

CONSULTATION MATERIALS FOR PRIMARY USES:

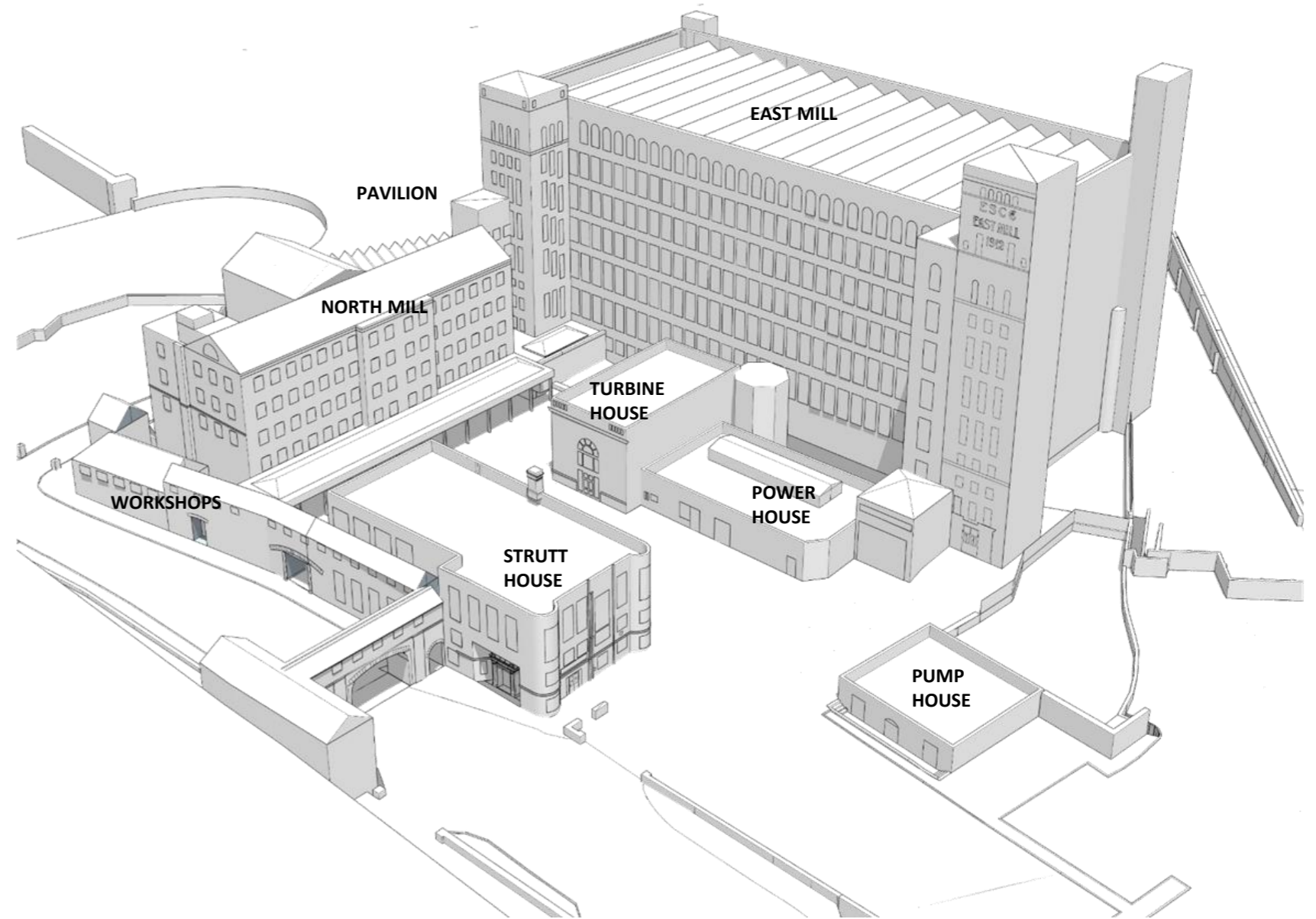
01 Residential

02 Multi-generational/ co-living

03 Commercial/mixed use

04 Hotel

05 Live/ Work Village



| Author | Checked | Status | Stage | Revision    | Date     | Issued   |
|--------|---------|--------|-------|-------------|----------|----------|
| SCO    | JG      | DRAFT  | 0     | First issue | 05.09.23 | 05.09.23 |
| LH     | JG      | DRAFT  | 0     | Rev A       | 13.09.23 | 13.09.23 |
| LH     | JG      | DRAFT  | 0     | Rev B       | 19.10.23 | 19.10.23 |
| LH     | JG      | DRAFT  | 0     | Rev C       | 02.11.23 | 02.11.23 |

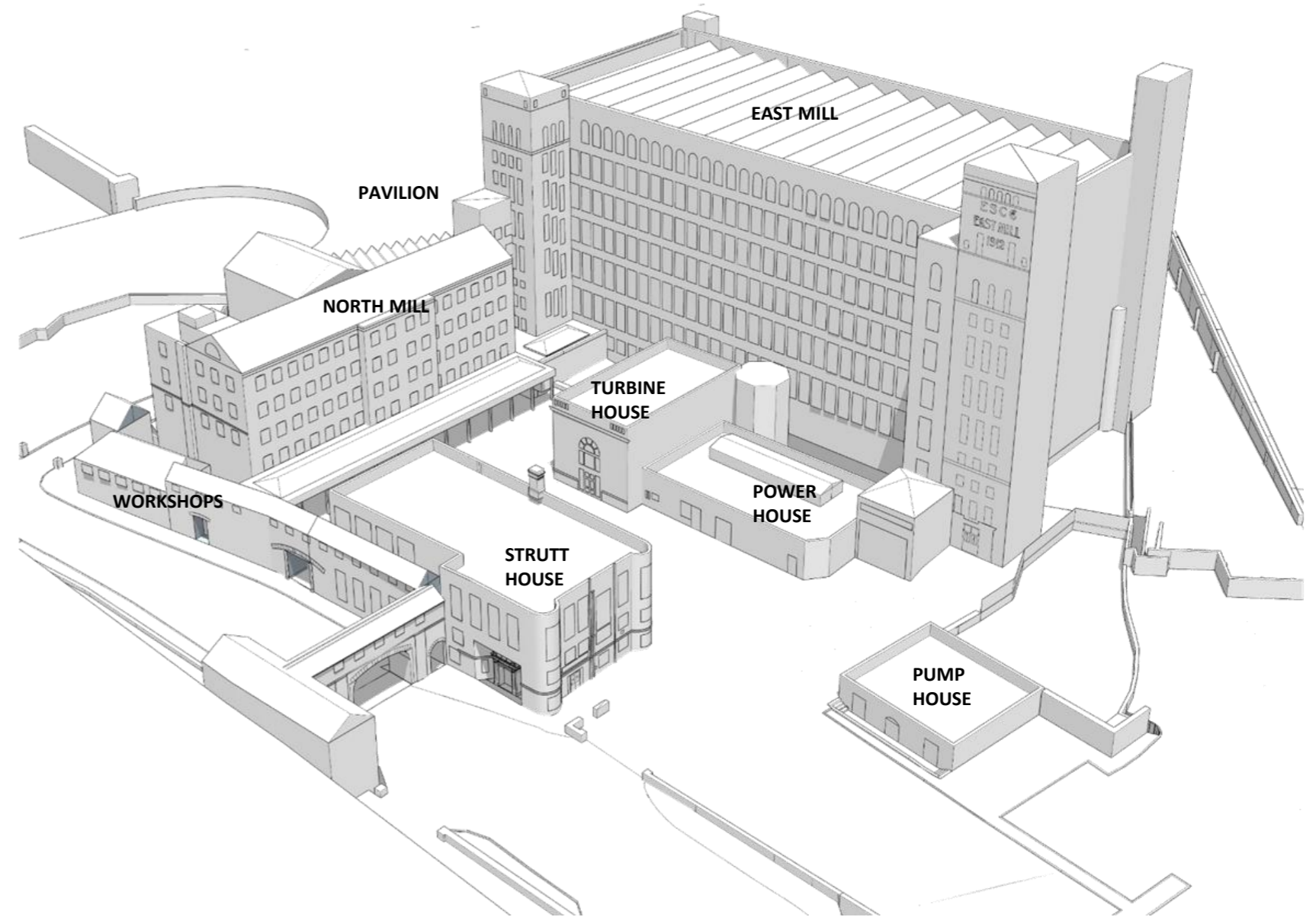
**01 Residential**

02 Multi-generational/ co-living

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# 01 RESIDENTIAL

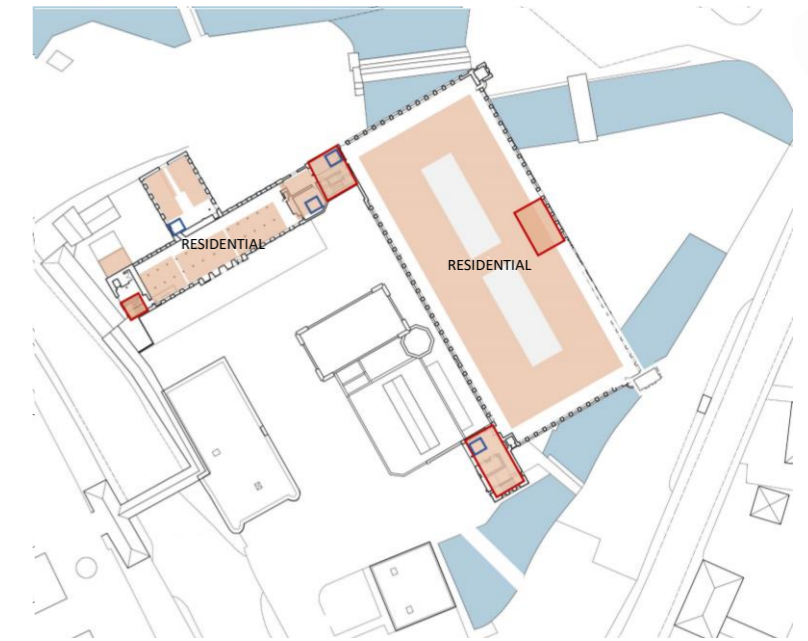
## Key points

- 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

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



LEVEL 01 PLAN

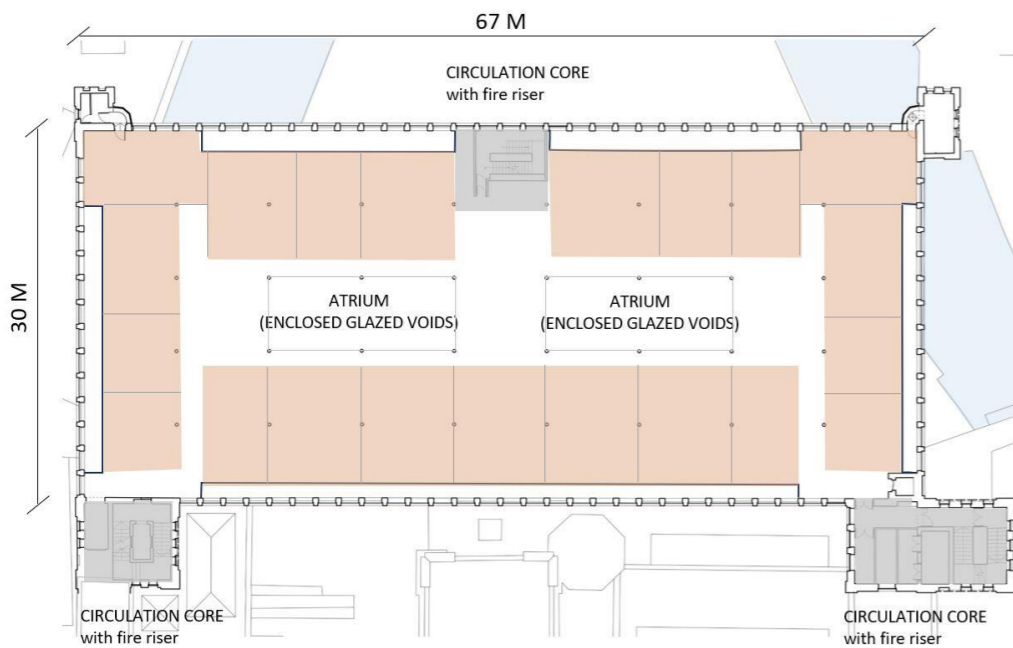


LEVEL 02 PLAN



LEVEL 00 (ENTRY) PLAN

- ESCAPE
- POSSIBLE LOCATION FOR LIFT
- RESIDENTIAL
- ADVENTURE PLAY
- ESCAPE STAIR
- VISITOR CENTRE
- NURSERY
- WORKSHOPS
- ENGAGEMENT SPACE
- COMMERCIAL LEISURE



