

DESIGN & ACCESS STATEMENT

In support of applications for Planning Permission &
Listed Building Consent
for

**NEWSOME MILL,
NEWSOME, HUDDERSFIELD**

by

ROYALLE ESTATES



Prepared by:



BRITCH & ASSOCIATES

Chartered Architects

Page 1

DESIGN AND ACCESS STATEMENT

1. General

Planning Policy Statement 1 (PPS1) '*Delivering Sustainable Communities*' calls for high-quality design to create places that are well-mixed; have well-planned public space that brings people together; function well and add to the overall character and quality of the area; are safe and accessible; support the effective use of resources; address the needs of all in society and are accessible, useable, and easy to understand; are visually attractive as a result of good architecture, urban design and landscaping.

The characteristics that successful places share (as defined in "*By Design: Urban Design in the Planning System – Towards Better Practice*") are:

- **Character:** (a place should have its own identity.)
- **Continuity and enclosure:** (public and private spaces should be clearly distinguished.)
- **Quality of the public realm:** (a place should be attractive and have successful outdoor areas.)
- **Ease of movement:** (a place should be easy to get to and move through.)
- **Legibility:** (a place should have a clear image and be easy to understand.)
- **Adaptability:** (a place should be able to change easily.)
- **Diversity:** (a place should have variety and choice.)

Not all the characteristics will be relevant to all applications, but each situation will be considered against its relevant criteria.

The statement is intended to comply with section 42 of the Planning and Compulsory Purchase Act 2004 and section 62 of the Town & Country Planning Act 1990 the requirements and contents of which are defined in DCLG circular 01/2006 dated 12th June 2006.

2. Format

The statement will follow the guidance in the Commission for Architecture and the Built Environment (CABE) publication "**Design and Access Statements**" (2006).

The basis process will be assessment, involvement, evaluation and design.

- i. The assessment will consider the context of the site and its surroundings which includes the physical, social and economic characteristics as well as any existing planning policies.

In this regard:

Physical context means what the place looks like and the character that is derived from existing buildings, landscape features and movement routes.

Social context means how people in the locality will be affected by the development including any aspirations they may have for the site.

Economic context means the contribution the development will have on the local economy.

Planning Policy context means that policies and guidance exist to affect and shape the development of the site.

- ii. The content of the statement will include:
- **Use:** what will the development be used for and how will it fit in with the area and support local aims?
 - **Amount:** how much development is being applied for and why is it appropriate?
 - **Layout:** why has this layout been chosen and how will it work and fit with its surroundings?
 - **Scale:** why are the sizes of the buildings and spaces right for the site; how do they relate to the existing and why the size provides the appropriate level of accommodation?
 - **Landscaping:** what are the principles that will be used to draw up the landscape details?
 - **Appearance:** what the place should look like and why. How will the good appearance be achieved and maintained?
 - **Access:** how the movement patterns around and through the site will work and how everyone can use the place comfortably, safely and easily?

3. Preamble

This Design Statement should be read in conjunction with the Heritage Statement submitted with the current application which will explain the background and the context for the current application. The Design Statement will be confined to specific aspects of design.

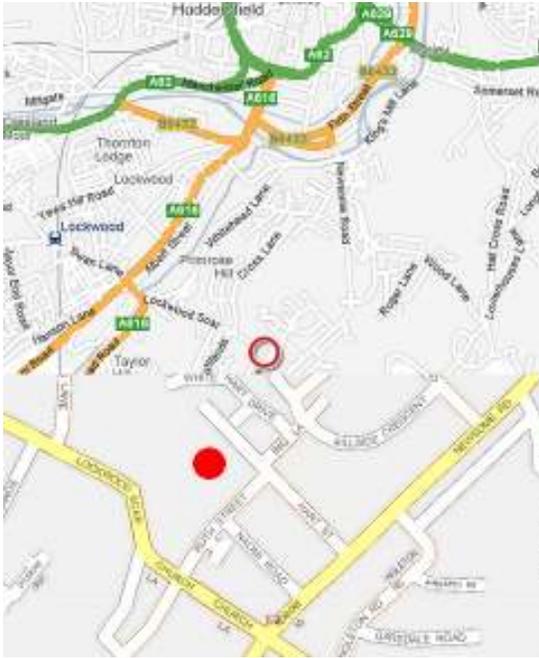
A previous permission was granted under application number 2006/62/91452/W1 for conversion of the mill into 45 apartments, the office building into a single dwelling, and the creation of 13 3 storey town houses and 11 apartments on the rest of the site. Since then the mill building, the gatehouse and the office building have been listed (previously the listing extended to only the clock tower and the entrance archway), and the change in the housing market has rendered two storey terraced new build houses more appropriate, creating the need for a listed building and new planning application for the site.

