooms/ kitchens are capable of accommodating wider windows but require 90-degree inward opening French doors/ balconies as backup ventilation.

6. Due to the presence of site acoustic issues and the requirement for mechanical ventilation to prevent overheating, acoustic ventilation louvres are provided over the head of windows. These are appropriately sized to double up as contemporary 'lintels' representative of the historic Newsome Mill and accentuate the windows into taller proportions to enhance the elevations.
7. The metallic material palette has been chosen to contrast with the original stonework, with a structural requirement for a lightweight frame and façade treatment above a reinforced concrete structural transition slab. Subtle changes in colour and texture enhance the elevation and crown its historic roofline. Detailed specification and shading/ texture of cladding to be agreed with Conservation Officer/ Historic England as part of condition discharge.
8. The use of a heavier stone was considered detrimental to the existing Grade II listed structure and would require significant extra supporting framework/ foundations. Similarly, the existing Newsome Mill walls are not level/ plumb along their vertical/ horizontal axis and additional stonework above (on structurally supported masonry support angles) would either emphasise the bowed structure or result in poor weather protection of the existing walls.
9. The apartment block layout is carefully designed to ensure living areas address each corner, ensuring prominent large feature windows to bookend each elevation. A central atrium sits behind each flat, with a top lit roof light providing natural light and smoke ventilation and echoing the top lit roof lights of the past.
10. Within existing openings on Ruth Street, a metal mesh is proposed with patterns that reflect the wool weaving traditions of Newsome Mill. Similarly, the Juliette balcony is inspired by punch cards for the Jacquard machines, which were fitted to the Dornier weaving machines in the original Newsome Mill.
11. A Winter Garden is provided as a communal amenity space for residents and visitors on the 4th floor, its function emphasised within the Square-facing elevation through a subtle change of material and fenestration.



Historic rhythm of fenestration replicated on the Ruth Street elevation

The historic roofline of 3 sawtooth bays is restored on the Hart Street elevation, and aligned to the main mill building.

Weaver Flats Elevation facing Hart Street

10.2 WEAVER APARTMENTS

As identified within Section 8.0 Scale, the massing of Weaver Apartments has derived from the historic roofline of the Weaver sheds, the remnants of which are still on site on the corner of Ruth Street and Hart Street. Due to the deterioration of the existing structure, it is intended for the façade to be dismantled and carefully reconstructed from the original hammer dressed stone. As the existing structure has blockwork rear or side elevations (not original stonework), it is intended to re-use materials from the Mill Office to complete this prominent corner building.

Three sawtooth bays will be restored on the Hart Street elevation and aligned with the main mill building behind. The historic rhythm of fenestration will be replicated on the Ruth Street elevation, with original ashlar banding coursing replicated within the façade. Feature bays provide tall proportions to evoke the original window openings and these are framed by surrounds which reference the original stone cills and lintels. The introduction of some metal cladding panels help to tie the Weaver Apartments to the adjacent Newsome Mill, offering a smooth contrast to the rough and weathered stonework and creating a cohesive form fronting Ruth Street.

Please refer to drawings for detailed elevations and explanation notes.



Square-facing Elevation of Cottage Flats

10.3 COTTAGE FLATS

Proposals have developed to ensure that the Cottage Flats are key focal points at the southern-ends of terraced Blocks 1-3, conveniently located near to the facilities and amenities within Newsome Mill. The roofline is intentionally raised to provide definition to the corner, with a three-sided aspect across both floors that ensures appropriate outlook and natural surveillance of The Square, Hart Street and landscaped streets. The subtle curvature of the front corner and incorporation of climbing plant structures allows the buildings to offer an extension of the landscape on an important part of the elevation.

Each apartment is offered its own entrance door, with the upper-level accessed from an external stairs naturally overlooked by the streets. Doors are located on two frontages, with the lower level directly addressing The Square and parking spaces adjacent. Similarly, tall windows are located to offer views out into the site, with higher level horizontal windows providing balance to either side. A carefully considered roofline maximises available south-facing space for renewable technologies and the northern eaves oversail the stairs to provide weather protection.

An enlarged ground-floor apartment allows for the incorporation of CAT3 wheelchair standards, with a private garden fronting the landscaped streets being available to its resident.



