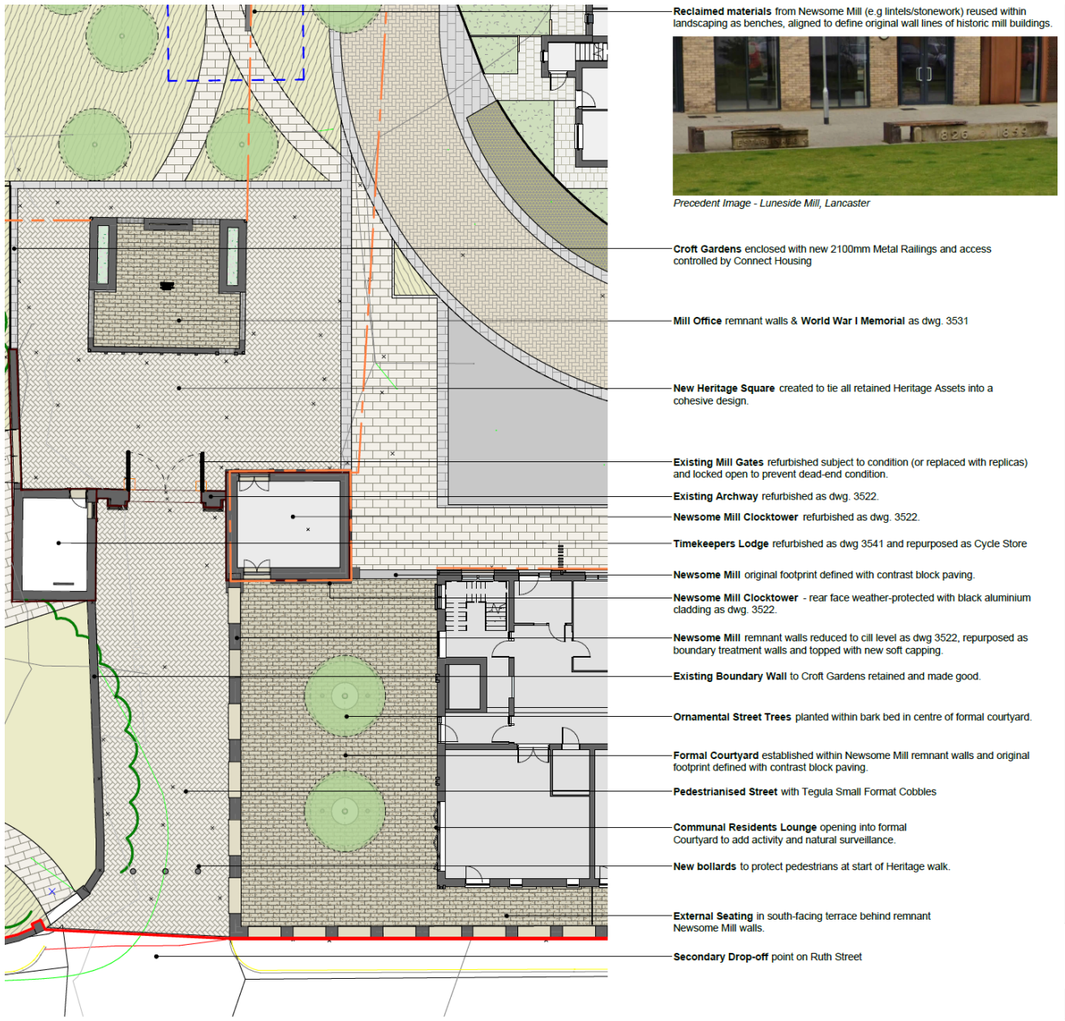
9.3 THE SQUARE

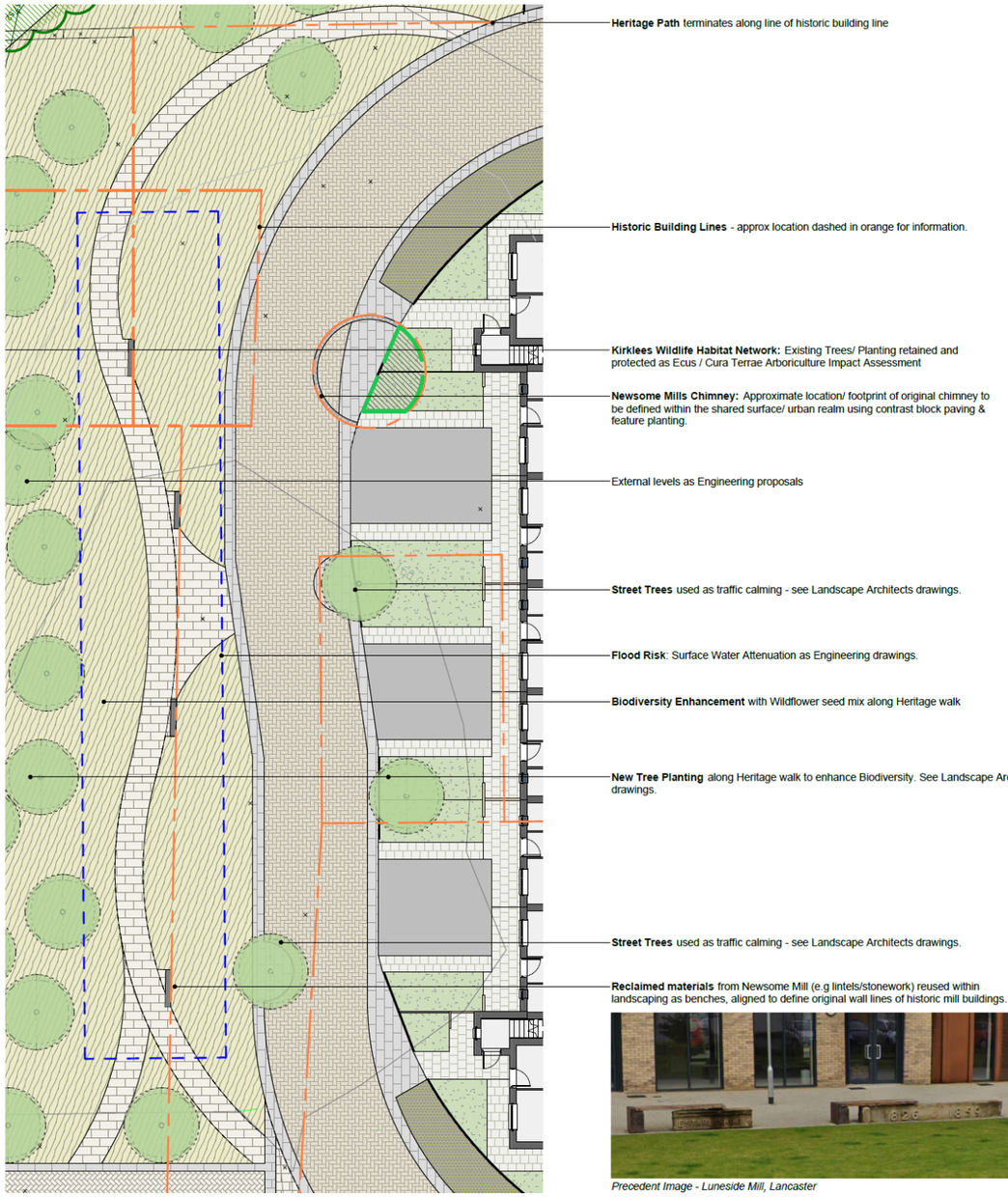
The inclusion of a new Square to the rear of Newsome Mill provides a focal point of the development and can double up as a space for community events. The Square links through to the historic entrance setting and includes the Mill Office landscaping features at its core; this ties the Square, Grade II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



Extracts from drawing 3502 showing the Square as part of a core part of the development, which includes a formal courtyard, landscaped heritage walk and re-establishment of the Croft Gardens all focused around the retained heritage assets. The heritage walk extends to the north.

9.4 HERITAGE WALK

Abutting the Kirklees Wildlife Habitat Network, the new landscaped heritage walk acts as an extension of the historic cobbled street. Travelling through the historic archway and gates, pedestrians navigate past the Timekeepers Lodge, Clocktower and War Memorial onto a heritage path that meanders and terminates along historic building lines. Reclaimed materials are utilised along the walk, creating a publicly accessible landscaped area that will enhance ecology and biodiversity net gain within the site.