4. Assessment

The site is Newsome Mill, situated in Newsome, approximately 1 mile south of central Huddersfield. It occupies 1.07 hectares on the North side of Ruth Street, with Hart Street to the North East, and an open area of land to the north west. It is situated on top of a hill and the scale of the four storey main mill building and the six storey clock tower topped by a water tank make it a historic landmark in the local area.



Panoramic showing Newsome Mill



Location



Existing Site & Aerial Photo

The existing listed buildings occupy the south east side of the site along Ruth Street, with the rest of the site cleared of the previous, predominantly north light, buildings (inappropriate for residential conversion) that took up most of the land. The main frontage of the site as you move up Ruth Street consists of the existing buildings and begins in the boundary wall to the tarmac parking area to the south west of the site, leading to the site entrance and entry courtyard, which is bounded by the wall to the parking area, the single storey gatehouse (timekeepers lodge), the grand entrance archway attached to the six storey clock and water tower, and the four storey main mill building, which the tower takes up the west corner of. Behind the entrance arch is another courtyard to the rear of which is the two storey mill office building, which gives an attractive focus for the view up Naomi Road to the mills. The four storey section of the mill, continues for two thirds of the way along Ruth Street opposite the two storey Parfitt Bakery buildings (assumed to be the former coach house and stables for the mill) behind which is the twin reservoirs which provided water to the mill and completed the original mill complex. The final distance of the Ruth Street façade is taken up by a single storey north light section of the same depth as the mill, whose irregular gables give onto Hart Street. A full description of the existing buildings and their listings can be found in the heritage statement.



Approach view on Ruth Street towards NE



View on Ruth Street towards SW

The site is surrounded by an assortment of residential buildings whose type and quality varies, from modern and pre war semi detached and bungalows on Hart Street, traditional terraced houses on Ruth Street, to detached dwellings on Cross Street, and very modern apartments in a circular form, off Lockwood Scar, to the northeast of the site.

Possibly the best example of the traditional vernacular is 2-8 Hart Street, which references the mill in terms of stone and slate materials, as well the eaves, head and cill detailing. East of the site along Ing Lane and White Hart Drive are more recent houses of one and two stories, in a more modern style, showing brick walls, limited detailing and a looser grain to the tight, terraced, local grain.

Many more traditional houses remain along Ruth Street give the historic vernacular of the area, especially the Taylor's Buildings (7-15 Ruth Street, again showing similar materials and detailing to the mill) and the older terraces across Church Lane.



View of 2 – 8 Hart Street



View of Taylor's Buildings, Ruth Street



View over Ing Lane



View over Ruth Street towards the Bakery

Though there is a mix of residential development in the area, a clear traditional local vernacular can be perceived from the mill buildings, the 2 storey bakery, whose materials and robustness correspond to the mill opposite, and the older housing .

5. Evaluation

The form of the proposals should respect the listed buildings and their setting as well as the built form of the adjoining properties, and take its cues and references from the traditional vernacular of the area.

The proposals include the renovation of the existing buildings; with the mill converted to accommodate apartments, the office building to a house and the gatehouse into cycle parking. The rest of the site is to contain two terraces of new build houses, an area of public open space, the relevant landscaping and the necessary parking for all the proposed new dwellings.

