

SUPPORTING STATEMENT & LISTED BUILDING STATEMENT

Including Design and Access Statement

20th January 2025

Conversion of Lower Ground Floor of a Listed Mill Building for Development of 7 Apartments



Mill 6 & 7, Parkwood Mills, Grove Street, HD3 4TS

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants

on behalf of Virtu Homes



CONTENTS

1. THE APPLICATION SITE & SURROUNDING AREA	3
2. LISTING ENTRY	3
3. PROPOSED DEVELOPMENT	4
4. PLANNING HISTORY	5
5. PLANNING POLICY	6
6. ASSESSMENT	7
7. CONCLUSION	11

1. THE APPLICATION SITE & SURROUNDING AREA

- 1.1. The application site refers to a Grade II listed building (list entry number 1096026).

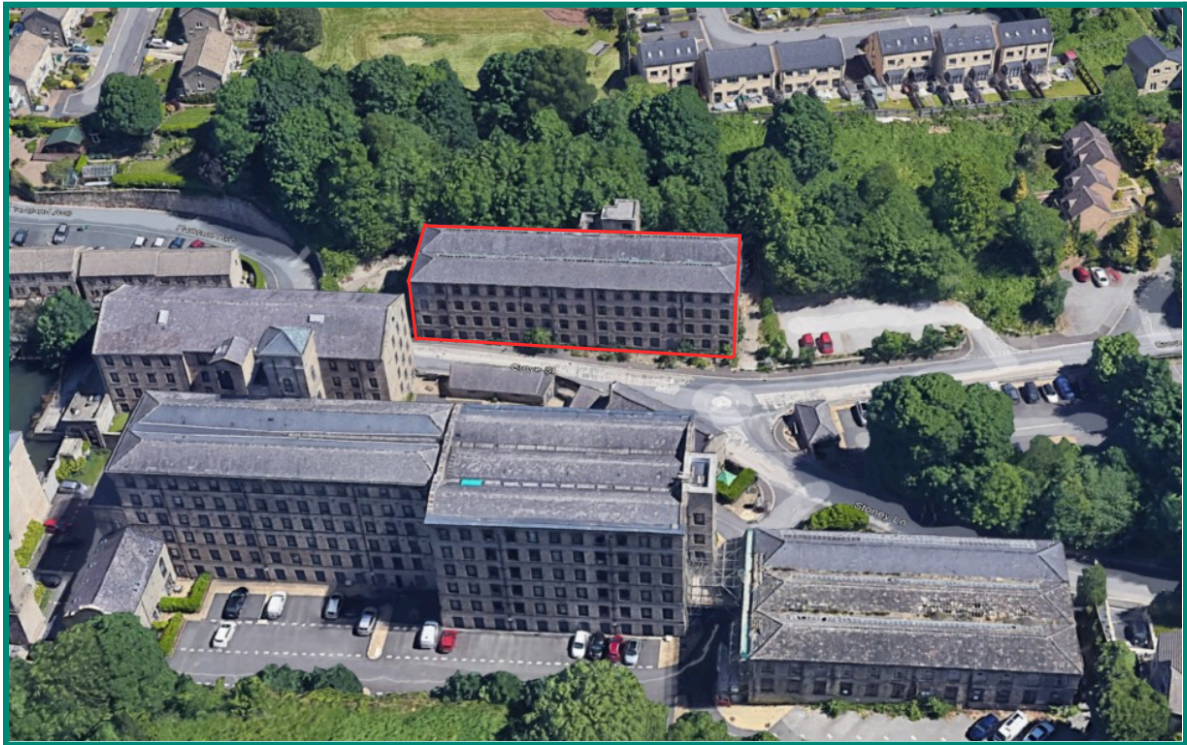


Image of the southern elevation of the mill

- 1.2. The building on site is referred to as Mill 6 and 7. The former woollen mill is located within a complex of mills called Parkwood Mills in Longwood, Huddersfield, situated within a conservation area. The mill complex is situated off Grove Street and Stoney Lane.
- 1.3. The area surrounding Parkwood Mills is predominantly residential. Part of the complex of mills have already benefited from conversion into residential apartments.

2. LISTING ENTRY

- 2.1. The below listing is in reference to the whole of the Parkwood Mill site.