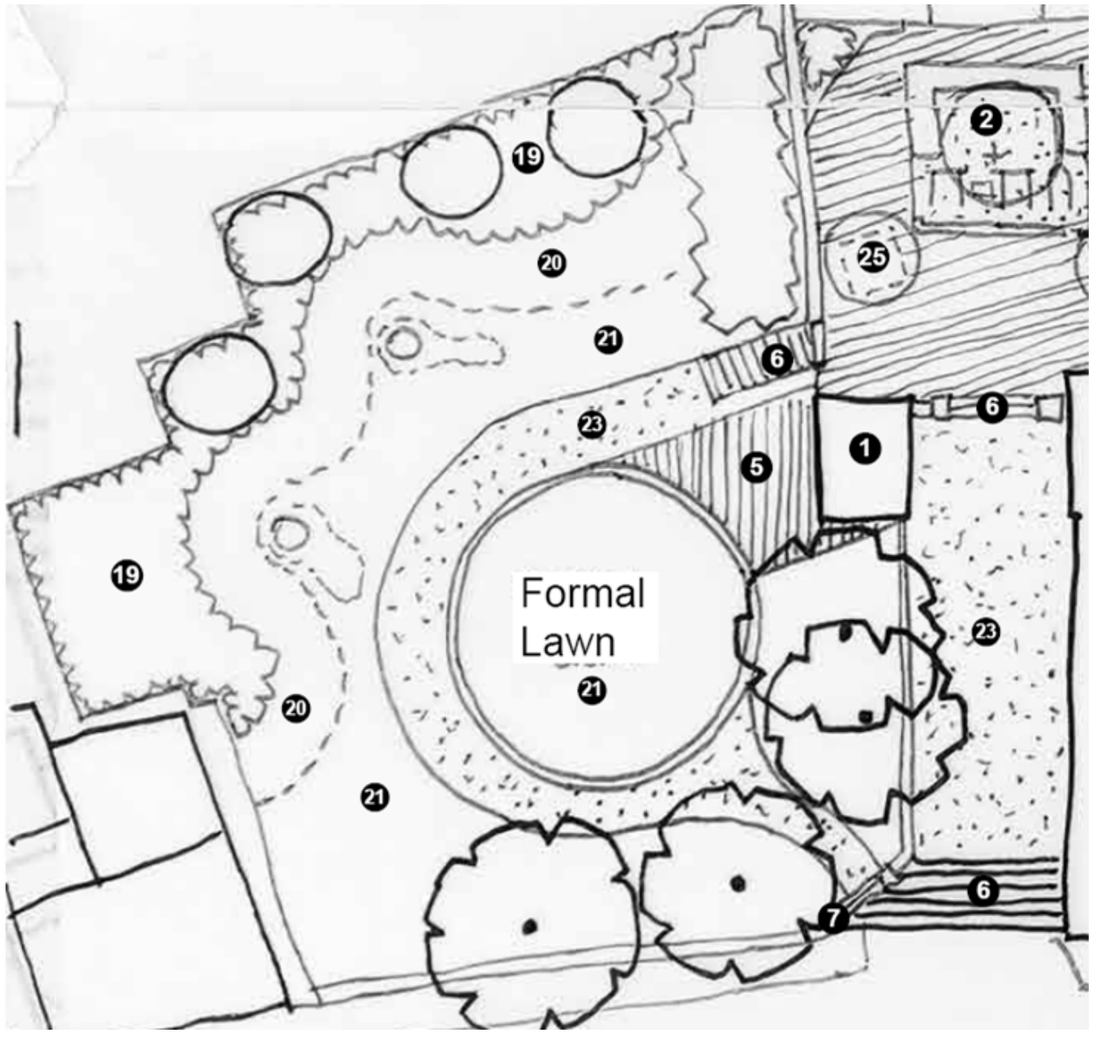


Extract from drawing 3502 showing Detail of the heritage walk.

9.5 THE GARDENS

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

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



Early sketch proposal based on the historic layout of Croft House and Gardens. See Triangle Architects and Trevor Bridge Associate drawings for further details.

9.6 HART STREET

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

New in-curtilage parking spaces are being introduced on Hart Street, with an additional verge on the opposite side from Block 1 housing. A wider footway is not possible on this side due to the existing trees and a narrow verge / service strip is proposed. Civic Engineers have engaged extensively with Kirklees Highways to ensure a high-quality public realm that can be suitably accessed by vehicles. Vehicle swept path analysis drawings have been provided by Civic Engineers as part of the planning application. New street trees on Hart Street are included within the front gardens of Block 1 houses / cottage flats, and existing trees retained where possible.

