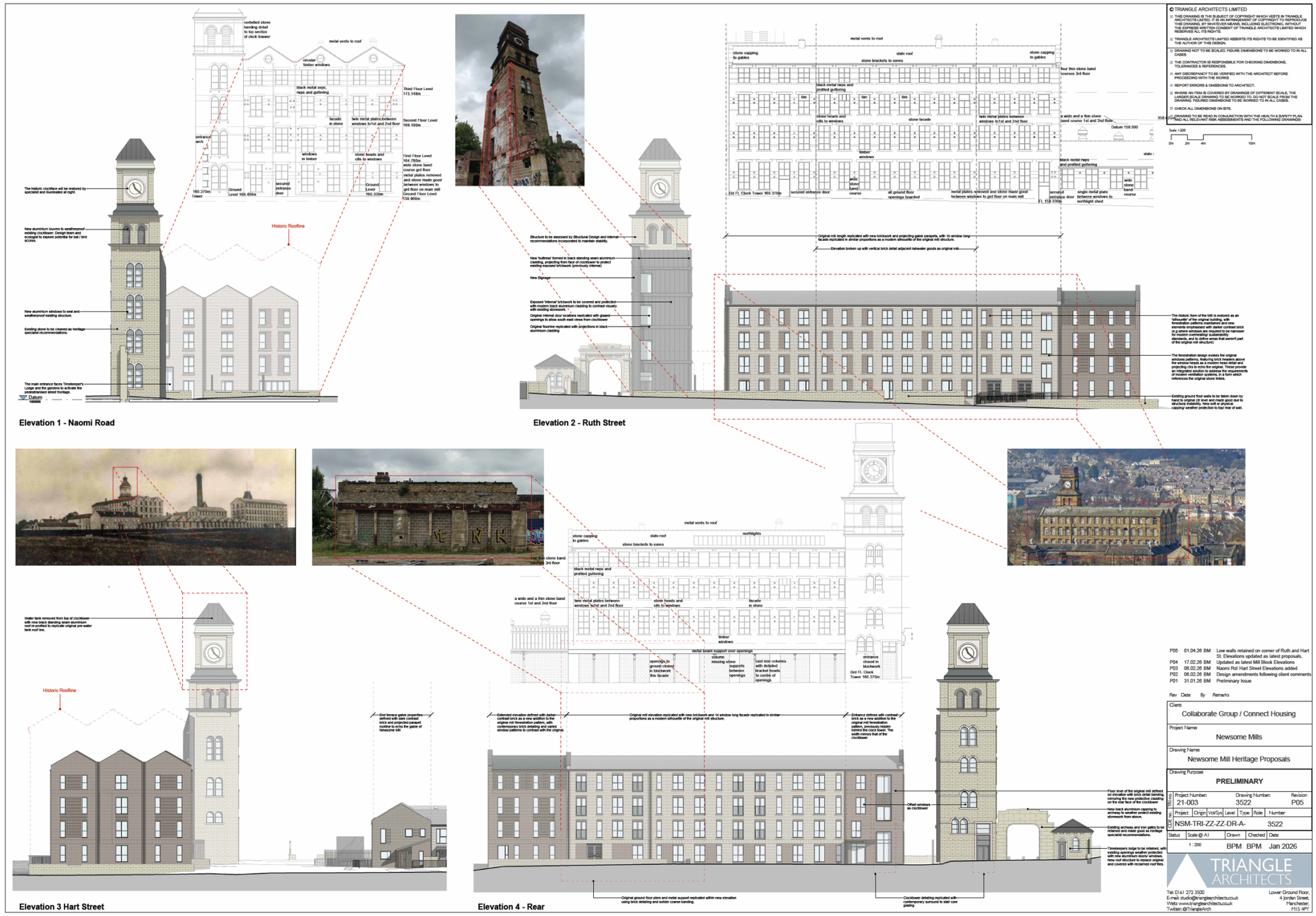


Diagram 3 – Development of Mill Block as a silhouette of the original- see drawing 3522 (Dec 2025 – April 2026)

- Utilising drawings and photographs of Newsome Mill to develop 16-bay repeating window patterns, with the original length replicated in lighter masonry. New design elements and additions are defined with a darker contrast brick throughout.
- Careful consideration of brick detailing adjacent narrower windows help define repeating bay widths.
- Retaining historic Newsome Mill remnant walls at a low level, given the unsafe nature of existing walls and the unviable nature of creating long-term solutions to retaining them as existing.
- Detailed design of lightweight cladding to the rear face of the clock tower – the original floor levels of Newsome Mill are defined on the new elevations of both clock tower cladding and new build entrance façade.

