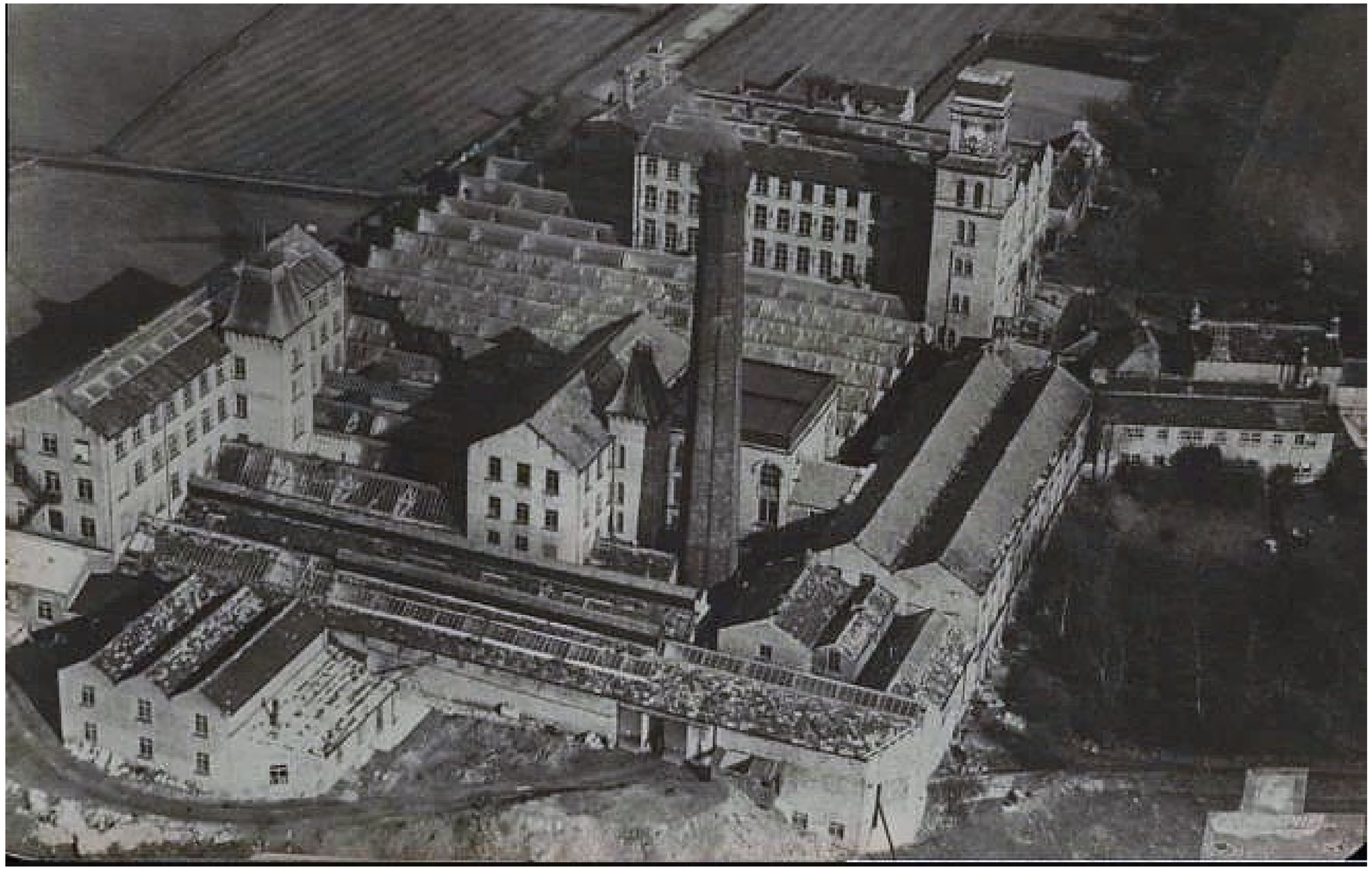


NEWSOME MILLS, HUDDERSFIELD

DESIGN AND ACCESS STATEMENT

PLANNING ISSUE JUNE 2026

Produced by Triangle Architects

On behalf of TrueNorth Partnerships

0.0 INTRODUCTION

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0.0 INTRODUCTION

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0.1 PURPOSE OF DOCUMENT

This document is being submitted as part of a planning and listed building consent application for a new build development consisting of 24 dwellings within 1-4 bed houses/ cottage flats on the cleared back site, alongside a further 44 apartments within a new-build 4-storey residential block adjacent to retained Grade II listed Newsome Mill structures. All units will be affordable.

The site is being delivered for Connect Housing Association. Connect Housing Association is a charitable association registered in England under the Co-operative and Community Benefit Societies Act. They believe in a sustainable and just society, where good homes, neighbourhoods and opportunities help people enjoy happy, healthy lives. Providing 3400 homes and support across West Yorkshire, they serve the interests of local communities and have a strong purpose to tackle inequality and create opportunities for fulfilled healthy lives; this starts with a good home in a neighbourly community. They provide homes for families, supported housing for older people, student homes and affordable homes across a range of tenures. Connect have a long-term management commitment to neighbourhoods across Kirklees and beyond.

The purpose of this design and access statement is to describe the key principles behind the evolving design proposals. The proposals have been developed within the context of the surrounding area and this statement seeks to demonstrate how the scheme will be sympathetically located and relates to its existing context.



Red boundary – Proposed development site including improvement works to Hart Street on council owned land.

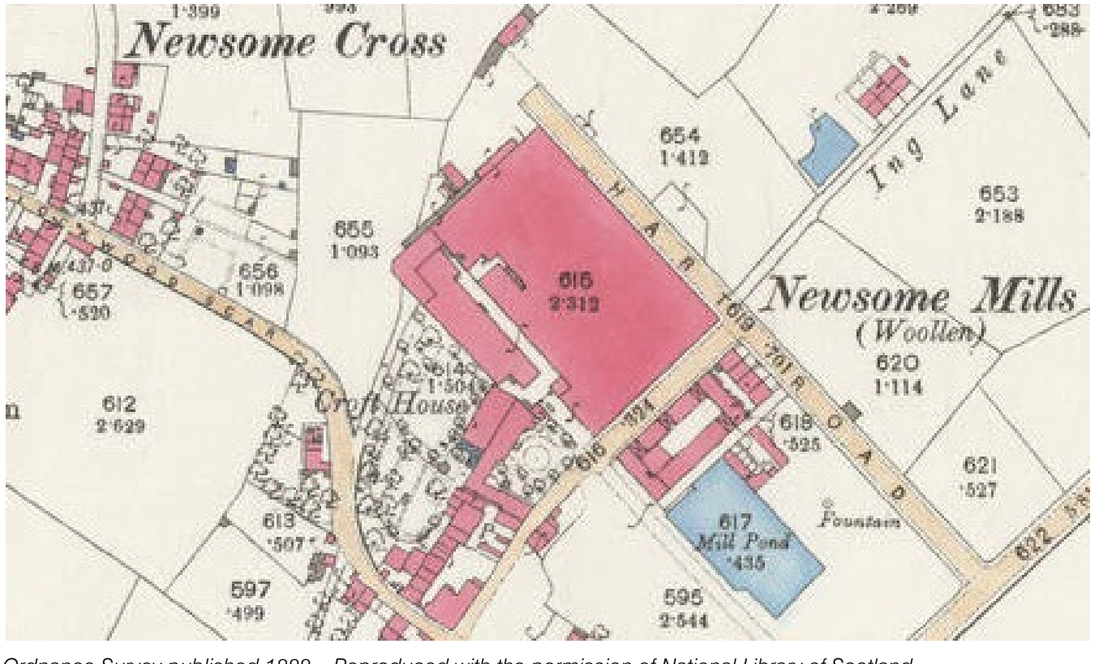
0.2 BACKGROUND

Newsome Mill was originally built in 1827 but was completely destroyed by fire in 1872. A new mill was erected in the 1880s and was in use until 1983. The distinctive clock tower was erected by 1893 and has become a well-known landmark in the area. Since its closure, long-running plans have existed to develop the mill into residential apartments, but the main section of the building was destroyed by a fire which broke out in the early hours of 17 November 2016.

Since the 2016 fire, a number of planning applications have been submitted for the site:

- 2017/65/90377/W Listed Building Consent (Application withdrawn) for demolition of four storey mill building and the single storey weaving shed, together with removal of associated debris.
- 2019/60/91630/W Outline Planning Application (Approved) for erection of 30 dwellings and 12 apartments with ancillary works.
- 2019/60/91633/W Outline Planning Application (Approved) for extension and alteration of existing mill remains to create 33no. apartments with parking and services at ground floor level, and change of use of former mill office into one dwelling and the existing gate house to cycle parking facilities with ancillary works.
- 2023/91300 & 2023/91301 Full Planning Application and Listed Building Consent for redevelopment, alteration, extension and part-demolition of Grade II listed Newsome Mills complex to host 45 apartments, with erection of 33 dwellings and associated works (Application pending)

Since the approval of the Outline Planning applications in June 2020 (subject to S106 agreements), the site was put onto the market and Triangle Architects/ Connect Housing became involved since early 2021.