Street Elevation of Houses & Cottage Flat (Block 2)

10.4 HOUSES

The introduction of terraced streets into the development has been addressed within Section 7.0 Layout, but the project team wanted each dwelling to have a distinctive 'individual' feel to it. A number of approaches and materials were explored to offer this, ranging from different types of masonry through to various cladding materials. The pros and cons of each approach was assessed, and the distinct solidity of alternating brickwork was deemed to offer the most appropriate context for the existing stonework of the Grade II listed structures.

The importance of incorporating dual-frontage terraced houses facing Hart Street and the landscaped streets was a key aspect of housing proposals throughout, with large feature windows provided to elevations with the main entrance. Kitchens and ground floor WCs are always located on this frontage, a carefully considered approach to minimise overlooking to terraced dwellings opposite. Living/ dining rooms are always south-facing and overlooking the landscaped streets on Blocks 1 and 2, with large windows to provide natural surveillance from the secondary frontage. The additional of various entrance door colours and porticos adds relief to the street elevations. Housing Blocks 3 and 4 have more private rear gardens and additional ginnels through to allow secure access, but the principles of room locations, large windows and entrance porticos remains consistent throughout the layout.

The addition of taller three-storey houses at the northern-end of each terrace provides a focal point at the opposite end to the Cottage Flats, with its raised massing helping to define the corner and rooflines stepping back down towards the rear. Side entrance doors address the vehicular access street, with feature brick detailing included to reflect the Cottage Flats.

10.5 MATERIALS (HOUSES & COTTAGE FLATS)

Materials are expected to be a planning condition within any new planning approval. However, a varied palette of materials has been explored for the new build housing and cottage flats, with example bricks taking their tones from the existing stone structures on site. The muted, natural tones of proposals respond to the original stonework on site in an understated way that respects the Grade II listed structures adjacent. This helps to preserve the character of the site and ensures that the original structures retain their prominence within the street scene. Contrast bricks are included to gable properties to turn the corners and add visual interest to the end of terraces. The use of stone was considered by the project team but ruled out for several reasons:

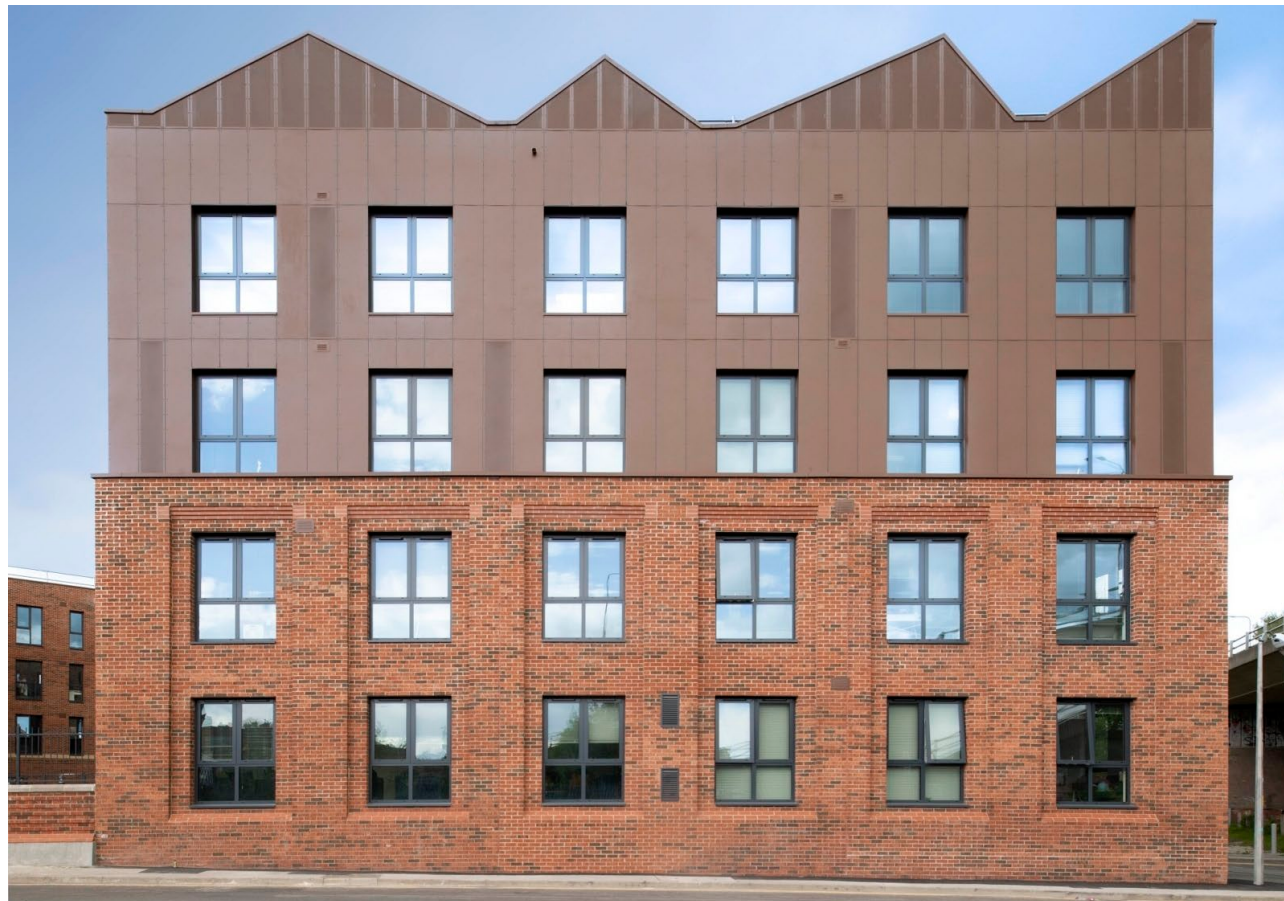
- The weathering of existing stonework on site since the 19th Century could not be replicated within newer stone.
- The craftsmanship and skills required to work with stone could potentially result in a poor-quality construction that is detrimental to the wider setting.
- With a more sustainable approach and the drive to ensure houses/ cottage flats are developed to Future Homes standards, the use of brickwork can easily be incorporated into modern methods of construction.