TYPICAL EAST MILL RESIDENTIAL FLOOR PLAN



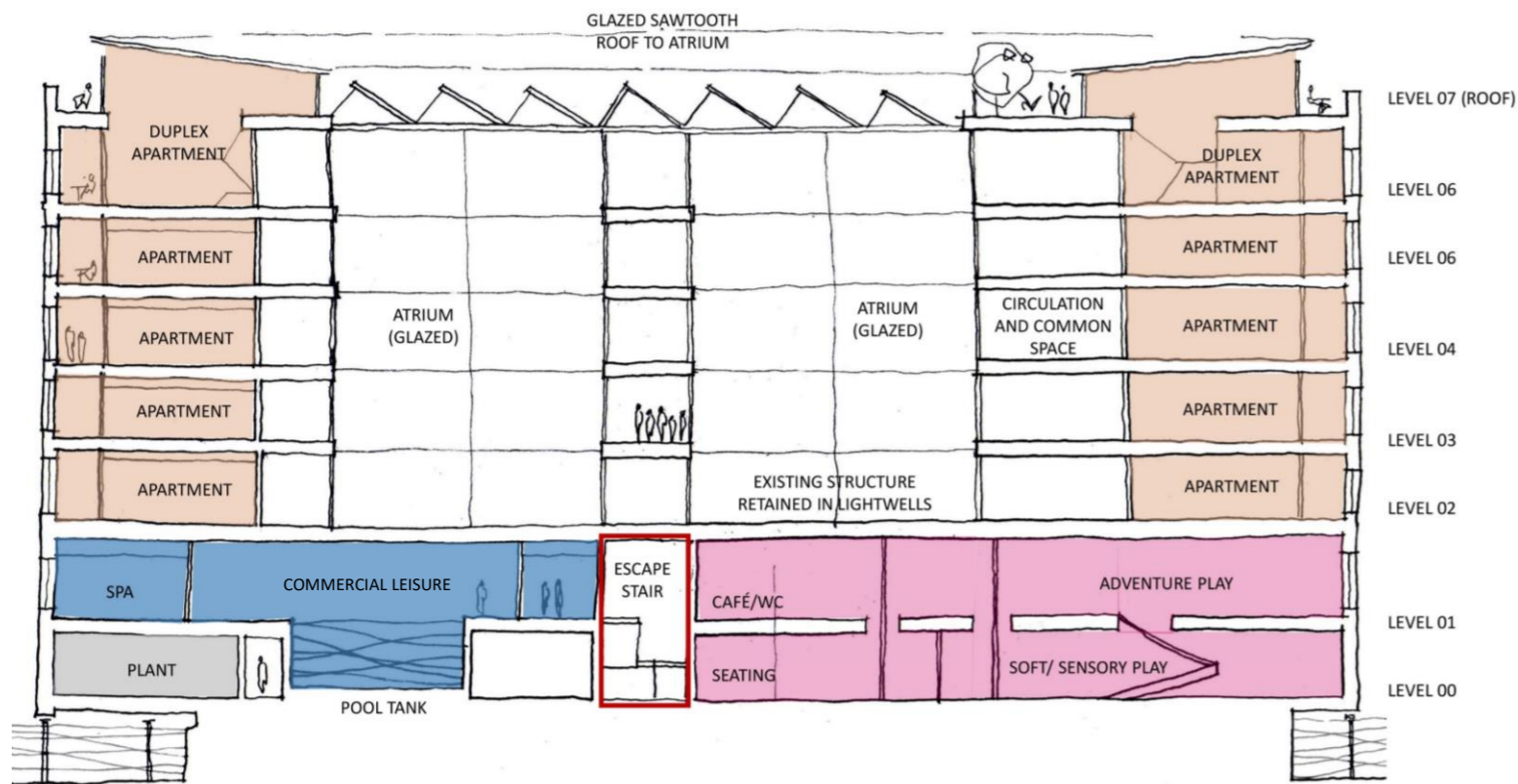
ADVENTURE PLAY



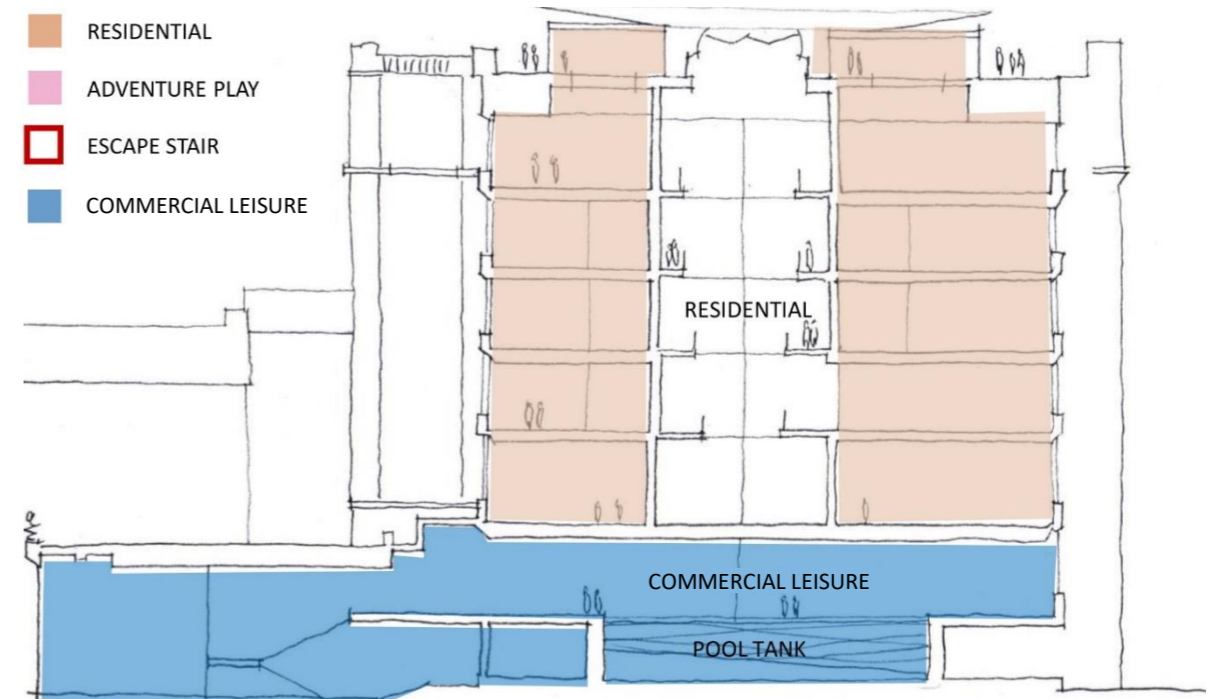
VICTORIA MILL, MANCHESTER



HOLDEN MILL, THE COTTON WORKS, BOLTON



EAST MILL - SKETCH LONGITUDINAL SECTION



EAST MILL - SKETCH TRANSVERSE SECTION

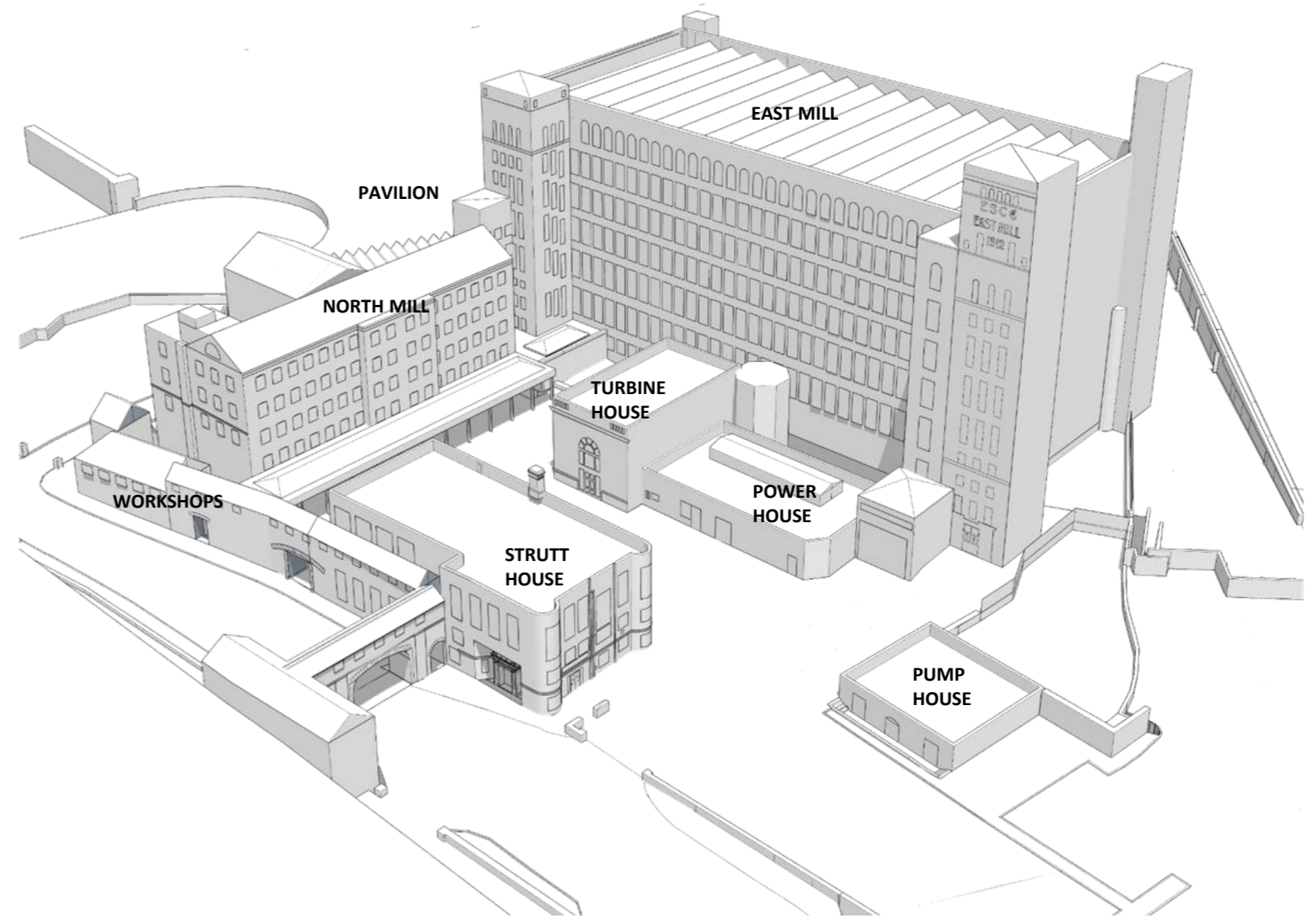
01 Residential

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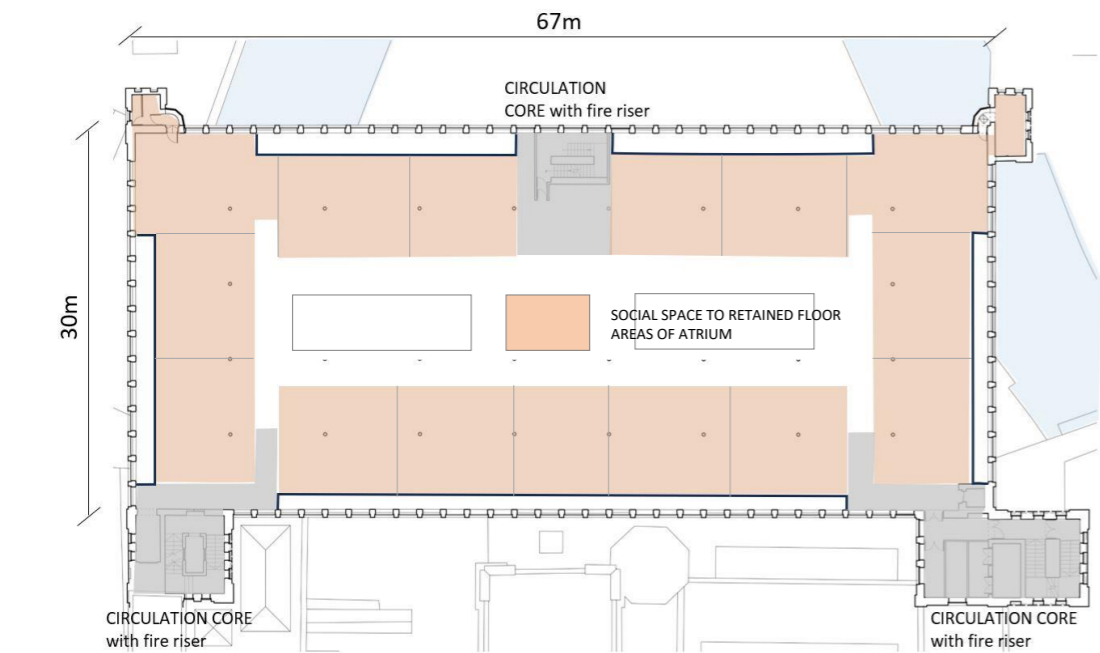


# 02 MULTIGENERATIONAL/ CO-LIVING

## 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      | Uses   |
|---------------|--|
| East Mill     | Car Park, commercial leisure, multi-gen communal facility, co-working, approx. 60 no. mixed tenure flats |
| Turbine House | Commercial leisure and Co-working entrance   |
| Power House   | Partly removed, Residential foyer  |
| North Mill    | Restaurant, engagement space linked to visitor centre, small businesses, approx. 15 no. flats            |
| Strutt House  | Coffee shop and small businesses   |
| Workshops     | Workshops and engagement spaces  |
| Pavilion      | Removed  |
| Parking       | 40 spaces East Mill, 75 spaces to south, 30 to east  |



