

SECTION 1: THE PROCESS

3.0 INVOLVEMENT

- 3.1 Kirklees Council
- 3.2 Historic England
- 3.3 Public Consultation

Consultation has taken place with the following representatives throughout the Pre-Application period:

3.1 KIRKLEES COUNCIL

Extensive correspondence, meetings and pre-application enquiries have taken place with the Kirklees planning and development teams since the current Project Team commenced work on this development in 2021. A site walkaround was also held in January 2023 where the vision for the development was expressed to multiple stakeholders, and the feedback has largely been positive bar the request for an evidence-base to support the development principles.

Principle of Development Meeting (February 2021)

An initial meeting was held between Kirklees Council (Housing Growth Team), Connect Housing, Collaborate Living and Triangle Architects to ascertain an understanding of the Councils requirements within the area. Housing Growth were supportive of proposals and interest in the site was described as being very good. Various discussions about funding mechanisms were discussed and a programme set out to bring forward proposals for the site. The importance of Historic England support and a suggestion to engage within the pre-application process was expressed.

Pre-application Enquiry 1 (August 2021)

Information largely based on the Indicative Outline Planning Layouts was submitted to Kirklees Planning through the formal pre-application advice portal. The submission included details of Access, Layout and Scale including house type sizes and locations, and the Project Team want to focus advice on the following in particular:

- Comments on the overall site layout in relation to layout/ scale/ privacy and planning policy.
- Proposals for an additional 4 dwellings fronting Ruth Street, which were an attempt to increase natural surveillance on the street and viability of proposals.
- Emphasis on consultee responses to Highways proposals and the historic context of the mill. Highways support for the principles of the layout/ surface treatments/ reduced parking provision and environmental considerations were confirmed as a key driver on the development site.

The pre-application enquiry broke the development proposals into different zones to emphasise the varying nature of development across the site:

- *Zone A (Historic/ Pedestrian Setting) – largely pedestrian access leading up to refurbished Mill Office (Amenity/ Community/ Residential tbc). This will be an area that will need careful consideration by Historic England and Kirklees Conservation officer.*
- *Zone B (Square) – request to omit some parking as Connect Housing preference to generate a public square, and relocate reduced parking provision to undercroft of flat block. The proposed client group for the mill building will be a mix of elderly (over 55's) and supported housing for people learning and physical disabilities. Further details will be provided as we develop the scheme. Connect is keen to reduce car ownership on the scheme by promoting green transport initiatives including car clubs, so Highways support is being sought to reduce parking provision to improve the public realm.*
- *Zone C (Homezone) – Request for Kirklees Council support for Homezone treatment, including street landscaping (indicative tree planning shown)*

- *Zone D (Shared Surface)*
- *Zone E (Kirklees Council-owned Highway) – Request for Kirklees Council support for on-street parking and one-way system as shown.*
- *Zone F (Parking Court) with adjacent turning head*

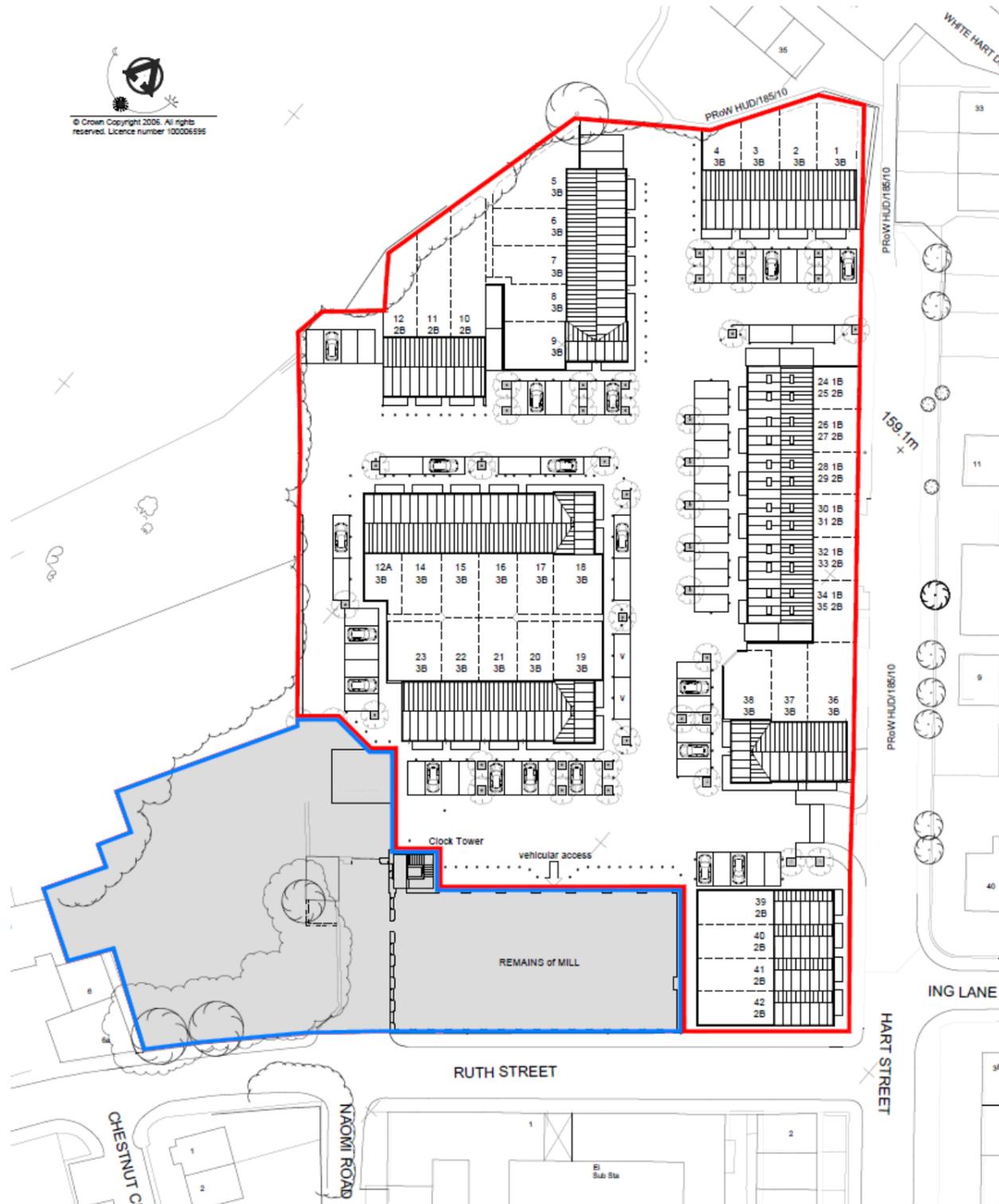
Pre-application Enquiry Meeting (September 2021)

A pre-application progress meeting was held on 22.09.21 with the following key personnel:

- Nick Hirst (*Senior Planning Officer*) – Kirklees Council
- Ryan Kinder (*Highways*) - Kirklees Council
- Nick Grimshaw (*Ecology*) - Kirklees Council
- Martyn Broadest (*Director of Home*) – Connect Housing
- Sayeed Hafejee (*Development Manager*) – Connect Housing
- Ryan Barnhill (*Land & Development Consultant*)– Collaborate Living
- Barry Murphy (*Architect*) – Triangle Architects
- Joseph Smith (*Architect*) – Triangle Architects
- Jeff Bright (*Engineer*) – Bright Young Consulting
- Conor Leyden (*Client Representative*) – LK Group
- Matthew Brennand (*Client Representative*) – LK Group
- Lauren Riley (*Technical Co-Ordination*) - Devcom

Many of the conversations related to technical highways difficulties of the proposed layout, and it was clear that the Indicative Outline Layout (the basis of the pre-application proposal) had not been as acceptable to Kirklees Planning as the Project Team considered. The introduction of 4no. new houses fronting Ruth Street was also resisted, with the boundary wall fronting Ruth Street considered to be an important element to retain. A 'community space' within this area had been considered a strong feature of the Outline Planning approval. Similarly, the importance of bringing Ruth Street (Zone E) into the development was stressed by Kirklees Council, and reduced parking provision was broadly welcomed based on the sites proximity to Newsome Village Centre.

The Project Team left the pre-application meeting in no doubt that the proposed layout need to be developed again from first principles, rather than building off the Indicative Outline Planning layouts.



Indicative Outline Planning Layout (2019-60-91630) – Britch & Associates Chartered Architects



Pre-Application Enquiry Layout, based on the assumption that the Outline Planning Layout adjacent had been acceptable to Kirklees Council

Formal Pre-application Response (October 2021)

Following the pre-application meeting, Kirklees Council issued a formal response confirming many of the issues discussed. Additional comments were also received from consultees not present at the previous meeting, and are broadly summarised below:

- Layout – not accepted and considered to be cramped and dominated by hard surfacing and garden enclosures.
- Highways – Home zone space considered inappropriate on the main looped highway within the site, and not to an adoptable standard.
- Streetscape – potential of Hart Street as a public space was not considered to be an active frontage. Importance of proposed new roads as functional and tree-lined streets emphasised as key features of the development.
- Privacy – separation distances considered to be problematic in a number of areas and innovative design solutions would be required to make good.
- Heritage – loss of weaving sheds within the previous Outline Application had been premised on restoration of the surviving structures, and quality had not been demonstrated within current proposals.
- Secured by Design – narrow path behind houses on Hart Street/ Ruth Street corner was considered a crime and amenity concern, and should be widened/ redesigned as a more attractive route.
- Community Gardens – replacement with houses fronting Ruth Street was unacceptable and the amenity space was required to be reinstated.
- Appearance – officers not ruling out a contemporary design approach, but great care and attention required to ensure a harmonious design. Consideration to fenestration and roof form was deemed to be essential.
- Refuse Collection – For units served by private drives, communal waste collection points easily accessible from the public highway should be provided.
- Sustainable Travel – hierarchy of pedestrians / cyclists/ public transport/ private vehicles within LP21 of the Local Plan stressed.
- Landscape – presumption in favour of tree planting in verges and adjacent carriageways, including addition of native species to enhance biodiversity and help create green corridors.
- Tree Retention – importance of trees fronting Ruth Street and mature trees at north-west boundary.
- Ecology – Requirement for 10% ecological net gain on site.
- Drainage & Flood Risk – 30% reduction in surface water runoff required and careful consideration/ siting of attenuation features (including maintenance/ management). Promotion of sustainable drainage through the district by Kirklees Council, and developers expected to follow drainage strategy hierarchy.
- Acoustics – Due consideration to balance noise mitigation measures and sites heritage value.
- Consultation – encouragement to carry out public consultation prior to submitting application.

The overall response was very detailed in nature and the requirement for a design review by the Project Team was needed to address many of the concerns. The principle of development was accepted but the layout needed a lot of consideration.

Design Development (November 2021 – June 2022)

See Layout Section 7.0 for more details.

Specialist Housing Team (July 2022)

As Connect Housing's emerging vision for the site developed, and as the Project Team developed new proposals on the back of the detailed pre-application response, a meeting was held with Kirklees Councils Specialist Housing Team (*Freya Harding and Jonathan Mansell*) to ascertain their area requirements. Priorities included:

- Requirement for as many CAT3 and adapted properties as possible.
- Requirement for elderly person and disability-friendly accommodation.
- Weaver flats were not considered appropriate for persons with challenging behaviour – potential for 4 flats with ancillary spaces above.
- Requirement for 2-bed family units, and preference for single-storey accommodation where possible.

Further meetings were held with the Specialist Housing team in October 2022 (RIBA Stage 2 review) and December 2022 (Review of Adapted Homes layouts), where feedback was given on the proposed layouts.