The intention is for each terraced house to have its own unique identity when viewed from the street, with varying door colours and alternating brickwork split along party wall lines helping to give ownership to each resident. Potential transition details of the brickwork material splits are presented on the submitted Street Elevations.



Example Materials proposed for the Houses & Cottage Flats

10.6 MATERIAL/ CHARACTER PRECEDENTS (NEWSOME MILL)



Crossings, Macclesfield (Mill Reconstruction by Peaks & Plains Housing Trust/ Pozzoni Architects)



Alsop Fields, Sheffield (Converted 'Sheffield Building of Interest' by City Estates/ Cartwright Pickard Architects)



Albert Works, Sheffield (Disused Warehouse Refurbishment by City Estates/ Jaywing/ Cartwright Pickard Architects)



Wells Malting, Norfolk (Extension to Grade II listed Maltings by Chaplin Farrant Architects)

SECTION 2: THE DEVELOPMENT

11.0 HERITAGE

- 11.1 Conservation and Heritage
- 11.2 Structural Appraisal
- 11.3 Viability
- 11.4 Architectural Proposals
- 11.5 Planning Policy

11.1 CONSERVATION & HERITAGE

Throughout this Design & Access Statement, the importance of the Grade II listed Newsome Mill has been emphasised at all stages of design development. A separate Heritage Statement prepared by Ecus has been submitted as part of this planning application, which sets out:

- Project Background and Aims/ Objectives of the Statement
- Methodology
- Historic Environment baseline
- Statement of Significance
- Statement of Impact
- Conclusion
- Regulatory and Policy Context.

The Heritage Statement does not attempt to pull together all the various strands of design proposals, nor the structural reports and viability of conserving all of the Grade II listed heritage assets. As such, an overview of all information is required to demonstrate the Project Team and Clients considered approach to redeveloping the Newsome Mills site.

11.2 STRUCTURAL APPRAISAL

Assessments of all structures on site have been carried out by Bright Young Consulting, who have extensive experience of dealing with similar structures within Kirklees and beyond. The Structural Reports and drawings are being submitted as part of this planning application, but it is noted that the **Weavers sheds** are considered to be “unsafe due to the mill fire in 2016 and subsequent neglect... and that the remaining fabric does pose a significant risk to the general public”.

The **Mill Office** is also noted to be “in a state of extreme disrepair for a considerable period and has been open to the elements” and that the “buildings structural integrity is clearly severely compromised.” The roofs of both buildings are not salvageable and lateral restraint of walls is no longer providing stability. The Mill Office Structural Report notes that “its continued stability in high winds cannot be guaranteed” and concludes that the “controlled demolition of the building is therefore recommended”.