TYPICAL EAST MILL MULTI-GENERATIONAL/ CO-LIVING FLOOR PLAN

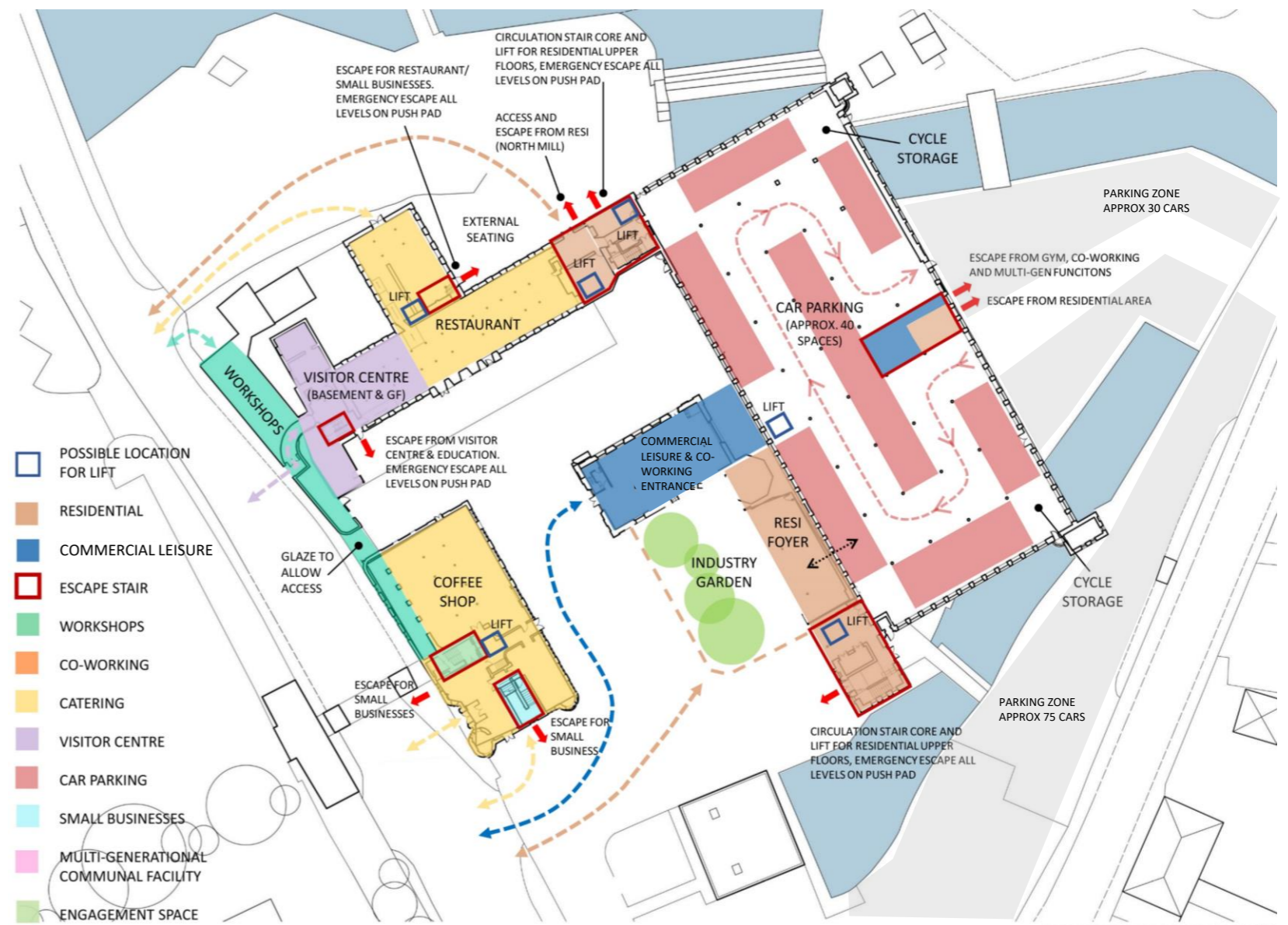


MOSEDALE GILLATT ARCHITECTS



LEVEL 01 PLAN

LEVEL 02 PLAN



LEVEL 00 (ENTRY) PLAN

1055 DERWENT VALLEY MILLS SEPTEMBER 2023  
HIGH LEVEL APPRAISAL – PRIMARY USES

# 02 MULTIGENERATIONAL/ CO-LIVING



WELLINGTON MILL, LEEK



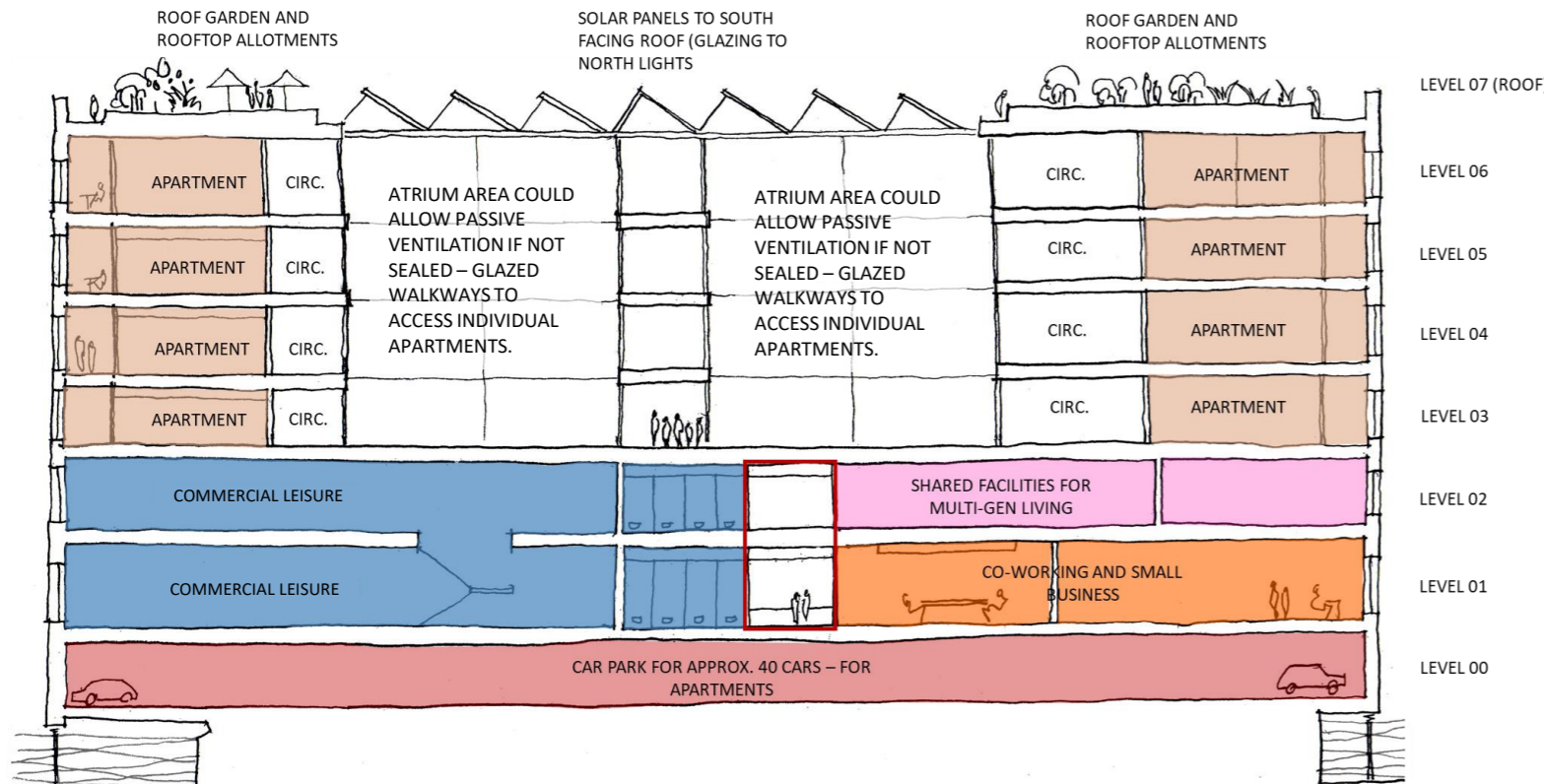
ROOF GARDEN, NEW LANARK VISITOR CENTRE



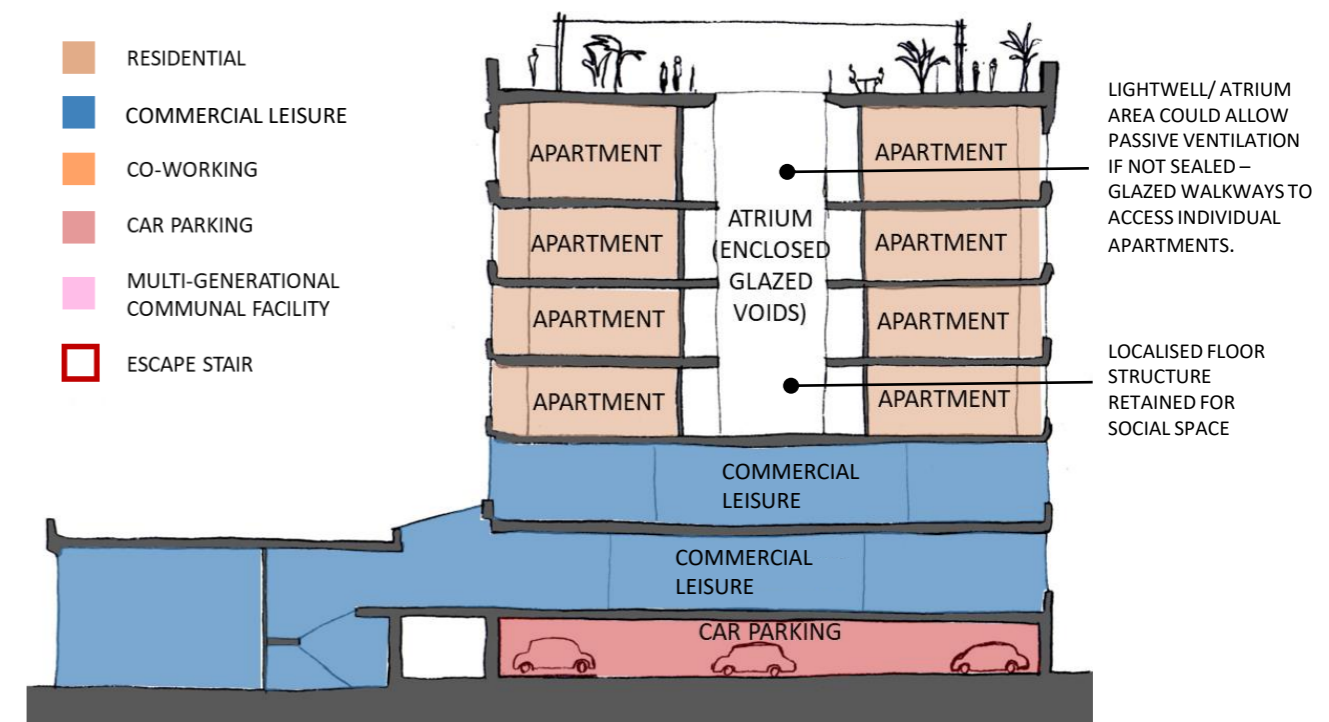
THE CHOCOLATE WORKS CARE VILLAGE, YORK



PEGASUSLIFE HORTSLEY, SEAFORD



EAST MILL - SKETCH LONGITUDINAL SECTION



EAST MILL - SKETCH TRANSVERSE SECTION