Pre-Application Enquiry 2 (January 2023)

With a more developed layout and careful consideration of the aspects raised within the original response, a second pre-application enquiry was submitted to the planning team for review. Separate meetings were held between Civic Engineers and Kirklees Highways representatives to run through the detail of proposals

Site Visit with Kirklees Council (January 2023)

Following submission of the pre-application enquiry, it was felt that a site visit would be beneficial to review proposals in more detail, with particular emphasis on the vision for the site and heritage considerations. Attendees included Kirklees Council (Planning, Highways and Conservation teams), Historic England (further information below) and the Project Team (Connect Housing, Triangle Architects, Civic Engineers Transport Consultant, Collaborate Living, Ecus Heritage Consultant and LK Group).

Feedback was generally positive about the vision for the development site, and it was confirmed that the Project Team would need to demonstrate precedent and evidence to demonstrate that the proposals work within the detailed planning application. Specific comments related to:

- Heritage – contemporary approach of cladding materials adjacent existing mill structure requires careful consideration (see Appearance Section 10.0 & more details within Historic England consultation), alongside justification required for removal of structures (recommended for removal due to structural condition/ viability).
- Highways – adoption of proposed non-standard highways/ green streets/ plaza would need careful consideration with the Section 38 team, but parking/ cycle/ transport strategy was broadly supported.
- Temporary works – the protection of existing buildings was considered essential.



NEWSOME MILL PRE-APP MEETING

27th January 2022 @ 10:00am at Newsome Mill, 4A Ruth St, Newsome, Huddersfield HD4 6JF and Newsome South Methodist Church, Birch Rd, Berry Brow, Huddersfield HD4 7LP

- Please meet on Ruth Street in front of the street leading to the archway.
- Bring protective site boots if available or suitable hard wearing footwear.
- The Methodist Church is booked in case of poor weather and if required for extended discussions indoors.

AGENDA

1. Connect's vision for Newsome Mill.
2. Walking tour of site discussing the design approach and key elements of the scheme:
 - 2.1. The gardens.
 - 2.2. The Mill, Clocktower, Timekeeper's Lodge and Archway.
 - 2.3. The Mill Office and the proposed square.
 - 2.4. The housing site - architectural design, landscaping and drainage strategy.
 - 2.5. Potential connections to Kirklees Wildlife Habitat Network.
 - 2.6. Highways strategy - incorporation of Hart Street and sustainable transport strategy.
 - 2.7. The Weavers Apartments.
 - 2.8. Newsome Mill - structural engineer's assessment and construction strategy.
 - 2.9. Temporary works / footpath closure / extent of repair works.

Depending on time and weather, we could conclude the walking tour and move onto the Methodist Church for more detailed discussions, alternatively we could continue to discuss on site.

3. Heritage / Conservation Strategy - detailed discussions.
4. Land ownership and programme for submission.
5. Validation checklist.
6. Any other business.



Pre-Application response from Kirklees Council (March 2023)

Written consultation responses were received from Kirklees Council on 14th March 2023, generally as follows:

- Public Health – requirement for a Rapid Health Impact Assessment.
- Strategic Housing – generally supportive of proposals, with commentary on housing need within Kirklees and the need to pepper pot tenure mixes around the site.
- Trees – no constraints to development. The application should be supported by a landscaping scheme and adjacent woodland needs to be protected from accidental damage.
- Waste Strategy – details of waste requirements, drag distances and access.
- Ecology – requirement for 10% biodiversity net gain.
- Environmental Health – Air Quality Assessment required as part of planning application, noise unlikely to be an issue, and likely requirement for standard contamination and construction management conditions.
- Highways/ Structures – Recommended conditions for drainage and retaining walls.
- Highways Development Management – detailed commentary on internal arrangements and parking but the layout as currently drawn ‘would not be adequate for adoption’.
- Lead Local Flood Authority – confirmed site within Flood Zone 1 and confirmed support for sustainable drainage that follows Kirklees drainage strategy hierarchy.

Further written consultation responses were received on 20th March 2023 and 28th March 2023.

- Conservation & Design – very detailed response that broadly welcomed ‘*the prospect of a heritage-led scheme*’ which would not only secure a viable new/adaptive use for such a sizeable and significant heritage asset but would also arrest any further deterioration which is imperative”. Some specific concerns were raised about materials/ finishes but could be addressed at planning/ listed building application stage.
- Secured by Design – no objection in principle to the application, although recommendations to improve security throughout the site would be considered beneficial.

Overall, the March 2023 pre-application response was largely supportive of the design proposals although Highways still maintained concerns regarding the adoption of proposals. These comments are largely dealt with in Civic Engineers Transport Statement.

3.2 HISTORIC ENGLAND

Historic England had been working for several years with Kirklees Council to try and facilitate the redevelopment of this important mill site, and we have actively engaged to try gain their support for development proposals. Emphasis was placed on the Grade II Listed Newsome Mill and associated structures, but advice relating to the wider site development was also received.

Initial Pre-Application Advice (October 2021)

A formal response was received on the back of a September pre-application enquiry, confirming Historic England’s willingness to engage with Triangle Architects on the finer details related to the scheme. Initial responses were broken down into the constituent elements of the design proposals as follows:

New Build Housing (consented)

Minor changes are proposed to the parking layout in the area of proposed new-build to the north-west of the mill buildings. This is in line with our original ambition for the scheme to limit the amount of surface car parking visible within the development. We particularly welcome the proposal to remove some parking from the area adjacent to the listed mills to create a more pedestrian-friendly square. The layout of the new-build housing is in accordance with the outline consent and we would be happy to discuss materials and façade treatments further once these are available.

Additional new build housing (proposed on site of Croft House)

We are comfortable with the principle of some additional new-build housing in the area to the south-west of the mill and clock tower. We did originally have some concerns that, unless carefully maintained, this area could have the appearance of leftover space and may not be used as intended as an amenity space for the residents. Some additional development in this area could address these potential maintenance issues. However, the existing boundary wall, gate piers and gates do contribute to the setting of the mill buildings and form an attractive group along with the mill gates, lodge and office building (notwithstanding the current condition). They are also the remnants of the site of Croft House, which was built by Newsome Mills’ founder John Taylor around 1827. The house is no longer extant, disappearing from the maps sometime after 1984, but the site is important because the house predated the mill buildings which are later nineteenth-century in date and replaced the original buildings built by Taylor to house his developing textile business. We understand that the intention is that the 4no. additional dwellings would bring some activity to this part of Ruth Street, but we would like to explore the possibility of working with the existing boundary wall and gate piers if this is possible. They are attractive features in their own right and contribute to the history of the development of the site.

Mill Building Apartments

Has an updated structural survey been undertaken of the remains of the mill and the mill tower? We can provide more detailed advice on the proposals for the mill as they develop, particularly how the new elements will interact with the retained portions.

Submission of Revised Scheme (Late-October and early November 2021)

Following receipt of pre-planning feedback from Kirklees Planning and Connect Housings new vision for a landmark sustainable development, revised proposals were submitted to Historic England which set out the emerging proposals. These included:

- Minimising the amount of surface parking visible within the development with looped highways arrangements.
- Maintaining a pedestrian-friendly square to the rear of Newsome Mill.
- Relocation of 4 new houses away from Ruth Street and creation of new 'Croft House' and formal gardens.
- Incorporation of roof lit apartments within the footprint of the Weaver shed, inspired by the historic roofline and character of the original building.
- Aspirations to utilise the Mill Office as an Energy Hub at the centre of a sustainable development.
- Establish the principle of traditional terraced streets and shared amenity spaces between.

Historic England welcomed the terraced street typologies and shared surface proposals for the main site, and were pleased to see an attempt to incorporate the remaining walls of the former weaving sheds if it was feasible. The aspirations for Croft House were also welcomed subject to scale and detailing, and the proposed Energy hub use within the former mill office was considered to be less intensive than a residential conversion. A request for further proposals for the clock tower and former mill was emphasised as the key focus for the site.

Formal Request for Pre-Application Advice (Late-November 2021)

An Outline Strategy for the development of Newsome Mill itself was issued to Historic England, demonstrating the core drivers for its redevelopment as follows:

- Proposals to incorporate 4 storeys of apartments rather than the Outline consented 3-storeys, all based within the historic footprint/ massing/ window patterns of the original building. This provides numerous benefits within the apartment block and enhances its internal qualities by creating a large central atrium lightwell.
- Intention to minimise visible surface parking elsewhere on the site by focusing it within 2 lower-level storeys behind the retained Mill structure. Connect Housing's aspiration for car-free principles was expressed.

Historic England's response was again positive and support the principles being explored by the Project Team:

"The approach looks positive, particularly the repairs to the clock tower and the integration of this element into the scheme by using it as the main entrance to the apartments. The tower is a key landmark, visible for miles including from Huddersfield town centre, so the proposal to illuminate the clock tower and the top of the tower are interesting.

The proposed new-build structure will replicate the scale and form of the historic mill which we welcome. You have set out a good rationale for deviating away from the original 3 storeys above ground level and we would have no objection to four floors of apartments above the car parking as you have shown. The choice of cladding material will obviously be key to the successful integration of the two elements so it would be useful to have some precedent images submitted as part of any future new application or discharge of conditions.

Other than that, we are happy to defer to Kirklees on the details of the internal arrangements and, as you have said previously, the parking arrangements in particular will need to be agreed with them."

Site Walkaround (January 2023)

With generally positive feedback received to date from Historic England, the design team progressed proposals further and build a strong Project Team of Structural Engineers and Heritage Consultants to support the preliminary proposals. Structural surveys of the existing structures were carried out in more detail and the feasibility/viability of implementing proposals were explored with specialist input. As proposals proceeded towards a formal planning submission, Historic England were invited to a site walkaround with Kirklees Council Conservation officers (and planning/ highways) to update them on proposals.

Historic England were pleased with the development of proposals, although the removal of the Mill Office needed to be justified and supported by a structural report; if justified, the reuse of its facing materials within the Weaver flats development was welcomed.

Similar to the conservation officer comments, the use of contemporary materials adjacent to the remnants of the mill structure would need precedent support and further detailed consideration within and beyond the planning process. This was extensively discussed on site and the planning officer emphasised that it would be an issue that members would need clarity on. It was accepted that there are generally 2 approaches to conservation, to either try replicate exactly what was on site or to do so in modern ways that contrasts the new with the old. The Project Team had concerns about trying to replicate the existing, namely that the existing structure was not plumb nor structurally capable of taking additional heavyweight materials, and the difficulty of matching a stone face with the existing weathered materials.

Appearance & Heritage are explored further in this Design and Access Statement.

3.3 PUBLIC CONSULTATION

Two events were held in March 2023 to present proposal to the public and interested parties. The events were held across 2 days and 2 different time spans (across lunch and evening after-work) to ensure attendees had a chance to view proposals. Three Consultation Boards are shown adjacent and overlap.



New affordable homes for Newsome

Connect Housing is redeveloping the former Newsome Mill site on Ruth Street into a range of high quality, energy-efficient homes.

Before applying for planning permission, we're holding two community drop-in sessions to discuss our proposals.

These community events will be held on:

Monday, March 27
 Castle Community Hub
 Headfield Road
 Newsome
 HD4 6LU
 11am – 1pm

Thursday, March 30
 Newsome Scout Hall
 160 Newsome Road
 Newsome
 HD4 6JJ
 6pm – 8pm

Connect is a charitable housing association based in Dewsbury. We provide affordable homes and support services to over 3500 households in West Yorkshire.

