CONSULTATION MATERIALS FOR PRIMARY USES:

01 Residential

02 Multi-generational/ co-living

03 Commercial/mixed use

04 Hotel

05 Live/ Work Village
01 Residential

02 Multi-generational/ co-living

03 Commercial/mixed use

04 Hotel

05 Live/ Work Village
Key points

- Commercial leisure activities to levels 00 & 01 East Mill
- Turbine House as entry space to commercial leisure activities
- Additional roof level accommodation for duplex apartments
- Atrium to upper floors, sawtooth glass roof recreated
- Internal ‘glazed balconies’ to protect appearance of East Mill elevations
- West Mill site – former Goyts exposed, parking
- External secure play area accessed from nursery
- Pavilion removed to open up river views and create public access space

<table>
<thead>
<tr>
<th>Location</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Mill</td>
<td>Commercial leisure, plant and stores, adventure play, approx. 94 no. mixed tenure flats</td>
</tr>
<tr>
<td>Turbine House</td>
<td>Commercial leisure access</td>
</tr>
<tr>
<td>Power House</td>
<td>Workshops and residential foyer</td>
</tr>
<tr>
<td>North Mill</td>
<td>Visitor centre, shared workshop, approx. 15 no. flats</td>
</tr>
<tr>
<td>Strutt House</td>
<td>Nursery</td>
</tr>
<tr>
<td>Workshops</td>
<td>Engagement space and gallery</td>
</tr>
<tr>
<td>Pavilion</td>
<td>Removed</td>
</tr>
<tr>
<td>Parking</td>
<td>330 to West Mill site. East Mill car free except for disabled parking.</td>
</tr>
</tbody>
</table>

Typical East Mill Residential Floor Plan

Level 00 (Entry) Plan

Level 01 Plan

Level 02 Plan

Location

1055 Derwent Valley Mills September 2023
High Level Appraisal – Primary Uses
01 Residential

**02 Multi-generational/ co-living**

03 Commercial/mixed use

04 Hotel

05 Live/ Work Village
### Key points
- Parking to entry level East Mill for apartments
- Commercial leisure activities to levels 01 & 02 East Mill
- Restaurant in North Mill and coffee shop in Strutt House
- Turbine House as entry space to commercial leisure activities
- Roof garden and allotments for apartments
- Atrium at high level, sawtooth glass roof recreated
- Internal ‘glazed balconies’ to protect appearance of East Mill elevations
- West Mill site – no work to Cortaulds site – parking for all activities a challenge
- Pavilion removed to open up river views
- Power House structure removed to expose archaeology and industrial features

### Location

<table>
<thead>
<tr>
<th>Location</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Mill</td>
<td>Car Park, commercial leisure, multi-gen communal facility, co-working, approx. 60 no. mixed tenure flats</td>
</tr>
<tr>
<td>Turbine House</td>
<td>Commercial leisure and Co-working entrance</td>
</tr>
<tr>
<td>Power House</td>
<td>Partly removed, Residential foyer</td>
</tr>
<tr>
<td>North Mill</td>
<td>Restaurant, engagement space linked to visitor centre, small businesses, approx. 15 no. flats</td>
</tr>
<tr>
<td>Strutt House</td>
<td>Coffee shop and small businesses</td>
</tr>
<tr>
<td>Workshops</td>
<td>Workshops and engagement spaces</td>
</tr>
<tr>
<td>Pavilion</td>
<td>Removed</td>
</tr>
<tr>
<td>Parking</td>
<td>40 spaces East Mill, 75 spaces to south, 30 to east</td>
</tr>
</tbody>
</table>
02 MULTIGENERATIONAL/ CO-LIVING