Ordnance Survey published 1888 – Reproduced with the permission of National Library of Scotland

Initial proposals prepared by Triangle Architects were largely based off the indicative layouts submitted as part of the Outline Applications, on the understanding that they had already been carefully developed and considered by Kirklees Planning Department. A pre-application enquiry was submitted on behalf of Connect Housing in August 2021 and it became apparent following pre-application discussions that the proposed layouts had significant problems in relation to Highways and Secured by Design amongst other things. The principle of residential development was accepted but the layout needed to be much more considered if a full planning application was to be developed.

Planning policy/ heritage considerations and the consultation process, layout and detailed proposals are set out further in this design and access statement.

0.3 METHODOLOGY

This document covers each design issue in turn. Under each issue an appraisal is carried out, current planning policy and best practice are considered and the reasons for the current proposals are put forward. Several different sources have been used to compile this report including 'Design and Access Statements: How to write, read and use them' (2006) prepared by CABE, and the 'National Design Guide: Planning Practice guidance for beautiful, enduring, and successful places' (2019) prepared by MHCLG.

The National Design Guide sets out ten characteristics necessary for creating a well-designed place, which have influenced our approach to the proposed development as follows:

1. **Context** - Visually enhancing its context and responding positively to the existing urban grain and adjacent built form.
2. **Identity** - Responding to the existing local character and identity by producing well-designed building that creates character and identity by an attractive material palette and detailing.
3. **Built form** - Designing a compact form of development, making efficient use of the application site with an appropriate amount of built form and open space that optimises development density.
4. **Movement** - Enhancing the vehicular access/egress route to the site to/from Bridgenorth Drive and designing a much-improved, well-considered parking and service arrangement for the proposed development.
5. **Nature** - To provide enhanced landscaping to improve biodiversity.
6. **Public spaces** - Providing well-designed public realm areas to support social interaction between future residents.
7. **Uses** - Comprising a specific type of residential accommodation for a specific requirement within the local community.
8. **Homes & buildings** - Designing healthy, comfortable, and safe internal and external environments.
9. **Resources** - Addressing carbon reduction via energy hierarchy, selection of materials and modern construction techniques.
10. **Lifespan** - Considering the management and future maintenance of the development.

The role of the design and access statement is:

- To guide and shape the future use of this development site.
- To establish the parameters and principles for the new development.
- To create a sustainable and high-quality development that is appropriate to its context and that both preserves and enhances the character and appearance of the site.
- To demonstrate the project teams heritage consideration for the Grade II listed Newsome Mill and associated buildings.

0.4 DESCRIPTION OF THE DEVELOPMENT SITE

The site is bounded to the south and east by Ruth Street and Hart Street, to the west by green space and to the north by residential developments at White Hart Drive. The remains of Newsome Mill are prominent fronting Ruth Street but the structure is unsafe and is generally only to first floor level, bar the clock tower which is still dominant on the skyline. The rear of the site is largely vacant with spoil/ materials throughout and has become overgrown with ground cover.





Site Photos of Newsome Mill remains taken 27th January 2023.



Site Photos of overgrown rear site taken 5th September 2022.



Site Photo of Weaver Sheds taken 5th September 2022.



Site Photos of rear of Weaver Sheds (left) and east elevation of Newsome Mill (right) taken 5th September 2022.

0.5 DESIGN OBJECTIVES

The initial brief for this site was to provide a mix of apartments on the site of Newsome Mill, and family homes on the adjacent cleared site. This was largely based off the principles established in the Outline Planning approvals, but the design brief expanded on the back of constructive pre-application responses and the developing aspirations of Connect Housing.

TrueNorth Partnerships and Connect Housing saw an opportunity to deliver an innovative residential development to suit the landmark location and historic context of the site, and the Project team embraced these aspirations to deliver a considered proposal. The vision was to create a secure outward looking scheme built on sustainable design principles. They want to provide housing for a variety of people with the aim of creating a balanced community in the area, and develop a sense of place within the development that would enhance the heritage of Newsome Mill. This emerging vision was a desire to create a safe and pleasant environment for new and existing residents, and have pedestrian/ cycle/ age friendly public areas that aren't overly dominated by vehicles.

The key important factors in developing the design and demonstrating a high-quality proposal are as follows:

- Create a sustainable development on the site of Newsome Mill, ensuring that a viable long-term use can future-proof and protect the heritage assets and existing clock tower as local landmarks.
- Respect the Grade II listed Newsome Mill and associated buildings/ features, not in a way that attempts to replicate what was before, but with a contemporary approach that echoes its history – a silhouette of Newsome Mill.
- Building upon the areas "Sense of Place", adding further identity to the existing community as an extension of the neighbouring housing area.
- Develop a scheme built on sustainable design principles, not simply in relation to the buildings but in an overarching way that can impact on peoples' choices and improve their lives. Connect have a zero-carbon in operation (no gas) aspiration for the homes and ambitions to reduce energy-use and need for residents.
- Create pedestrian friendly areas and shared surfaces within the site, with green areas that are safe for children to play. The relationship between each home and its neighbours and the outdoor spaces between helps to create a sense of community and encourage residents to interact with each other.
- Re-development of a brownfield site for a broad range of much-needed new housing, including accommodation suitable for families, the elderly and those with disabilities.
- Creating a clear and coherent identity that respects the context within which it sits.
- Help to transform a part of Newsome that has been neglected and subject to anti-social behaviour, and where possible, make the remnants of the Mill safe for now and into the future.
- Revitalise and enhance Hart Street with security, natural surveillance, and landscaping as key priorities.
- Consideration for the surrounding residents to ensure they have good outlooks and views.
- To incorporate a highly developed landscaping scheme to enhance the biodiversity and ecology of this area.



Aerial drone footage taken by Trevor Sheldon in July 2022 (Youtube - Fly with Me https://youtu.be/yG5LlHhbaKU)

0.6 PROJECT TEAM

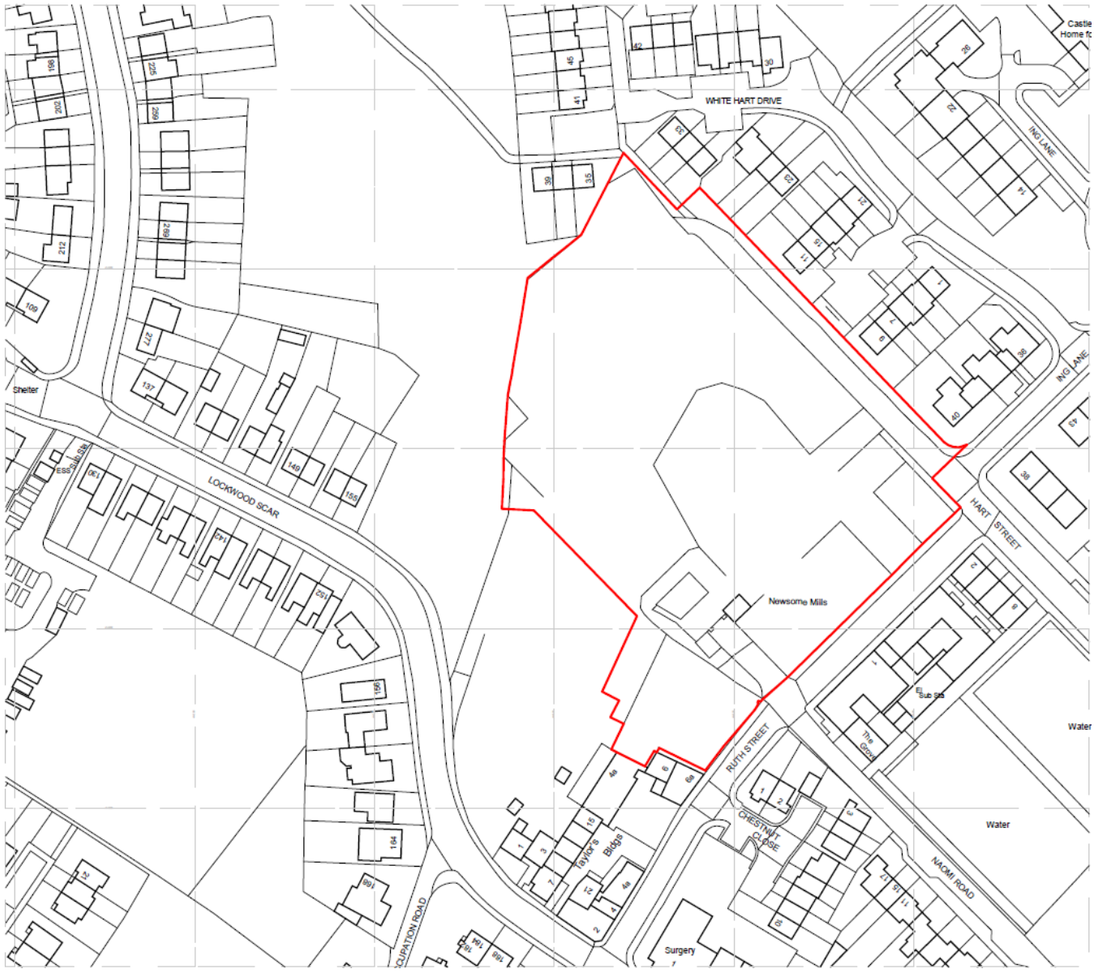
Architect	Triangle Architects
Applicant	TrueNorth Partnerships
Registered Provider	Connect Housing Association Limited
Planning Consultant	Broadgrove Planning & Development Ltd
Engineers	Bright Young Consulting
Fire	Fire Q
Heritage	Ecus (Cura Terrae)
Arboriculture	Ecus (Cura Terrae)
Ecology / Biodiversity	JCA Ltd
Landscaping	Trevor Bridge Associates
Transport	Civic – Transport & Movement Engineers
Mechanical & Electrical	Civic – Building Services Engineering
Pre-Construction & Technical	Devcom
Energy & Overheating	Award Energy