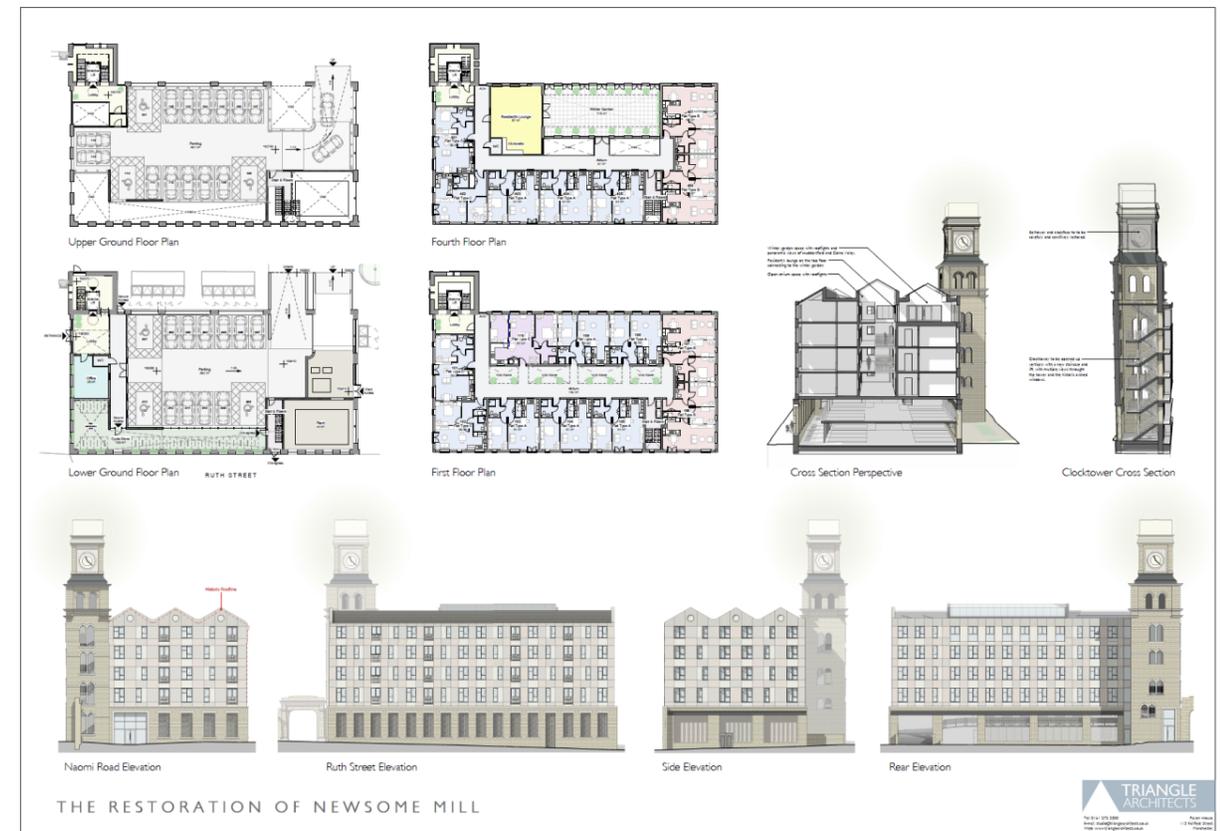
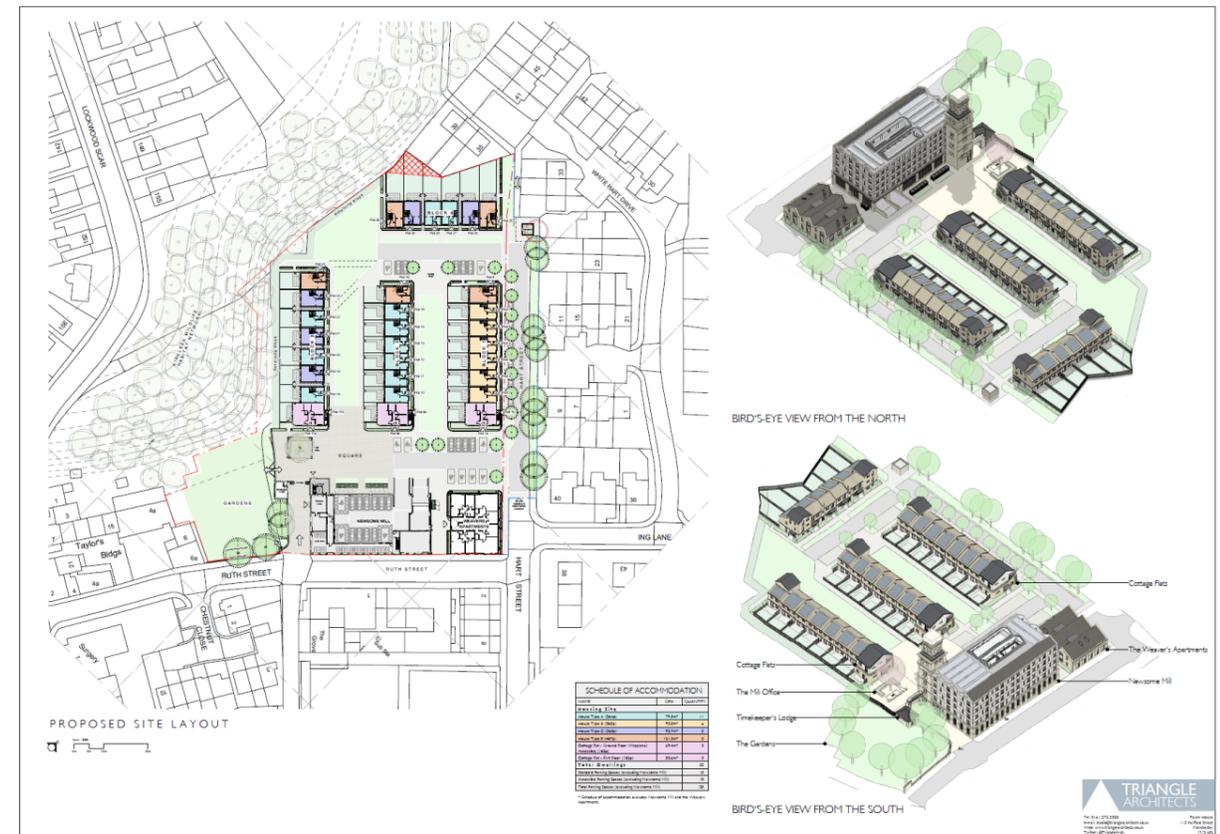
We hope you'll be able to attend a drop-in, find out more about our proposals and put forward your views and ideas.

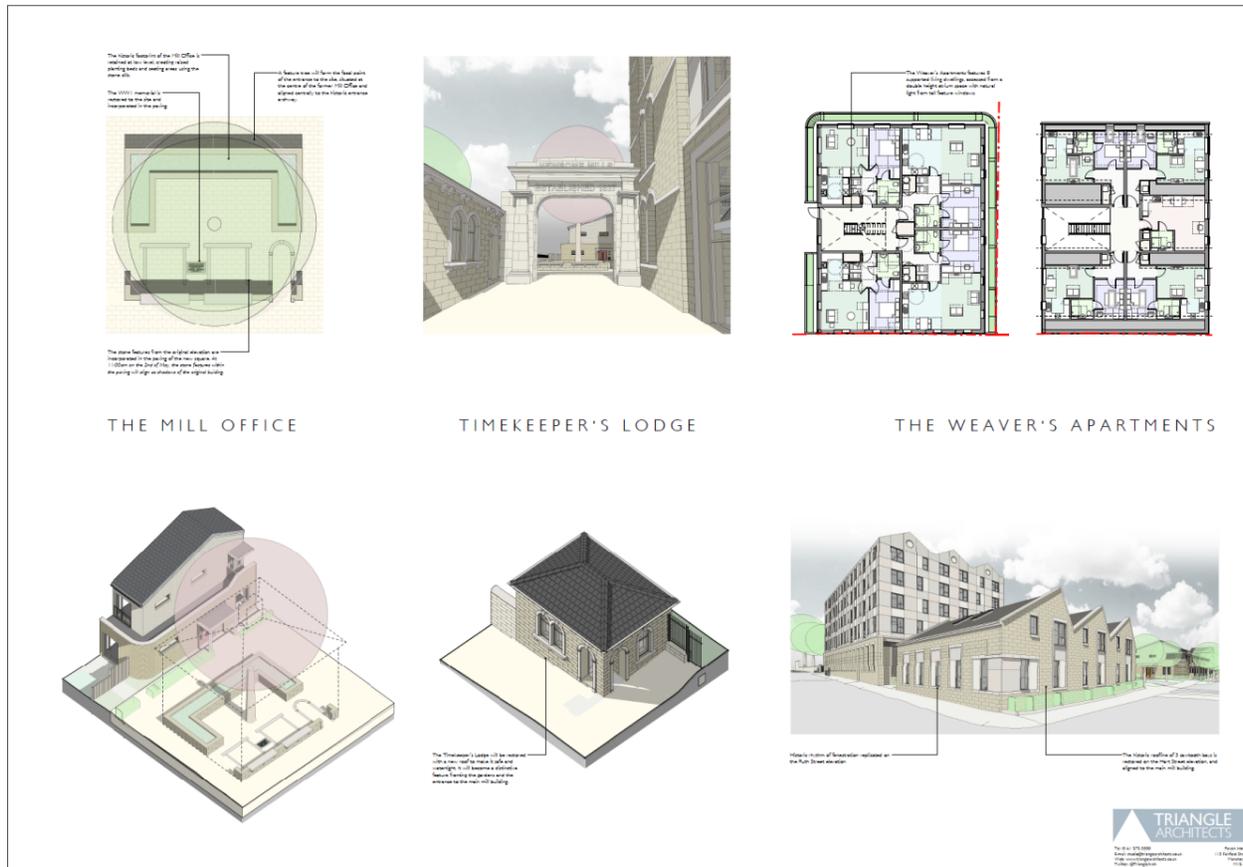
For more information, visit our website connecthousing.org.uk, or contact our Development Officer, Laura Hakier:

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Feedback received from those who attended the events were largely positive and supportive of development proposals. Proposals were also presented online, with an 8-page presentation of proposals and a feedback form included. Not all attendees left feedback, but the following comments were formally left (Attendee postcodes omitted but all bar one from HD4 area):

	Do you welcome the redevelopment of the Newsome Mill site for housing?	Please tell us what you like about the proposals being put forward by Connect Housing	Please tell us about anything you would like us to change	Comments / Feedback
1	Yes, the mill site currently looks very sad and does little to enhance Newsome	I do like the way the footprint of the mill is being retained and the clock tower. I'm glad the houses have gardens.	Have you considered district heating for the scheme?	The proposed scheme looks to make good use of the site and to retain the characteristic shape of the mill. I like it
2	I very much welcome the redevelopment	The use of the clock tower and as much of the rest of the building you can use. The plans to me are very complementary to the site	I haven't seen anything I would change.	
3	Yes	The site is perfect for these proposals, providing welcome home.	It looks an excellent use of the space.	
4	Yes it's been rotting for too long!	Variety of sizes of homes, keeping the mill footprint, it being climate aware - e.g. solar panels, water catchment	I would be concerned RE apartments ventilation - in a hot summer would they have a breeze?	
5	Yes	It all looks very good	It should start ASAP	
6	Yes	Honours the original building	N/A	
7	Yes	Good use of derelict land, good energy efficiency, retaining historic features	Suggest reusing grey water if stored on site for domestic purposes	
8	No	The mill being restored	I would like to see some form of water feature	



Photograph of Consultation Event Day 1 at Castle Community Hub.

9	Yes	Fab for over 55's need more social housing	The choose & move system discriminate against old Kirklees tenant	
10	Yes	I like that it is social housing, as there is a great shortage in this area. I like that the development embraces the history of the mill. I like the use of renewable energies, and the running costs will be low for the tenants and residents. I like that there will be ongoing management of the site, to help maintain the appearance and support the tenants and residents.	I think there needs to be a small allocation of extra visitor parking, to avoid congestion in the village; some families and friends are likely to have to use a car to visit.	
11	Yes	It will be good to redevelop the site as it is becoming more dangerous. Aesthetically the properties in the plan are appealing.	The number of properties and potential number of people will put pressure on the GP and schools in Newsome. There is also potential for a high volume of vehicles in an area already difficult to park. Given the proposed property for people with complex health needs this may make it difficult for accessible vehicles (which tend to be large) or ambulances to attend. Consideration should be given to less properties on the site but increase the number of parking spaces available on the site.	