Newsome Mill only remains as a single-storey 3-sided remnant of the original Grade II listed structure, although the **Clock Tower** remains generally intact. “As a result of the major fire, substantial demolition works and subsequent neglect, the former mill external walls are now in an extremely poor condition... the walls have degraded with a great deal of loose masonry being evident at high level and... it is envisaged that the walls are neither plumb nor straight on plan”. There is no intention to rely on the existing walls to support any new vertical loads.

There is “no obvious evidence of significant structural distress” of the **Entrance Archway and Gates**, and the **Timekeepers Lodge** is believed to be in a salvageable condition despite a requirement for “further structural inspection work following removal of site vegetation”.

11.3 VIABILITY

Local Plan Policy LP35 sets out the context for dealing with heritage assets, backed up by NPPF Chapter 16. Due to the significant impact of the 2016 fire, not all elements of the Grade II listing are viable for retention and this needs to be addressed in a meaningful way within this document. The Structural Reports are clear that some structures are unsafe, unstable and a risk to the general public. Where structures are recommended for controlled demolition or of little structural value, the project team have explored creative ways in which to bring them back to life. Although permission was deemed for the demolition of the **Weaver sheds** in the 2019 Outline Planning approvals (and replacement with 4no. houses), current proposals are for the rebuilding of the Weaver Apartments utilising the remnant materials in an innovative way that allows modern design standards to be incorporated.

Connect Housing have explored the market and reviewed options for the retention of the **Mill Office**. Its condition means that wholesale demolition and reconstruction would be required if it is to be retained. Connect Housing has consulted with local elected community representatives to establish whether any viable alternative commercial or community uses for such a building might exist. No such proposals or indeed ideas have been brought forward. Concern has been expressed that additional community facilities could compete and undermine the viability of existing resources in the neighbourhood. The scale and layout of the building and its location within the development is not considered appropriate for residential use. The design team have also explored its reuse in different ways (see below). Unfortunately, no viable use for its retention or funding streams to facilitate its reconstruction could be established and its controlled demolition is recommended within the structural report. The current proposal to is considered to enhance the overall public realm of and heritage setting of the majority of the Mill development.

11.4 ARCHITECTURAL PROPOSALS

The reconstruction of **Newsome Mill** is the key driver for all development on this site and is strongly supported by Kirklees Council, the Conservation Officer, Historic England and the local community. The Fire in 2016 has had a devastating impact on the Grade II listed building and its further deterioration due to weathering and neglect is a shameful stain on the building’s history. The reuse of a redeveloped Newsome Mill for residential use is not questioned, nor are the scale and massing of proposals. The consideration and approval of this aspect of the planning application largely hinges on one key principle, namely whether Newsome Mill should be reconstructed in stone with the same fenestration as before or whether a new contemporary approach that echoes the historic Newsome Mill is considered acceptable.

The project team have set out a number of reasons to approach the reconstruction of Newsome Mill in a contemporary way:

- The structural difficulties of building heavyweight materials such as reclaimed stone on an unsafe Grade II structure, including associated material costs and additional structure behind (including extra foundations below ground).
- The difficulty of constructing a new building façade above an existing structure that is not plumb on its vertical or horizontal axis.

- The lack of stone retained on site from the historic Newsome Mill, which was removed from site following its demolition. New/reclaimed stone would be unlikely to match the existing stonework on site for decades if ever.
- The impact of incorporating modern design standards and the fabric-first approach to achieve Future Homes sustainability standards. The requirements for new residential developments to consider Overheating (within the new Approved Document O) and associated acoustic constraints have resulted in window patterns and mechanical ventilation louvres that make the reconstruction of a replica Newsome Mill difficult to achieve.

Current proposals are based on a reinforced concrete frame to support existing Newsome Mill remnant walls, with a lightweight structure sitting on a transition slab. Lightweight cladding panels will be hung from this new structure, all recessed slightly from the existing walls with appropriate capping/ weatherproofing to give prominence and protection to the historic structure. Defective masonry and lintels on the existing walls will be made good and taken down to a consistent level to base new proposals off, with loose masonry removed or refixed where appropriate. The careful detailing of these junctions will be reviewed with Historic England and Kirklees Council Conservation Officer, and samples of the metallic cladding will need to be agreed. Examples of successful precedent projects are presented in Section 10 Appearance.