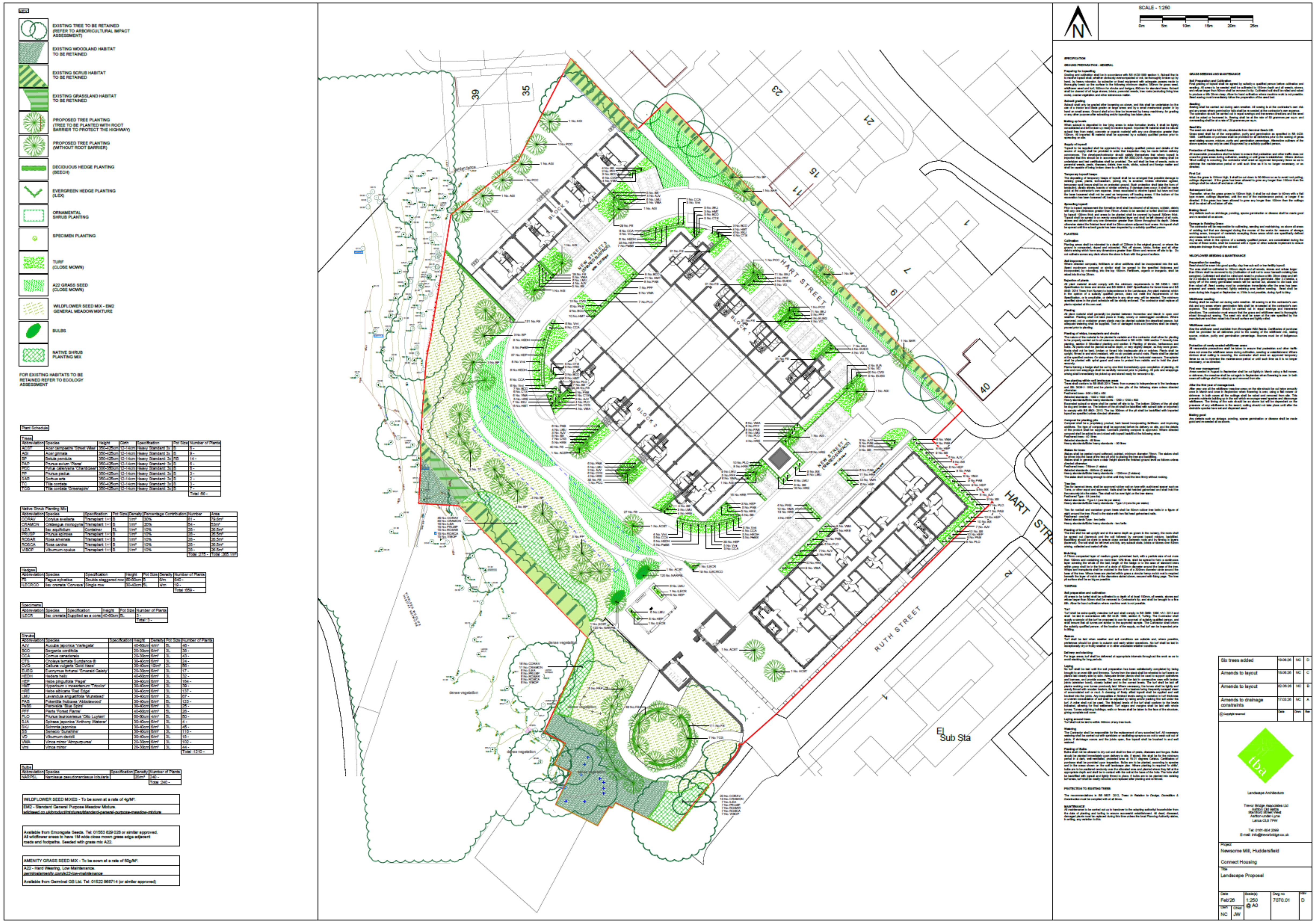
A detailed narrative on the key spaces and hard/ soft landscaping proposals (including materiality) is included on the submitted planning drawings for the development site.



View along Hart Street (Photo dated 20 March 2022)

9.7 PROPOSED LANDSCAPING

See *Trevor Bridge Associates drawings*



SECTION 2: THE DEVELOPMENT

10.0 APPEARANCE

10.1 Newsome Mill (Design Development)
10.2 Newsome Mill (Current Proposals)
10.3 Cottage Flats & Houses (Design Development)
10.4 Cottage Flats & Houses (Current Proposals)
10.5 Materials

10.1 NEWSOME MILL (DESIGN DEVELOPMENT)



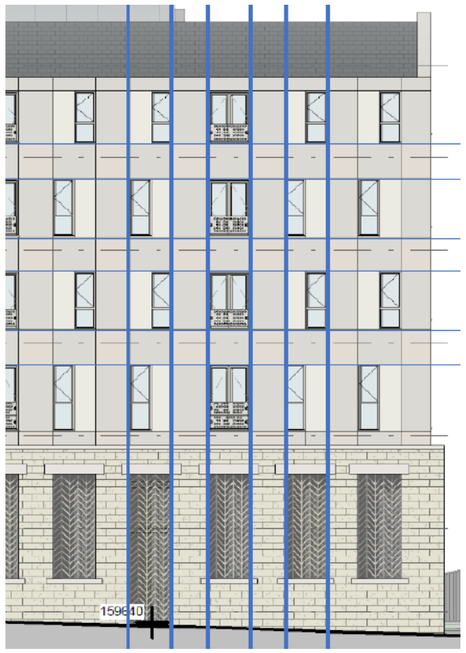




Diagram Extract from Triangle's original Window Strategy analysis detailing various acoustic/ overheating constraints.

The previously submitted proposals within previous Planning Application 2023/91300/W were based on a design approach that introduced a lightweight contemporary addition to the retained fabric of Newsome Mill, with the intention of clearly distinguishing new intervention from historic structure in line with established conservation principles. The upper elements were expressed as a modern, lightweight cladding system above a retained masonry base, designed to avoid imposing additional structural load on the existing and unstable mill walls, which exhibited bowing and irregularity across their length.

The retained historic fabric was intended to remain legible as a plinth condition, with new residential accommodation set above and behind this element, visually contrasting through material and form. This approach was informed by structural and technical constraints, as well as the principle of ensuring the long-term protection of the Grade II listed heritage assets.