Proposals and consultation events were also detailed within a number of news articles:

- Yorkshire Post (*Newsome Mills: Energy-efficient housing on the way for historic fire-ravaged Yorkshire Mill*)
- Huddersfield Hub (*'High Quality Energy Efficient Homes' to be built on the Site of Newsome Mills*).
- Yorkshire Live/ Examiner Live (*Huddersfield fire-ravaged Newsome Mills site set for new energy efficient homes*)
- The Huddersfield Daily Examiner (*New homes planned at fire ravaged mill*)

These articles referenced support for the proposals by Newsome ward councillors:

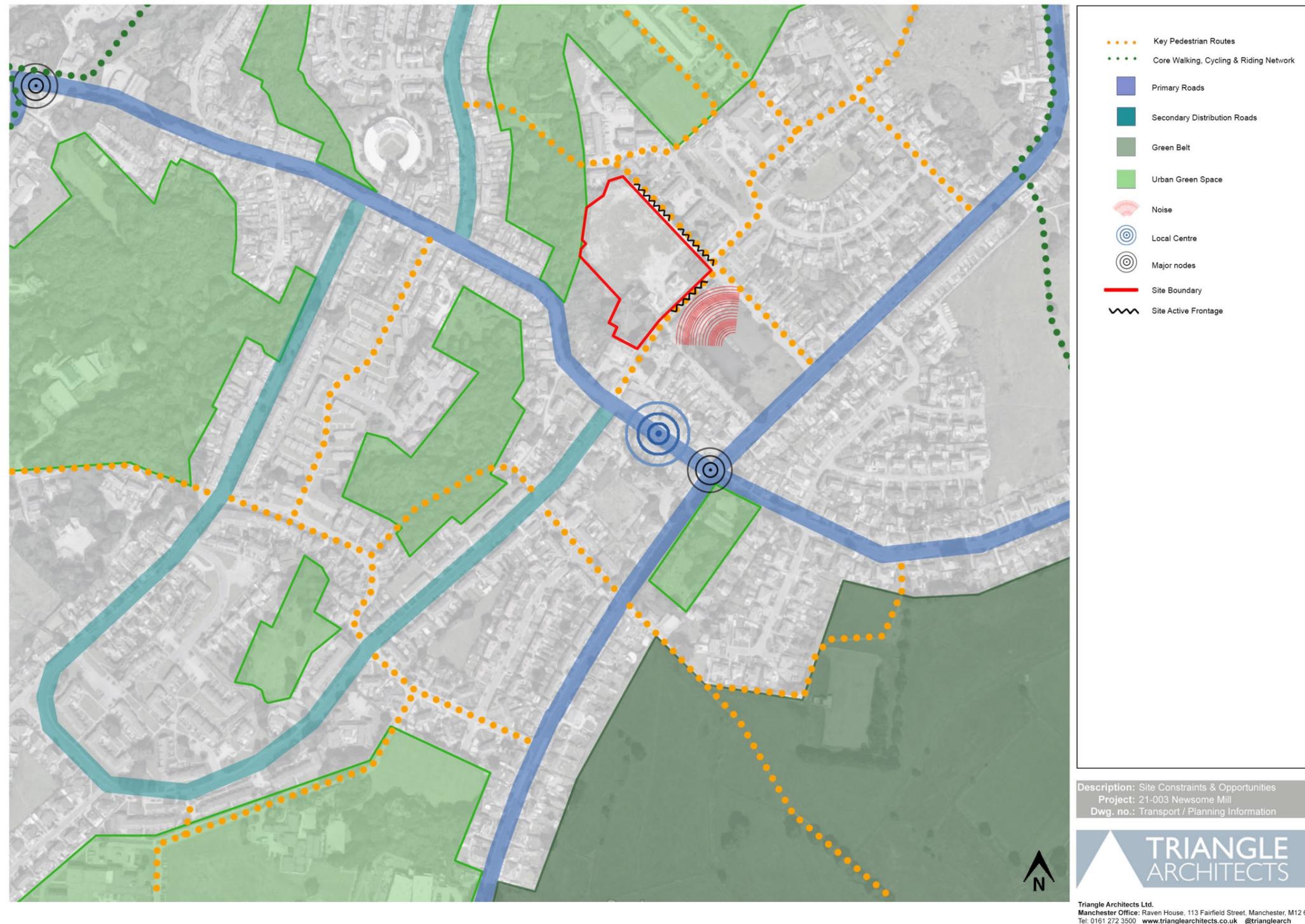
Clr Andrew Cooper (also leader of the Green Party on Kirklees Council) said: *"I am really pleased that Connect Housing are proposing to bring this derelict site into use. I've had a sneak peek at the plans and what is particularly exciting is that their plans will use the remaining walls and that the development will restore the shape of the former mill which will, I am sure, be welcomed by the community."*

Green councillor Sue Lee-Richards said: *"I would urge as many people as possible to attend the consultation events, to have a look at their proposals and to express their views and opinions. It would be good to have a strong local response to these positive proposals."*

SECTION 1: THE PROCESS
4.0 EVALUATION

4.1 Site Analysis

4.1 SITE ANALYSIS



Based on the findings of our analysis of the site and consultation responses, we have generated principles of regeneration for the development:

- An opportunity to revitalise a local landmark and preserve a heritage asset that has been deteriorating and subject to anti-social behaviour.
- An opportunity to enhance the character of the area and make it more attractive for new and existing residents.
- New affordable properties to meet the needs of the local community, Kirklees Council and new residents. To include family dwellings, specialist accommodation and apartments suitable for the elderly.
- Ensure that the site has been planned efficiently considering potential future connections and existing routes.
- Buildings that overlook the existing roads and proposed internal arrangement to help improve security in the local area.
- New homes to be built that are high quality, sustainable, inexpensive to run and require little future long-term maintenance.
- Ensure a sustainable development that can contribute to the local economy, improve the local environment and provide social benefits beyond the site.

Analysis of Primary routes (blue), secondary routes (green), pedestrian routes (dots), noise sources and nodes.

SECTION 1: THE PROCESS

5.0 DESIGN

- 5.1 Design Progression (Newsome Mill)
- 5.2 Design Progression (Weaver Sheds)
- 5.3 Design Progression (Houses & Cottage Flats)
- 5.4 Designing Out Crime (Security Measures)

The desire to incorporate modern residential design standards, in terms of internal space requirements, amenity areas, public realm and car parking as well as an understanding of site constraints has given rise to a considered design proposal. The layout is further analysed and described in 'The Development: Layout' section later in the report.

5.1 DESIGN PROGRESSION (NEWSOME MILL)

The historic footprint and scale of Newsome Mill has been a key driver from the early stages of concept design, including its relationship to surrounding roads and buildings. The desire to introduce modern design standards and provide sufficient accommodation to ensure that the scheme is ultimately a viable proposition has been a key driver, set against producing a scheme that addresses its historic context and the constraints of the site. Early principles included:

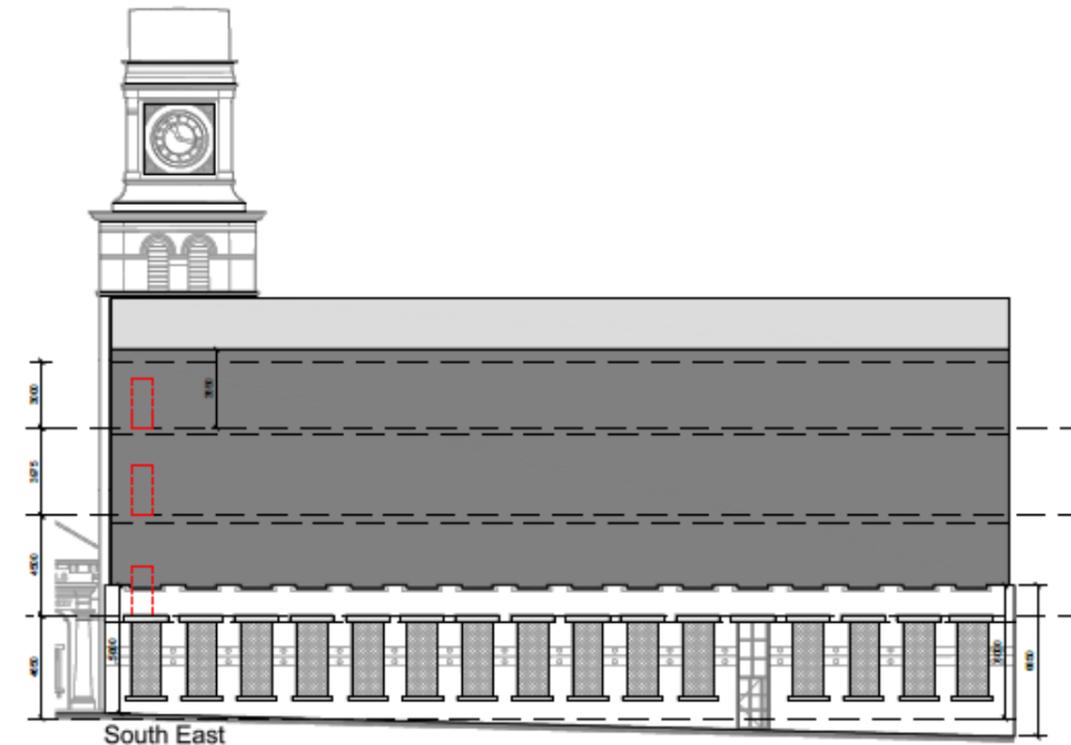
- A good mix of apartment types that suit the historic openings of the remnant structure, including respecting the historic scale of the original building and keeping new proposals under the shoulder of the clock tower.
- A desire to reutilise the clock tower for circulation within the building.
- Focus prominent pedestrian/ building entry points around the historic gates/ Timekeeper's lodge/ new public square (see Layout section later).
- Providing a ground level car park to provide spaces for Newsome Mill/ Weaver Flats, to give residents the option of a car parking space if required but generally keeping vehicles off the plaza behind.
- To provide an echo of the historic window patterns but not attempt to replicate the grade II listed structure; this was to include careful consideration of materials for the replacement Newsome Mill.
- Providing individual balconies to some of the flats, with large shared external amenity spaces within the adjacent Gardens and shared communal facilities within the building.

From these general design parameters, the design developed to test out different accommodation types, mixes and building heights, until the preferred option was settled on.