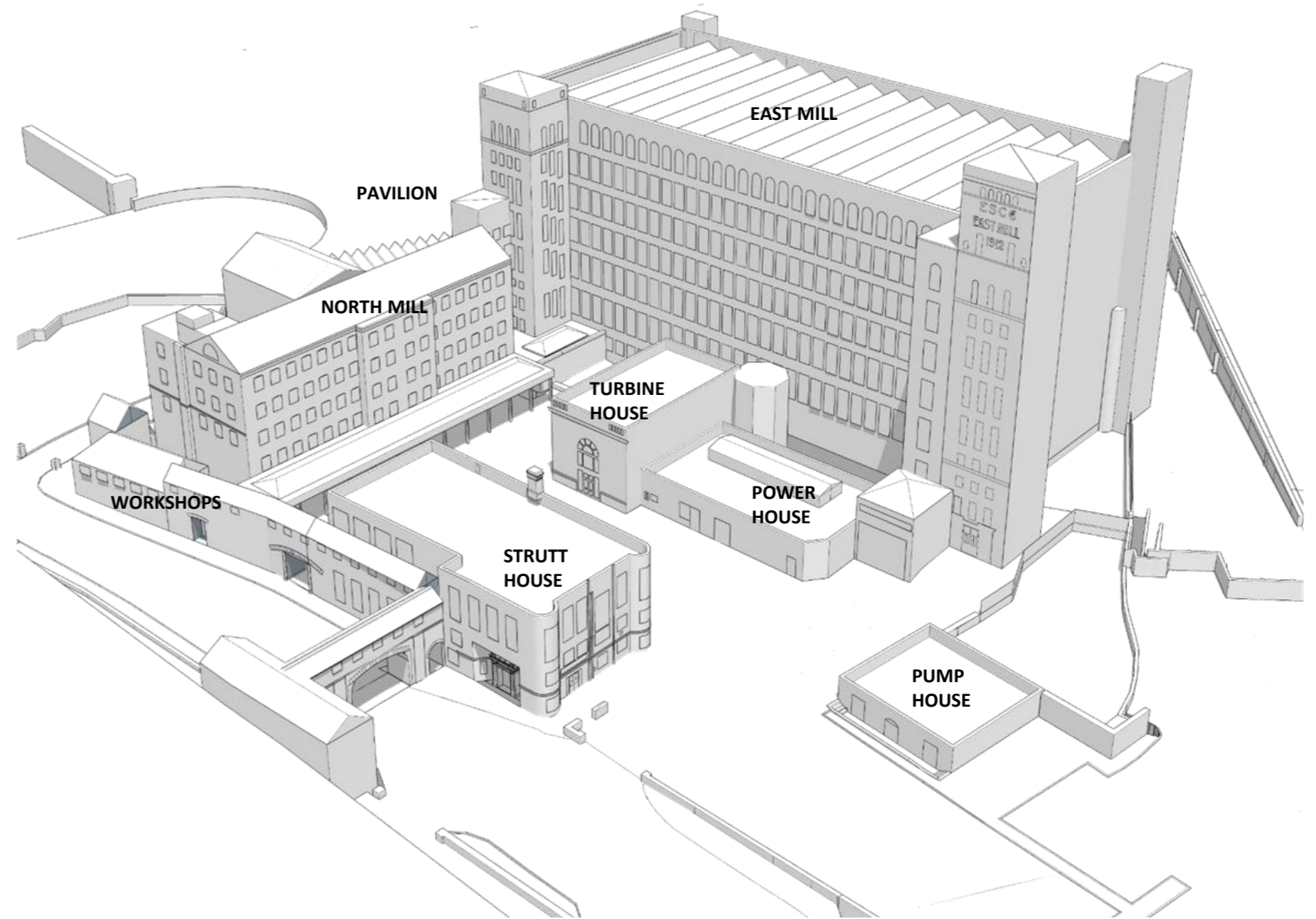
01 Residential

02 Multi-generational/ co-living

**03 Commercial/mixed use**

04 Hotel

05 Live/ Work Village





# 03 COMMERCIAL/ MIXED USE



MOSEDALE GILLATT ARCHITECTS

## Key points

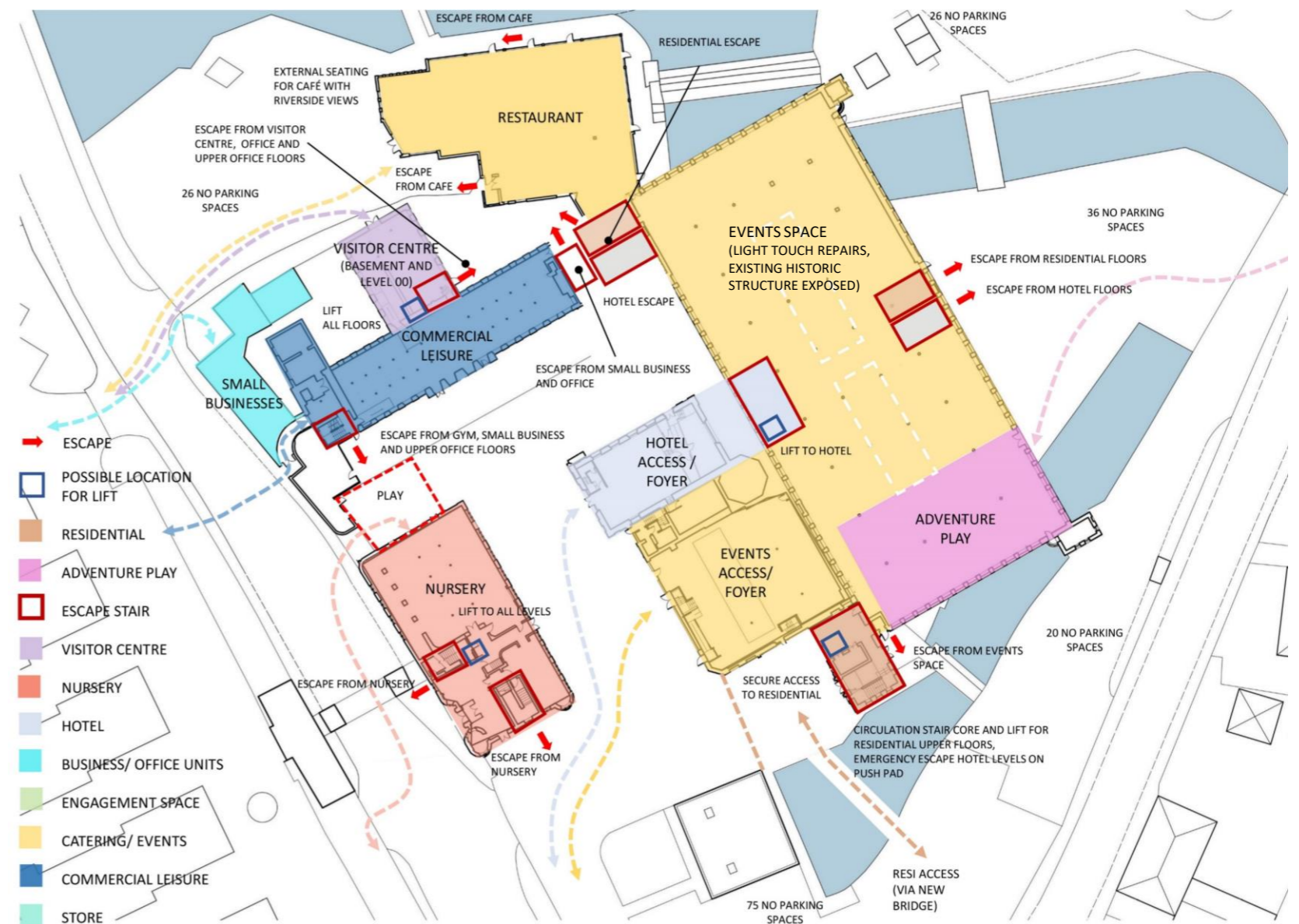
- Events Space (light touch repairs, existing historic structure exposed) to East Mill
- Hotel rooms to levels 01 & 02 East Mill
- Turbine House as entry space/ foyer to hotel
- Residential flats to levels 03, 04, 05, 06 & 07 East Mill
- Restaurant in Pavilion with river views
- Nursery in Strutt House 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