SECTION 1: THE PROCESS

1.0 SITE ASSESSMENT

1.1 Site Location & Accessibility
1.2 Site context & Surrounding Buildings
1.3 Site Photographs

1.1 SITE LOCATION & ACCESSIBILITY



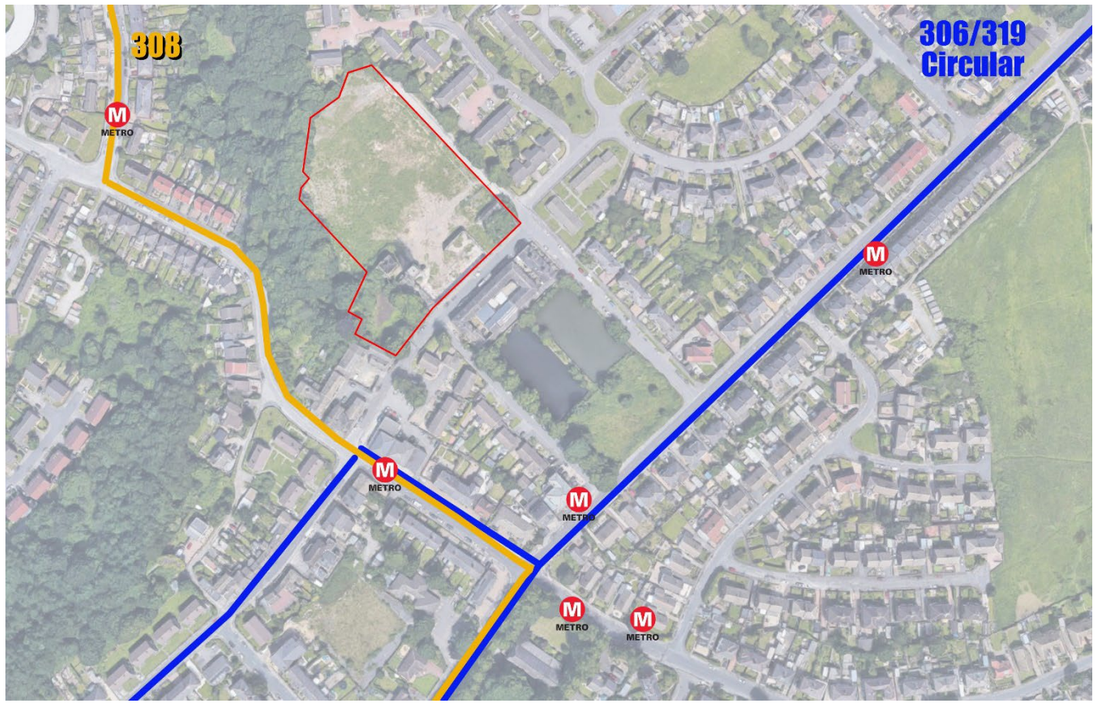
Proposed development site with the boundary outlined in red

The site location plan above indicates the proposed planning site boundary, with the unadopted Hart Street within Kirklees Council ownership. The site boundary includes Hart Street to the north-east and abuts Ruth Street to the south-east. As part of the development, Hart Street is proposed to be upgraded to enhance the surrounding public realm and improve connection between the site and the surrounding area. Surrounding land is generally used for residential properties, with Newsome centre to the immediate south-west of the site along Ruth Street. A green area to the western boundary lies within the Kirklees Wildlife Habitat Network.

The site is well served by bus routes, with bus stops in Newsome located less than 150m away from the front of Newsome Mill. The furthest corner (in the north of the site) is less than 400m from bus stops.

- Route 306 – Taylor Hill Circular into Huddersfield (20mins service daily, hourly in early morning/ evenings)
- Route 307/308 – Service to Huddersfield & Holmfirth (Hourly)
- Route NC3 – School Bus service to Salendine Nook High School Academy.

See Civic Transport Statement for further information on Public Transport in the area.



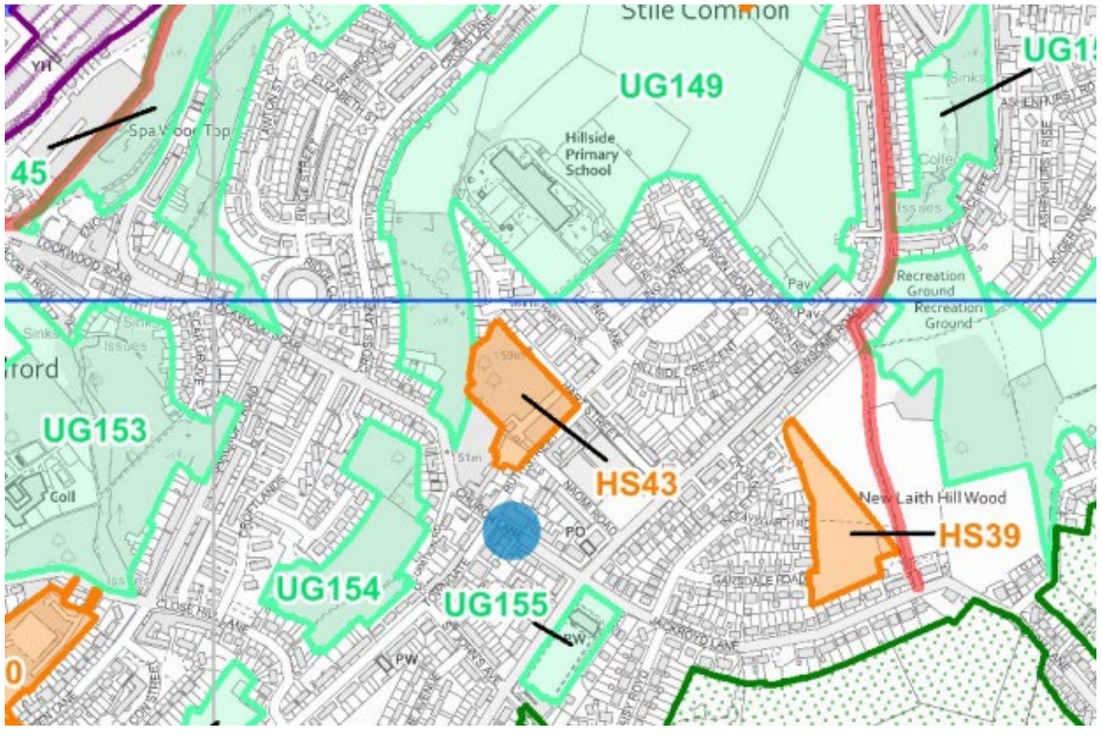
Site proximity to bus routes within Newsome.

These bus routes provide effective links to onward travel beyond Huddersfield. Berry Brow train station is less than 1 mile away by car or bus routes 306/307/308 and has hourly services to both Huddersfield and Sheffield. Huddersfield train station is only 1.7miles to the north and provides train services across the north of England. From a transport / access perspective, the site is clearly a sustainable location and the proposed residential development on this site accords with the Local Plan emphasis on providing efficient use of previously developed land in 'sustainable locations'.

1.2 SITE CONTEXT & SURROUNDING BUILDINGS

The site is identified below as HS43 on the Kirklees Local Plan (Policies Map Sheet 3) and is immediately adjacent to Newsome Local Centre, a 2min walk away from the front of Newsome Mill. Facilities in Newsome include:

- Post Office
- Dentist
- Pharmacy and health centre
- Local stores
- Hairdressers
- Church
- Public house.
- Community Centres (Scout hut adjacent St. Johns Church & Castle Community Hub at Hillside School)



Site identified as HS43 and located adjacent Newsome Local Centre.

There are a number of schools located within walking distance of the site:

- Hillside primary school is only a 4min walk from the site to the north (less than 400m)
- Newsome Junior school is less than 750m from the site to the south (along Towngate)
- Newsome Academy is less than 1km from the site to the south (along Towngate)
- Castle Hill Special Education school is less than 1km from the site to the south (along Newsome Rd South)



Newsome Centre showing proximity to site (Newsome clock tower behind).



Convenience Store and Post Office in Newsome, located less than 200m from the front of Newsome Mill.

The proposed development site for this application has already received planning approval for the creation of up to 33 apartments within the Mill Structure (Planning Ref 2019/60/91633/W) and a further 30 dwellings and 12 apartments on the back site (Planning Ref: 2019/60/91630/W). Kirklees Council therefore consider it acceptable as a sustainable location for residential development, and its inclusion as site HS43 in the Local Plan (Indicative Capacity of 69 dwellings) further reinforce this.



The surrounding area generally consists of residential properties, either set out in semi-detached or terraced streets. Dwellings are generally two-storey houses or bungalows, with a 3-storey development of apartments visible 250m to the north-west of the site (white circular roof). Facing materials are a mix of historic stone, brickwork and render, with more contemporary properties on Ridge Street/ Ridge Close completed in vertical timber cladding.



Brickwork houses within White Hart Drive (Newsome Mill clock tower visible in background)



Timber-clad 3-storey apartment block in Ridge Close.