2.2. 391/0/10012 GROVE STREET 04-DEC-02 Longwood Parkwood Mill

- 2.3. *Integrated Room and Power woollen mill. Mid - late C19. For the firm of John Broadbent and Sons, and tenants. Coursed local gritstone, stone and slate roofs. Plain style with little embellishment- some sill bands, dentilled eaves.*

- 2.4. *The main buildings of the group are numbered 1 to 8... Mill 6: Completed by 1882. 4 storeys. Built parallel to and on east side of Stoney Lane. 18 bays altogether, rear stair / privy tower. Glazed slate roof. 7 Built with no. 6- southern section.*
- 2.5. *The small mill reservoir at the north-east corner of the site is shown on the 1893 25" O.S. map extending on the north side of the road, close to the Methodist Chapel. By 1872 there were 12 named concerns in the Mill Rent Book and by 1881 there were 14 tenants. By 1887 the tenants included spinners, manufacturers, one dry finisher. In November of that year the Broadbents acquired the finisher's company and it became the Longwood Finishing Company Ltd, shares remaining in the hands of the Broadbent family until 1910. Lockwood Mills closed in 2001. The mill is a complete and unique example of the development of a large Room and Power business which returned to single company ownership in World War I. The mill stands in the centre of Dodlee Longwood Edge conservation area, 1981. Associated buildings include the Methodist chapel and the stone built valley-bottom village , mill owner's house and cottages on the hill side.*

3. PROPOSED DEVELOPMENT

- 3.1. The proposal is to convert the ground floor of Mill 6/7 into 7no. residential apartments, with associated green amenity space to be used by residents.
- 3.2. A previous application has been approved under 2005/62/93391/W1 for the redevelopment of Parkwood Mills, including the approval for the conversion of this mill for the creation of 3 residential floors of apartments and a ground floor car park. The approved application has been implemented through the conversion of the adjacent mills.
- 3.3. The original approved application proposed 27 apartments and a ground floor car park. This application proposes for the previously approved ground floor car park to be converted into 7 residential units with associated parking adjacent to the mill. Progress is being made to develop the 27 apartments.
- 3.4. With the current proposal there will be 4, 1 no. bed and 3, 2no. bed apartments built. All the flats meet the necessary space requirements as set out in the Technical Housing Standards – Nationally Described Space Standard (March 2015) as produced by the Department for Communities and Local Government.
- 3.5. The appearance of Mill 6 and 7 will remain much the same as the existing, with only minimal external alterations to the mill, which will include the conversions of four windows into doorways on the ground floor, to allow access to individual apartments and to the main corridor. Existing internal fixtures and fittings such as the metal tie plates, iron rings, ventilation grilles and internal columns will be retained to ensure the industrial character is preserved. Further details of the internal and external alterations are outlined in the plans attached to this application.
- 3.6. This application is accompanied by the following:
 - Plans (Including a location plan, proposed and existing site, elevation and floor plans)

- Preliminary Ecological Appraisal
- Biodiversity Net Gain Assessment and Report
- Bat Survey Report
- Heritage Statement
- Transport and Car Parking Statement
- Drainage Assessment and Report
- Arboricultural Impact Assessment

4. PLANNING HISTORY

2012/44/92491/W Discharge Of Condition 1, 2, 3, 4, 5 & 6 On Previous Permission 2011/91252 For Erection Of 16 Apartments (Modified Proposal To Part Implemented Scheme) **Split Decision**

2011/62/91252/W1 Erection Of 16 Apartments (Modified Proposal To Part Implemented Scheme) **Approved**

2009/62/90619/W1 Conversion Of Mill 5 To 22 Apartments With 8 Additional Car Parking Spaces At Ground Level. New Entrance Porch And Alterations To Mill 6 & 7 (Listed Building Within A Conservation Area) **Approved**

2008/62/92244/W1 Conversion Of Mill 5 To 22 No. Apartments, With 8 Car Parking Spaces At Ground Floor Level, Erection Of 2 No. Cottages And New Entrance Porch To Mill 6 And 7 **Withdrawn**

2008/65/90338/W1 Listed Building Consent For Conversion Of Mill To 26 No. Apartments With 9 Car Parking Spaces At Ground Level, Visitor Parking And Associated Works (Modified Proposal) (Within A Conservation Area) **Withdrawn**

2005/62/93391/W1 Demolition Of Mill Buildings, Conversion Of Existing Mill Buildings To 159 Apartments And 7 Houses. Erection Of 4 Houses And 24 Apartments With Car Parking And Associated Works (Listed Buildings Within A Conservation Area) **Approved**

5. PLANNING POLICY

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 5.2. The following national and local policies require consideration

5.2.1. National Planning Policy Framework (NPPF):

- 5.2.1.1. Achieving sustainable development
- 5.2.1.2. Delivering a sufficient supply of homes
- 5.2.1.3. Making effective use of land
- 5.2.1.4. Achieving well-designed and beautiful places
- 5.2.1.5. Conserving and enhancing the historic environment