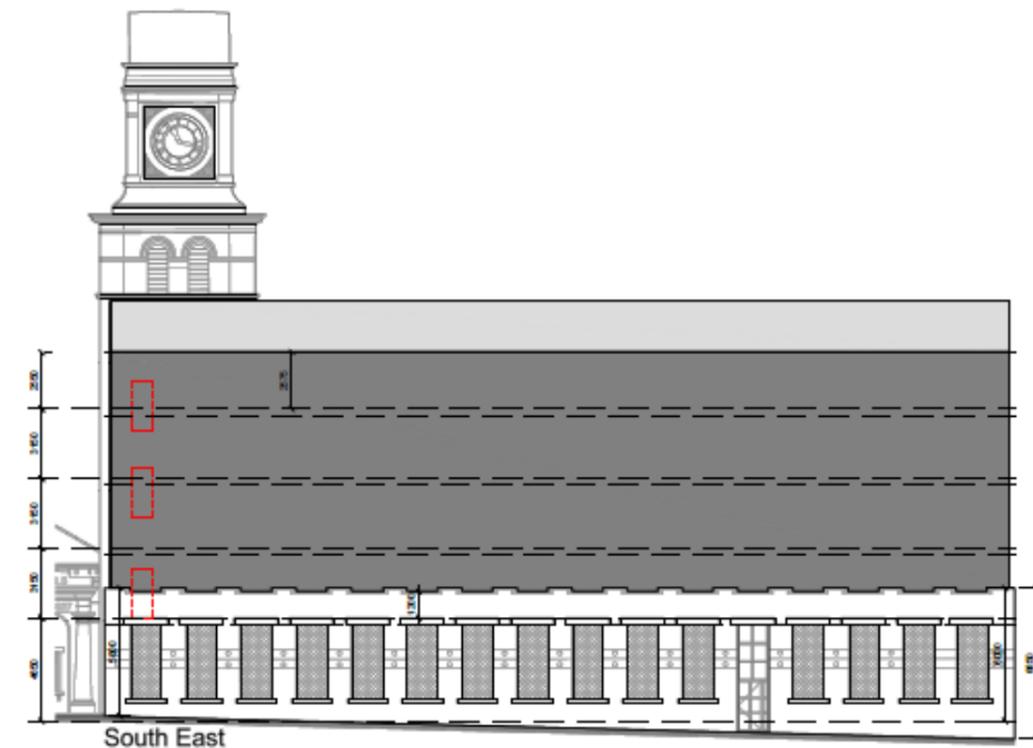
Diagram 1 – Simple Exploration of Floor Heights

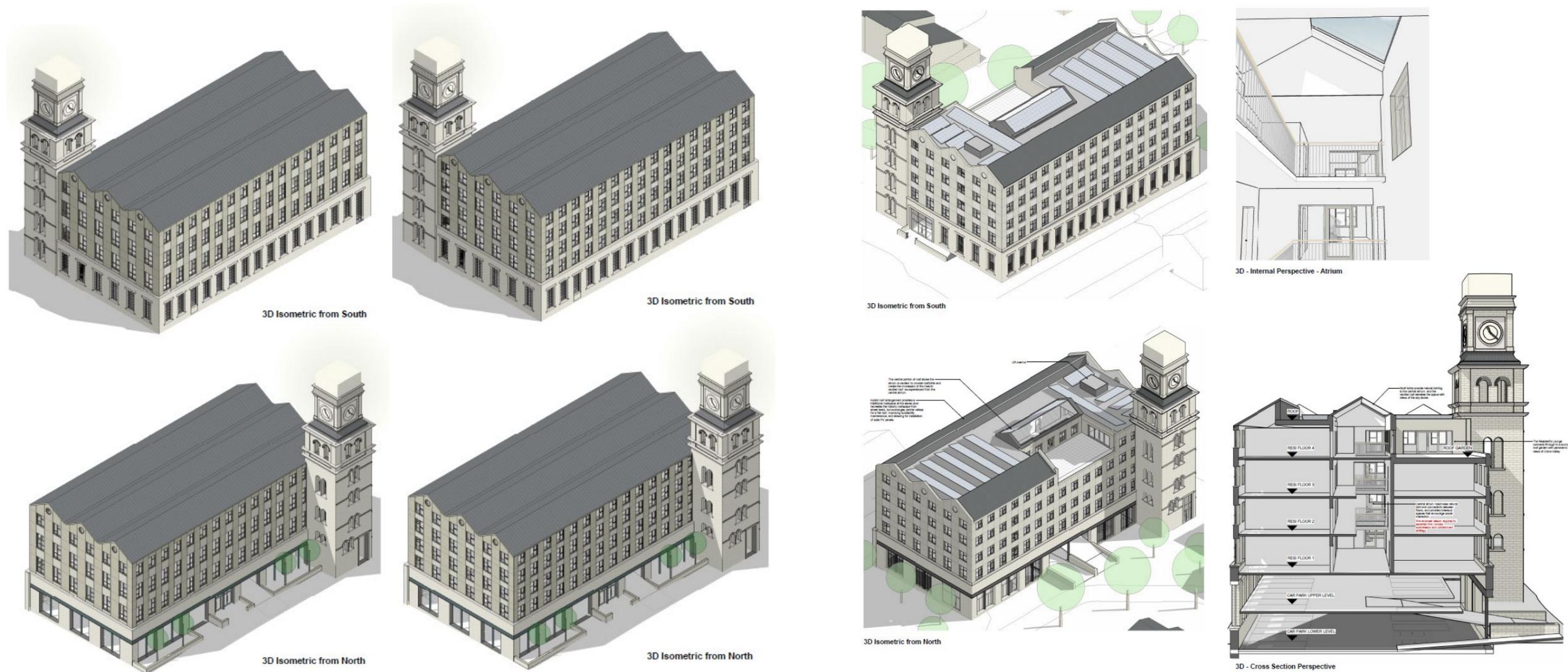
- Review of original Newsome Mill floor heights based on the remnant openings visible within the clock tower.
- Review of optimum floor heights against the clock tower openings, based on preferred construction methods and best practice floor-to-floor heights that would minimise future energy costs for residents (e.g higher ceilings require more space heating)
- Provision of one storey of car parking to the ground floor, based on the principle established by the previous Outline approval. Car parking behind the existing structure was considered a less intrusive measure than accommodation behind, given the thermal requirements of apartment accommodation. A separate exercise to review potential townhouses fronting Ruth Street proved difficult, largely due to its impact on the historic window pattern and difficulties accommodating vehicle parking behind.
- Preparation of typical floor plans to establish the best internal arrangements to avoid the historic window patterns, including reviewing flat type sizes/ preferred accommodation mix.

Floors coursing in with existing tower openings (Approx)



Optimum floor heights with extra floor





Exploration of 3-storeys and 4-storeys of accommodation against historic window patterns.

Diagram 2 – Detailed Exploration of Floor Heights and External Window Patterns

- Remnant ground floor structure retained up to first floor cill level, where the stone features can be reutilised as a 'capping band' and existing openings can be repurposed with a lightweight mesh that can introduce weaving patterns (reflective of the original wool weaving traditions of Newsome Mill).
- Exploration of an extra level of car parking within the higher ground-to-first floor proposed levels, to provide an efficient layout to support the parking needs of the surrounding new neighbourhood and avoid extensive hardstanding elsewhere on the site.
- Clock tower retained as the focal point for entry and potential lantern feature to replace existing water tank.
- Restoring the historic roofline of Newsome Mill, with three pitched roofs running lengthways along Ruth Street. This builds on the principle of providing an echo of the historic building, and the exploration of three and four storeys of accommodation involved an analysis of new window patterns versus historic window patterns.

Diagram 3 – Enhancing the Internal Layout

- Once it was established that 4-storeys of accommodation was feasible and could work with an echo to historic window patterns, the viability of proposals improved to the extent that apartments could be omitted from each typical floor plan in an attempt to improve the internal qualities of proposals.
- A central atrium could be introduced to improve natural light and ventilation through the core of the building and create visual connections for residents.
- An internal winter garden and associated external roof terrace could be incorporated to enhance the communal amenity spaces for residents and guests. With only 3 remaining facades of Newsome Mill, the massing of the elevation fronting the plaza could be considered separately to the other sides.
- The introduction of renewable technologies on the roof assisted the sustainability aspirations for the site.
- Exploration of the ground floor entrance area and a large, glazed entrance fronting the historic entrance setting.

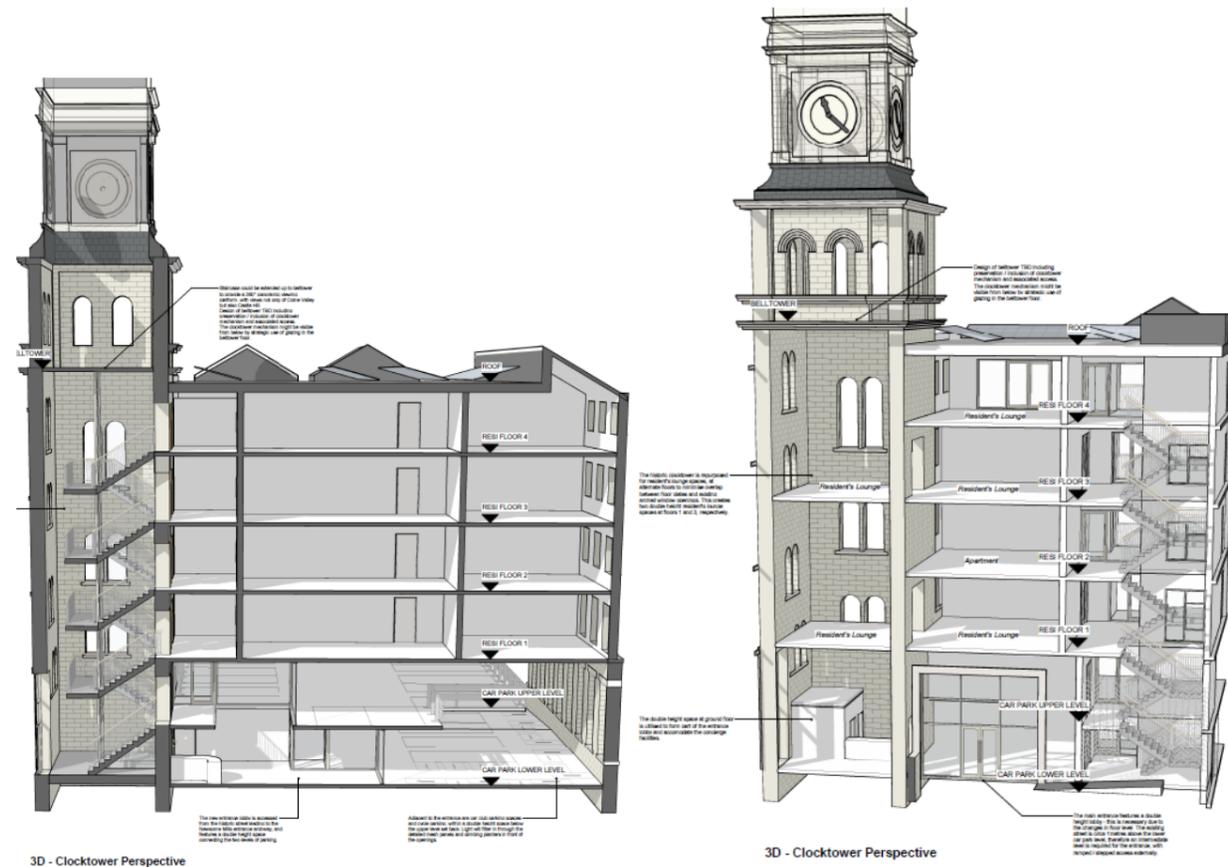


Diagram 4 – Analysis of the Clock Tower

- Detailed review of the clock tower to establish the feasibility of incorporating vertical circulation, including structural appraisal and associated impact on the existing structure.
- Feasibility review of constructing new lift shaft within the existing clock tower.
- Alternative proposal to reutilise the clock tower for communal residents’ lounges – existing window openings proved difficult to course floor levels in with and proposals focussed on double-height spaces that reduced their impact. This included a review of alternative lift and stair locations within the typical floor plan and associated impact on the arrangement of flats/ historic window patterns.
- Design team ultimately concluded that the reutilisation of the clock tower for vertical circulation was the best approach, as the original principles intended. Some structural work and adjustments to clock tower openings on the inward facing elevation would be required, but the alternative proposals had more impact on the arched openings facing out to the site. Similarly, the over-provision of residents lounges alongside the rooftop winter garden/ terrace was considered a management and viability issue.
- Existing ‘inward-facing’ clock tower openings can be seen on the photo adjacent.



Photo of existing clock tower taken January 2023.