WELLINGTON MILL, LEEK

PEGASUSLIFE HORTSLEY, SEAFORD

ROOF GARDEN, NEW LANARK VISITOR CENTRE

THE CHOCOLATE WORKS CARE VILLAGE, YORK

EAST MILL

- SKETCH TRANSVERSE SECTION

- SKETCH LONGITUDINAL SECTION

RESIDENTIAL
COMMERCIAL LEISURE
CO-WORKING
CAR PARKING
MULTI-GENERATIONAL COMMUNAL FACILITY
ESCAPE STAIR

LIGHTWELL/ ATRIUM AREA COULD ALLOW PASSIVE VENTILATION IF NOT SEALED - GLAZED WALKWAYS TO ACCESS INDIVIDUAL APARTMENTS.
LOCALISED FLOOR STRUCTURE RETAINED FOR SOCIAL SPACE

COMMERCIAL LEISURE
COMMERCIAL LEISURE
COMMERCIAL LEISURE
COMMERCIAL LEISURE
COMMERCIAL LEISURE

APARTMENT APARTMENT APARTMENT APARTMENT APARTMENT
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APARTMENT APARTMENT APARTMENT APARTMENT APARTMENT

CAR PARK FOR APPROX. 40 CARS – FOR APARTMENTS
CO-WORKING AND SMALL BUSINESSES
SHARED FACILITIES FOR MULTI-GEN LIVING

LEVEL 00
LEVEL 01
LEVEL 02
LEVEL 03
LEVEL 04
LEVEL 05
LEVEL 06
LEVEL 07 (ROOF)

SOLAR PANELS TO SOUTH FACING ROOF (GLAZING TO NORTH LIGHTS)

EAST MILL - SKETCH LONGITUDINAL SECTION

WELLINGTON MILL, LEEK

PEGASUSLIFE HORTSLEY, SEAFORD

ROOF GARDEN, NEW LANARK VISITOR CENTRE

THE CHOCOLATE WORKS CARE VILLAGE, YORK

EAST MILL

- SKETCH TRANSVERSE SECTION

- SKETCH LONGITUDINAL SECTION

RESIDENTIAL
COMMERCIAL LEISURE
CO-WORKING
CAR PARKING
MULTI-GENERATIONAL COMMUNAL FACILITY
ESCAPE STAIR

LIGHTWELL/ ATRIUM AREA COULD ALLOW PASSIVE VENTILATION IF NOT SEALED - GLAZED WALKWAYS TO ACCESS INDIVIDUAL APARTMENTS.
LOCALISED FLOOR STRUCTURE RETAINED FOR SOCIAL SPACE

COMMERCIAL LEISURE
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COMMERCIAL LEISURE

APARTMENT APARTMENT APARTMENT APARTMENT APARTMENT
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CAR PARK FOR APPROX. 40 CARS – FOR APARTMENTS
CO-WORKING AND SMALL BUSINESSES
SHARED FACILITIES FOR MULTI-GEN LIVING

LEVEL 00
LEVEL 01
LEVEL 02
LEVEL 03
LEVEL 04
LEVEL 05
LEVEL 06
LEVEL 07 (ROOF)

EAST MILL - SKETCH TRANSVERSE SECTION

WELLINGTON MILL, LEEK

PEGASUSLIFE HORTSLEY, SEAFORD

ROOF GARDEN, NEW LANARK VISITOR CENTRE

THE CHOCOLATE WORKS CARE VILLAGE, YORK

EAST MILL

- SKETCH TRANSVERSE SECTION

- SKETCH LONGITUDINAL SECTION

RESIDENTIAL
COMMERCIAL LEISURE
CO-WORKING
CAR PARKING
MULTI-GENERATIONAL COMMUNAL FACILITY
ESCAPE STAIR

LIGHTWELL/ ATRIUM AREA COULD ALLOW PASSIVE VENTILATION IF NOT SEALED - GLAZED WALKWAYS TO ACCESS INDIVIDUAL APARTMENTS.
LOCALISED FLOOR STRUCTURE RETAINED FOR SOCIAL SPACE

COMMERCIAL LEISURE
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COMMERCIAL LEISURE

APARTMENT APARTMENT APARTMENT APARTMENT APARTMENT
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APARTMENT APARTMENT APARTMENT APARTMENT APARTMENT