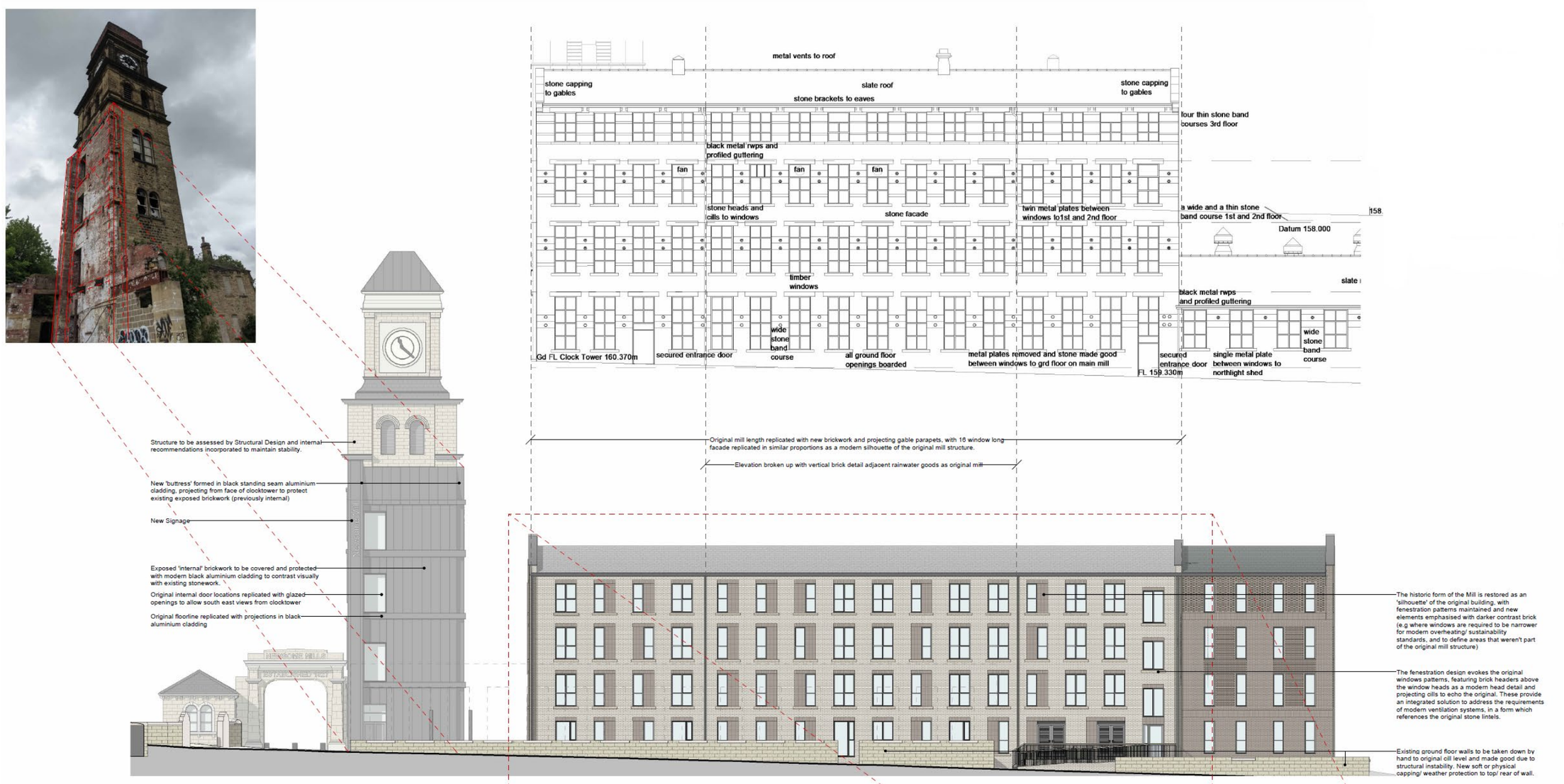
The façade strategy employed a strong repetitive fenestration rhythm derived from the industrial character of the mill, adapted to meet modern residential requirements including overheating mitigation, daylighting and acoustic performance. This resulted in a rationalised but varied window arrangement, with adjusted proportions and spacing responding to environmental design constraints and Building Regulation/ technical design requirements.

The external expression of the upper floors utilised a contrasting metal cladding to differentiate the contemporary addition from the retained historic structure. While this approach aimed to clearly articulate old and new, it introduced a level of material and compositional contrast that was subsequently considered to dilute the industrial coherence of the original mill.

Following review, the Conservation Officer raised concerns that the overall composition and fenestration treatment read as overly domesticated in character and insufficiently reflective of the robust industrial identity of the site, with the proposed finishes and detailing not achieving the desired integration with the heritage context.