5.3 DESIGN PROGRESSION (HOUSES & COTTAGE FLATS)

Within the development, a strong desire to introduce terraced streets 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, with the incorporation of cottage flats that could be designed with increased eaves heights or dual-aspect frontages. A decision to utilise these cottage flats adjacent the Newsome Mill 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 historic rooflines of Newsome Mill by replicating the exposed gable parapets and roof pitches, but in a more considered way that could maximise south-facing roofs for renewable technologies.
- Block 3 houses that backed onto the edges of the site could be treated in a more traditional way with more private rear gardens. Secured by Design commentary on a desire not to have shared access paths to rear gardens backed up the approach to Block 1 and 2 rear garden access.

Pre-application comments received have largely been supportive of the introduction of terraces 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 friendly streets is fully supported by Kirklees planning policy. Considerable work has gone into development by Triangle Architects, Civic Engineers, Bright Young Consulting and Trevor Bridge Associates to demonstrate how these streets can be successful places, all backed up the precedent of successful shared surface streetscapes 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.



Extract from Proposed Street Elevation drawing 3201 showing principles of terraced streets and dual-aspect bookends.

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 initially 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 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 houses or from shared surface streets (Blocks 1&2 end plots).
- Gardens fronting public areas/ landscaped streets are deliberately kept low to improve natural surveillance, both for security and watching over children playing.
- Details for any security measures for the protection of cycles and motorcycles – cycles are to be secured within Timekeepers Lodge in a dedicated cycle storage area.

As part of the 2023 planning application, West Yorkshire Police similarly raised no objection in principle to proposals and provided additional comments related to the site, summarised as follows:

- Shared rear access footpaths should be avoided where possible; where required, they should incorporate lockable gates positioned close to the front building line with appropriate lighting and natural surveillance.
- Rear and side boundaries should comprise robust 1800mm high treatments, including masonry walls or close-boarded fencing, with secure lockable access gates and anti-climb measures where appropriate.
- Front gardens should incorporate clearly defined defensible boundaries such as low walls, railings or hedges to distinguish public and private space and discourage anti-social behaviour or informal pedestrian routes.
- Rear garden divisions should provide sufficient privacy and security through substantial fencing and privacy screening adjacent to dwellings.
- Public open spaces and pedestrian routes should be well overlooked by active elevations and appropriately illuminated, with clear separation between public and private areas and buffer zones to rear gardens.
- Landscaping proposals should maintain natural surveillance through appropriate management of trees, hedges and planting heights, with defensible planting used where appropriate.
- Street lighting should provide consistent and uniform illumination across roads, footpaths, parking areas and entrances in accordance with BS5489-1:2020 standards, while avoiding areas of shadow and conflict with landscaping proposals.

Additional comments were also provided in relation to detailed building security and management measures. These included recommendations relating to internal partition construction, secure doorsets and glazing standards, communal entrance security, access control systems, secure mail delivery, CCTV provision, intruder alarms, and security standards for windows, garages, cycle stores and parking areas. Guidance was also provided regarding lighting coordination, defensible space and management of communal areas. The revised proposals have considered and incorporated relevant Secured by Design principles throughout the redesign process.

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. A review of Police.UK crime map statistics from May 2025 – April 2026 shows the following reported crimes in the identified surrounding area:



- Violence & Sexual Offences (55 incidents)
- Criminal Damage & Arson (11 incidents)
- Other Theft (11 incidents)
- AntiSocial Behaviour (10 incidents)
- Public Order (9 incidents)
- Other Crime (3 incidents)
- Robbery (2 incidents)
- Burglary (2 incidents)
- Vehicle Crime / Bicycle Theft (2 incidents)
- Drugs (1 incident)

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 in the next section.