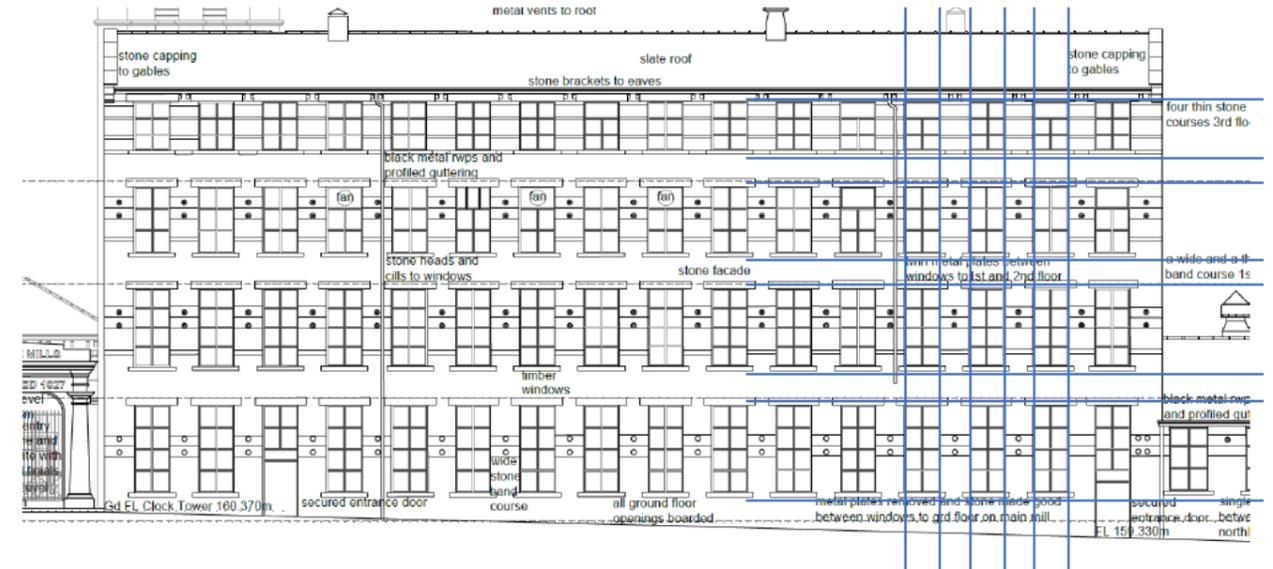
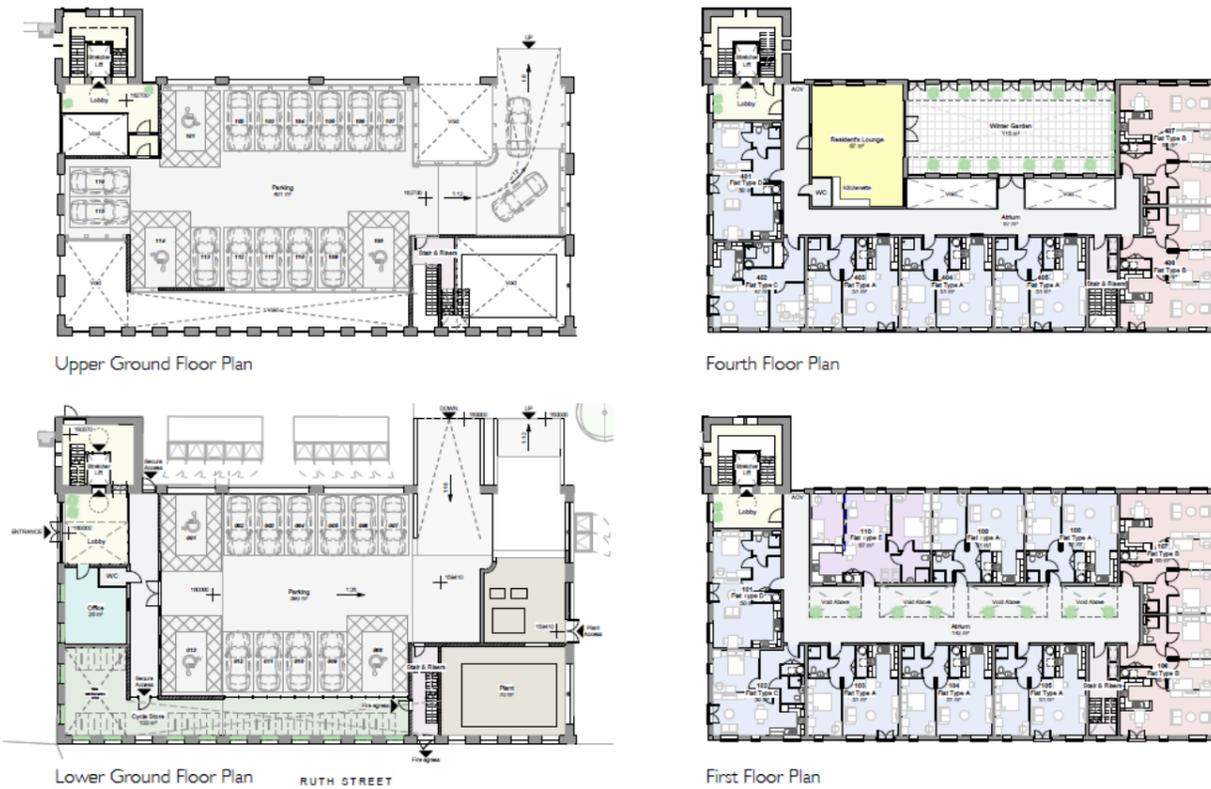


Diagram 5 – Refining the Internal Arrangement

- General layout amendments to suit Fire Consultant requirements and Structural Engineer proposals/ gridlines.
- Reorganisation of internal communal/ office facilities and ancillary/ entrance lobby arrangements.
- Additional of larger plant room to accommodate sprinkler tanks and associated reorganisation of parking.
- Enclosure of winter garden and removal of external open roof terrace.
- Relocation of internal bin stores to external following pre-application planning/ fire risk feedback.

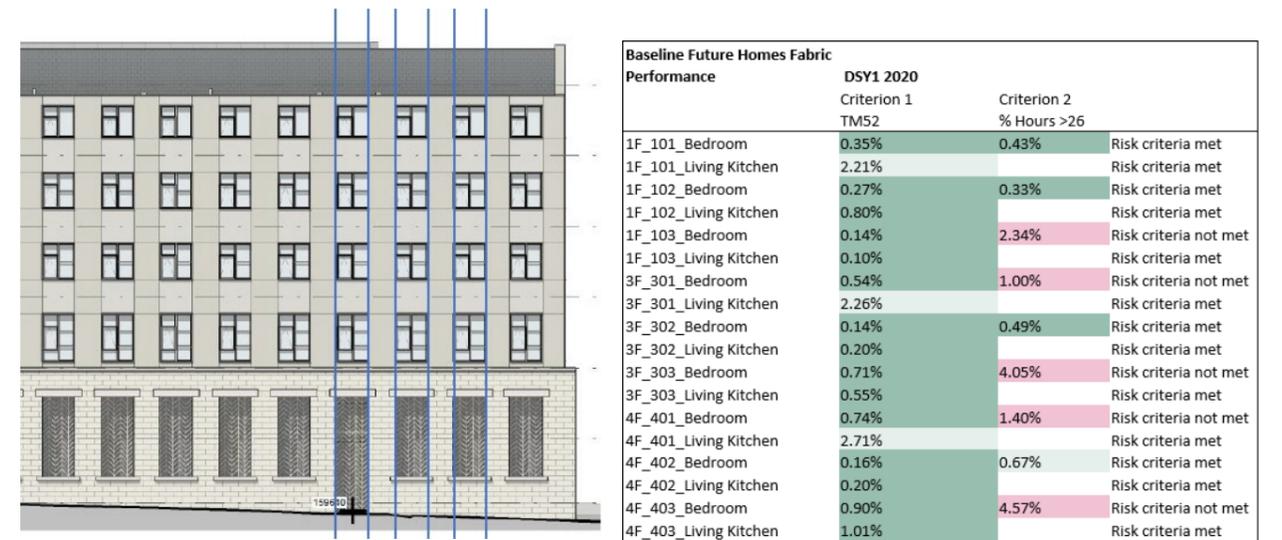


Diagram 6 – Window/ Overheating Analysis

- Preliminary feedback from Environmental Noise Solutions (ENS) suggested external noise sources were impacting on internal noise levels, and apartments could not comply with accepted levels with open windows.
- Non-openable windows reduced the ability for purge ventilation to apartments, and Greengage Environmental carried out extensive overheating analysis suit the new Approved Document O.
- The original intention in incorporate large windows to echo the original window patterns was no longer compatible with modern design standards, and the risk criteria was not met for overheating of bedrooms.



Diagram 7 – Detailed Fenestration/ Window Pattern Review

- The design team had to redesign elevations with a series of narrower windows that limited overheating in bedrooms, and Juliette balconies/ larger openings to living spaces supported by mechanical ventilation. The large inward opening balcony doors could provide sufficient free area if required for overheating, and balcony patterns were inspired by punch cards for Jacquard machinery fitted to Newsome Mill weaving machines.
- Acoustic ventilation louvres were required to the head of each window, with the requirement for either 2 or 4 ducts to each apartment depending on the internal ventilation strategy. The intake and exhaust needed to be a certain distance from each other, so a decision was made to utilise all lower floor window heads for a consistent finish (Upper floor apartments could be ventilated through the roof).
- Acoustic ventilation louvres double up as a contemporary approach to reflect the stone lintels on the existing Grade II listed plinth below, but not in a pastiche way.
- See Annotated notes on the submitted elevation drawings and Section 10.0 Appearance for more details.

5.2 DESIGN PROGRESSION (WEAVER SHEDS)

Initial proposals for the corner of Hart Street and Ruth Street (see 7.0 Layout & Access) were based on the principle that the existing Weaving sheds would be demolished and replaced with 4no. dwelling houses. This had been the approach taken in previous planning applications and approved within Outline Planning Approval 2019-60-91630-W. Following the receipt of pre-application comments on initial layout proposals that reflected this approval, the design team set out to review every aspect of the layout including the Weaver sheds.

Preliminary structural comments from Bright Young Consulting, subsequently formalised with the Structural Report, suggested the building was *“in an extreme state of disrepair for a considerable period and has been open to the elements”*. Further conclusions suggested that *“the building is 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 full structural report is submitted as part of the planning application.

Although not considered viable for retention in its current form, the design team wanted to respect the history of the site and the coherence of Grade II listed structures on site. Consideration started to be given to dismantling the existing structure and reconstructing it within a new build development that could take inspiration from the historic scale and massing.