Modern interpretation of historic stone façade on corner of Newsome Road and Naomi Road



Contemporary 2-storey timber-clad houses in Ridge Street, with sawtooth roof mimicking historic Newsome Mill

1.3 SITE PHOTOGRAPHS



Image 01 - Remains of the historic clocktower, the focal point of the Newsome Mill complex



Image 02 - Remains of Timekeeper's Lodge, the small gatehouse flanking the entrance archway



Image 03 - Remains of the historic entrance archway



Image 04 - Remains of the former Mill Office building



Image 05 - Clocktower staircase



Image 06 - Panorama of rear site, previously part of the Newsome Mill complex



Image 07 - Stopped-up section of Hart Street



Image 08 - Historic link through to site from Lockwood Scar, via a wooded slope that forms part of the Kirklees Wildlife Habitat Network



Image 09 - Remains of the main mill building



Image 10 - Remains of the Weavers Sheds



Image 11- Junction of Hart Street and Ing Lane



Image 12 - Site of former Croft House buildings facing Ruth Street - the original gateway is obscured by vegetation



Image 13 - Site of former Croft House buildings



Image 14 - Remains of the Weavers Sheds and Newsome Mill facing Ruth Street



Image 15 - Remains of the Weavers Sheds at the corner of Ruth Street and Hart Street

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DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH & SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS AND THE FOLLOWING DRAWINGS

Rev	Date	By	Remarks
P01	25.01.23	JS	Issued for pre-app.

Client: Connect Housing

Project No. / Project Name: 21-003 / Newsome Mills

Drawing Name: Existing Site Photos

Drawing Purpose: INFORMATION

Project	Origin	Vol/Sys	Level	Type	Role	Drg No.	Revision
NSM	TRI	XX	XX	SU	A	3701	P01

Status	Scale @ A1	Drawn	Check	Date
		JS	-	January 2023

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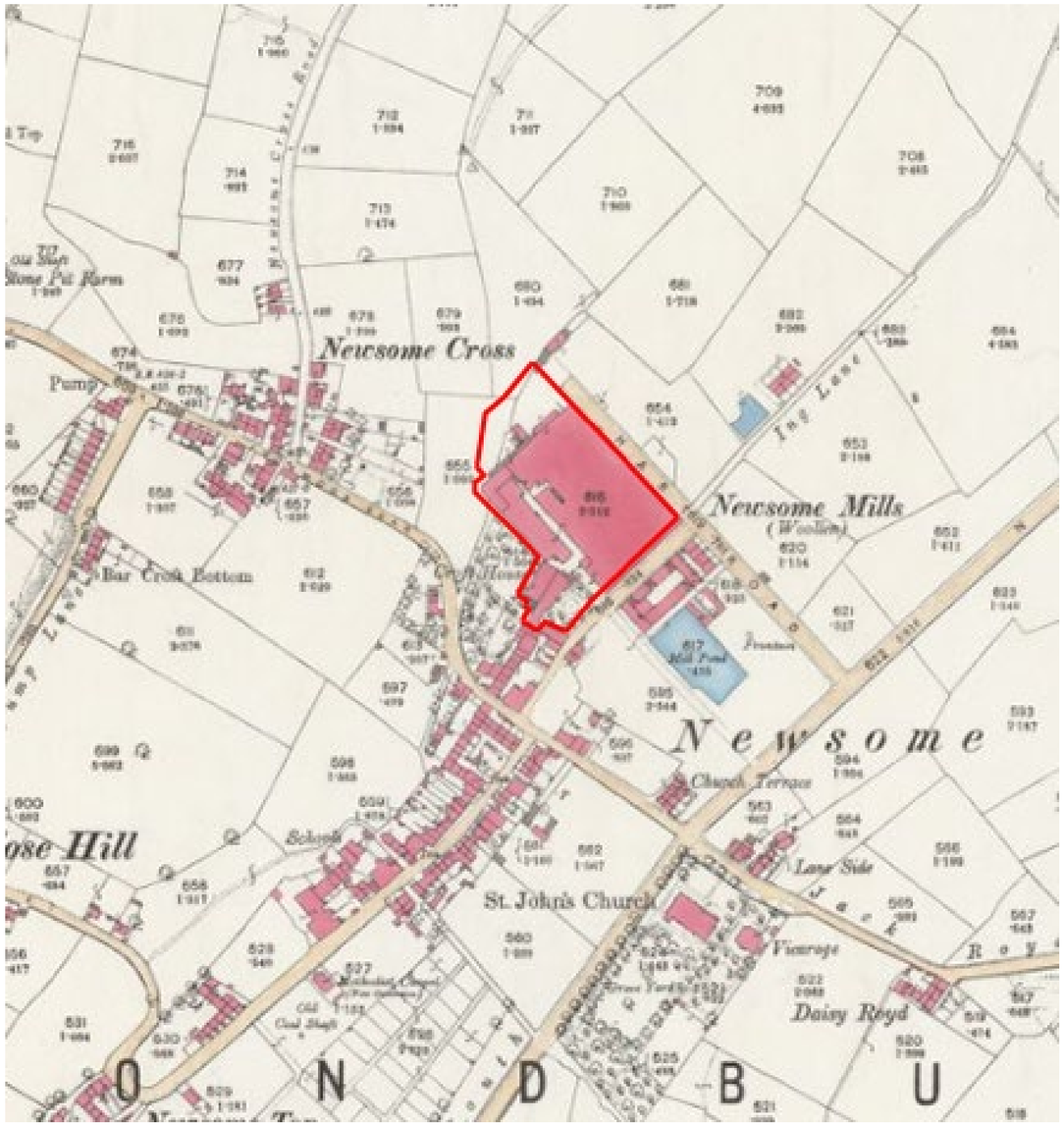
Fazen House
112 Fairfield Street
Manchester
M12 4AL

