

view from parkgate road and railway line - existing



view from parkgate road and railway line - proposed

building orientation

As Marsden precedents indicate, perpendicular orientation offers distinct advantages in this particular context. This arrangement enhances permeability through the site, opens up key views, and improves connectivity - a critical factor in unlocking the full potential of the site.

It's important to note that neither the site nor the former mill buildings are listed. These buildings were demolished several years ago. In addition, the surrounding canal-side context displays a varied palette of materials - including brick, render, and stone and an equally diverse set of relationships between buildings and the canal edge. This clearly illustrates that there is no single, fixed precedent dictating that all new development must adhere toa rigid or purely traditional form.

Our approach seeks to treat this site as a fresh opportunity: a chance to respond to its unique qualities with a high-quality design that is both contemporary and contextual. We believe our concept achieves this, and we respectfully urge the Council to consider the design on its merits - not only in terms of materiality and layout, but also in terms of the wider place-making benefits it can bring.

Previous applications for this site, despite receiving approval, did not demonstrate a rigorous analysis of context there were no site models, contextual drawings, view studies, or detailed assessments of surrounding heights and relationships. By contrast, our proposal is deeply rooted in site analysis and a holistic understanding of setting, movement, and scale.

Our proposal is a serious, site-specific and thoughtful response that delivers on the aims of the Local Plan, including LP24, while also meeting the broader aspirations of the NPPF for high-quality and well-designed places.

design principles - sheet 1

kirklees council supplementrary planning guidance

In Kirklees Council's own Supplementary Planning Guidance, reference is made to the Citu developments in Leeds and Sheffield as benchmark schemes for future developments. Notably, within the Character, Distinctiveness and Materials Detailing section, precedent images from the Climate Innovation District are included as examples of best practice.

This signals a recognition by the Council of the value of contemporary, innovative approaches to design.
It is therefore important that planning policy is applied with a degree of flexibility and in a way that embraces such innovation - particularly when it can deliver distinctive, sustainable, and contextually sensitive outcomes, without being restricted solely to traditional aesthetics.



Combining industrial heritage and modern construction methods to create low carbon homes at Little Kelham, Sheffield (Image: FlickrlAcademy of Urbanism)



Clockwise from top left: stone roofs commonly found in Kirklees, stone terrace with slate roof at Thornhill, ashlar stone in Dewsbury, contemporary modular housing (Image:Citu), red brick housing at Whitley Lower, coursed rubble at Denby Dale and contemporary stone buildings at Slaithwaite.



An example of energy efficient homes that are built off-site at the Climate Innovation District, Leeds (Image: Citu))

placemaking precedents

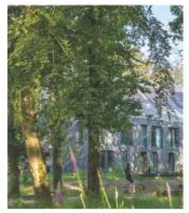


















mvrdv - koningsweg housing masterplan, arnhem, netherlands











barefoot architects - car free co-housing project, bridport, dorset





citu - design principles

REVISIONS

1:250 / 1:500 / 1:1000 0 5/10/20 10/20/40 15/30/60 20/40/80

1:50 / 1:100 / 1:2000 0 1/2/4 2/4/8 3/6/12 4/8/16

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design principles - sheet 1

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PLANNING

Marsden Island

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