LEVEL 01 PLAN

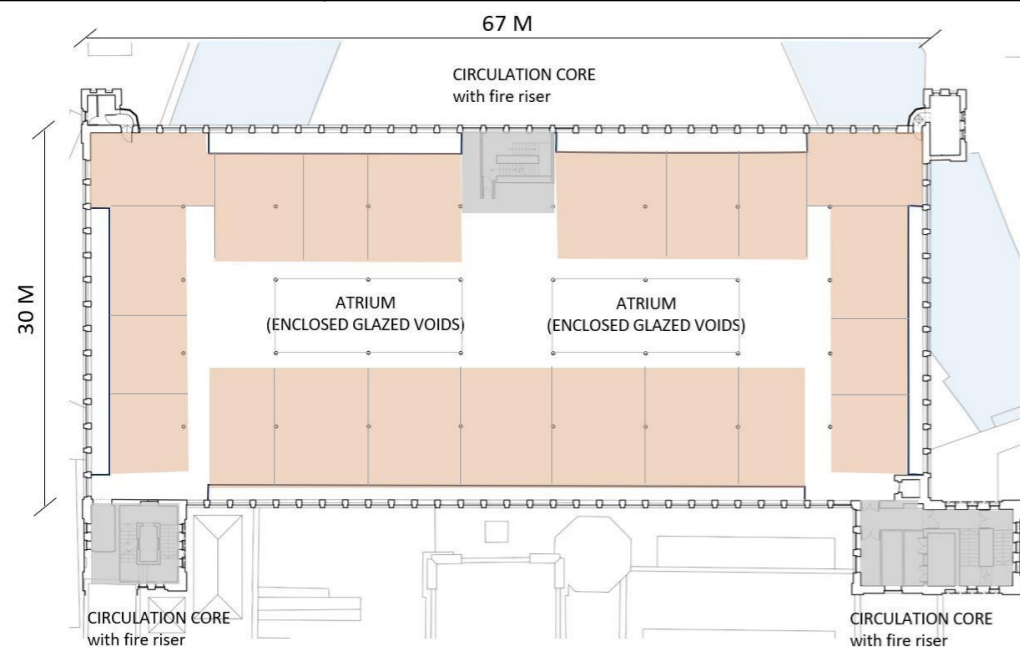
LEVEL 02 PLAN

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



LEVEL 00 (ENTRY) PLAN

1055 DERWENT VALLEY MILLS SEPTEMBER 2023  
HIGH LEVEL APPRAISAL – PRIMARY USES



TYPICAL EAST MILL RESIDENTIAL APARTMENTS FLOOR PLAN



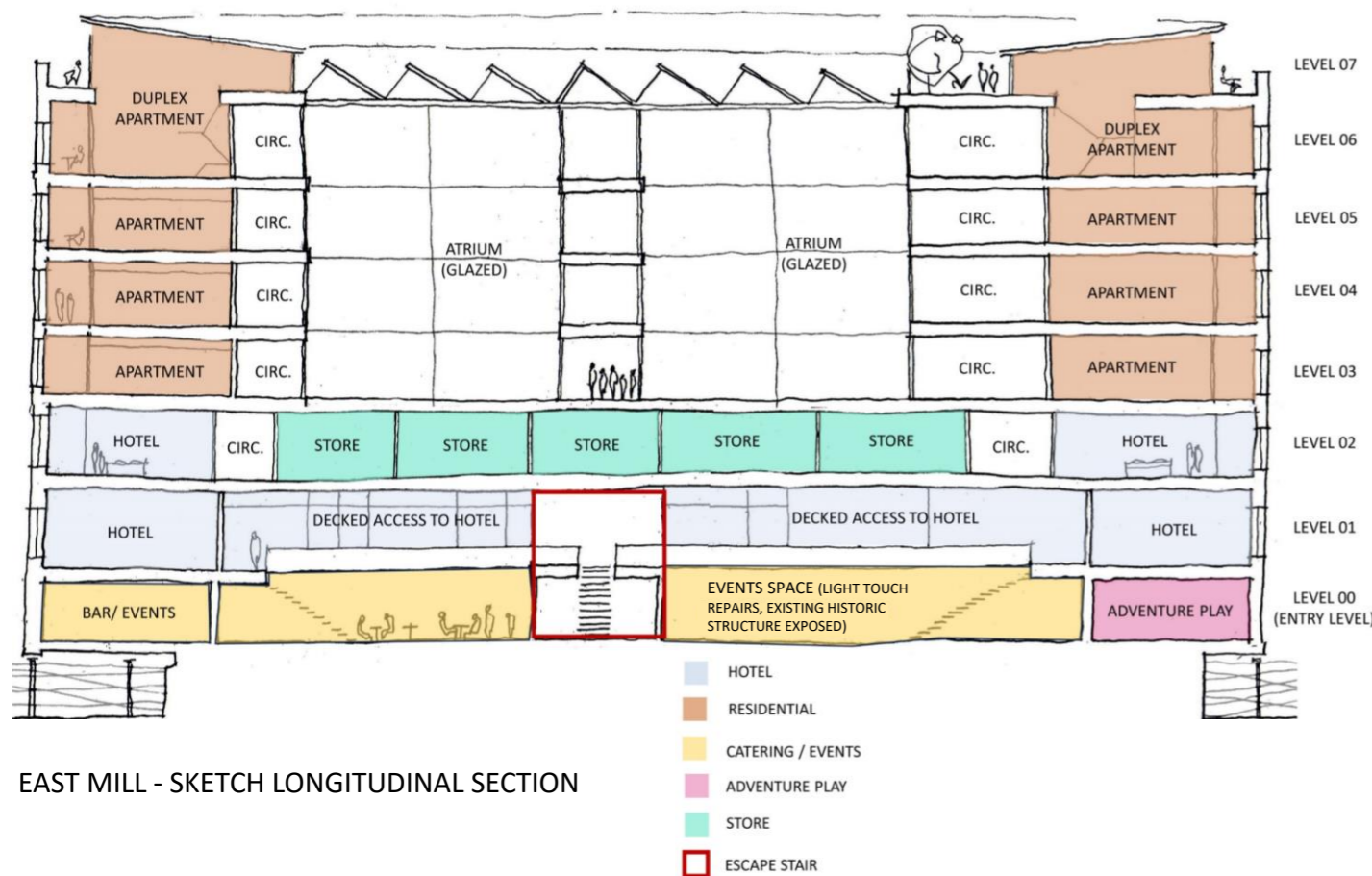
BELLE VUE MILLS, SKIPTON



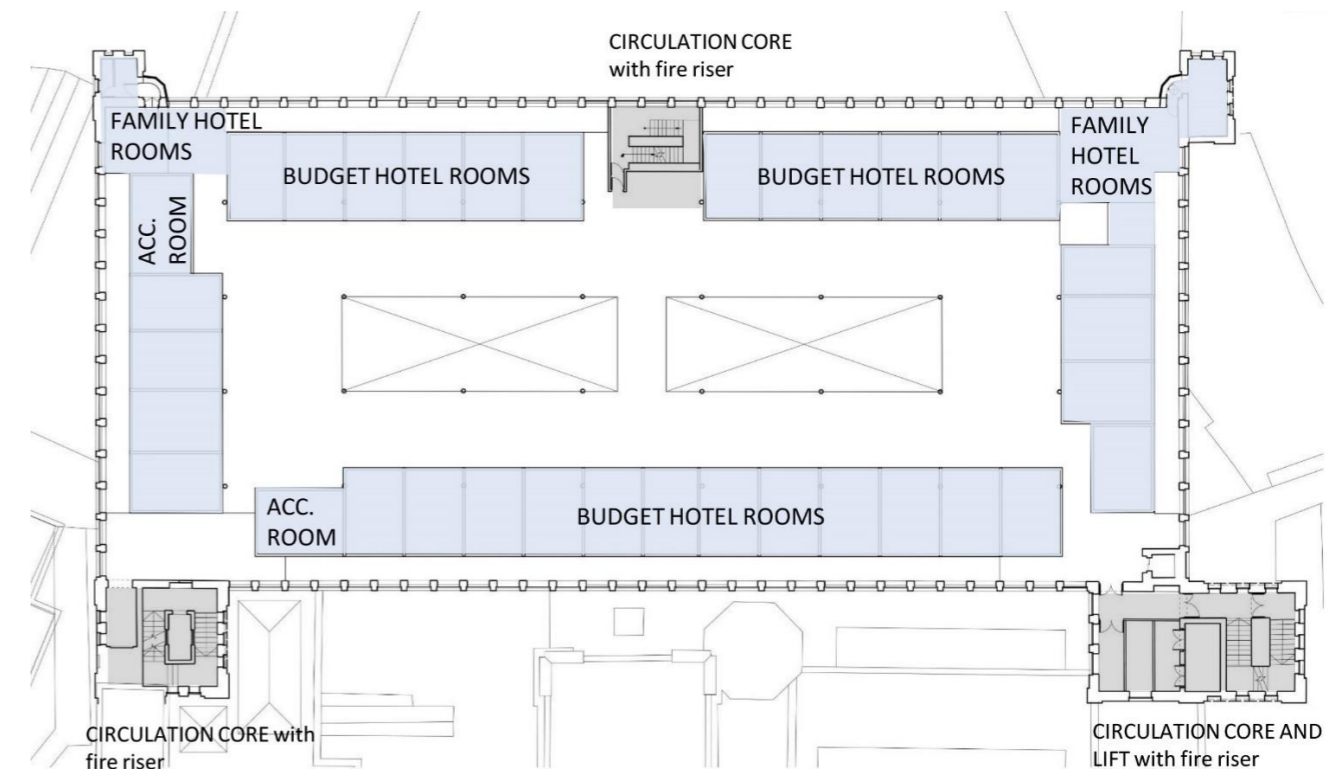
BOILER SHOP, NEWCASTLE



ELSECAR HERITAGE CENTRE, ELSECAR



EAST MILL - SKETCH LONGITUDINAL SECTION