SECTION 1: THE PROCESS

2.0 PLANNING HISTORY & PROPOSALS

2.1 Site History
2.2 Planning History
2.3 The Proposed Development

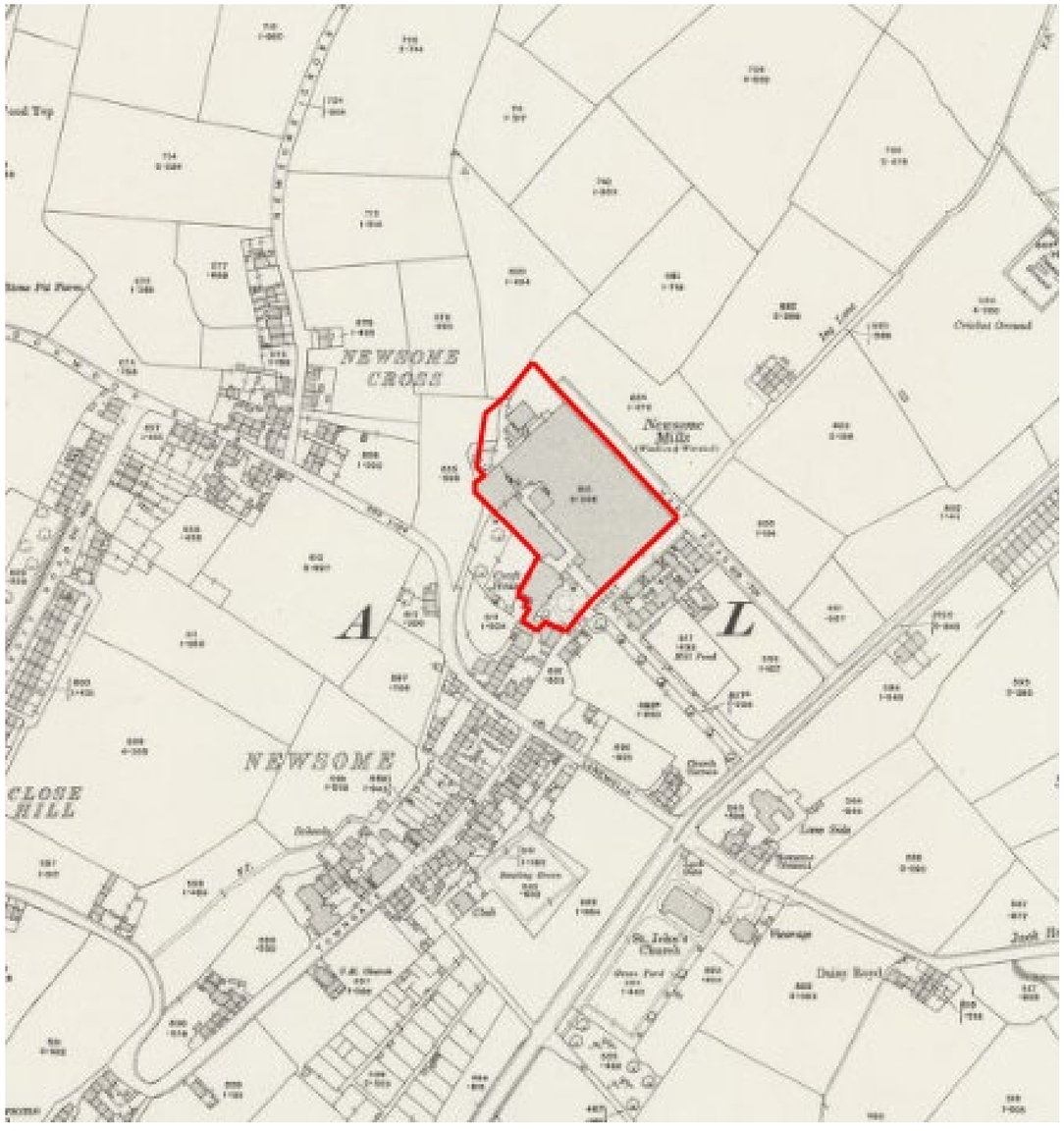
2.1 SITE HISTORY



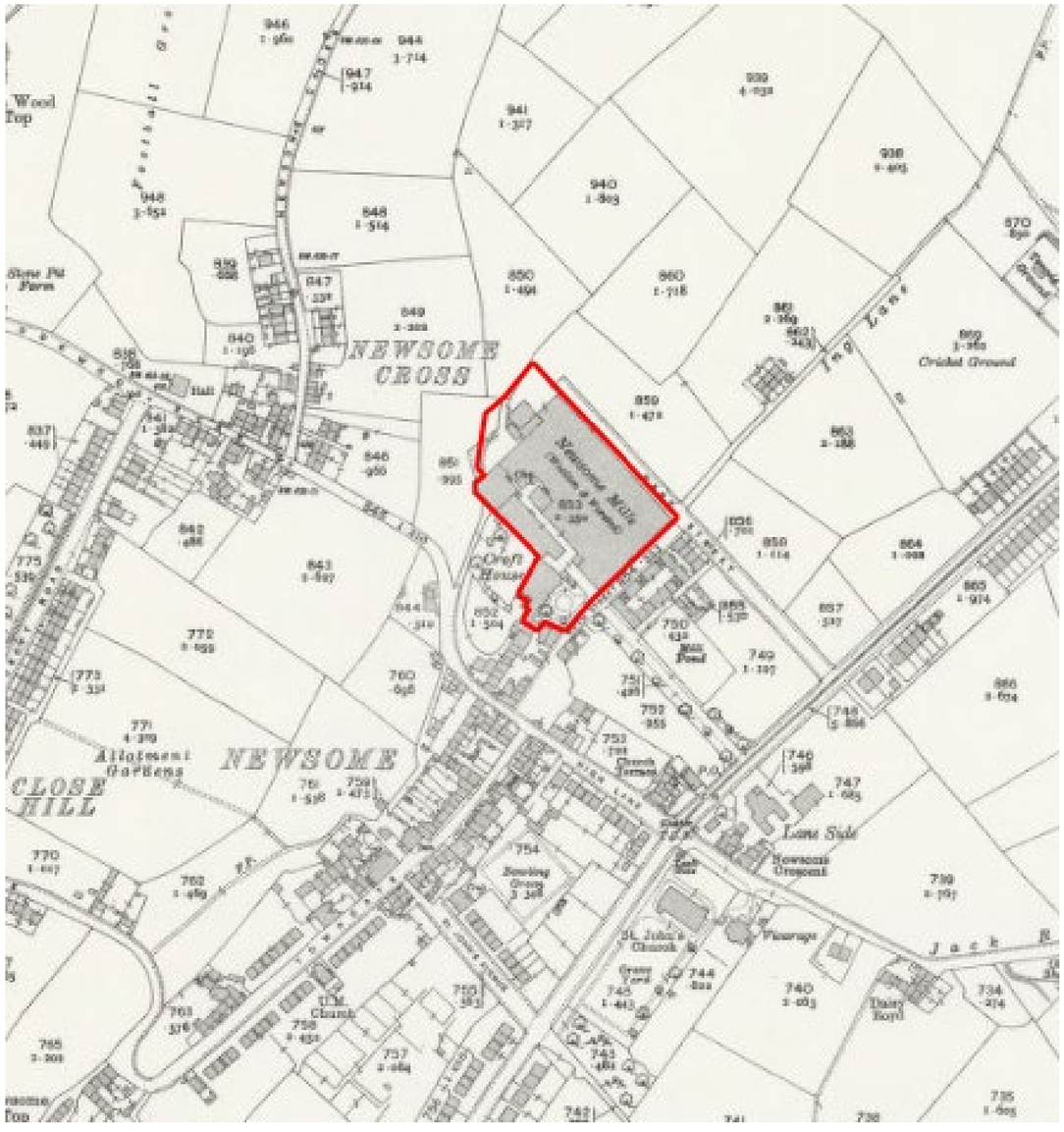
1888 Ordinance Survey – Newsome Mills (Woollen) is dominant across the whole site, after the original mill burnt down in 1872. The distinctive clock tower had likely been constructed in 1887 and was a landmark in Newsome. Croft House and gardens are visible. *Reproduced with the permission of the National Library of Scotland*



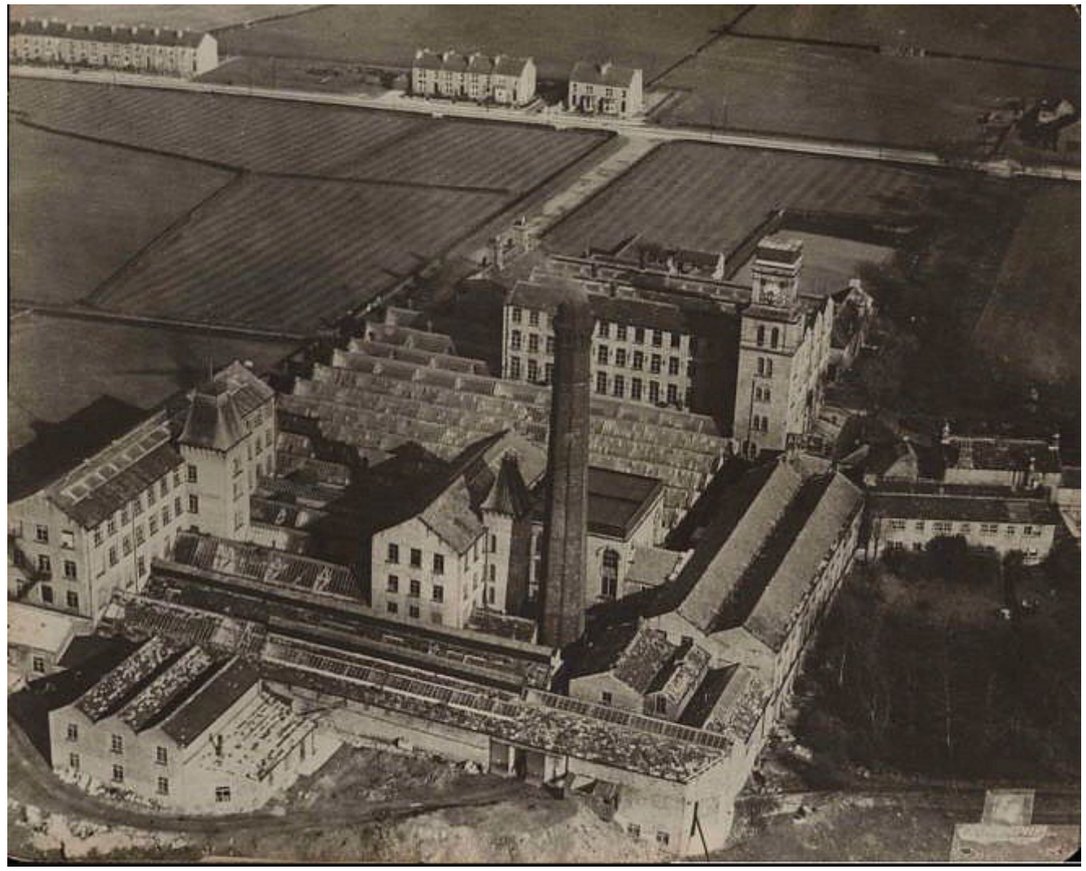
1906 Ordinance Survey – Little development has taken place in the surround area. The formal gardens fronting Ruth Street appear clearer. *Reproduced with the permission of the National Library of Scotland*



1916 Ordinance Survey – Rows of terraced properties are starting to be developed on surrounding streets. *Reproduced with the permission of the National Library of Scotland*