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 fixed back to the building to prevent climbing to upper floor windows.
- Communal Bin stores will be secure, lockable and incorporate fire compartmentation within the apartment building. A strategy to ensure waste collection can take place whilst retaining a secure development will be ensured.
- Newsome Mill cycle stores are internal within Timekeepers lodge, ensuring bicycles are in 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 area of Newsome Mill, careful choice of materials and lighting will ensure that opportunities to loiter are minimised. The 'Croft Gardens' amenity space can be secured at night, whilst the wildflower heritage walk will be well-lit and overlooked by Block 2 houses to ensure adequate natural surveillance.

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

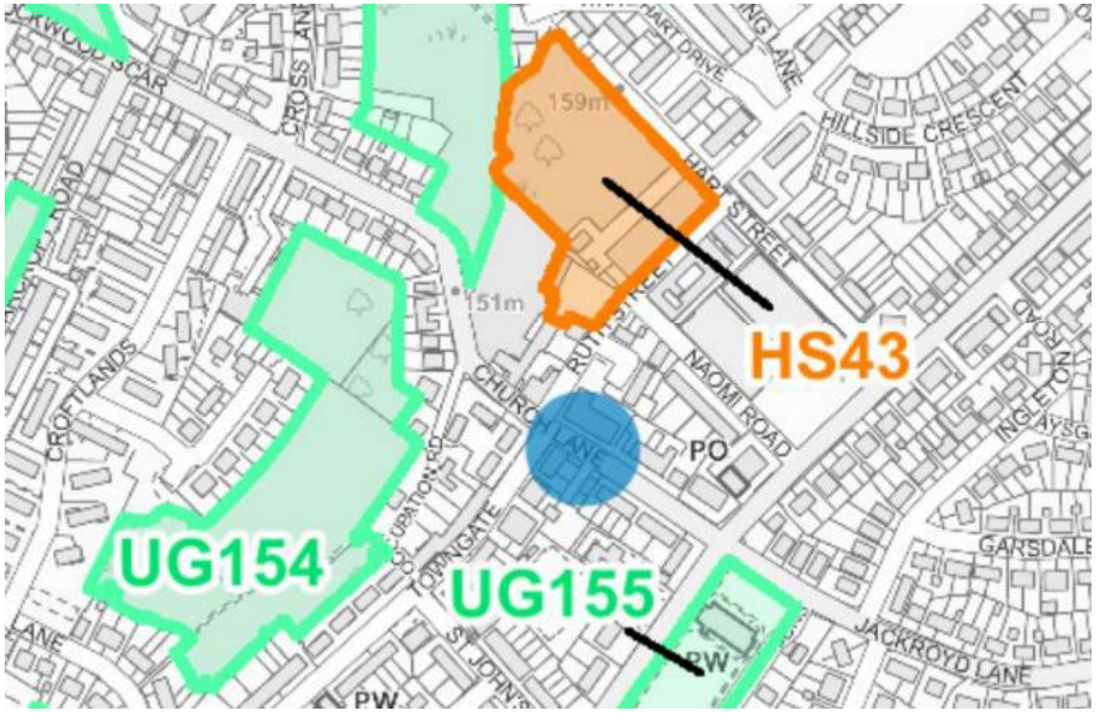
As vehicle thefts are increasing across the country, measures will be taken to ensure that the parking is as secure as possible to give piece of mind to residents and the public. Parking is either in-curtilage or in clearly defined areas under natural surveillance.

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 (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 apartments, cottage flats 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	• Site contains listed building • Part/all of site within High Risk Coal Referral Area
Allocation	Housing
Indicative capacity	69 dwellings
Reports required	• 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	• 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. It also 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.

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 44no. 1 and 2-bed Apartments within the Newsome Mill block, alongside ancillary/ communal spaces. 16no. houses and 8no. 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 social rent and shared ownership tenures – see Affordable Housing Statement for details.