5.2.2. National Planning Practice Guidance (NPPG)

5.2.3. Kirklees Local Plan (adopted 27th February 2019), Policies:

- 5.2.3.1. LP1 - Achieving sustainable development
- 5.2.3.2. LP7 - Efficient and effective use of land and buildings
- 5.2.3.3. LP11 - Housing Mix and Affordable Housing
- 5.2.3.4. LP 24 - Design
- 5.2.3.5. LP 35 - Historic Environment
- 5.2.3.6. LP 52 - Protection and Improvement of Environmental Quality

6. ASSESSMENT

6.1. NPPF

- 6.1.1. Section 2 of the Framework sets out the Government’s objectives and policies that should be applied to proposals in order to achieve sustainable development. It discusses how *‘achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways; an Economic Objective, a Social Objective and an Environmental Objective.’* This proposal meets these objectives independently and also when mutually dependent, such as the re-development of the existing building in an accessible location, which provides sustainably accessible employment opportunities which in turn will economically benefit the area while doing so in a sustainable manner, which wholly accords with achieving sustainable development.
- 6.1.2. Section 11 relates to making effective use of land. Within this section, paragraph 125 c) states that planning decisions should *give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.* The site of this proposal is clearly previously developed and will improve a historic building which is currently derelict and at risk of becoming degraded. Therefore, this application would be effective in its proposal for residential accommodation, which upholds the principles of sustainable development that runs through the NPPF.
- 6.1.3. Section 16 of the Framework outlines the policies in reference to conserving and enhancing the historic environment, in which plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. Paragraphs 210, 212 and 215 consider the potential impacts of proposed developments on designated heritage assets. This proposal will preserve the character and historic nature of the Mill through the conversion, and will allow for the preservation of the currently derelict and redundant mill through the conversion. As stated in the heritage statement, this conversion will have a positive impact on Parkwood Mills and the surrounding area.
- 6.1.4. This proposal builds upon the original consent for the conversion of the parkwood mill site, which includes this building and others around the site. This previously approved application discussed the reasoning for the conversion, as it will enhance the historic environment of the mills. The current site is derelict and heading towards disrepair with many of the buildings currently in unsafe condition. The conversion of the site will conserve and enhance the historic heritage of the buildings and the area, and will positively impact and enhance the desirability of the surrounding area. The implementation of the proposal for an increased number of residential apartments will provide more housing, through maximising the housing supply and providing greater accessibility and affordability by producing some one bedroom apartments. The additional units will also ensure it is viable for the developer to convert the mill ensuring it preserves the mill into the future rather than leaving it unconverted with more chance of it deteriorating.

6.2. Local Policy

- 6.2.1. Kirklees Local Plan policy LP1 describes how proposals must reflect the sustainable development contained within the Framework and the Local Plan. As discussed above, this proposal reaches the sustainable development policies set out in the NPPF, and it is discussed below how the proposal reflects the relevant local policies.
- 6.2.2. As expressed in policy LP24 in relation to design, the proposal should be of high levels of sustainability, through *the re-use and adaptation of existing buildings, where practicable*. As mentioned, this proposal will create a positive and sustainable development through the use of a redundant heritage asset. The conversion of the ground floor creates a more beneficial use of the space, preserving the building while providing necessary residential development.
- 6.2.3. LP 35 Historic Environment states that the development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm. The mill currently remains vulnerable to further deterioration if left as it is, and therefore the proposal for the conversion will bring the building back into viable use while maintaining its historic character. The associated heritage assessment and report of this proposal has found that the proposed works are justified and would have a positive impact on Mill 6 and 7, the wider Parkwood mill complex and the Conservation Area by bringing the building back into long-term viable use and dealing with the vulnerability of the building, the current negative appearance of the former car park and the immediate surroundings.
- 6.2.4. Please see the enclosed heritage report for further detailed information.

6.3. Principle Of Development

6.4. Location

- 6.4.1. The site is located within Longwood, in a conservation area as designated by Kirklees Council.
- 6.4.2. The majority of the surrounding area is residential in character, with part of Parkwood Mills having undergone recent redevelopment to improve the historic mills on site by renovating into residential apartments, as per the approved planning permission under 2005/62/93391/W1.

6.5. Housing Requirement

- 6.5.1. The Kirklees Local Plan identified a need for 1,730 new homes per year from 2013 to 2031. Local planning authorities are required to ensure there is a five-year supply of housing sites to meet this need. The housing need is determined based on demographic trends, economic growth forecasts, and government assessments, which emphasise providing a mix of housing types and tenures to meet the diverse needs of the population.