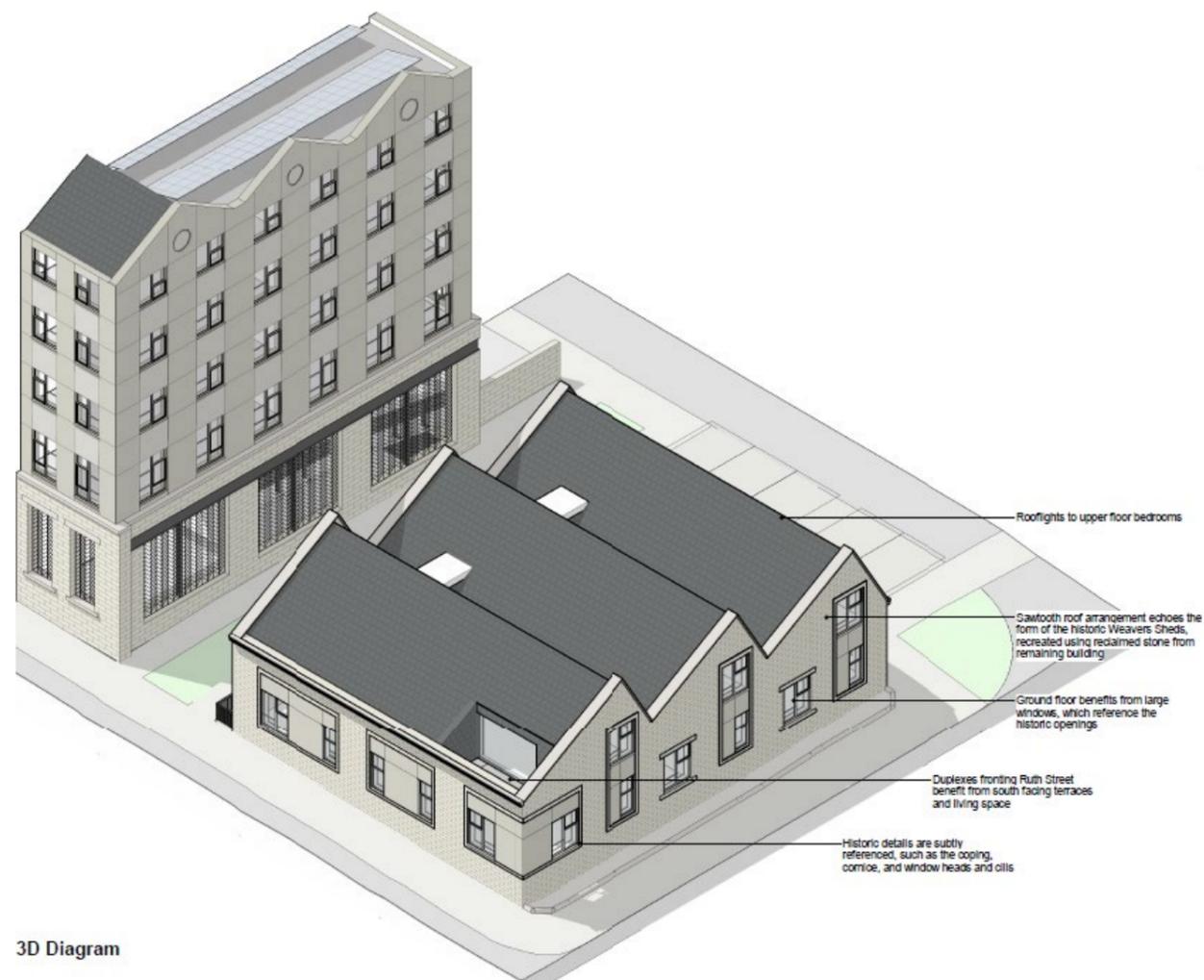


Photo of existing Weaver sheds structure taken September 2022.



Diagram 1 – Options Appraisal

- Preliminary options were explored to understand the capacity of the existing footprint and massing in relation to Nationally Described Space Standards.
- Two options were initially presented, one for the development of CAT3 Wheelchair Accessible apartments suitable for persons with various disabilities, and another for the development of Duplex apartments that could utilise the space within the sawtooth roof.
- A single-storey approach with Accessible apartments has significant benefits in terms of the housing needs of the local community and Kirklees Council, but the retention of the high sawtooth roof was considered undesirable for space heating and conservation of the existing roof profile.
- The two-storey approach of Duplex apartments was beneficial in terms of putting the sawtooth roof to good use, but the contemporary approach (including exploration of some upside-down apartments) and associated impact on roofscape was potentially at odds with the desire for conservation of the existing form.



3D Diagram

Diagram 2 – Housing Need

- Consultation with Kirklees Council Specialist Housing Team in July 2022 stressed a need for as many CAT3 dwellings as possible, including a significant housing need for older people and persons with disabilities.
- A brief for the Weavers Apartments to include 4 apartments on the ground floor with ancillary spaces on the first floor was established, all accessed off a single point of entry. This approach took the best parts of both previous options, by including CAT3 Accessible apartments and utilising the roof space above for further accommodation. It also allowed the design team to closely reflect the historic roofline of the Weaver sheds within new proposals.
- Difficulties remained within the proportion of openings within the existing façade however. Existing cill levels were relatively high and unsuitable for persons sitting in wheelchairs, and there were not enough openings to provide adequate natural daylight for residents in some rooms and on the upper levels.
- Retaining the historic form of the existing sawtooth roof pattern but reimagining the window patterns to improve the internal environment for residents was required.



Diagram 3 – Development of Internal Layouts and Elevations

- A series of internal design iterations followed, following various consultations with Connect Housing, Fire Engineers, Structural Engineers, and Overheating/ M&E Consultants amongst others. Plans were shared with Kirklees Council Specialist Housing Team and refined to suit comments received by all. At each stage, proposals were examined alongside CAT3 Wheelchair accessible design standards, including the requirement for glazing of principle windows to start at maximum 850mm above floor level (Part M 3.31c).
- With smaller openings present within the existing structure, a new approach with larger window openings that provide adequate natural daylight and reference to the historic window fabric was needed. The original rhythm of fenestration could be replicated on the Ruth Street façade, with taller glazing proportions to evoke the original window openings on all side.
- With the Office Mill being deemed to be unviable for retention, the reuse of its materials could compliment the reuse of weaver shed materials (which only had enough remaining material for the reconstruction of 2 sides).
- Ashlar band courses could be retained in a modern interpretation of the original, alongside metal cladding panels to visually tie the corner building back to Newsome Mill (and take up some slack from the deficiency of existing stone on site). See annotated elevation drawings and 10.0 Appearance for more details.

5.3 DESIGN PROGRESSION (HOUSES & COTTAGE FLATS)

With the abandonment of layout proposals based on the Outline Planning approval, a strong desire to introduce terraced streets more in keeping with the historic industrial setting of Kirklees was prioritised. Proposed new layouts were analysed in great detail in terms of the optimum orientation of houses, but all retained the principle of terraced dwellings.

Early design iterations for the terraced housing arrangements was built on good urban design principles:

- Create strong corner focal points at the end of each terrace, either through the incorporation of three-storey dwellings or cottage flats that could be designed with increased eaves heights. A decision to utilise these cottage flats adjacent the Newsome Mill/ Weaver Apartments could not only allow a more considered massing adjacent to the existing Grade II listed structures, but also ensure their position was closest to Newsome Mill communal facilities and amenity.
- Ensure corner plots would have active gable ends, with rooms and windows positioned to ensure adequate natural surveillance of the street.
- Take inspiration from the offset ridge arrangements of the historic sawtooth roofs, but in a more considered way that could maximise south-facing roofs for renewable technologies. This approach helped reduce the overall height of dwellings, maximising warming winter sun into adjacent housing blocks.
- Ensure houses that 'back' onto new landscaped streets are designed to be dual aspect, creating effective street scenes on both sides.
- Terraced blocks that backed onto the edges of the site could be treated in a more traditional way with more private rear gardens, although access into the rear gardens would need to be through secure ginnels shared between 2 residents. Secured by Design comments on a desire not to have shared access paths to rear gardens backed up this approach.

Alongside the above, there was a strong desire for terraced dwellings to have an individual quality and offer a distinct ownership for each resident. This has been demonstrated elsewhere to prompt community buy-in to a wider ownership of the public realm and helps prevent terraced streets from becoming monotonous.

Pre-application comments received have largely been supportive of the introduction of terraced streets and a desire to create dual-aspect properties that address the landscaped streets and help create a successful public realm. The aspirations to support pedestrian and child friendly streets that double as sustainable landscapes is fully supported by Kirklees planning policy, although is offset by Highways detailed requirements and Secured by Design guidelines that don't account for the complexity of providing dual-aspect dual-frontage dwellings. Considerable work has gone into development by Triangle Architects, Civic Engineers, Bright Young Consulting, Greengage Environmental and Ecus Ltd to demonstrate how these streets can be successful places, all backed up the precedent of successful landscaped street scenes in other residential developments.

The Layout is further analysed in Section 7 of this statement, alongside Landscaping in section 9.0 and Appearance in section 10.0. Please also see submitted planning drawings and documents.



Block 1 Rear Elevation



Block 2 Front Elevation



Block 3 Front Elevation

Extract from Proposed Street Elevations showing principles of terraced streets.

5.4 DESIGNING OUT CRIME (SECURITY MEASURES)

The scheme has been carefully developed to ensure best practice in terms of 'designing out crime', including reference to the relevant sections of Housebuilders Design Guide SPD, Open Space SPD and Secured by Design principles. Pre-application enquiry feedback was received from West Yorkshire Police Designing Out Crime Officer in March 2023. There was no objection in principle to the application, and a number of recommendations were made that would be beneficial to the security and safety of site users:

- **Details of 'Security Measures' for the site and units** - see below.
- **Details of access control for vehicles onto the site and pedestrian access to the Garden Area** – vehicles will enter the site from Hart Street into 2 dedicated parking areas, all provided with natural surveillance from surrounding dwellings. It is intended that the Garden Area will be managed/ controlled by Connect Housing, with appropriate secure boundary treatments.
- **Full details of the site lighting scheme** – to be conditioned by the planning officer.
- **Details for the security of the mill building including pedestrian and vehicle access control** – to be conditioned.
- **Shared rear access to gardens to terraced plots are not recommended and should be designed out** – access to rear gardens is either through the landscaped public streets (Blocks 1&2) or via shared ginnels (Blocks 3 & 4). The 5no. ginnels provided to these terraces are protected by secure gates and will only be accessed by the residents on either side of it. Gardens fronting public areas/ landscaped streets are deliberately kept low to improve natural surveillance, both for security and watching over children playing.
- **Details for the security of garages and sheds**, to include any security measures for the protection of cycles and motorcycles – cycles are to be secured within Newsome Mill in dedicated cycle storage areas.

Redacted

Redacted

Risk Factors

It is widely accepted that a sizeable proportion of crime is opportunistic, so early consideration of crime and anti-social behaviour issues can play a role in eliminating avoidable opportunities. Crime, fear of crime and anti-social behaviour all have the potential to impose negative impacts upon community well-being and quality of life. Reducing crime and fear of crime is identified in Kirklees Local Plan LP24, and a well-designed scheme can make crime more difficult to commit, increase the likelihood of detection and improve public perceptions of safety.

The typical security risks for the development of this nature include:

- Domestic burglary
- Bogus callers and distraction burglary
- Criminal damage to communal entrances and loitering.
- Neighbour disputes and anti-social behaviour
- Theft and criminal damage during construction period

Some design and specification measures within the development site can be incorporated to help reduce crimes of these sorts, through careful specification of boundaries/ low level glazing/ entrance doors/ etc, and provision of extensive natural surveillance and lighting around the buildings. Details of measures undertaken are explained below.

Security measures

As an outward-looking development which provides good natural surveillance on all public sides, the proposal will bring additional residential development to the area immediately north of the local centre and will bring vitality to a vacant site that is already subject to anti-social behaviour. High quality architecture and landscaping help to improve public perceptions of safety and promote a greater sense of 'local ownership' and 'community identity'. Detailed specification can also help to reduce crime, and it is expected that this development will follow Secured by Design principals. Key features will likely include:

Physical security

- Front doors to entrances to be compliant and certified to BS PAS 24, STS201, or LPS 1175 SR2.
- Windows to be compliant and certified to BS PAS 24, or BS 7950.
- Glazing – Glazing to a height of 2400mm (or otherwise accessible) will incorporate at least one pane of glass rated P1A under EN256. The remaining pane in a double-glazed unit may be toughened glass.
- Gable elevations are activated with windows and entrance doors to provide natural surveillance.

Defensible Space

- Clear perception of ownership of spaces through inclusion of carefully detailed boundaries and surface materials. There will be a clear definition between public and private spaces within the development.
- Landscaping – In vulnerable locations such as entrances and footpaths, low planting will be specified to not exceed 1000mm in height, and tree canopies will be maintained to fall no lower than 2000mm from the ground. This is to allow people to see their surroundings better. Loose surface materials in public areas of the scheme will be avoided, as small fragments of ground coverings can be used as missiles against people and their premises (both to gain entry or commit damage).

Lighting

- External lighting will be provided to all entrances and public areas to allow better visibility. Lights will produce a white light, not an orange/yellow light, and not be positioned to provide climbing aids over boundary elements or to windows. A lighting scheme will be developed as part of detailed design proposals.

Other

- Drain pipes (if external) will be square in profile and be fixed back to the building to prevent climbing to upper floor windows.
- Communal Bin stores will be secure, lockable and within fire resistant enclosures where appropriate. A strategy to ensure waste collection can take place whilst retaining a secure development will be ensured.
- Newsome Mill cycle stores are internal within secure stores on the car parking level, ensuring bicycles are secure, lockable safe zones.
- Cycle stands will provide the user with multiple locking points to secure their bike. One standalone solution is the Sheffield U-profile stand, providing stability with two solid connections to the ground. To comfortably accommodate 2 bicycles, communal stands will be set a clear distance of 1000mm apart.