The total mix is as follows:

- 33 x CAT2 Standard 1-bed apartments (Newsome Mill) – Planning Use Class C3
- 8 x CAT2 Standard 2-bed apartments (Newsome Mill) – Planning Use Class C3
- 3 x CAT3 Standard 2-bed apartments (Newsome Mill) – Planning Use Class C3
- 4 x CAT3 Wheelchair User 1-bed Cottage Flats (Ground Floor) – Planning Use Class C3
- 4 x CAT2 2-bed Cottage Flats (First Floor) – Planning Use Class C3
- 16 x 2-storey Houses in a mix of 2beds/ 3beds/4beds – Planning Use Class C3

TOTAL: 68 units: 40no. 1beds, 18no. 2beds, 6no. 3beds, 4no. 4beds
(58.8% 1-beds, 26.5% 2-beds, 8.8% 3-beds, 5.9% 4-beds)

6.3 SCHEDULE OF ACCOMMODATION (NEWSOME MILL)

Name	Occupancy/ Accessibility	Count	Approx. Area
Flat Type A	1b2p [CAT2]	33	50m²
Flat Type B	2b3p [CAT2]	8	62m²
Flat Type C	1b2p [CAT3]	3	59m²
Total	-	**44**	-

Ancillary/ Communal Accommodation	Approx. Area
Entrance Foyer/ Concierge	38m²
Residents Lounge	53.5m²
Office Space	15m²
Communal Accessible WC	4.5m²
Risers/ Plant/ Bin Stores	105m²
Cycle Store (within Timekeepers Lodge)	18.5m²

6.4 SCHEDULE OF ACCOMMODATION (HOUSES & COTTAGE FLATS)

Name	Occupancy/ Accessibility	Count	Approx. Area
House Type A	2b4p [CAT2]	6	82m²
House Type B	3b5p [CAT2]	6	95m²
House Type E	4b7p [CAT2]	4	123m²
Cottage Flat (Ground Floor)	1b2p [CAT3]	4	59.5m²
Cottage Flat (First Floor)	2b3p [CAT2]	4	61.5m²
Total	-	**24**	-



Flat/ House Type Locations (extract from Proposed Site Plan)