Since submission, the scheme has been comprehensively reworked as a standalone new build development, with the historic masonry now proposed to be reduced to cill level due to structural instability, warranty and viability considerations. As a result, the previous "lightweight addition to retained fabric" strategy has been superseded. However, the core design principles established within the earlier scheme - particularly the disciplined repetition of fenestration, industrially derived proportions, and window sizing informed by overheating, daylighting and acoustic requirements - have been retained and refined within the current proposals to ensure continuity of design intent while achieving a more coherent architectural outcome.

10.2 NEWSOME MILL (CURRENT PROPOSALS)



Key facade treatment proposals are as follows:

1. Proposed elevations have been developed from a detailed analysis of the historic mill elevations, using original fenestration rhythm, bay spacing and structural proportions as the basis for the new architectural composition.
2. The design approach deliberately distinguishes between retained historic fabric and new intervention, following recognised conservation principles which advocate that new additions should be legible as contemporary insertions rather than speculative reconstruction.
3. The new apartment building is intentionally offset from the retained walls and the Grade II listed clock tower to preserve the visual primacy and independent reading of the surviving heritage assets.
4. Due to extensive fire damage/ structural instability, remnant mill walls are proposed to be carefully reduced to cill level and stabilised, allowing the historic footprint of the mill to remain clearly legible within the redevelopment proposals.
5. The rear elevation of the clock tower is intentionally overclad in dark standing seam metal cladding to protect formerly internal masonry now exposed by the fire damage, while also creating a clear visual distinction between historic fabric and contemporary intervention. The roof profile of the clock tower is reinstated as a simplified version of the original, evidenced from historic photos.



Elevation 3 Hart Street

Elevation 4 - Rear

6. The overall form and proportions of the new building reinterpret the original mill as a contemporary “silhouette”, including the recreation of the historic building length, parapet profile and distinctive tripartite roof composition.
7. Window arrangements are informed by surveys of the original mill elevations, maintaining the established rhythm of bays and vertical brick piers to preserve the strong industrial character of the former textile mill.
8. Where individual window proportions differ from the historic arrangement, this responds to modern residential design requirements, including overheating mitigation, daylighting standards and contemporary apartment layouts. In these areas, darker contrast brickwork is introduced to clearly identify modern intervention while maintaining an ordered overall elevation composition.
9. The lighter primary brick tone references the materiality of the original mill structure, whilst darker contrast brickwork is used strategically to identify elements that extend beyond the original building envelope or areas that were historically concealed by adjoining structures, including portions adjacent to the clock tower.
10. Contemporary detailing, including modern brick headers, projecting cills and simplified recessed window treatments, reinterpret the industrial language of the original mill in a restrained and clearly modern manner.
11. A feature entrance canopy and framed entrance composition have been introduced to create a clear residential arrival point, whilst respecting the established industrial proportions of the retained mill structure.
12. The design strategy seeks to balance conservation with viable residential reuse, creating a contemporary building that preserves the memory/ identity of Newsome Mill without resorting to direct replication or pastiche.



Extract from drawing 3512 – Street View from Ruth Street towards new apartment block and retained Clocktower, Timekeepers Lodge and historic archways/ gates.



Extract from drawing 3512 – Street View from Hart Street looking towards new apartment block, plot 1 and retained Clocktower.

10.3 COTTAGE FLATS & HOUSES (DESIGN DEVELOPMENT)

The previously submitted proposals under Kirklees Planning Application 2023/62/91300/W established a terraced housing typology arranged around dual-frontage streets, with cottage flats positioned at key corner locations and three-storey end units used to define focal points within the composition. These elements were intended to enhance surveillance, legibility and connection to the central square and Hart Street. The design incorporated a more varied architectural expression, including subtle curvature to corner elements, elevational modulation and differentiated roof forms to articulate hierarchy within the terraces. Internal layouts prioritised active frontages, dual-aspect living spaces and strong relationships between principal rooms, landscaped streets and public routes.

The cottage flats were previously conceived as highly articulated corner buildings, with raised rooflines, multiple frontage conditions and individual entrances designed to maximise outlook and natural surveillance across The Square, Hart Street and internal landscaped streets. Upper-level access was external and overlooked, with stepped massing and varied window typologies used to create visual interest and definition at key junctions within the development.

The houses were previously designed as dual-frontage terraces with strong separation of functions across elevations, with varying internal arrangements to suit daylighting conditions/ privacy distances, feature windows addressing Hart Street, and principal living spaces oriented towards landscaped streets. Variation in roof form and the introduction of three-storey end units were used to create focal points and strengthen legibility at the ends of each terrace block. Entrance detailing, including coloured doors and simple porticos, introduced further articulation along the street edges.



Street Elevation of previously submitted Houses & Cottage Flats

10.4 COTTAGE FLATS & HOUSES (CURRENT PROPOSALS)

Since the submission of the 2023 planning application, the current proposals have been substantially revised in response to Conservation Officer feedback, with a clear shift away from the earlier more articulated and varied approach towards a simplified, more cohesive architectural language that better responds to the historic industrial character of Newsome Mills and the setting of the Grade II listed assets.