TYPICAL EAST MILL HOTEL ROOM FLOOR PLAN

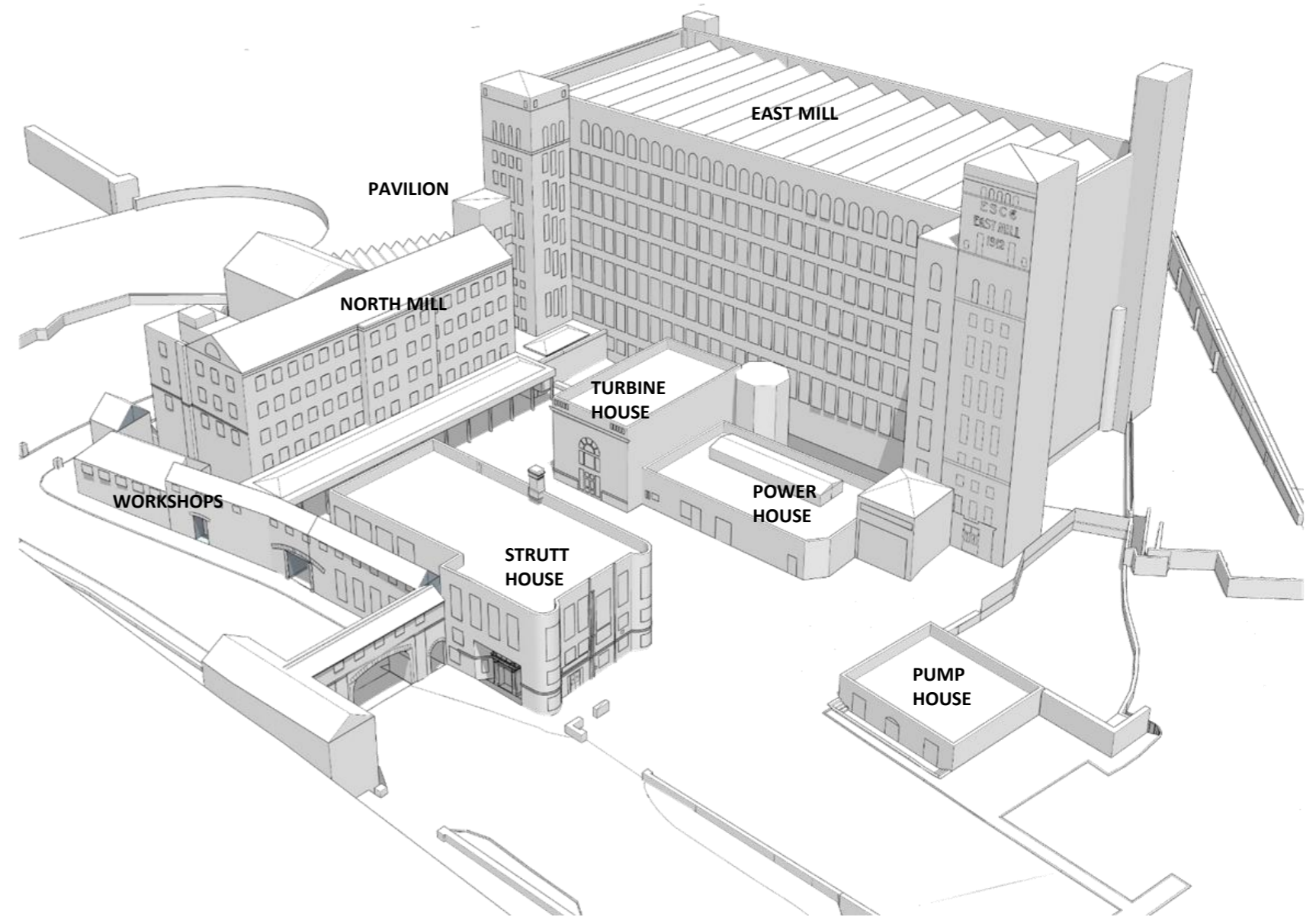
01 Residential

02 Multi-generational/ co-living

03 Commercial/mixed use

**04 Hotel**

05 Live/ Work Village



# 04 HOTEL

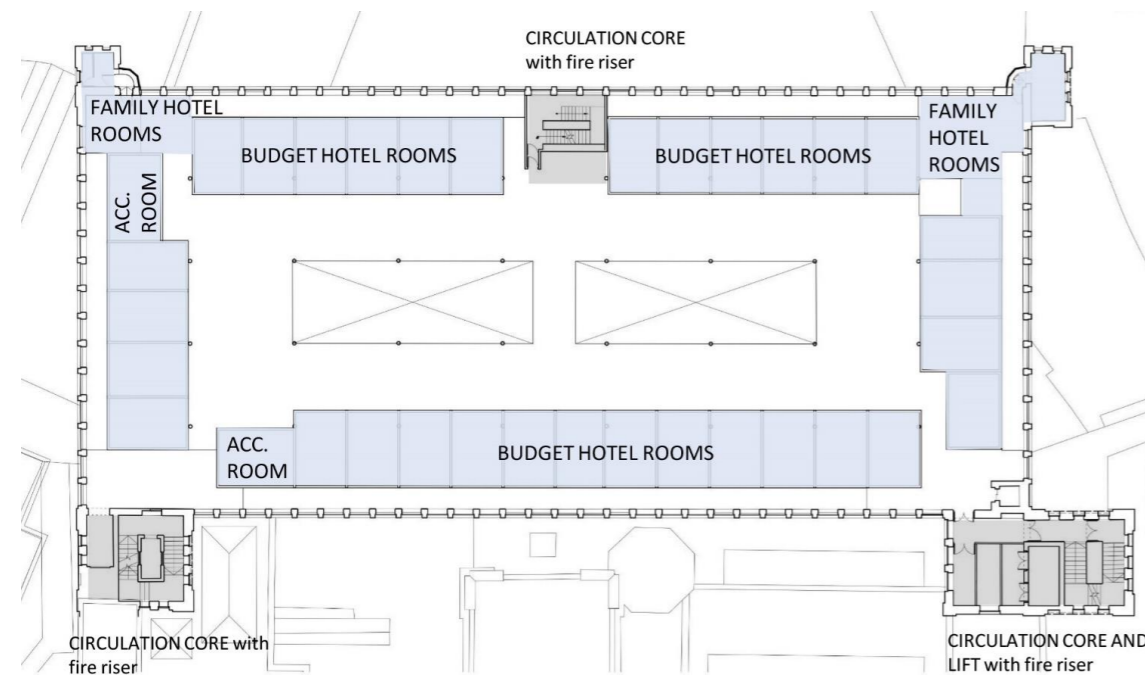


MOSEDALE GILLATT ARCHITECTS

## 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

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



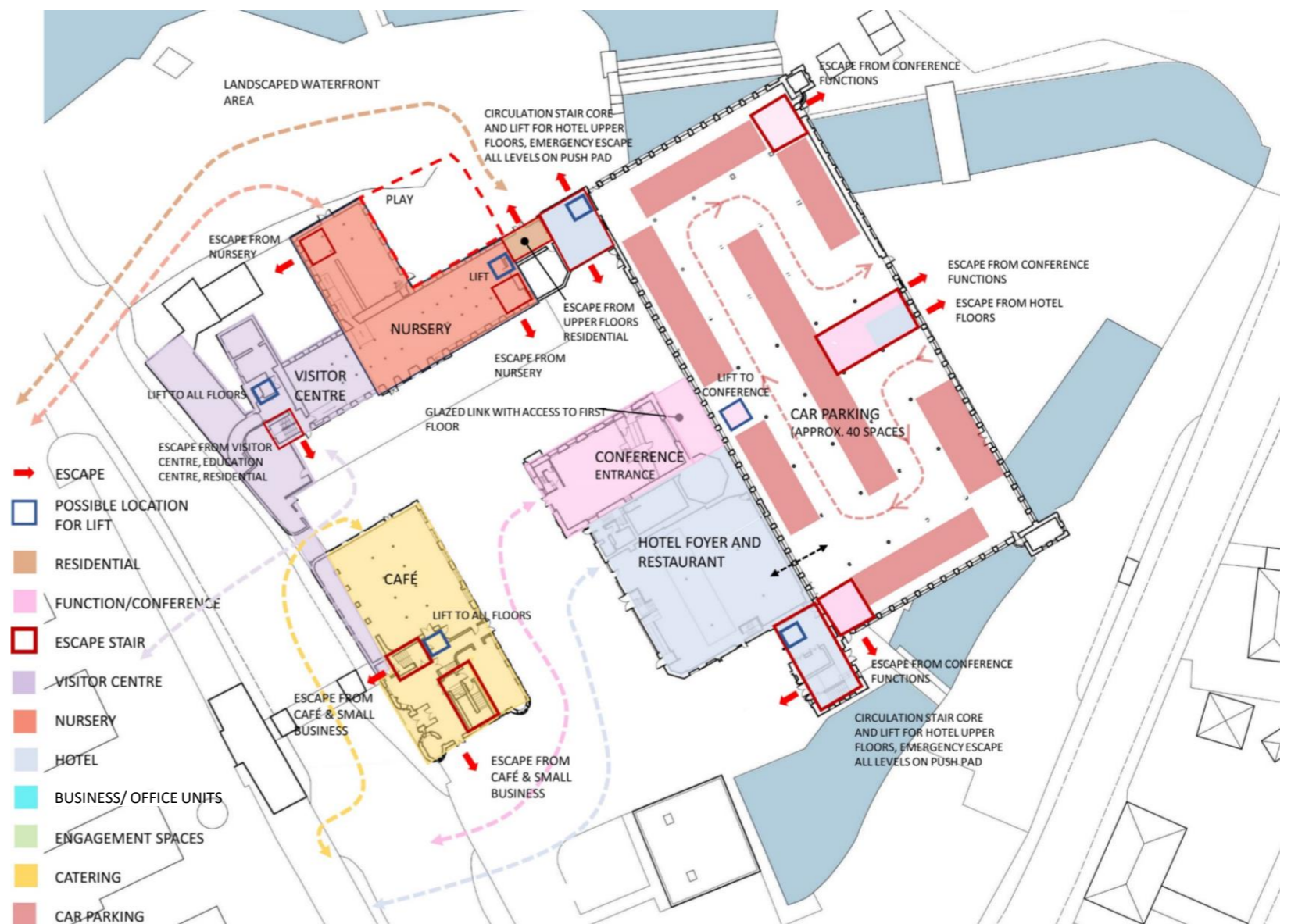
TYPICAL EAST MILL HOTEL FLOOR PLAN



LEVEL 01 PLAN



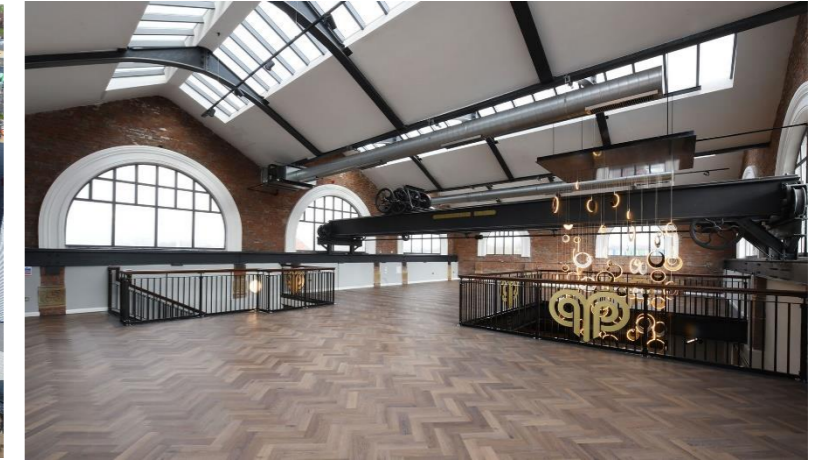
