

PLANNING STATEMENT
APPENDIX 8

PARTIAL DEMOLITION, REBUILDING AND ALTERATIONS TO LISTED MILL TO
FORM 38 APARTMENTS TOGETHER WITH 25 NEW APARTMENTS AND 64
NEW DWELLINGHOUSES

AT

WESTWOOD MILL, LOWESTWOOD LANE, HUDDERSFIELD

WESTWOOD WILSON LTD

PROJECT ARCHITECTS:

MICHAEL WILSON RESTORATIONS

IN COMBINATION WITH

PRIME MERIDIAN LIMITED

MALCOLM SIZER PLANNING LIMITED

February 2020



Historic England

YORKSHIRE OFFICE

Mr Michael Wilson
Michael Wilson Restorations
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Our ref: PA00408893

Telephone: 01904601982

26 October 2018

Dear Mr Wilson

Pre-application Advice

WESTWOOD MILLS, LINTHWAITE, HUDDERSFIELD, KIRKLEES

I write further to your emails and amended drawings of 13 September and 25 September and hard copy plans delivered to our offices on 11 October 2018. We welcome the amendments that have been made following our meeting of 28 August and our subsequent letter of 13 September 2018. Further detail is included below.

Conversion of mill buildings

The amendments that have been made to the plans for the mill buildings have addressed the majority of our comments from our previous letter. We particularly welcome the amendments to the communal circulation spaces.

As discussed previously, the existing plans and elevations would need to be updated to reflect the current condition of the mill buildings and areas where some taking down has been undertaken.

The application should also include proposed sections through mill buildings A, B and C (i.e. up to and including the engine house) so that we can understand how the buildings will be subdivided. We are particularly interested in a section through block C showing the proposed circulation core and how the proposals work at attic level (see attached marked up drawing). The roof plans should also detail all the proposed rooflights so that we can assess the impact of these features (there is currently some discrepancy between plans and elevations but we appreciate they are still a work in progress).

New-build apartment block

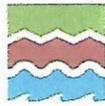
The amendments that have been made to the proposals for the apartment block are very positive. The gable elevations have been simplified considerably from earlier versions of the scheme and now portray a form and massing which complements the historic mill buildings. The simplification of the roof form and shallower gable also sit



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more comfortably at the termination of the series of varying roof forms of the retained and rebuilt mill buildings.

Given the solid to void ratio of the existing mill buildings, the windows on the east and west elevations of block G could be made larger if this would be desirable to create more light for the apartments.

We welcome the amendments to the balconies on the south elevation and the introduction of a solid side wall. This masonry element could be continued as a low level balustrade as shown in the photo below (I have added the hatched areas to indicate that the side wall would be solid), which would further simplify the elevation. We can appreciate the desire for glazed balustrades so this is not a deal breaker but a suggestion for consideration at this stage.



New-build to east of mill

The architectural language of block H has been simplified further which we welcome. The character of this block now sits between the contemporary style of block J and the historic character of the mill buildings.

Landscaping and parking

We welcome the amendments that have been made to the layout of the parking spaces and the removal of parking directly in front of the mill buildings. We understand you are still awaiting confirmation from Kirklees regarding parking provision but hopefully this will be achievable as it makes a big difference to the setting of the mill buildings.

We note the new area of parking to the west end of the site and recommend some (naturalistic) planting to screen this area from the canal towpath.



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We are unsure whether it is proposed to submit a detailed landscaping plan with the application but we would reiterate our previous comments for information:

Planting- wildflower/meadow planting, or similar, within the central green may enhance the setting of the mill buildings and prevent the area appearing too formal (and reduce the maintenance burden). Consideration should be given to the siting of any proposed trees in order to maintain the key view of the mill buildings from the site entrance.

Next Steps

The proposals are now at a stage where the majority of our previous comments and concerns have been addressed. We consider the scheme has the potential to create a real sense of place which combines the historic character of the mill buildings in their landscape setting with simple, contemporary new development.

We would be happy to provide further advice on the plans and supporting documents prior to submission of any applications if that would be helpful.

Form of applications

We still consider a full planning application is required for the new build houses in order to demonstrate that they can be delivered in a manner which will safeguard the setting of the listed buildings. Matthew could perhaps advise how some flexibility might be worked in to any permission granted so that it will not deter potential developer partners from taking on the site. At our most recent meeting you indicated that you were now at a stage where you could discuss the proposals in more detail with potential developers so that they can input into the design process, which would be the ideal scenario.

Yours sincerely

Emma Sharpe
Inspector of Historic Buildings and Areas
E-mail: emma.sharpe@HistoricEngland.org.uk

cc: Malcolm Sizer
Guy Boyer
Matthew Woodward
Nigel Hunston

Information Provided

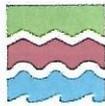
Drawing No: 538.02/PLA01- Overall Site Layout
Drawing No: 538.02/PLA02- Details Site Arrangement
Drawing No: 538.02/PLA03- Blocks A-G Proposed Plans Ground, First & Second
Drawing No: 538.02/PLA04- Blocks A-G Proposed Plans Third, Fourth & Fifth
Drawing No: 538.02/PLA05- Elevations Blocks A-G (+Part H)



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Drawing No: 538.02/PLA06- Block H Ground, First & Second Floor

Drawing No: 538.02/PLA07- Block H Elevations South & North

Drawing No: 538.02/PLA08- Block I (1) Lower Ground, First & Second Floor Plans

Drawing No: 538.02/PLA09- Elevations Block I (1)



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