The reintroduction of **The Gardens** based on the historic Croft House gardens should be broadly welcomed, alongside the development of the historic entrance setting around the **Clock Tower, Entrance Archway** and **Timekeepers Lodge**. The reuse of the clock tower for vertical circulation and with a new capping element that isn't a rusting water tank should also be supported, alongside the reintroduction of a back-lit clock face. Minor alterations will be required to the inward-facing openings on the clock tower to course in with new floors.

Alongside the contemporary approach to returning Newsome Mill to its former glory, there are 2 difficult issues relating to the historic structures that needs to be addressed.

The controlled demolition of the **Mill Office** is an unfortunate result of its significant deterioration following the 2016 Fire. Development proposals have attempted to retain the Mill Office through various design iterations, including:

- its redevelopment as a residential property
- its retention as an Energy Hub for the surrounding development.
- its use as a Commercial Unit on site.
- its use as a Community Facility for the wider area, or;
- its use as a Winter Garden for Newsome Mill.

At each stage, its use was reviewed and deemed to not be viable, yet it remained part of the overall site masterplan until early 2023. It was at this stage that the structural appraisal of the Mill Office gave the Project Team a full understanding of how badly the building had deteriorated, and its demolition was recommended. Although initially averse to the idea of its demolition, the design team approached it in a considered way that could tie the Square, Gardens, Clock Tower, Entrance Gates, Timekeepers Lodge and historic setting around a new feature within the public

realm. This has been explored in great detail by Triangle Architects, Connect Housing and Ecus Landscape Architects amongst others and is presented as a memorial feature on site. This incorporates the missing War Memorial Plaque and shadows of the original building within its footprint, offering it a new use within the overall development.

The controlled demolition and reconstruction of the **Weaver Sheds/ Apartments** needs to be considered in a more nuanced way, and its innovative retention provides betterment on the existing Outline Approvals which removed it fully. English Heritage correspondence in November 2011 was supportive of this approach: *"I am particularly pleased to hear that you would like to try and incorporate the remaining walls of the former weaving sheds at the corner of Ruth Street and Hart Street as this was something I was keen to see in the original scheme"*. The design/ appearance sections detail how the existing window patterns were not suitable for modern design requirements (CAT2/CAT3 standards in Approved Document M or Overheating standards in Approved Document O), so a modern interpretation of the historic structure is deemed to offer the Weaver Sheds a viable future. Materials from the to-be-demolished Mill Office can supplement the Weaver Apartments development, and landscaping proposals adjacent are carefully detailed to create a successful entrance setting.

11.5 PLANNING POLICY: As a Housing Allocations site identified within the Local Plan, planning permission is expected to be granted for this site unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the proposal.

The benefits of sustainable development proposals, the delivery of much needed affordable housing to suit the needs of Kirklees Council and the retention of the majority of historic assets (before they deteriorate further) are considered to significantly outweigh the disbenefits of removing structures that are beyond saving. Development proposals have attempted to retain the Grade II listed structures where viable and/or where their current state allows retention, and innovative proposals to rebuild or memorialise unsavable structures should be welcomed despite the level of harm to the Grade II listing. This listing has not been updated since the fire's devastating impact and this application offers the best hope of saving all viable elements of it, and detailed proposals offer mitigation to minimise impact. The Heritage Statement by Ecus considers that the proposed scheme will result in 'less than substantial harm' to the heritage significance of the Listed Building and should be reviewed alongside this statement.

SECTION 2: THE DEVELOPMENT

12.0 SUMMARY

12.1 Summary & Conclusion

12.1 SUMMARY & CONCLUSION

This document sets out how the proposed development responds to the site location, its constraints, opportunities and the local housing needs. The following key items highlight the depth to which the development has been considered:

- The flexibility, range and type of units gives choice to prospective residents.
- A sustainable location adjacent to good public transport links, to local education facilities, to retail and recreational facilities and to local areas of employment.
- The relationships between the existing and proposed properties have been respected in terms of building line, scale, massing and privacy distances.
- The risk of crime has been mitigated by carefully considering the security issues and responding in a passive manner where practical.
- The site layout respects and responds to the constraints of the site and seeks to provide built environment which promotes a sense of place and community.
- The development respects the sites heritage and seeks the conservation of Grade II listed assets where viable, ensuring a development that doesn't continue to deteriorate and with a use that can last into the future and incorporate modern design standards.