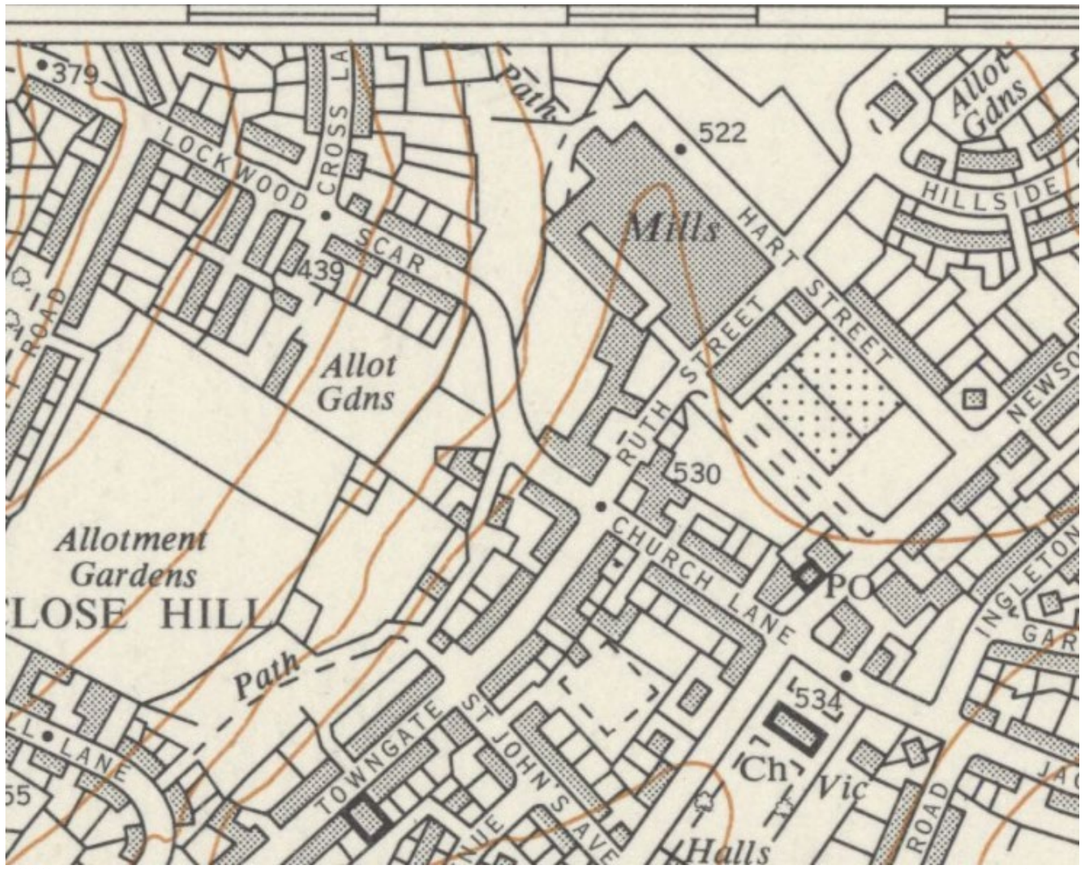
1932 Ordinance Survey – Terraced streets continue to be developed in the surrounding area, but Newsome Mills remains largely unchanged. *Reproduced with the permission of the National Library of Scotland*



Aerial Photo – date unknown but assumed to be between 1916 and 1932 based on comparison between Ordinance survey maps on previous page. The distinctive sawtooth roof and main Mill building are visible. *Credit – HughieDW [Flickr]*



Composite Photo – date unknown but assumed between 1916 and 1932 based on comparison between Ordinance survey maps. Image was likely prior to aerial photo as clock tower roof is tapered. *Credit – HughieDW [Flickr]*



1969 Ordinance Survey – The surrounding area is significantly more developed and surrounding fields are not longer visible. A second mill pond has appeared further down Hart Street. *Reproduced with the permission of the National Library of Scotland*



Google Earth Aerial Photo 2007 – site is still fully covered with sawtooth roof profile visible.



Google Earth Aerial Photo 2009 – site has largely been cleared other than the main mill structure on Ruth Street.



February 2015 Photograph – *Credit: Tim Green (Bradford) & licensed for use under the Creative Commons Attribution 2.0 Generic license.*



November 2016 Photograph – *a devastating fire gutted the grade II listed structure and the roof/ floors collapsed. The building was deemed unsafe and brought down to its current first floor level. Credit: Yorkshire Live*

2.2 PLANNING HISTORY

The application site has much relevant planning history which establishes the proposed development of residential use on site.

2005/90294: Listed building consent for demolition of part of existing mill, conversion of multi-storey mill into 45 apartments and erection of 27 town houses with ancillary works – Listed Building Consent was not required.

2006/91452: Demolition of part of existing mills. Erection of 13 no. Town houses and 11 no. Apartments. Conversion of office building to 1 no. Dwelling and conversion of existing multistorey mill to 45 no. 1 and 2-bedroom apartments and all ancillary works – Granted.

2009/93669: Erection of 20 dwellings and change of use and alterations to convert existing mill buildings to form 1 dwelling, 40 apartments, 8 duplex apartments and ancillary works (Listed Building) – Granted subject to Section 106 agreement.

2009/93672: Listed Building Consent for alterations to convert existing mill building to form 40 apartments and 8 duplex apartments – Granted

2017/93009: Listed Building Consent to remove fire-damaged debris from interior of mill building and weaving shed – Granted

2018/94098: Discharge condition 3 (method statement) on previous permission for Listed Building Consent to remove fire-damaged debris from interior of mill building and weaving shed – Granted

2019/91404: Listed Building Consent for internal and external alterations and works – Granted.

2019/91630: Outline application for erection of 30 dwellings and 12 apartments with ancillary works on the vacant site to the rear of Newsome Mill – Granted subject to Section 106 agreement.

2019/91633: Outline application for extension and alterations to existing mill remains to create 33 no. apartments with parking and services at ground floor level, and change of use of former office building into one dwelling and the existing gate house to cycle parking facilities with ancillary works including the provision of open space – Granted subject to Section 106 agreement.

2023/91300 & 2023/91301: Full Planning Application and Listed Building Consent for redevelopment, alteration, extension and part-demolition of Grade II listed Newsome Mills complex to host 45 apartments, with erection of 33 dwellings and associated works (Application not decided)

2.3 THE PROPOSED DEVELOPMENT

The proposed development seeks full planning permission and listed building consent for the comprehensive regeneration of the former Newsome Mill site through a heritage-led residential redevelopment proposal.

The scheme comprises 68no. affordable residential units in a mix of social rent and shared ownership tenures (see Affordable Housing Statement). The development consists of:

- A new-build 4-storey apartment building containing 44 apartments with associated communal facilities including concierge space, residents' lounge, refuse storage, plant and ancillary accommodation;
- 24 new-build houses and cottage flats arranged in terraces to the rear of the site;
- Associated access, parking, landscaping, public realm, drainage and infrastructure works; and
- The repair, retention and partial dismantling of surviving Grade II listed mill structures where necessary due to structural instability following the 2016 fire.

The new-build apartment accommodation comprises:

- 33 no. 1-bedroom 2-person apartments (Flat Type A) designed to M4(2) accessible and adaptable dwelling standards;
- 8 no. 2-bedroom 3-person apartments (Flat Type B) designed to M4(2) standards; and
- 3 no. wheelchair user apartments (Flat Type C) designed to M4(3) standards.

The new-build housing accommodation comprises:

- 6no. 2-bedroom 4-person terraced houses (House Type A) designed to M4(2) standards;
- 6no. 3-bedroom 5-person terraced houses (House Type B) designed to M4(2) standards;
- 4no. 4-bedroom 7-person semi-detached houses (House Type E) designed to M4(2) standards;
- 4no. 1-bedroom 2-person ground floor cottage flats designed to M4(3) standards; and
- 4no. 2-bedroom 3-person first floor cottage flats designed to M4(2) standards.

The proposed development has evolved through extensive pre-application engagement with Kirklees Council, Historic England and the wider consultant team. The design approach seeks to balance the delivery of high-quality affordable housing with the sensitive regeneration of a prominent heritage site that has remained vacant and fire-damaged for a prolonged period.

The proposed apartment building has been carefully positioned adjacent to the retained historic mill remnants in order to preserve the visual prominence and legibility of the surviving heritage assets whilst creating a coherent and active frontage within the site. The architectural approach adopts a contemporary but complementary design language that responds to the industrial character, scale and materiality of the surrounding mill structures.

To the rear of the site, the proposed terraces and cottage flats are arranged around a landscaped shared-surface environment intended to promote pedestrian movement, natural surveillance and a strong sense of place. The layout has been developed to create a high-quality residential environment whilst responding sensitively to existing topography, retained landscape features, neighbouring residential properties and technical site constraints.

Due to the extent of structural damage caused by the 2016 fire, selective dismantling and reduction in height of some surviving wall sections is proposed where demonstrated necessary by structural and viability assessments. However, the proposals retain and conserve the principal surviving heritage features wherever practicable, with the development securing the long-term future and beneficial reuse of this important site.

The development will deliver a range of public benefits including:

- the regeneration of a prominent previously developed site;
- delivery of affordable and accessible housing;
- enhancement of the setting of retained heritage assets;
- improved public realm and landscaping;
- biodiversity enhancements; and
- the long-term stabilisation and management of the surviving listed structures.



Eye Level Visualisation *showing proposed Block 2 houses/ cottage flats and the apartment block.*

SECTION 1: THE PROCESS

3.0 INVOLVEMENT

3.1 Kirklees Council
3.2 Historic England
3.3 Public Consultation

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

3.1 KIRKLEES COUNCIL

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

Principle of Development Meeting (February 2021)

An initial meeting was held between Kirklees Council (Housing Growth Team), Connect Housing, TrueNorth Partnerships and Triangle Architects to ascertain an understanding of the Councils requirements within the area. Housing Growth were supportive of proposals and interest in the site was described as being very good. The importance of Historic England support and a suggestion to engage within the pre-application process was expressed.

Pre-application Enquiry 1 (August 2021)

An initial pre-application enquiry was submitted to Kirklees Council in August 2021 based broadly on the principles established through the earlier indicative outline planning layouts. The submission sought officer feedback on the emerging development strategy, with particular focus on the proposed site layout, scale, access arrangements and relationship with the surrounding heritage assets.

The enquiry included indicative details relating to residential layout principles, dwelling locations and access arrangements across the site. Particular emphasis was placed on obtaining early feedback in relation to:

- The overall layout strategy, including scale, residential amenity and relationship to planning policy requirements;
- Opportunities to enhance activity and natural surveillance along Ruth Street;
- The relationship between highways design, parking provision, public realm and placemaking objectives;
- The integration of the development within the historic mill setting; and
- Potential opportunities to prioritise pedestrian movement and sustainable transport principles throughout the site.