SECTION 2: THE DEVELOPMENT

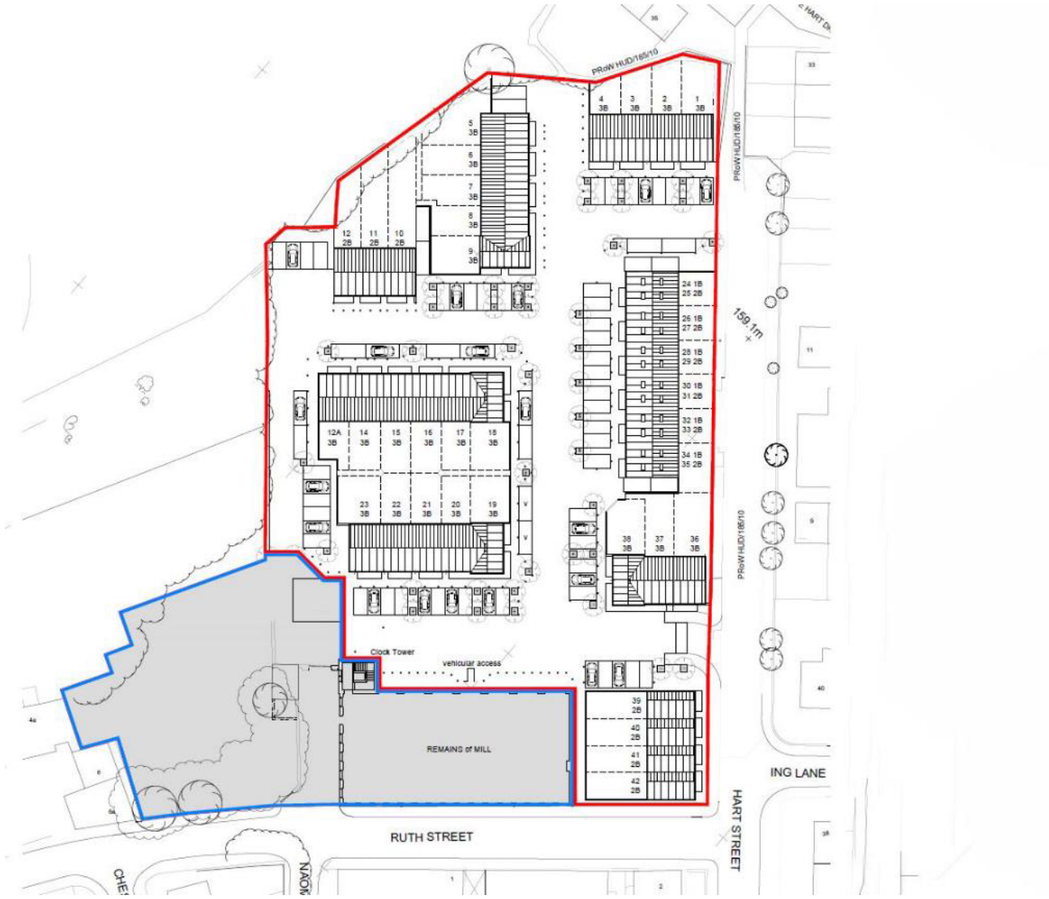
7.0 LAYOUT & ACCESS

7.1 Site Layout – Design Development
7.2 Site Layout – Current Proposals
7.3 Interface Distances
7.4 Parking & Cycling Provision
7.5 Access
7.6 Refuse & Recycling
7.7 Fire Service Access

7.1 SITE LAYOUT - DEVELOPMENT

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 4new 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 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.
- 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 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.

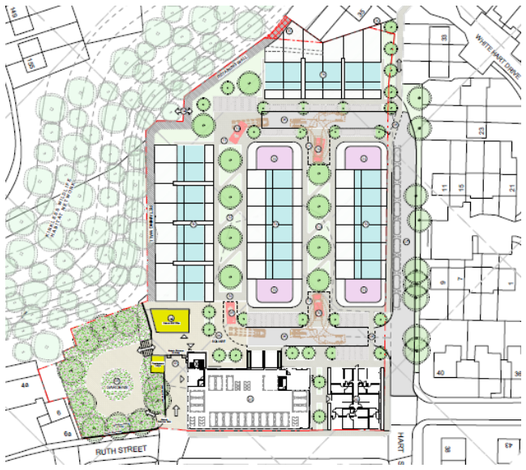
This options appraisal formed the basis for the development of the 2023 planning submission, and it was deemed that a series of terraces streets in north-east/ south-west orientations provided the best outcome for the site. It largely dealt with many of the issues raised in the pre-application feedback 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. This approach was ultimately not considered to be acceptable for adoption by Kirklees Highways. Following receipt of Consultee comments within the 2023 planning application and subsequent review the site from first principles, the design team set about a redesign since 2024 to address the various issues identified including a more traditional approach to the highways layout within the site.



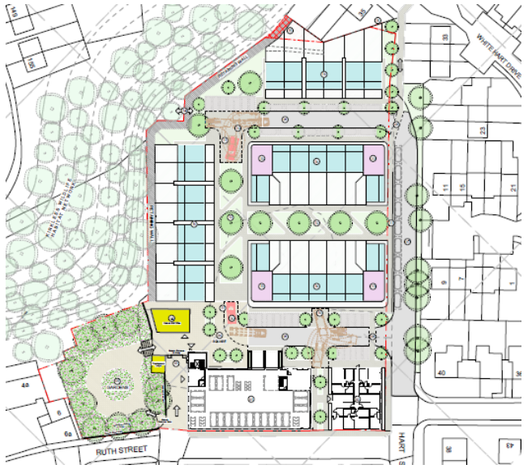
1.Perimeter block with shared internal amenity space



2.Perimeter block with private gardens



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



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



5. Planning Submission 2023

7.2 SITE LAYOUT – CURRENT PROPOSALS

Since 2024, the project team have prepared revised proposals that address a number of design issues identified by Consultees within the planning process and further measures to enhance the viability of proposals:

- Development of a looped highways arrangement around the site, designed to adoptable standards and reviewed as acceptable by Kirklees Highways / Section 38 teams in terms of materiality/ visibility splays/ parking provision.
- Omission of a row of terraced houses to the west of the side, a result of consultee comments received relating to the existing trees within Kirklees Wildlife Habitat Network, development within the coal risk zones and LLFA comments on drainage/ flood risk. The removal of this block reduces dwellings on site but allows for a more gradual slope retention, additional drainage/ flood risk measures, enhancement of the site in terms of Biodiversity Net Gain, introduction of a landscaped heritage walk favoured by the Conservation Officer, and the spacing out of Blocks 1 and 2 to facilitate parking provision and increased overlooking distances.
- Conservation of heritage assets is focussed around the Timekeepers lodge, existing clocktower, Croft Gardens and the existing archway and iron gates. The Mill Office footprint and Newsome Mill / weaver shed walls are retained as lower-level elements within proposals (see Heritage Report), with a new formal courtyard defined within the original Newsome Mill footprint and a public plaza linked to the heritage walk.
- Development of a new-build Mill Block offset from existing Heritage assets to minimise the impact of development and ensure proposals are viable in terms of construction, structure and warranty.
- Reintroduction of a stronger corner massing fronting Ruth Street and Hart Street, a key urban design aspiration from the start but initially rejected whilst pursuing the unviable retention of the weaver sheds.
- Removal of previously incorporated three-storey corner terrace bookends following Conservation Officer concerns about an unsympathetic approach in the previous planning submission. The new cottage flat designs create a simpler bookend solution that reflect the roof pitch of the main Mill Block throughout the development, creating a cohesive approach across the site.
- Introduction of wide-frontage larger house types within Block 3, with careful design and internal space planning to ensure non-habitable rooms are closest to the existing houses to the rear of the site.
- Substation relocated to within the site (previously on Kirklees Council-owned Hart Street and requiring removal of existing trees)

All the redesign changes included within the current planning application have helped create a more viable development that addresses previous objections from Highways, Tree Officer, Lead Local Flood Authorities (Drainage) and the Coal Authority. Conservation officer comments relating to the design of the houses are also addressed, whilst the inclusion of a landscaped heritage walk is seen as a positive in terms of conservation / ecology and biodiversity net gain. Additional conservation officer concerns regarding materiality and fenestration are address within sections 5.0 Design and 10.0 Appearance.

Remaining conservation officer concerns relating to impact on the existing listed heritage assets are addressed within the Heritage Statement and heritage drawings submitted as part of this application.



Proposed Site Layout

7.3 INTERFACE DISTANCES

The site layout creates opportunities for good natural surveillance along the surrounding roads and maximises this opportunity by having dual-aspect properties on all corners.

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 submitted schemes. Principle interface measures include:

- Approx 21.5m between front and rear elevations of north-south orientated terraced houses.
- Approx 22.5m from gables of Block 1/2 and the Mill Block.
- Approx. 20.5m from dwellings fronting Hart Street to gables of 9/11 White Hart Drive.
- Habitable Rooms of Block 3 houses set 21m from the rear of 35 White Hart Drive, on an oblique angle and with existing trees retained or replaced (where required) to provide screening. The houses are planned to ensure that non-habitable rooms (Kitchen / WC / Bathroom/ Landing) are positioned where the oblique overlooking distance is less than 21m.
- North-facing gable elevations of Blocks 1-2 set approx.18.5m from the habitable rooms of Block 3. Secondary windows located on these gables are provided to ensure natural surveillance of 'New Street 3' and are not required for natural daylight/ ventilation/ overheating of the residential units.
- New Mill Block facades set back from back-of-pavement on Ruth Street and Hart St, providing betterment to the historic overlooking/ privacy distances established by the original Newsome Mill (was 11.5m, now approx. 14m)

7.4 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 is served by communal parking spaces off New Street 1, with over 50% parking provision to the new apartments.
- 100% Parking Provision to all 1bed/2bed/3bed properties and 200% parking to 4bed properties as agreed with Kirklees Highways.
- Shared Surface streets designed to ensure vehicles are kept at low speeds throughout the site to create spaces suitable for pedestrians and cyclists.
- Cycle storage provision for Newsome Mill within Timekeepers Lodge, including larger accessible spaces.
- Electric vehicle charge points/ infrastructure across the site.
- Disabled person parking focussed near the entrance of the new apartment blocks, where user-groups are more likely to require enlarged spaces/ assistance. An additional space is provided to the north of the site for visitors.