CAR PARK FOR APPROX. 40 CARS – FOR APARTMENTS
CO-WORKING AND SMALL BUSINESSES
SHARED FACILITIES FOR MULTI-GEN LIVING

LEVEL 00
LEVEL 01
LEVEL 02
LEVEL 03
LEVEL 04
LEVEL 05
LEVEL 06
LEVEL 07 (ROOF)
01 Residential
02 Multi-generational/ co-living

03 Commercial/mixed use

04 Hotel
05 Live/ Work Village
Key points

- Events Space (light touch repairs, existing historic structure exposed) to East Mill
- Hotel rooms to levels 01 & 02 East Mill
- Turbine House as entry space/foyer to hotel
- Residential flats to levels 03, 04, 05, 06 & 07 East Mill
- Restaurant in Pavilion with river views
- Nursery in Strutt House with external secured play area
- Additional accommodation at roof level for duplexes
- Atrium at high level, sawtooth glass roof recreated
- Internal ‘glazed balconies’ to protect appearance of East Mill elevations
- West Mill site – former Goyt’s exposed, parking

Location

<table>
<thead>
<tr>
<th>Location</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Mill</td>
<td>Events Space to entry level, adventure play approx. 72 no. hotel rooms, approx. 77 no. flats</td>
</tr>
<tr>
<td>Turbine House</td>
<td>Entrance/foyer for hotel</td>
</tr>
<tr>
<td>Power House</td>
<td>Entrance/foyer for events/admin</td>
</tr>
<tr>
<td>North Mill</td>
<td>Commercial leisure, engagement space linked to visitor centre, small businesses, offices</td>
</tr>
<tr>
<td>Strutt House</td>
<td>Nursery</td>
</tr>
<tr>
<td>Workshops</td>
<td>Small businesses</td>
</tr>
<tr>
<td>Pavilion</td>
<td>Restaurant</td>
</tr>
<tr>
<td>Parking</td>
<td>On site – 183 spaces approx., West site 300</td>
</tr>
</tbody>
</table>

LEVEL 00 (ENTRY) PLAN

LEVEL 01 PLAN

LEVEL 02 PLAN

TYPICAL EAST MILL RESIDENTIAL APARTMENTS FLOOR PLAN

1055 DERWENT VALLEY MILLS SEPTEMBER 2023
HIGH LEVEL APPRAISAL – PRIMARY USES
BELLE VUE MILLS, SKIPTON

BOILER SHOP, NEWCASTLE

ELSECAR HERITAGE CENTRE, ELSECAR

EAST MILL - SKETCH LONGITUDINAL SECTION

TYPICAL EAST MILL HOTEL ROOM FLOOR PLAN
01 Residential

02 Multi-generational/ co-living

03 Commercial/mixed use

04 Hotel

05 Live/ Work Village
Key points

- Parking to entry level East Mill – hotel only
- Conference facilities to levels 01 & 02 East Mill
- Turbine House as entry space to conference facilities
- External secure play area adjacent to nursery
- Atrium to upper levels, sawtooth glass roof recreated
- Internal ‘glazed balconies’ to protect appearance of East Mill elevations
- West Mill site – former Goyt’s exposed, parking
- Pavilion removed to restore relationship with riverside

<table>
<thead>
<tr>
<th>Location</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Mill</td>
<td>Car Parking, conference facilities with bar/ lounge, commercial leisure, approx. 144no. hotel rooms</td>
</tr>
<tr>
<td>Turbine House</td>
<td>Conference entrance/ foyer</td>
</tr>
<tr>
<td>Power House</td>
<td>Hotel entrance/ foyer with restaurant/ bar/ breakfasting area, admin</td>
</tr>
<tr>
<td>North Mill</td>
<td>Nursery, engagement space linked to visitor centre, approx. 15no. flats</td>
</tr>
<tr>
<td>Strutt House</td>
<td>Café, small businesses</td>
</tr>
<tr>
<td>Workshops</td>
<td>Visitor centre</td>
</tr>
<tr>
<td>Pavilion</td>
<td>Removed</td>
</tr>
<tr>
<td>Parking</td>
<td>West Mill 300 spaces, East Mill level 00 40 spaces</td>
</tr>
</tbody>
</table>