To assist discussions with Kirklees Council and consultees, the emerging proposals were described through a series of character areas across the site, each responding to different townscape, heritage and movement considerations. The proposals explored opportunities to create a more pedestrian-focused environment within the historic core of the site, including enhanced public realm spaces, landscaped streets and reduced vehicle dominance where appropriate. Early concepts also considered the introduction of communal amenity spaces, shared-surface environments and opportunities to improve connections between the development and the wider Newsome area.

The pre-application process provided valuable early feedback from Kirklees Council and consultees, helping to identify both the opportunities and technical constraints associated with the redevelopment of the site. The comments received subsequently informed the continued evolution and refinement of the proposals.

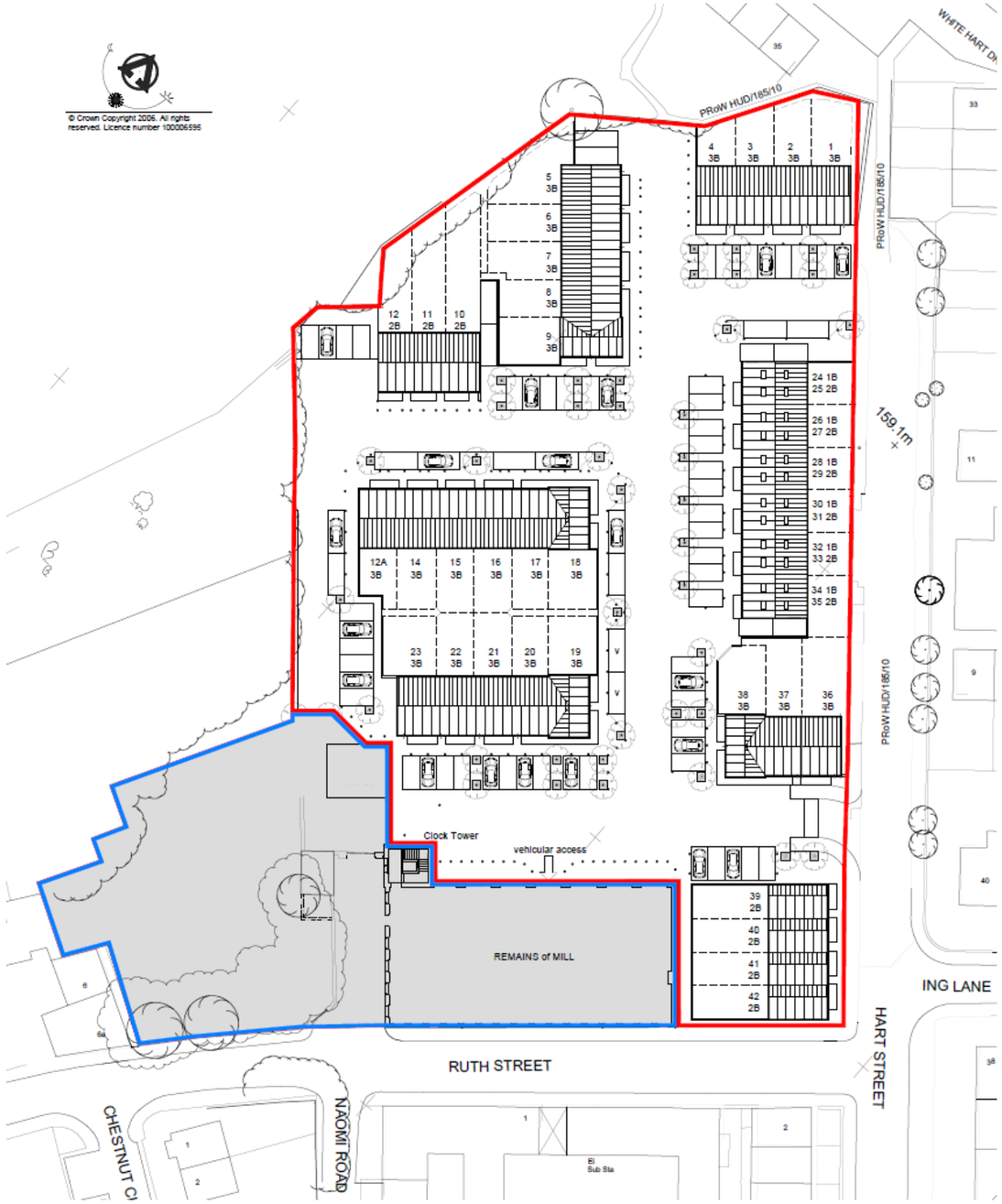
Pre-application Enquiry Meeting (September 2021)

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

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

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

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



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



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

Formal Pre-application Response (October 2021)

Following the pre-application discussions and review of the submitted material, Kirklees Council issued a formal written response in October 2021. The response provided detailed feedback from a range of consultees and identified several key matters requiring further design development and technical consideration as the proposals progressed.

The consultation feedback broadly related to the relationship between layout, landscape, highways design, residential amenity and the site's historic environment. Emphasis was placed on the need to create a high-quality residential environment that responded positively to the significance of the Grade II listed mill structures and surrounding townscape context.

Key themes arising from the consultation process included:

- The need for further refinement of the layout to improve the relationship between built form, landscape and public realm;
- Careful consideration of the balance between vehicle movement, parking provision and pedestrian-focused spaces;
- The importance of retaining and enhancing the character of existing streets and heritage assets throughout the site;
- Opportunities to strengthen tree planting, biodiversity and green infrastructure across the development;
- The requirement to carefully address privacy, overlooking and residential amenity relationships;
- The importance of creating active, attractive and safe pedestrian routes throughout the site;
- The need to demonstrate an appropriate design response to the historic mill setting, including materiality, scale and architectural detailing;
- Consideration of drainage, sustainable travel, refuse collection and wider technical infrastructure requirements; and
- The requirement for continued engagement with Historic England, Kirklees Conservation and other statutory consultees as the design evolved.

The pre-application response also acknowledged the wider regeneration opportunity presented by the redevelopment of the former mill site and confirmed support for the principle of residential development in this location.

The feedback received through the formal pre-application process played an important role in shaping the subsequent evolution of the scheme. In response, the design team undertook a substantial review of the emerging proposals, revisiting the site layout, movement strategy, public realm approach and relationship to the retained heritage assets in order to develop a more cohesive and policy-responsive masterplan.

Design Development (November 2021 – June 2022)

See Layout Section 7.0 for more details.

Specialist Housing Team (July 2022)

As the proposals evolved, engagement was undertaken with Kirklees Council's Specialist Housing Team to help inform the accessibility strategy and residential mix across the development.

Discussions focused on the provision of accessible and adaptable homes, wheelchair user accommodation and the creation of high-quality living environments suitable for a range of future occupiers. Feedback from the consultation process informed the ongoing refinement of the apartment layouts, accessibility standards and internal arrangements throughout the scheme.

Further review meetings were subsequently undertaken during the design development process, with the final proposals incorporating M4(2) accessible and adaptable dwellings alongside dedicated M4(3) wheelchair user apartments.

Pre-Application Enquiry 2 (January 2023)

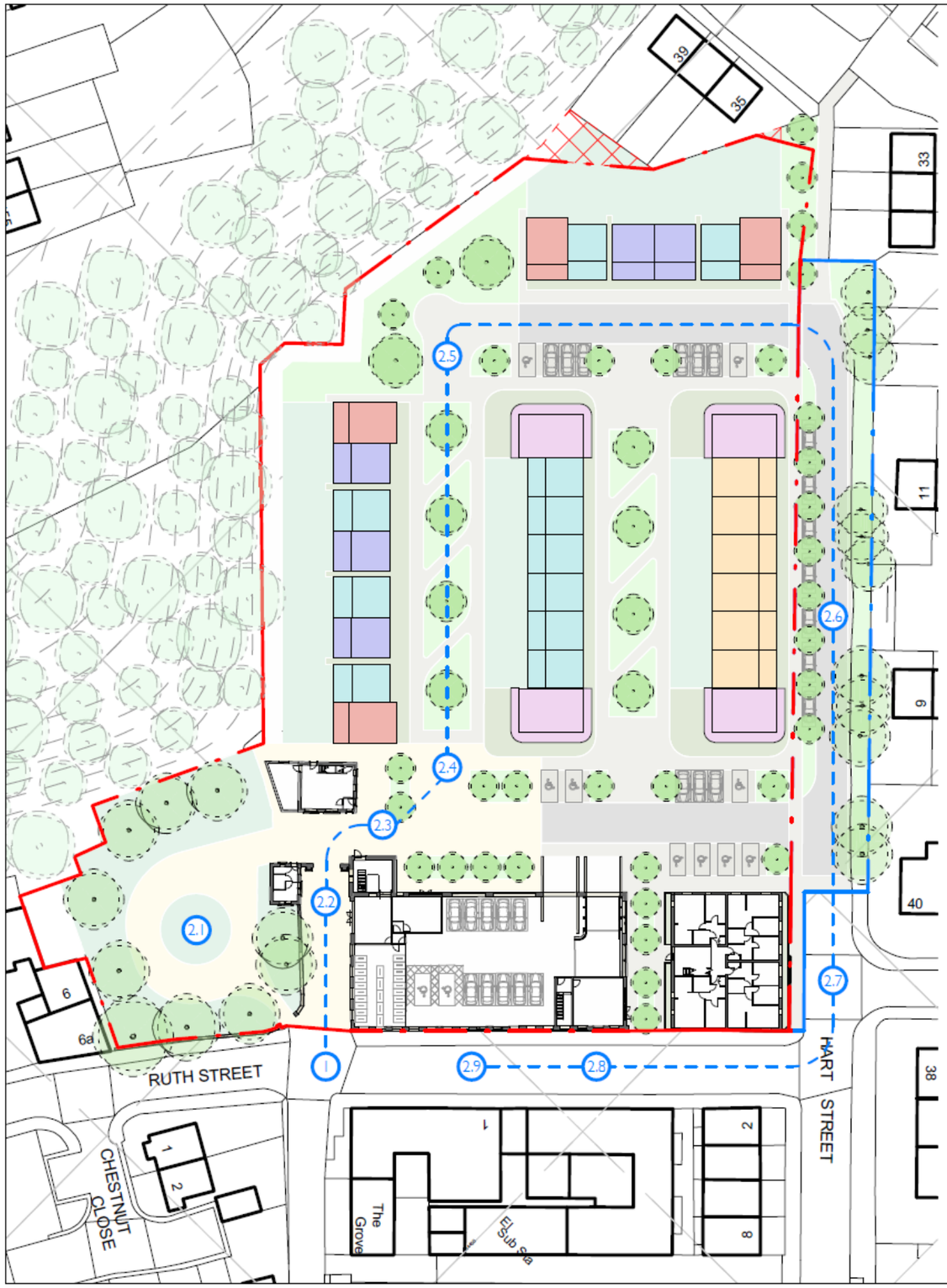
With a more developed layout and careful consideration of the aspects raised within the original response, a second pre-application enquiry was submitted to the planning team for review. Separate meetings were held between Civic Engineers and Kirklees Highways representatives to run through the detail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