LEVEL 02 PLAN



LEVEL 00 (ENTRY) PLAN



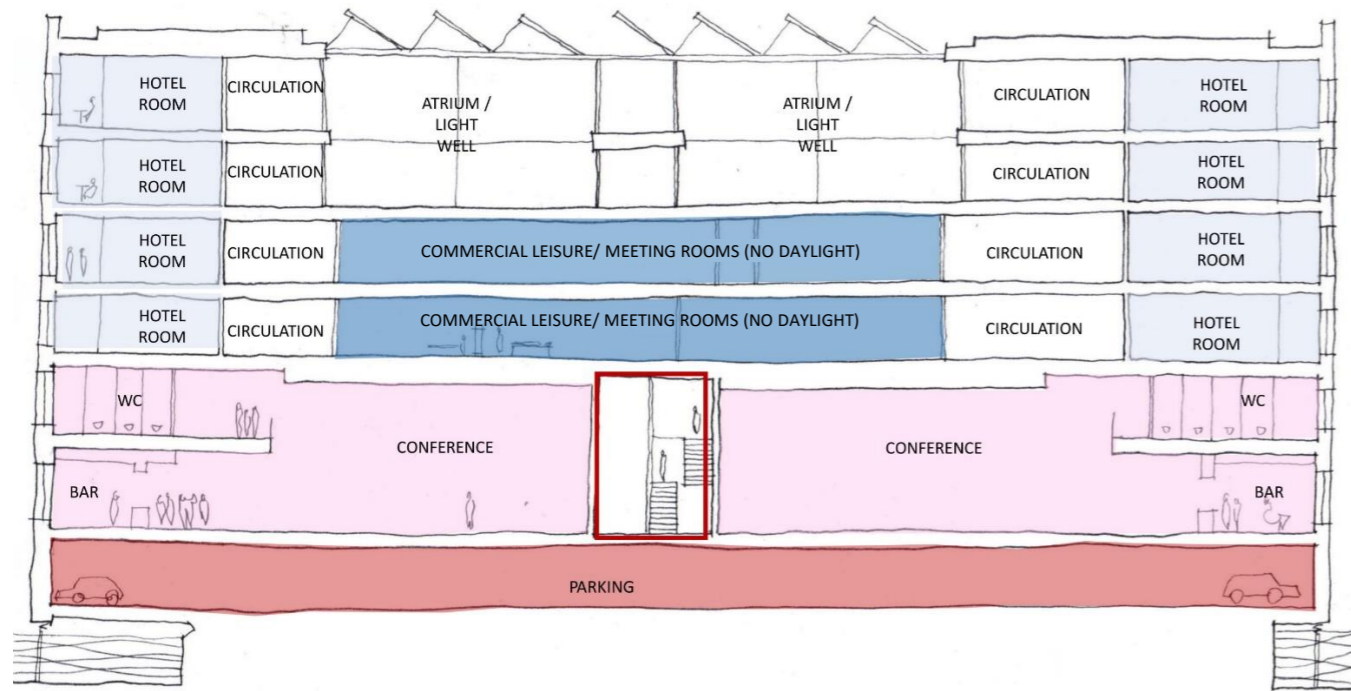
TITANIC MILLS, HUDDERSFIELD



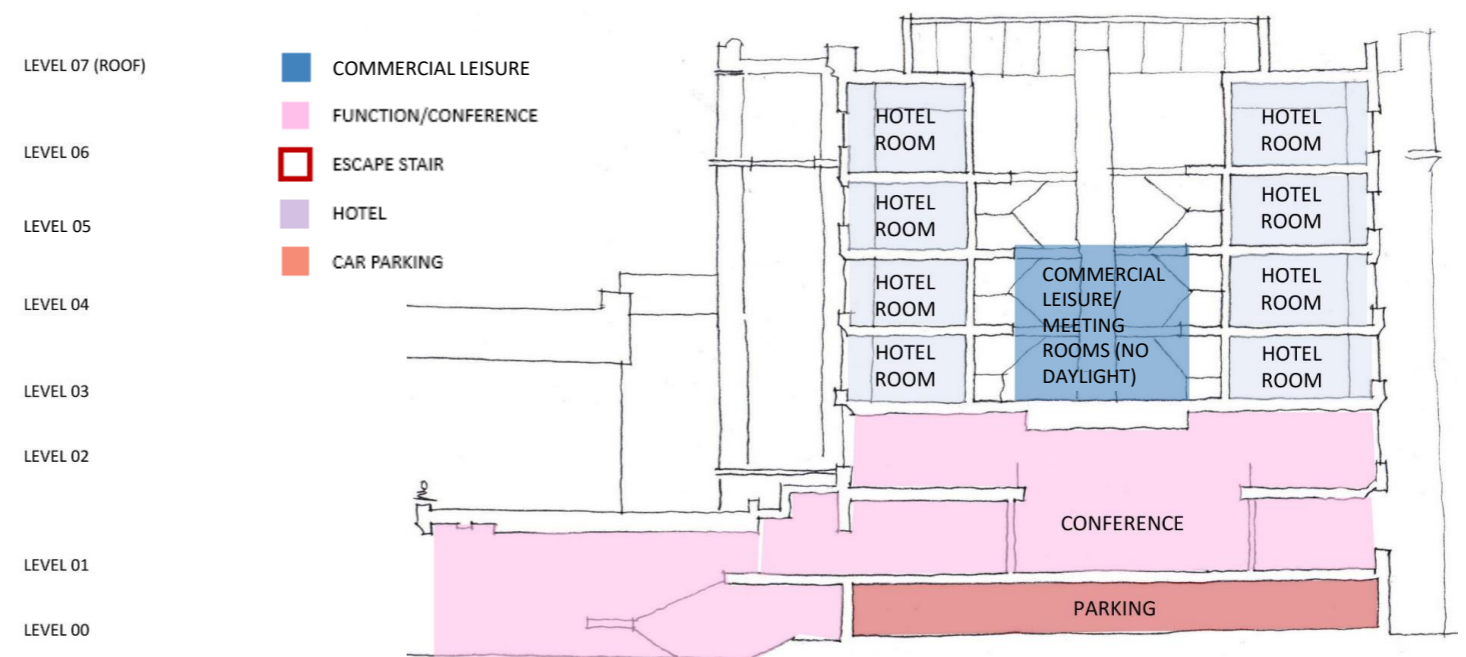
DEAN CLOUGH, HALIFAX



RAM MILL, OLDHAM



EAST MILL - SKETCH LONGITUDINAL SECTION



EAST MILL - SKETCH TRANSVERSE SECTION

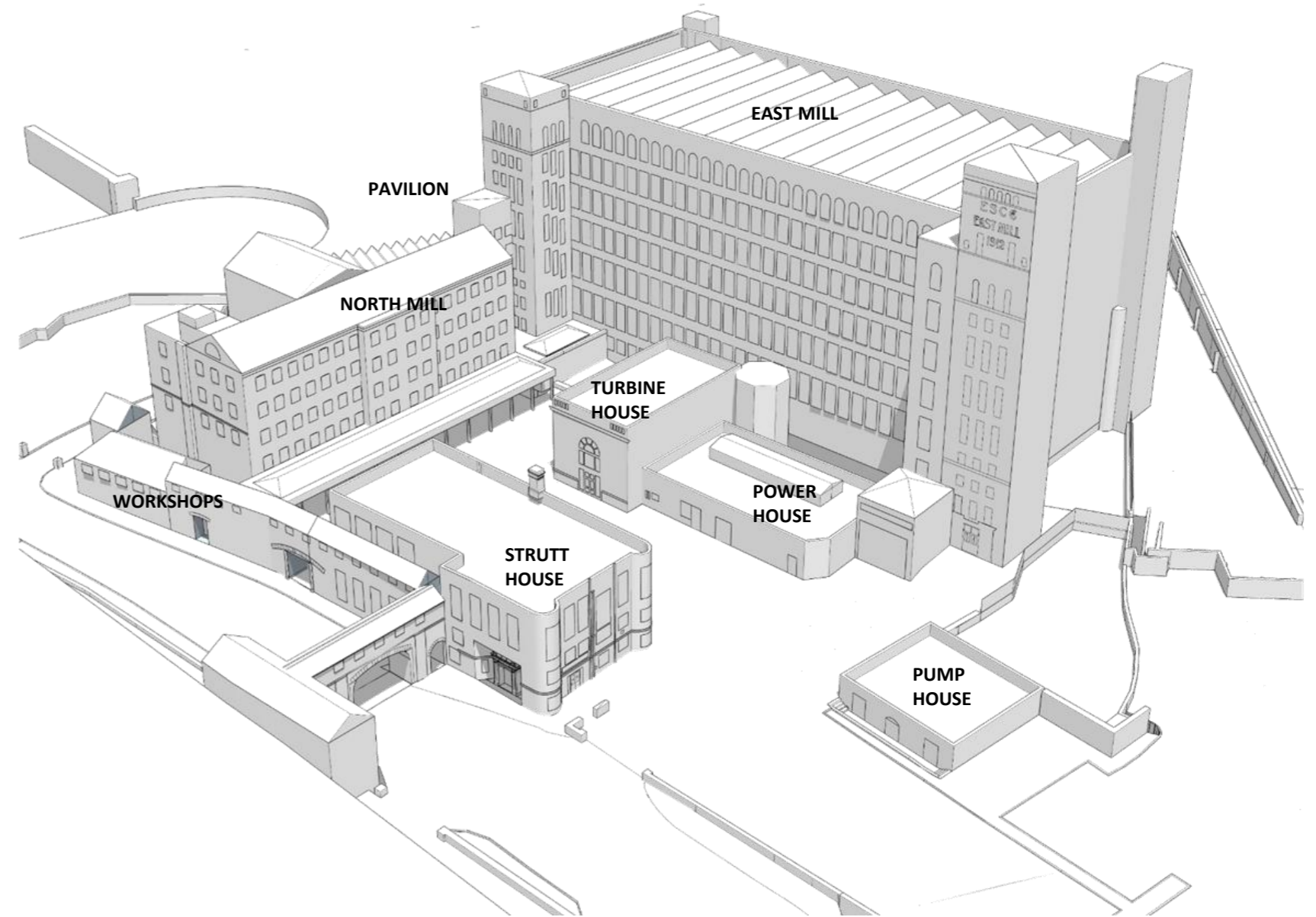
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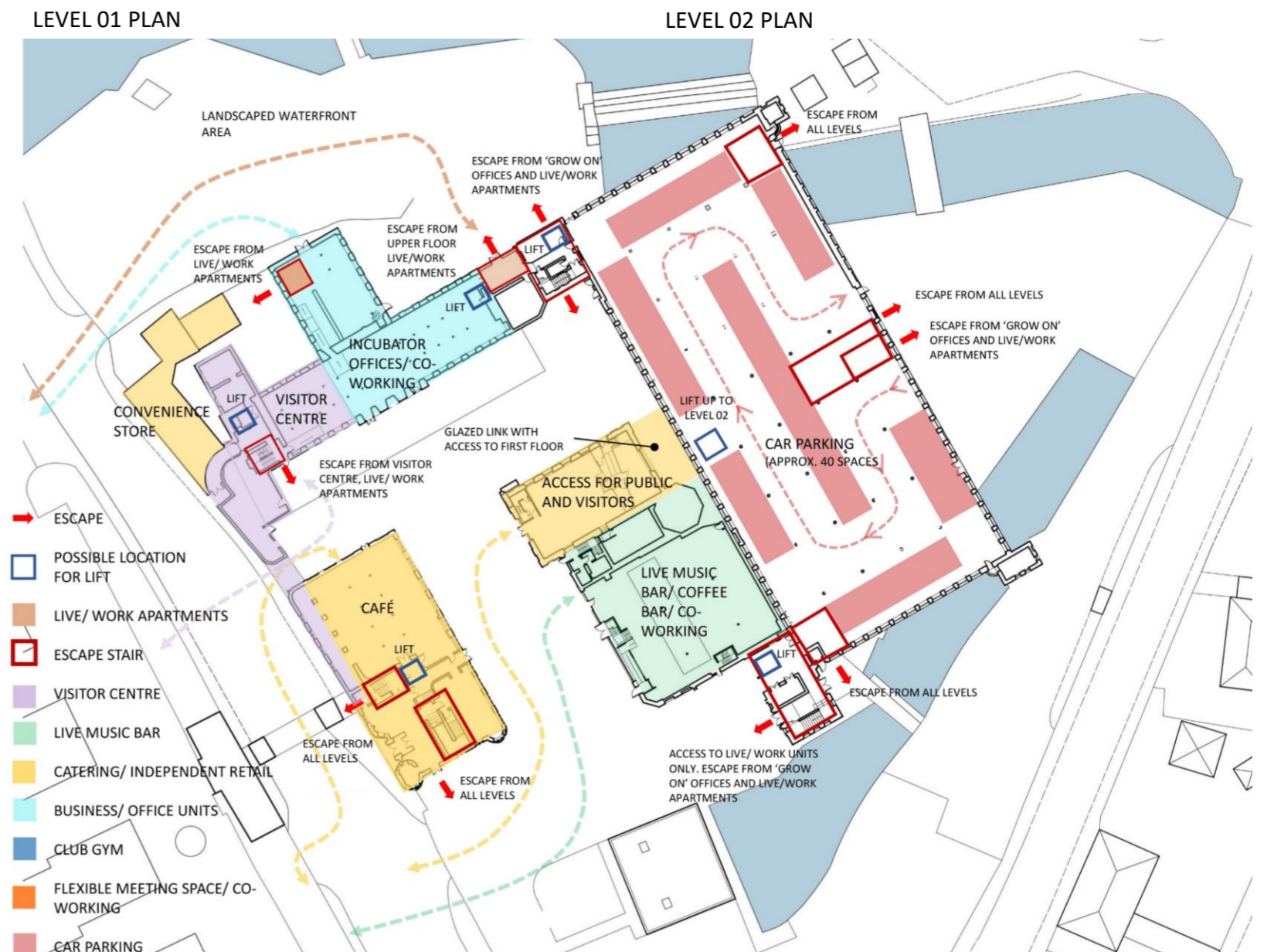
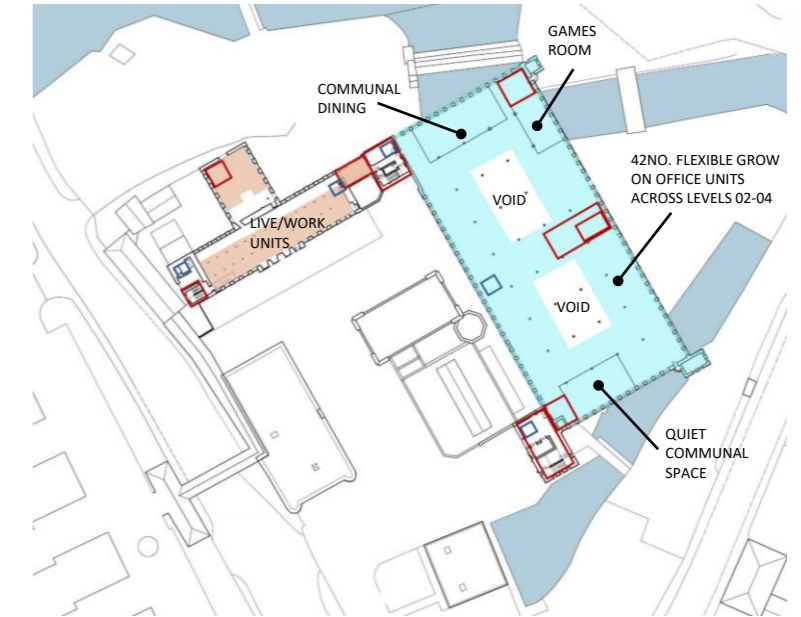
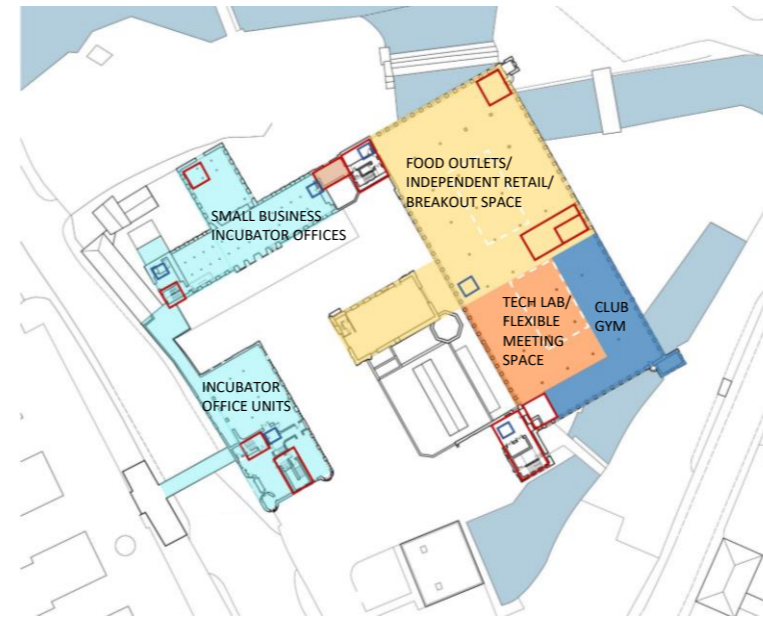
# 05 LIVE/ WORK VILLAGE