Loitering

- To prevent loitering and nuisance, particularly in the entrance areas of Newsome Mill and Weaver apartments, careful choice of materials and lighting will ensure that opportunities to loiter are minimised.

Management and maintenance

The upkeep of the development over its lifetime is crucial to the level of security and safety within. Aspects of a development, which are left to deteriorate have the potential to attract further crime – a process known as the 'broken window theory'. Unlike other developers, Connect Housing will retain long term ownership and management of the scheme, including landscape maintenance. A maintenance plan will be put in place to address such issues as:

- Litter removal
- Repair to communal areas (lighting, signage, access controls)
- Trimming and pruning to shrubs and trees.
- Any public open space or amenity areas that is not owned by the residents will be subject to an effective service and maintenance contract which will ensure damage is rectified in a timely manner. Connect Housing are an established Housing Provider with effective systems in place to manage their properties.

Construction

Untidy sites and their surroundings can be littered with debris that is accessible to vandals, who can use loose materials as missiles to commit crime. The client and contractor will take measures appropriate to secure their site during construction, and control pedestrian and vehicular access in to and out of the site. It's likely that contractors will be required to sign up to the Considerate Contractor scheme for the duration of construction.

Car parking

As vehicle thefts are increasing across the country and a two-storey communal car park is included within the development, measures will be taken to ensure that the parking is as secure as possible to give piece of mind to residents and the public. The parking facility will have a clearly defined boundary which includes features to prohibit the easy removal of a vehicle from the parking facility.

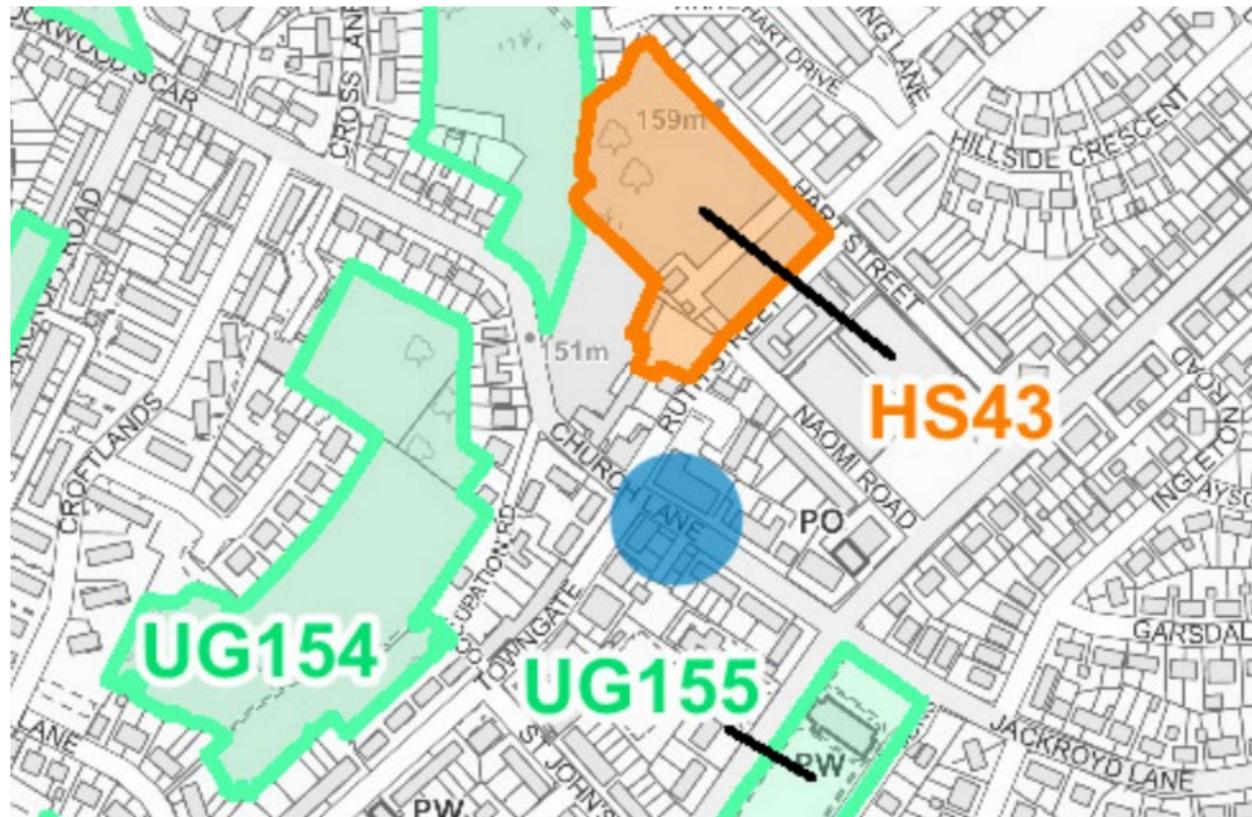
Vehicular access and exit routes are minimised to one side of Newsome Mill, and all routes (including pedestrian routes) will where possible incorporate a degree of control that will vary dependent upon location, management practices and other factors. Controlled routes may be achieved by several methods including roller shutters, CCTV, etc. Features such as narrowed entrances or height restrictors may be included where it is necessary to control the type of vehicles permitted within the parking facility. Where height restrictors are fitted, they will be able to be opened or removed to enable access for emergency or maintenance vehicles.

SECTION 2: THE DEVELOPMENT

6.0 USE & AMOUNT

- 6.1 Proposed Use
- 6.2 Accommodation Mix
- 6.3 Schedule of Accommodation (Newsome Mill)
- 6.4 Schedule of Accommodation (Weaver Apartments)
- 6.5 Schedule of Accommodation (Houses & Cottage Flats)

6.1 PROPOSED USE



Extract from Kirklees Local Plan Policies Map Sheet 3

The proposed scheme consists of a new build residential development on the edge of Newsome Local Centre, consisting of flats, specialist housing and family homes. It will regenerate a previously developed site, will offer a choice of new housing in the area, and will encourage growth of diversity within the community by providing flats and houses of varied sizes and tenures.

The site is identified in the Local Plan as HS43, a Housing Allocations site identified as being suitable for use as housing. These allocations have been set out to meet the housing requirements in the Local Plan (Part 1).

Policy LP65

Housing allocations

The sites listed below are allocated for housing in the Local Plan. Planning permission will be expected to be granted if proposals accord with the development principles set out in the relevant site boxes, relevant development plan policies and as shown on the Policies Map.

Site HS43

Local Plan ID	HS43
Site address	Land north of Ruth Street, Newsome
Ownership	Private
Gross site area (Ha)	1.08
Net site area (Ha)	1.08
Constraints	<ul style="list-style-type: none"> • Site contains listed building • Part/all of site within High Risk Coal Referral Area
Allocation	Housing
Indicative capacity	69 dwellings
Reports required	<ul style="list-style-type: none"> • Transport Statement • Flood Risk Assessment • Low Emission Travel Plan • Contamination report (Phase 1 and 2) • Health Impact Assessment • Coal Mining Risk Assessment • Heritage Impact Assessment
Other site specific considerations	<ul style="list-style-type: none"> • Newsome Mill is a grade 2 listed building. The significance & appearance of the Listed Newsome Mills will need to be respected. Details of how conversion will be achieved will need to be considered. There may be a need for archaeological recording in advance of conversion.

The indicative capacity identified in Site HS43 commentary is for 69 dwellings on site. However, it already has Outline Planning Permissions for up to 75 dwellings; this includes 30 dwellings and 12 apartments in Planning Application No. 2019/60/91630/W and a further 33 apartments in Planning Application No. 2019/60/91633/W. Both of these applications were approved on 17th June 2020 and their permissions are still active.

As part of this planning application, the capacity of the site has again been tested and a revised amount is being proposed to suit the needs of the local community, clients aspirations and funding/ viability requirements.

6.2 ACCOMMODATION MIX

The proposal is to provide a mix of 1 and 2-bed Elderly Person Apartments within the Newsome Mill structure, alongside car parking and ancillary/ communal spaces. Independent Living dwellings accessed from a communal atrium space are proposed within the Weaver Apartments on the corner of Ruth Street and Hart Street. Houses and cottage flats are proposed on the vacant site to the rear of Newsome Mill. All dwellings are designed to comply with Nationally Described Space Standards (NDSS) and will be available in a mix of rent and shared ownership tenures (to be confirmed by Connect Housing)

The total mix is as follows:

- 26 x CAT2 Standard 1-bed Elderly Person apartments (Newsome Mill) – Planning Use Class C3
 - 8 x CAT2 Standard 2-bed Elderly Person apartments (Newsome Mill) – Planning Use Class C3
 - 3 x CAT3 Standard 2-bed Elderly Person apartments (Newsome Mill) – Planning Use Class C3
 - 4 x CAT3 Standard 1-bed Independent Living apartments (Weaver Apartments) – Planning Use Class C3
 - 4 x 1-bed Independent Living apartments (Weaver Apartments) – Planning Use Class C3
 - 3 x Wheelchair Accessible 1-bed Cottage Flats (Ground Floor) – Planning Use Class C3
 - 3 x 1-bed Cottage Flats (First Floor) – Planning Use Class C3
 - 27 x 2-storey and 3-storey Houses in a mix of 2beds/ 3beds/4beds – Planning Use Class C3
- TOTAL: 78 units: 40no. 1beds, 22no. 2beds, 11no. 3beds, 5no. 4beds
(51.2% 1-beds, 28.2% 2-beds, 14.1% 3-beds, 6.5% 4-beds)

6.3 SCHEDULE OF ACCOMMODATION (NEWSOME MILL)

Newsome Mill - Elderly Person Accommodation			
Name	Occupancy/ Accessibility Standard	Count	Approx. Area
Flat Type A	1b2p [CAT2]	18	51m ²
Flat Type B	2b3p [CAT2]	8	65m ²
Flat Type C	1b2p [CAT2]	4	50m ²
Flat Type D	1b2p [CAT2]	4	50m ²
Flat Type E	2b3p [CAT3]	3	67m ²
Total	-	37	-

Newsome Mill – Other Accommodation	
Name	Approx. Area
Atrium (multiple floors)	410m ² Total
Cycle Store	103m ²
Lobbies (multiple floors)	161m ² Total
Plant	113m ²
Residents Lounge	67m ²
Communal WC(s)	7m ²
Winter Garden	115m ²
Parking	See Layout

6.4 SCHEDULE OF ACCOMMODATION (WEAVER APARTMENTS)

Weaver Apartments – Independent Living Accommodation			
Name	Occupancy/ Accessibility Standard	Count	Approx. Area
Ground Floor Flats 1 & 4	1b2p [CAT3]	2	50m ²
Ground Floor Flats 2 & 3	1b2p [CAT3]	2	75m ²
First Floor Flats 5-8	1b1p [CAT1]	4	42 - 43m ²
Total	-	8	-

Weaver Apartments – Other Accommodation		
Name	Count	Approx. Area
Open Plan Office & Bathroom	-	32 m ²
Atrium	-	44m ²

6.5 SCHEDULE OF ACCOMMODATION (HOUSES & COTTAGE FLATS)

Houses & Cottage Flats (See Site Layout Adjacent)			
Name	Occupancy/ Accessibility Standard	Count	Approx. Area
House Type A	2b4p [CAT2]	11	79.5m ²
House Type B	3b5p [CAT2]	6	93m ²
House Type C	3b5p [CAT2]	5	93m ²
House Type E	4b7p [CAT2] Lifetime Homes	5	121.5m ²
Cottage Flat (Ground Floor)	1b2p [CAT3]	3	69.5m ²
Cottage Flat (First Floor)	1b2p [CAT1]	3	50.5m ²
Total	-	33	-