This Design, Access and Planning Statement sets out the proposals in great detail and analyse it as follows:

SITE ASSESSMENT: This describes the site location and surrounding building typologies, demonstrating a clear understating of the location, surrounding character area, and building massing. The site is demonstrated to be as a sustainable location close to a Local Centre and with good transport links. Site photographs provided show a need for the site to be developed or risk further deterioration of a Grade II listed heritage asset.

PLANNING POLICY STATEMENT: The history of the site and its planning history is explored in great detail. The proposed development is assessed against National and Local Planning Policies, including its identification in the Local Plan as a Housing Allocation site. Housing need within the wider area is noted, and an appraisal of planning policy compliance is carried out in Section 2.6. Although the development does not meet all of the technical design requirements of the Highways department, the layout supports behavioural change by promoting the reduction of vehicles through the site, creating walkable neighbourhoods safe from traffic and encourages walking/ cycling (Local Plan LP24). Civic Engineers have prepared a Transport Statement to support the planning application.

INVOLVEMENT: Consultation appropriate to the scheme has been carried out at various stages during the design process. This includes discussions with Kirklees Council and a number of formal pre-application enquires to ensure the scheme addressed any issues or concerns raised. The project team discussed the scheme in detail in with Kirklees Council from 2021 – 2023, including a site visit in January 2023. Further public consultation has been carried out and community comments are supportive of development proposals, and Historic England have been consulted.

EVALUATION: The site analysis demonstrate an understanding of the site-specific issues, acoustic issues identified by specialist surveys and illustrate some aspirations on the diagram that are clearly seen in the final proposals.

DESIGN: The design evolution from the initial feasibility studies shows a clear understanding of the surrounding context and constraints. Key principals have been explored through the design evolution, including: the general massing of development and its relationship with the historic Newsome Mill and Weaver sheds, a desire to retain heritage assets where possible and incorporate remnant features within a contemporary way that is not pastiche, and a desire to incorporate modern design standards to ensure new residential dwellings are suitable for inhabitation and compliant with relevant building regulations. Proposed security measures are addressed to try 'design out crime'.

USE: The proposed residential use is shown to be acceptable, building on its Housing Allocations identification as being suitable, available and achievable for residential development. The Local Plan HS43 site reference information is looked at in more detail and suitably appraised, alongside the principle of residential development already established for this site in both current Outline Planning Approvals

AMOUNT: A density of 78 dwellings across the site and the massing of the apartment block demonstrates a scheme that respects the surrounding context and overlooking distances, at a density that is deemed to be acceptable and consistent with previous approvals. An accommodation mix and schedule is provided.

LAYOUT & ACCESS: The layout is further analysed and detailed, from its origins based on the Outline Planning approvals through to its final layout. Interface distances are reviewed and are generally in line with Kirklees Council 'Housebuilders Design Guide' SPD, and key features of sustainable transport proposals are detailed. The site is clearly demonstrated to be in a sustainable and accessible location, with safe access provided. Access routes are clearly defined for vehicular and pedestrian access, including a review of refuse/ recycling facilities and fire service access. Further details are provided in the Transport Statement and swept path analysis drawings.

SCALE: Scale of the development is deemed to be appropriate to its context, where the 4-storey residential development above car parking reflects the scale of the original Newsome Mill development. The importance of the historic rooflines and prominent corners as good urban design are noted.

LANDSCAPE: The landscape strategy is fundamental to the success of this residential proposal and is explored in great detail on site. The importance of sustainable and pedestrian-friendly landscaped streets cannot be emphasised, and there is a clear demonstration of our aspirations to improve the ecology and biodiversity on site.

HERITAGE: The retention of the majority of historic Grade II listed assets (before they deteriorate further) are considered to significantly outweigh the disbenefits of removing structures that are beyond saving. It is considered that there is 'less than significant harm' to the Grade 2 Listed Building.

CONCLUSION: Development proposals are a carefully considered approach that complies with national and local planning policies. They show a clear understanding of the existing site and context. It will be a positive addition to the housing offer within Kirklees Council boundaries. Planning permission for this development should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the proposal.