6. Design

Use:

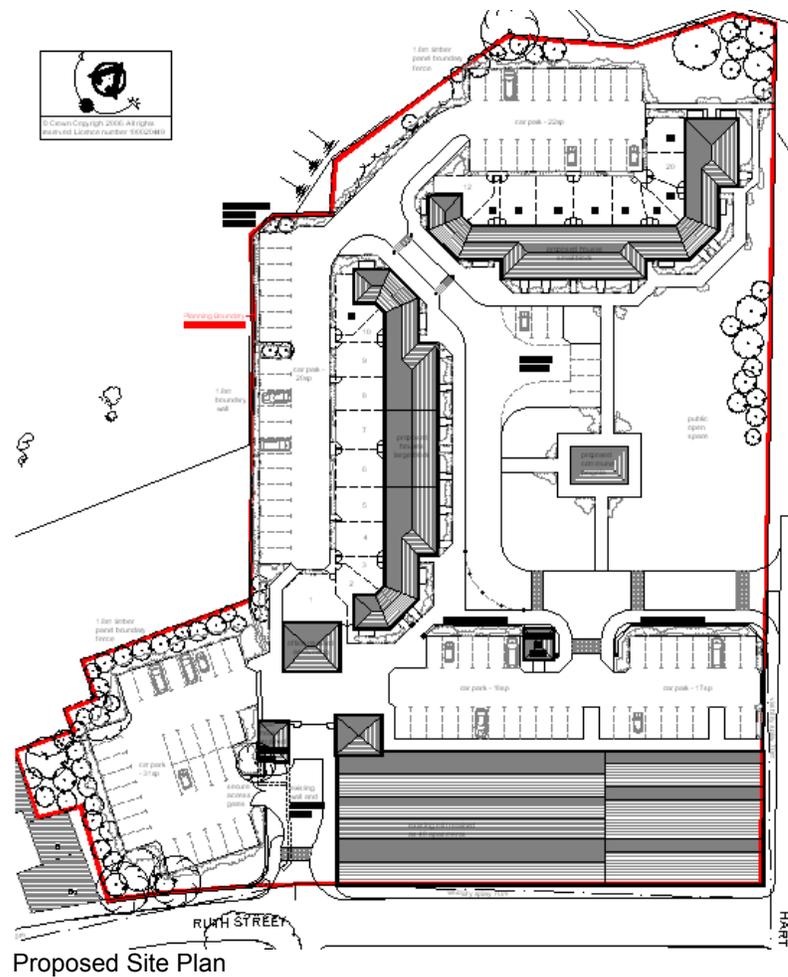
The proposals are for mix of apartments within the mill and 2 storey houses upon the rest of the site which is appropriate to the mix of property types within the residential area.

Amount:

The mill is to contain 40 1 and 2 bed apartments within the four storey section and 8 duplex 2 bed apartments with in the single storey north light section, the office building is to become a single detached 3 bed house, and the rest of the site is to contain 20 2 and 3 bed terraced houses in an inverted 'L' formation, creating open space between them and the mill, landscaping and 114 parking spaces, giving a total of 69 dwelling created upon the 1.07 hectare site.

Layout:

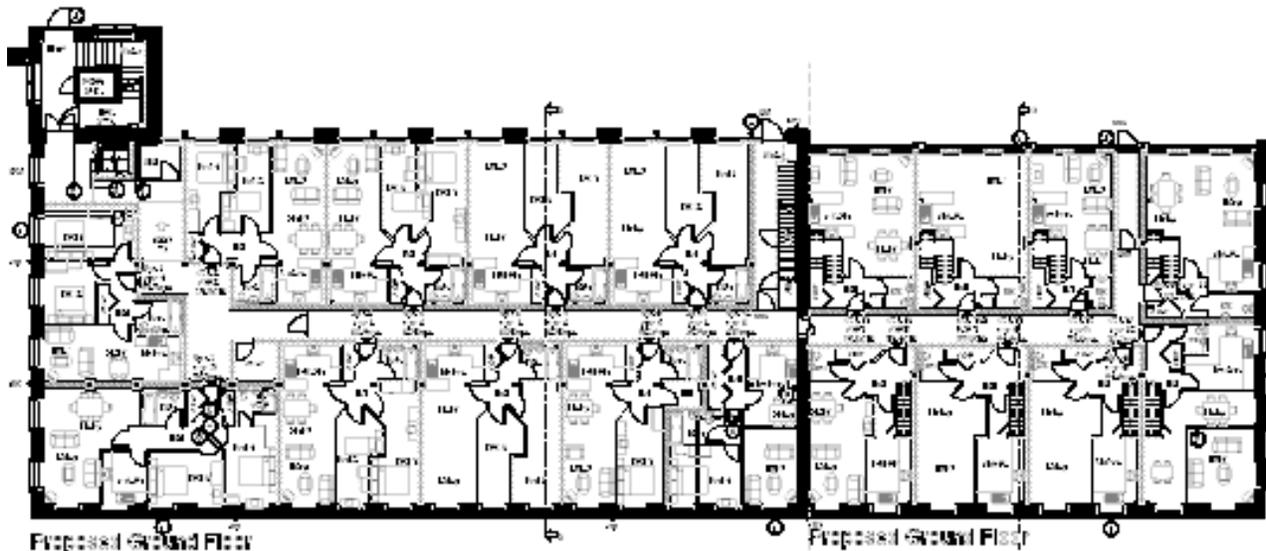
The existing gatehouse, office arch and mill buildings are to be retained along Ruth Street, with parking, bin storage and landscaping for the mill contained within the present tarmac parking area to the south west of the site and in the area immediately behind the main mill buildings. The terraced housing is to extend north eastward in two blocks in an inverted 'L' formation from the converted office building, forming a tight grain, and enclosing an area of public open space, contained on the other sides by the mill and Hart Street. Parking for the houses is accommodated in two sections to the rear of the houses and accessed along the new access road from Hart Street and through the apex of the 'L' formation. The existing access to the site off Ruth Street is to be maintained for the access to the neighbouring parking area with the original gate posts and boundary wall to this area shifted over to provide a safer approach via the entrance courtyard. Admittance through the archway is to be for pedestrians only with admittance to the rest of the site via Hart Street.



The conversion of the mill itself includes the use of the clock tower as the principle entrance and vertical circulation with a new wheel chair accessible lift being inserted in place of the existing goods hoist (the clock tower lift shaft used as a service riser due to its limited size). A new staircase is to be created to the north corner of the mill (to replace the current one on the east corner) for ease of access and to meet the building regulation requirements. Utilities meters are contained in the tower ground floor lift shaft and under stairs cupboard with the letter boxes roomed behind the lift shaft.

The apartments are to be formed along the exterior walls of the mill with a central corridor, the new staircase and two new entrances giving access. As opposed to the main building the apartments in the north light sheds are duplex to take advantage of the roof space which allows a second floor.

The existing floors walls and roof of the mill will be surveyed, existing services removed and any repairs performed. They are to have non intrusive additional layers added to allow the proposed use of the building to meet the relevant requirements of fire safety, heat loss, sound, etc. of the building regulations, whilst expressing as much as possible of the character of the building.



Proposed Ground Floor - Main Mill

upper floors follow the ground floor layout

Proposed Ground Floor

- Northlight Sheds

first floor of duplexes not shown

The office building will be simply converted into a new three bedroom detached house, with the internal partitions and staircase replaced to accommodate the new use. As with the mill, the floors, walls and roof of the house will be checked/repared and have the required layers added to meet current regulations.

The gatehouse will be renovated as necessary and converted to a cycle store and have a two tier cycle rack placed within it.

The entrance arch and all other walls will be cleaned and repaired as necessary.

Scale:

The existing buildings are to be kept, thus maintaining the effect of the massing and scale of Newsome Mill on Ruth Street and its relationship to the bakery opposite, as well the large scale of the 4 storey mill and 6 storey clock tower and its effect on the local environment.