- 6.5.2. In The Housing Strategy 2018 - 2023 it has produced the delivery results of the housing supply, showing that only 67% of required housing had been provided between 2019 and 2022. In a statement produced in 2023, it was released that the authority monitoring report demonstrated a 3.96 years supply of housing land. In the absence of this five year supply, planning applications should be considered in the NPPF under paragraph 11, which grants permission subject to it reaching the necessary sustainable policies of the framework.
- 6.5.3. The conversion of the mill utilises a brownfield site, which aligns with national and local policies prioritising the redevelopment of previously developed land. This approach reduces pressure on greenfield sites, supporting sustainable growth and aligning with the council's objectives of maximising the use of existing urban areas and providing necessary housing to help reach the required housing supply.

6.6. Project

- 6.6.1. Through local and national policy it is encouraged that residential development is done sustainably. The change of use will enhance the building and its setting, while securing its conservation for future generations. The development aims to transform the historic building into a purpose that safeguards its use, preventing it from deterioration.
- 6.6.2. Converting the derelict and redundant historic mill into flats offers significant benefits to the community. This proposal will preserve and revitalise a key heritage asset, maintaining the area's cultural identity while providing much-needed housing. Reusing the existing structure supports sustainable development by reducing the carbon footprint compared to new constructions and curbing urban sprawl. Additionally, redeveloping the site will eliminate blight and enhance the overall appeal of the area, making it a vibrant and desirable place to live while preserving the historical asset.

6.7. Neighbour amenity

- 6.7.1. The below site plan shows Mill 6 & 7 situated to the north of Grove Street, with no other buildings immediately adjacent, apart from Historic Building 9 to the south across the road.



- 6.7.2. The proposed conversion of the mill has been carefully designed to ensure that the development does not negatively impact the amenity of neighbouring properties and is not negatively affected by surrounding properties.
- 6.7.3. The layout and orientation of the converted building have been designed to prevent any overlooking of neighbouring properties. No windows will directly face neighbouring homes, and where necessary, obscure glazing will be utilised to further mitigate any potential for overlooking.
- 6.7.4. The proposal involves the conversion of an existing structure, meaning the development will not result in an increase in the building footprint or height. As such, it avoids the issues commonly associated with overdevelopment, such as overshadowing or an excessive sense of enclosure for neighbouring properties. The conversion will respect the established scale and character of the area, ensuring that the building remains in harmony with its surroundings.

6.8. Visual amenity

- 6.8.1. The conversion of this mill will retain the historical and cultural elements of the mill by retaining the original facades and windows, and continue contributing to the local visual identity. This not only maintains its appeal but also adds value to the new residential use.
- 6.8.2. The restored and enhanced visual appearance of the mill through high-quality renovation improves the overall aesthetic appeal of the building. This not only preserves visual amenity but actively contributes to the beauty of the local environment.

7. HIGHWAYS

- 7.1. A transport statement and report has been included as part of the submission for this application. The report has been completed by a qualified consultant. In the attached report, they state that there are no

reasons as to why the development should be resisted on traffic or transportation grounds. This is due to the proposal according to the relevant national and local transport policies, the site being sustainable in terms of pedestrian links and networks, there are appropriate servicing and delivery provisions and the development will not have a detrimental impact on the local highway network. Therefore there should be no objections to this proposal from a highways perspective.

8. DRAINAGE

- 8.1. The attached drainage strategy report outlines that a viable sustainable drainage solution is achievable on site. It is proposed that surface runoff from the proposed development will discharge to the existing Yorkshire Water surface sewer, and storage of the impermeable areas will be provided in accordance with the requirements. This will meet the requirements of the NPPF, Environment Agency, Local Authority and United Utilities.

9. ECOLOGY

- 9.1. A PEA was carried out on the site which produced recommendations for protected species such as badgers and hedgehogs and the need for potential avian surveys if trees are to be removed. The required avoidance measures will be put in place in relation to these.
- 9.2. A bat survey was also recommended and carried out in May 2024. This BRA found moderate roosting potential within Mill 6/7 and the surrounding trees. Further surveys were carried out throughout the summer which found the presence of bats at the site. Mitigation measures are to be put in place and an EPS licence will be sought for the development.

10. CONCLUSION

- 10.1. In conclusion, the proposed conversion of the lower ground floor of the heritage-listed Mill 6 & 7 to 7 residential apartments is acceptable in principle, presenting a balanced approach that respects its historical significance while enabling sustainable development. The identified impacts on the heritage asset are considered to result in less than substantial harm, which is outweighed by the clear public benefits the scheme offers, including the enhancement of the building's long-term viability, improved local amenities, and economic contributions. Given that the site benefits from extant consent for its conversion, the proposal demonstrates continuity with past approvals and complies with relevant development and framework policies.
- 10.2. Consequently, the application should be supported as it aligns with both heritage preservation objectives and modern development needs.



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Ref: Supporting Statement

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