Site Visit with Kirklees Council (January 2023)

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

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

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



NEWSOME MILL PRE-APP MEETING

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

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

AGENDA

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

   Depending on time and weather, we could conclude the walking tour and move onto the Methodist Church for more detailed discussions, alternatively we could continue to discuss on site.
3. Heritage / Conservation Strategy - detailed discussions.
4. Land ownership and programme for submission.
5. Validation checklist.
6. Any other business.

Connect housing

TRIANGLE ARCHITECTS

Pre-Application response from Kirklees Council (March 2023)

Written consultation responses to the revised pre-application submission were received from Kirklees Council in March 2023. The feedback reflected continued engagement between the project team, statutory consultees and specialist officers, with responses broadly acknowledging the positive evolution of the proposals whilst identifying a number of detailed technical and design matters requiring further refinement.

Consultation responses recognised the wider opportunity to deliver a comprehensive heritage-led regeneration scheme capable of securing the long-term future of the site through a viable residential use. Feedback also highlighted the importance of balancing placemaking, accessibility, heritage considerations and technical requirements across the development.

Key matters raised through the consultation process included:

- The requirement for supporting technical information relating to drainage, flood risk, air quality, ecology and public health;
- Further consideration of detailed highways design, parking arrangements and adoptable standards within the site;
- The importance of protecting existing landscape features and adjacent woodland areas alongside the introduction of a comprehensive landscaping strategy;
- Ongoing refinement of waste collection arrangements, servicing and site management considerations;
- Continued support for sustainable drainage principles and biodiversity enhancement measures;
- The need to carefully consider the relationship between new development and retained heritage assets, including materials, detailing and architectural character; and
- Opportunities to further enhance security, accessibility and the quality of the public realm environment throughout the site.

Support was expressed for the ambition to bring the vacant and fire-damaged mill site back into viable long-term use through a heritage-led redevelopment approach. Consultation responses from conservation officers recognised the significance of securing the future of the surviving historic structures whilst continuing to refine aspects of the architectural response and material palette.

The consultation feedback received during this stage informed a continued programme of design refinement and technical development. Subsequent design work focussed on resolving highways, drainage, landscape and heritage considerations whilst strengthening the overall placemaking strategy and relationship between the new development and retained historic fabric.

Planning Applications 2023/91300 & 2023/91301 (Submitted May 2023)

Full Planning Permission and Listed Building Consent applications were submitted in May 2023 following the extensive pre-application engagement process undertaken with Kirklees Council, Historic England and the wider consultant team.



Proposed Site Layout Submitted as part of 2023 Planning Application(s)

As part of the subsequent consultation exercise, responses were received from a range of statutory consultees and specialist officers. The feedback broadly recognised the wider opportunity to deliver a comprehensive heritage-led regeneration scheme whilst identifying several technical and design matters requiring further refinement as the proposals evolved.

Key matters raised during the consultation process included:

- Further refinement of highways layouts, parking arrangements and adoptable standards;
- Consideration of the relationship between the development proposals and existing trees, landscape features and drainage infrastructure;
- Ongoing development of the site drainage and sustainable drainage strategy;
- Additional technical clarification relating to ground conditions and coal mining considerations;
- Continued refinement of the architectural response, material palette and relationship with retained heritage assets; and
- Opportunities to further strengthen security, accessibility and public realm design throughout the site.

Consultation responses from the Conservation and Design Team broadly welcomed the ambition to secure a viable long-term future for the historic mill complex through a heritage-led redevelopment approach. Support was expressed for the intention to bring the vacant and fire-damaged site back into active use whilst retaining and enhancing the significance of the surviving heritage assets. Areas identified for further refinement primarily related to architectural detailing, materials, justification for selective demolition works and the relationship between elements of new development and the retained historic structures.

The Conservation Officer concluded that: "*we are fully supportive of the intention to bring the historic mill site back into use and we are broadly supportive of the principal aspects of the overall scheme. However, as set out we consider there are several areas which the conservation and design team are currently unable to support and require further consideration and/or amendment*".

Following review of the consultation responses and continued design development work, the project team undertook a comprehensive reassessment of the proposals. This process informed the continued evolution of the scheme, resulting in the refined development proposals now presented within this application submission.

Further Design Development (2024 – May 2026)

The design team focussed on addressing the various consultee comments throughout 2024 and 2025, with initial changes removing a terrace block of houses on the western edge of the site to remove concerns relating to Drainage/ Trees/ Coal Mining. Similar engagement with Kirklees Highways / Section 38 teams from Sept - Dec 2024 ultimately led to an acceptance of a new shared surface loop arrangement that was considered acceptable in terms of parking/ adoption/ visibility splays. By early 2025, the design team could return focus to Conservation Officer concerns around the heritage assets and engage again with Historic England to create a cohesive heritage-led approach across the site. See Design / Layout/ Appearance/ Heritage Sections for more details.

3.2 HISTORIC ENGLAND

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

Initial Pre-Application Advice (October 2021)

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

New Build Housing (consented)

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

Additional new build housing (proposed on site of Croft House) [Note: Subsequently omitted]

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

Mill Building Apartments

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

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

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

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

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

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

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

- Proposals to incorporate 4 storeys of apartments rather than the Outline consented 3-storeys, all based within the historic footprint/ massing/ window patterns of the original building.
- Intention to minimise visible surface parking elsewhere on the site by focusing it within 2 lower-level storeys behind the retained Mill structure. The clients aspiration for car-free principles was expressed.

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

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

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

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

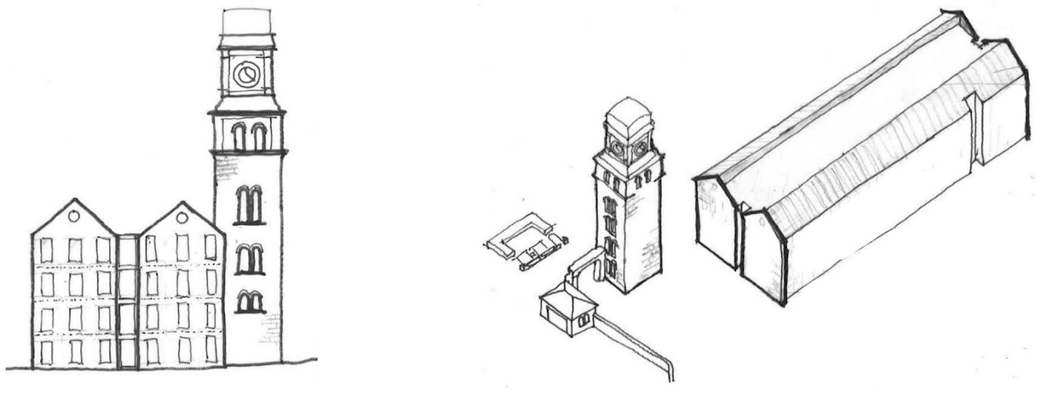
Site Walkaround (January 2023)

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

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

Post-Planning Application Redesign Meeting (December 2023)

Following 2023 planning consultation feedback and the identification of the previous proposals as financially unviable, a meeting was held in which emerging revised proposals were presented to Historic England, who indicated a willingness to take a pragmatic approach to the scheme. While the retention of key heritage assets remained important, they acknowledged the viability and technical challenges associated with full preservation. In particular, it was understood and accepted in principle that the Grade II listed Newsome Mill walls may need to be lowered as part of a deliverable solution. The revised proposals therefore sought to balance heritage considerations with the practical requirements of redevelopment, including the retention of the most significant features and the introduction of high-quality, sustainable housing. Historic England were supportive of ongoing dialogue ahead of the submission of a revised application.



Sketches of proposed new build Mill Block alongside retained heritage assets (discussed at Dec 2023 meeting)