7.5 ACCESS

The primary residential access to the new Apartment Block is from the historic street setting adjacent the Grade II listed gates. All houses and cottage flats have dedicated private entrances within defensible front gardens. Vehicular access into the site is via Hart Street, with dedicated in-curtilage parking to all houses and cottage flats. Level/ ramped access is provided to all entry points. The intention of the development is to create an inclusive environment regardless of age, gender, ethnicity, or disability. All dwellings are designed to Approved Document Part CAT M4(2) or CAT M4(3) standards. 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.

Entry access arrangements are shown below:

- Red arrow: Dedicated pedestrian access to each dwelling house or cottage flat.
- Blue arrow: Communal access to residential apartment blocks.
- Orange dots: Vehicular access into the site from Hart Street and along shared surface roads.
- Green dots: Dedicated resident/ visitor pedestrian routes throughout the site.



7.6 REFUSE & RECYCLING

An initial 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 initial design. It included specific guidance on waste storage provision for Newsome Mill and all dwellings, and maximum 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 refuse vehicle swept path analysis by Civic Engineers is included within the planning application.

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

- Newsome Mill – 7940ltrs for both general waste and mixed recycling bins located within a dedicated internal bin store (14no. 1100ltr bins and 2no. 240ltr bins). The bin storage provision meets Kirklees requirements for 44no. apartments by providing 180ltr for each dwelling (min. 7920ltr requirement)
- Cottage Flats & Terraced houses – dedicated waste storage located within front or gardens (3no. 240ltr bins in each garden for general waste, recycling and garden waste). The first-floor cottage flat is provided with 2no. general waste and recycling bins adjacent to its front entrance. There is no requirement for an additional garden waste bin given the shared nature of the rear amenity space.

7.7 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. Fire Q 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, with the internal layouts of the apartment block reviewed to ensure compliance with relevant requirements.

A Fire Appliance swept path analysis by Civic Engineers supports this application.



Vehicle Tracking Analysis of a fire appliance by Civic Engineers.

SECTION 2: THE DEVELOPMENT

8.0 SCALE

8.1 Final Massing

8.1 FINAL MASSING



A 4-storey residential development designed to take influence from the historic Newsome Mill has been the key driver for development proposals, alongside respecting the Grade II listed structures and history of the site. New designs do not intend to replicate the original but are a contemporary reinterpretation designed to modern design standards.

1. Revitalised clock tower to enhance it as a prominent feature in Newsome. The rusting water tank is removed and a more sympathetic capping added to reflect its historic detailing, whilst the previously internal south facing elevation is protected with modern black cladding to contrast with the historic stonework.

2. Preserving the historic tri-partite roofline of the original Newsome Mill, and massing proposals have been developed to ensure the scale of development remains below the shoulder of the clock tower as previously.

3. The Mill Block roofline evokes the prominent gables of the original Newsome Mill from eye-level, with the triple apex sloping roof helping to maximise available space for renewable technologies and hiding lift overruns.

4. Massing of the apartment block fronting the corner of Ruth St and Hart St reflects good urban design principes by emphasising the corner, with the additional length (beyond the original Mill width) defined with contrast brick, modern detailing and window patterns that deliberately differ from the historic fenestration.

5. End-gable cottage flats are incorporated on the corner of each terraced block and Block 3 housing, with dual-aspect dwellings that address both frontages and provide good natural surveillance. Taller massing in these locations is considered best practice in urban design terms and provides a focal point on each corner, with the roof pitch replicating that of the Mill Block and creating a cohesive approach across the site.

6. Conservation efforts are focused around the Timekeepers Lodge, Clocktower, Croft Gardens and historic archway and gates. The Mill Office is redefined within the public realm at the start of a new heritage/ landscaped walk and a replacement war memorial plaque incorporated. Existing remnant walls of Newsome Mill and weaver sheds are lowered for public safety and retained at low level as a footprint of the original.

SECTION 2: THE DEVELOPMENT

9.0 LANDSCAPE

9.1 Landscape Strategy
9.2 Conservation
9.3 The Square
9.4 Heritage Walk
9.5 The Gardens
9.6 Hart Street
9.7 Proposed Landscaping

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
- **Shared Surface Streets** that are designed to be pedestrian and cycle 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 **Landscaped Heritage Walk** to provide ecology, drainage and biodiversity net gain enhancements.