1. The revised proposals remove previous complexity, including the elimination of curved corner treatments, alternating brick approaches and overly differentiated elevational treatments, in favour of a more disciplined composition aligned with the apartment block design principles and the wider Newsome Mill masterplan.
2. The former three-storey corner houses have been redesigned and replaced with Cottage Flats, rationalising the terrace blocks to reduce visual prominence. Block 1 and Block 2 are now clearly defined on both ends by darker contrast brick bookend gables that directly reference the apartment block architecture, including matching roof pitch geometry and providing proportional hierarchy.
3. Block 3 has been reworked and replaced with 4bed houses that reinforce consistency across the Hart Street frontage, with its gable end similarly forming a bookend condition that mirrors Block 1 and aligns with the apartment block roof form, ensuring a coherent compositional rhythm across the entire street elevation.
4. The cottage flats have been fully redesigned to integrate more seamlessly within the terrace blocks, with reduced architectural prominence and a simplified massing approach that ensures they contribute to, rather than compete with, the Newsome Mills apartments.
5. Secondary gable windows have been introduced to the cottage flats to provide additional overlooking and natural surveillance of key public routes, improving passive safety while maintaining a simplified appearance.
6. The previously alternating brick strategy has been removed and replaced with a unified material approach: darker brick tones are used for bookend elements referencing the industrial character and prominent Hart Street gable of the new apartment block, while lighter brick tones are used to the mid-terrace sections. These reference the historic materiality of the original mill buildings (previously stone, now reinterpreted in a viable contemporary brick equivalent).
7. Fenestration across all blocks has been rationalised into a consistent rhythm, reflecting industrial precedents while ensuring appropriate daylighting, outlook and compliance with modern residential standards (e.g Overheating).
8. Entrance features, including coloured doors and subtle canopies, remain as the primary points of variation, providing legibility and residential identity within an otherwise consistent and heritage-led architectural composition.
9. Overall, the revised scheme demonstrates a clear response to Local Plan Policy LP24, delivering a more disciplined, contextually appropriate and heritage-sensitive design that strengthens the relationship with the mill buildings and ensures the residential blocks sit comfortably within the industrial character of the wider site and its setting.



Hart Street Elevation

10.5 MATERIALS

Materials are expected to be a planning condition within any new planning approval. However, a varied palette of materials has been explored for the new build housing and cottage flats, with proposed bricks taking their tones from the existing stone structures on site. The muted, natural tones of proposals respond to the original stonework on site in an understated way that respects the Grade II listed structures adjacent. This helps to preserve the character of the site and ensures that the original structures retain their prominence within the street scene.

Black standing seam metal cladding is used to protect formerly internal masonry on the clock tower that has been exposed by the fire damage /demolition, creating a clear visual distinction between historic fabric and contemporary intervention. The roof profile of the clock tower is reinstated as a simplified version of the original, with the same metallic cladding to create a consistent approach to new elements.

Contrast bricks are included to gable properties to turn the corners and add visual interest to the end of terraces and is similarly used on the apartment block in areas which don't attempt to replicate the original Newsome Mill structure (e.g modern additions). The use of stone was considered by the project team but ruled out for several reasons:

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

Overall, the design strategy seeks to balance conservation with viable residential reuse, creating a contemporary development that preserves the memory/ identity of Newsome Mill without resorting to direct replication or pastiche.



Extract from drawing 3512 – Street View from end of Wildflower Heritage Walk looking towards Plots 9-16, new apartment block and retained Clocktower/ historic archway/ gates.

SECTION 2: THE DEVELOPMENT

11.0 HERITAGE

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

11.1 CONSERVATION & HERITAGE

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

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

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

11.2 STRUCTURAL APPRAISAL

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

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

Newsome Mill only remains as a single-storey 3-sided remnant of the original Grade II listed structure, although the **Clock Tower** remains generally intact. "*As a result of the major fire, substantial demolition works and subsequent neglect, the former mill external walls are now in an extremely poor condition... the walls have degraded with a great deal of loose masonry being evident at high level and… it is envisaged that the walls are neither plumb nor straight on plan*".

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

11.3 VIABILITY

Local Plan Policy LP35 sets out the context for dealing with heritage assets, backed up by NPPF Chapter 16. Due to the significant impact of the 2016 fire, not all elements of the Grade II listing are viable for retention and this needs to be addressed in a meaningful way within this document. The Structural Reports are clear that some structures are unsafe, unstable and a risk to the general public. Where structures are recommended for controlled demolition or of little structural value, the project team have explored creative ways in which to retain their footprints as part of the urban design/ landscaping or as low level elements within the design. Although permission was deemed for the demolition of the **Weaver sheds** in the 2019 Outline Planning approvals (and replacement with 4no. houses), current proposals are for the retaining of the Weaver shed walls up to cill level.