The 2 storey terraced scale of the housing behind the mill is commensurate with the domestic scale of the surrounding dwellings and in particular coincides with the traditional terraced housing seen in the immediate vicinity, especially the Taylor's Buildings, Ruth Street. Details of the proposals can be seen on the submitted drawings.

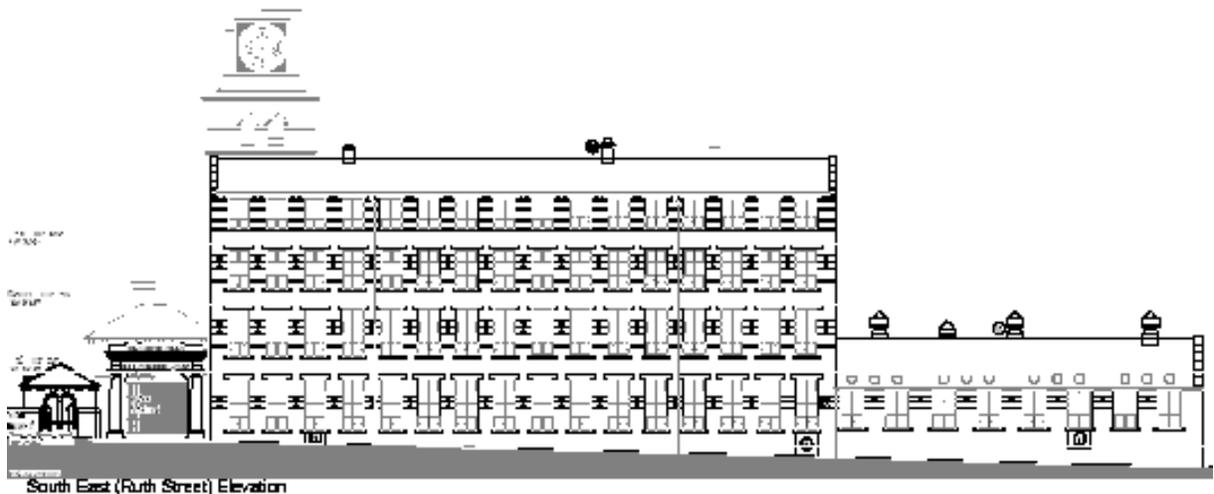
Landscaping:

The proposals include a scheme for hard and soft landscaping that can be seen on the submitted drawings. The hard landscaping consists of tarmac for the roads, sets for parking, and paving for the paths, whilst the soft landscaping consists of grass to the front and rear of the houses and shrubs to the edge of paths and parking. The public open space is to be grassed with paved paths and have as a focal point a central communal roofed pergola of traditional detailing in stone, timber and slate. As much of the existing trees and tree cover as possible is to be retained with new trees planted in strategic positions through out the site to soften it and reflect the wooded area to the west.

Appearance:

The appearance of the proposals is indicated on the submitted drawings. The existing buildings are to be renovated and converted with the minimal changes possible to restore and maintain their exterior appearance, especially with regard to Ruth Street and their relationship with the bakery opposite, as well as their position as a focal point within the area. The new use the buildings are being put to ensures their future maintenance and upkeep.

The facades of the mill, the gate house and the office building are to be cleaned; any new stone work required is to match existing, as are any reinstated/replaced roof slates. Windows and sky lights are to be replaced with timber framed double glazed units and new roof lights are to be conservation type. External syp's are to be removed and rwp's and guttering replaced with a black extruded aluminum system. The currently open facade to ground floor north east elevation of the mill is to be closed in timber framed glazed units with timber faced infill panels between, with two new secondary entrances created for compliance with the building regulations. All work is to be performed to Local Authority approval.