TYPICAL EAST MILL HOTEL FLOOR PLAN

LEVEL 00 (ENTRY) PLAN

LEVEL 01 PLAN

LEVEL 02 PLAN
TITANIC MILLS, HUDDERSFIELD

DEAN CLOUGH, HALIFAX

RAM MILL, OLDHAM

EAST MILL - SKETCH LONGITUDINAL SECTION

EAST MILL - SKETCH TRANSVERSE SECTION

COMMERCIAL LEISURE
FUNCTION/CONFERENCE
ESCAPE STAIR
HOTEL
CAR PARKING

LEVEL 01
LEVEL 02
LEVEL 03
LEVEL 04
LEVEL 05
LEVEL 06
LEVEL 07 (ROOF)

LEVEL 01
LEVEL 02
LEVEL 03
LEVEL 04
LEVEL 05
LEVEL 06
LEVEL 07 (ROOF)

COMMERCIAL LEISURE
FUNCTION/CONFERENCE
ESCAPE STAIR
HOTEL
CAR PARKING

LEVEL 01
LEVEL 02
LEVEL 03
LEVEL 04
LEVEL 05
LEVEL 06
LEVEL 07 (ROOF)
01 Residential
02 Multi-generational/ co-living
03 Commercial/mixed use
04 Hotel

05 Live/ Work Village
Key points

- A new live/work village concept providing spaces for people to live and work at different stages of life and career, from first job through to established business.
- Food outlets/ flexible meeting to level 01, ‘Grow On’ offices levels 02-04 East Mill
- Turbine House as entry space for public and visitors
- Atrium to upper levels, sawtooth glass roof recreated, south facing PV cells
- Internal ‘glazed balconies’ to protect appearance of East Mill elevations
- West Mill site – former Goyt’s exposed, parking
- Pavilion removed to restore relationship with riverside
- Parking to entry level East Mill

<table>
<thead>
<tr>
<th>Location</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Mill</td>
<td>Car Parking, 6no. Food outlets, tech lab, flexible meeting/ club gym, approx. 42no. ‘Grow On’ offices across levels 02-04, 13no. live/work duplex apartments to levels 05-06.</td>
</tr>
<tr>
<td>Turbine House</td>
<td>Access to all levels of activities and ‘Grow On’ offices.</td>
</tr>
<tr>
<td>Power House</td>
<td>Live music bar, coffee bar and co-working space.</td>
</tr>
<tr>
<td>North Mill</td>
<td>Incubator offices and Visitor centre at level 00, small business incubator office units to level 01, live/ work duplex apartments to levels 02-04 (approx. 12no).</td>
</tr>
<tr>
<td>Strutt House</td>
<td>Café, small business incubator office units.</td>
</tr>
<tr>
<td>Workshops</td>
<td>Convenience store, small business incubator office units.</td>
</tr>
<tr>
<td>Pavilion</td>
<td>Removed.</td>
</tr>
<tr>
<td>Parking</td>
<td>West Mill 300 spaces, East Mill level 00 40 spaces.</td>
</tr>
</tbody>
</table>
LIGHT WELL/ATRIUM AREA COULD ALLOW PASSIVE VENTILATION IF NOT SEALED – GLAZED WALKWAYS TO ACCESS INDIVIDUAL OFFICE UNITS.
PARKING OPTIONS

WEST MILL SITE EXTRACT - APPROX 330 PARKING SPACES

NOTE – WEST MILL SITE IS IN ANOTHER OWNERSHIP AND WOULD REQUIRE ADDITIONAL LAND PURCHASE

EAST MILL SITE – MAXIMUM APPROX 198 PARKING SPACES