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

11.4 ARCHITECTURAL PROPOSALS

The reconstruction of **Newsome Mill** is a key driver for all development on this site and is strongly supported by Kirklees Council, the Conservation Officer, Historic England and the local community. The Fire in 2016 has had a devastating impact on the Grade II listed building and its further deterioration due to weathering and neglect is a shameful stain on the building's history. The reuse of a redeveloped Newsome Mill for residential use is not questioned, nor are the scale and massing of proposals. The consideration and approval of this aspect of the planning application largely hinges on some key principles, namely whether all of the existing heritage assets are viable for retention and whether it is economically or technically viable to reconstruct Newsome Mill as a true replica of the original.

The project team have set out a number of reasons to approach the reconstruction of Newsome Mill in a contemporary way that is offset from the original footprint. These include:

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

- The lack of stone retained on site from the historic Newsome Mill, which was removed from site following its demolition. New/reclaimed stone would be unlikely to match the existing stonework on site for decades if ever, and the existing retained walls are demonstrably not capable of being built off.
- The impact of incorporating modern design standards and the fabric-first approach to achieve sustainability standards in construction and operation. The requirements for new residential developments to consider Overheating (within the new Approved Document O) and associated acoustic constraints have resulted in window fenestration patterns that make the reconstruction of a replica Newsome Mill difficult to achieve, with floor-to-floor rationalised for modern living and reducing space heating requirements for future residents.

The reintroduction of **The Gardens** based on the historic Croft House gardens should be broadly welcomed, alongside the development of the historic entrance setting around the **Clock Tower**, **Entrance Archway** and **Timekeepers Lodge**. The retention of the clock tower with a new capping element that isn't a rusting water tank should also be supported, alongside the reinstatement of the clock face. The exposed brickwork of the former internal sections of the clock tower will be covered and protected with modern black aluminium cladding. This will form a high-quality modern intervention which will stand in clear contrast to the stonework of the nineteenth century clock tower, while protecting the brickwork. The former doorways will be preserved as glazed openings and the original floor levels will be indicated through projections in the cladding.

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

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

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

At each stage, its use was reviewed and deemed to not be viable, yet it remained part of the overall site masterplan until early 2023. It was at this stage that the structural appraisal of the Mill Office gave the Project Team a full understanding of how badly the building had deteriorated, and its demolition was recommended. Although initially averse to the idea of its demolition, the design team approached it in a considered way that could tie the Square, Gardens, Clock Tower, Entrance Gates, Timekeepers Lodge and historic setting around a new feature within the public realm. This has been explored in great detail and is presented as a memorial feature on site. It incorporates the missing War Memorial Plaque and shadows of the original building within its footprint, offering it a new use within the overall development.

The controlled demolition of the **Weaver Sheds/ Newsome Mills** remnant walls needs to be considered in a more nuanced way, and the retention of weaver shed walls at a low level provides betterment on the existing Outline Approvals which removed it fully. The structural appraisal and viability analysis demonstrates the difficulty of retaining these remnant walls. The design/ appearance sections also detail how the historic window patterns were not suitable for modern design requirements (CAT2/CAT3 standards in Approved Document M or Overheating standards in Approved Document O), so a modern interpretation of the historic structure is deemed to offer Newsome Mill a viable future.

It should be noted that all Listed structures that are being affected by development proposals are due to their poor condition and structural failings that make them unsafe and not economically viable for retention. No heritage assets are being removed/ reduced to create additional development opportunities or increase density.

11.5 PLANNING POLICY

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

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

SECTION 2: THE DEVELOPMENT

12.0 SUMMARY

12.1 Summary & Conclusion

12.1 SUMMARY & CONCLUSION

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

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

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

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

PLANNING HISTORY: The history of the site and its planning history is explored in great detail. The proposed development is further described in relation to previous proposals.

INVOLVEMENT: Consultation appropriate to the scheme has been carried out at various stages during the design process. This includes discussions with Kirklees Council and a number of formal pre-application enquires to ensure the scheme addressed any issues or concerns raised. The project team discussed the scheme in detail in with Kirklees Council from 2021 – 2023, including a site visit in January 2023. Further public consultation has been carried out and community comments are supportive of development proposals, and Historic England have been consulted. The 2023 planning application is also examined, including a description of consultee responses and how the revised proposals aim to address issues raised by Highways, LLFA, Tree Officer, Coal Authority and Conservation Officer amongst other viability issues.

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

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

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

AMOUNT: A density of 68 dwellings across the site and the massing of the apartment block demonstrates a scheme that respects the surrounding context and overlooking distances, at a density that is deemed to be acceptable and consistent with previous approvals. An accommodation mix and schedule is provided.

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

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

LANDSCAPE: The landscape strategy is integral to the success of this residential proposal and is explored in detail, including the landscaped heritage walk. The importance of pedestrian-friendly shared surface streets is emphasised, and there is a clear demonstration of our aspirations to improve the ecology and biodiversity on site.

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

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