Proposed Ruth Street elevation showing the gatehouse, entrance arch, with office behind, and the mill buildings

The design and form of the new 2 storey 2 and 3 bed terraced housing is traditional in nature and respects and enhances the character of the area. The proposals refer to the existing traditional properties (especially 2-8 Hart Street and the Taylor's Buildings) in terms of scale, proportion, robustness, and mass, as well as reflecting both their, and the mill complex buildings, materials (stone and slate) and detailing (black rainwater goods, stone surrounded and split windows, dentil/mutule detailed eaves, contrast stone banding, arches, windows over front doors).



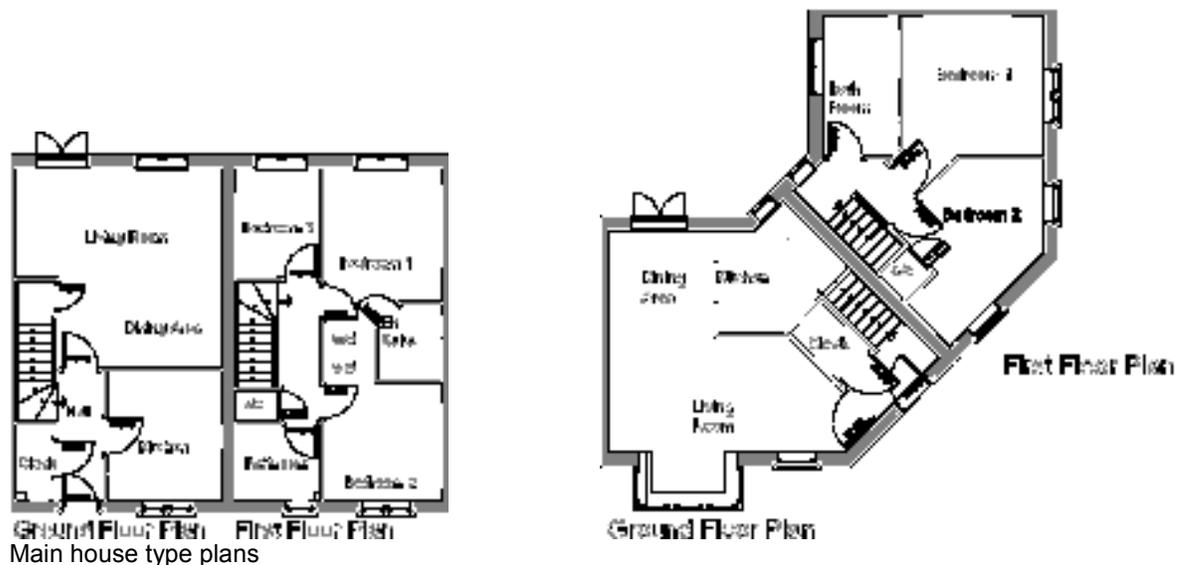
East Elevation Large Block

Proposed Elevations large terrace of houses as seen from Hart Street

7. Access

The proposals are for apartments within the mill, provision of bin and cycle storage, the conversion of the mill office building into a dwelling, and the creation of 20 terraced houses, and the necessary parking, as well as a new access road and public open space that will link to the existing road and footpath network.

The existing access position to the site is to be kept (with minor amendments) to allow access to 31 parking spaces to the south west corner of the site only, with the arched gateway allowing pedestrian access only, and a new entrance and access road being created to the rest of the site off Hart Street, allowing entry to the parking at the rear of the mill buildings, and turning up the site to visitor parking off the open space, and thence to the parking to the rear of the houses at the apex of their inverted 'L' formation. The parking for each area of the site is well overlooked for security and where possible placed away from the street frontage to make the motor vehicle less intrusive to the street scene. A footpath on the mill and housing side of the new road allows pedestrian access to the buildings.



The design of the houses will comply with Part M of the building regulations in that they will have:-

- Paths at a maximum gradient of 1 in 15
- Level access to the principal entrances
- Wider access doors on the ground floor
- An entrance level WC

And the apartments in that they will have:-

- Mill entry paths at a maximum gradient of 1 in 15
- Level access to the Mills principal entrances
- A wheelchair accessible lift
- An entrance level WC in all apartments