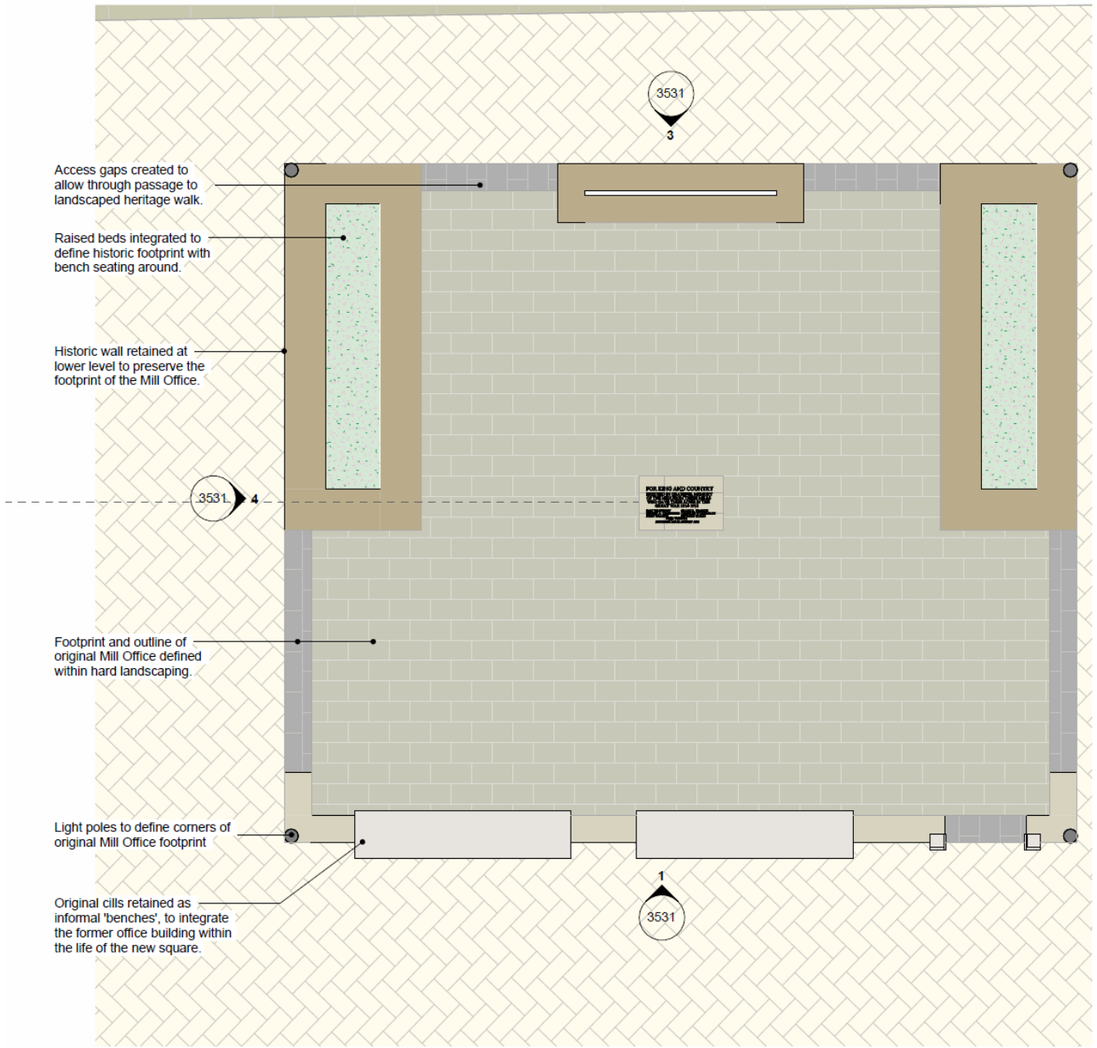
Detailed Landscaping Proposals have been prepared by Trevor Bridge Associates and are being submitted as part of this planning application, to be read alongside various Triangle Architects and Bright Young Consulting drawings.

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.



Street view visualisation showing retention of clocktower, timekeepers lodge, archway and gates, and remnant Mill walls at a reduced height.



Extract from drawing 3531 showing footprint/ outline of original mill/ managers office defined at low level, complete with World War 1 memorial plaque reintegrated as a central component within the public square.