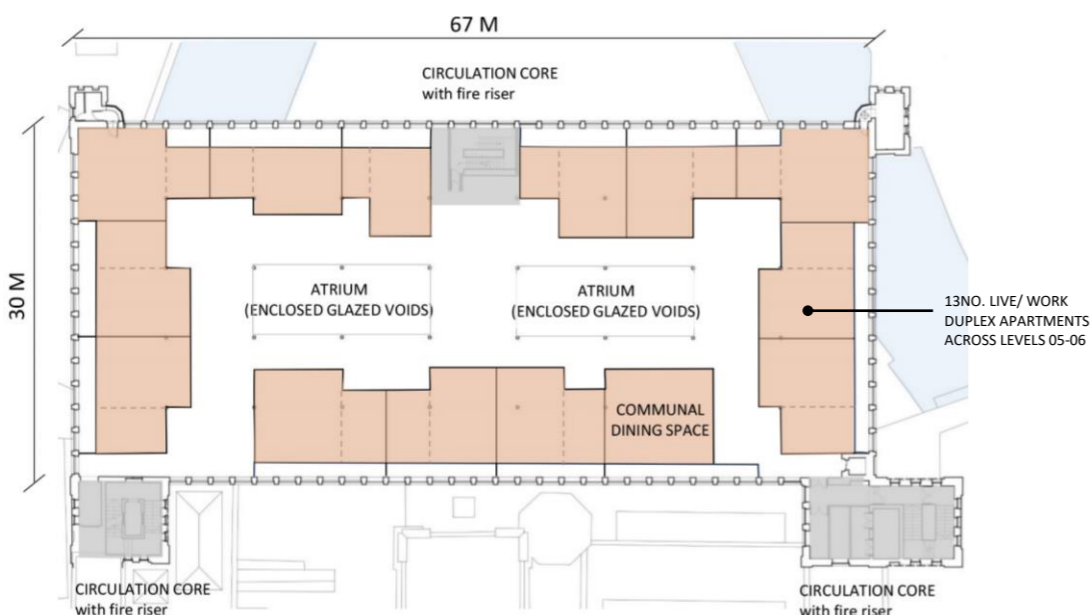
## Key points

- 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

| Location      | Uses  |
|---------------|---|
| East Mill     | 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. |
| Turbine House | Access to all levels of activities and 'Grow On' offices.   |
| Power House   | Live music bar, coffee bar and co-working space.  |
| North Mill    | 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).             |
| Strutt House  | Café, small business incubator office units.  |
| Workshops     | Convenience store, small business incubator office units.   |
| Pavilion      | Removed.  |
| Parking       | West Mill 300 spaces, East Mill level 00 40 spaces.   |



- ➔ ESCAPE
- POSSIBLE LOCATION FOR LIFT
- LIVE/ WORK APARTMENTS
- ▣ ESCAPE STAIR
- VISITOR CENTRE
- LIVE MUSIC BAR
- CATERING/ INDEPENDENT RETAIL
- BUSINESS/ OFFICE UNITS
- CLUB GYM
- FLEXIBLE MEETING SPACE/ CO-WORKING
- CAR PARKING



EAST MILL LIVE/WORK DUPLEX APARTMENTS TO LEVELS 05-06



TITANIC MILLS, HUDDERSFIELD



RAM MILL, OLDHAM



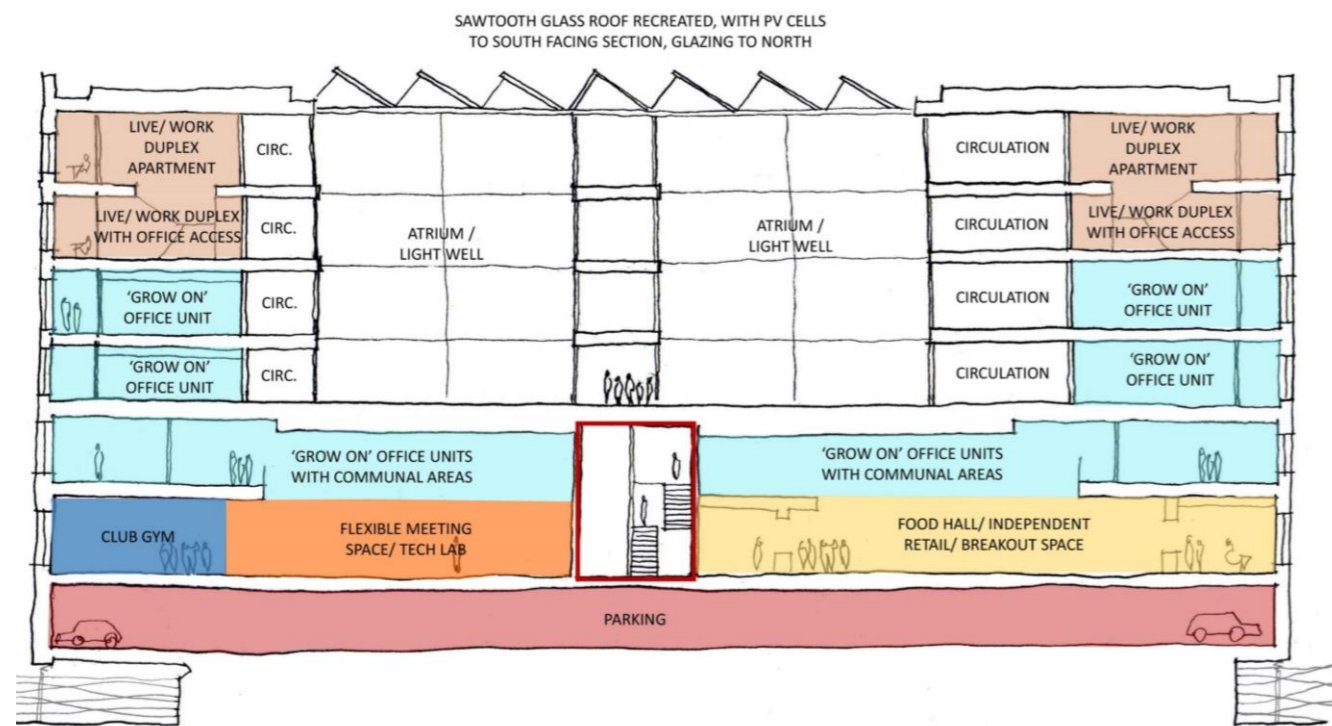
VOX STUDIOS, LONDON



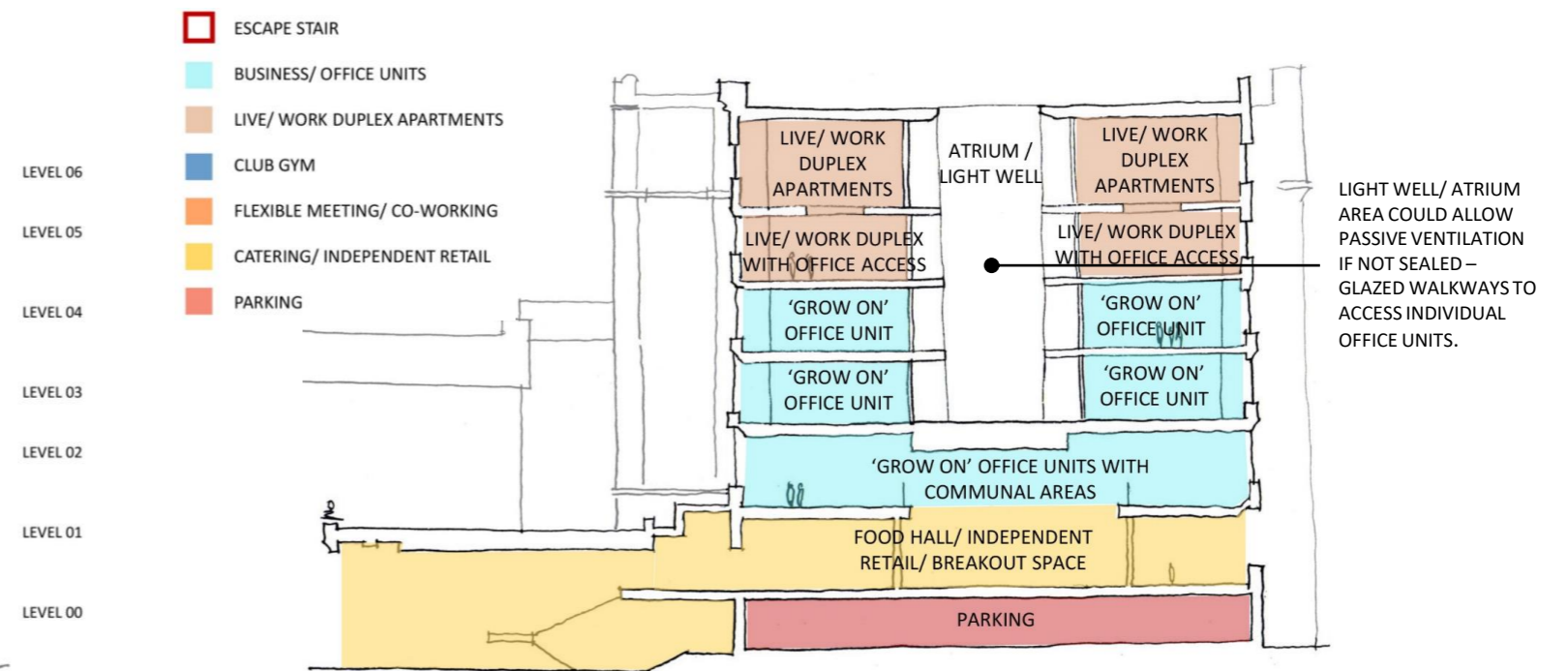
SAN JUAN FOOD HALL, MALLORCA



MACKIE MAYOR FOOD HALL, MANCHESTER

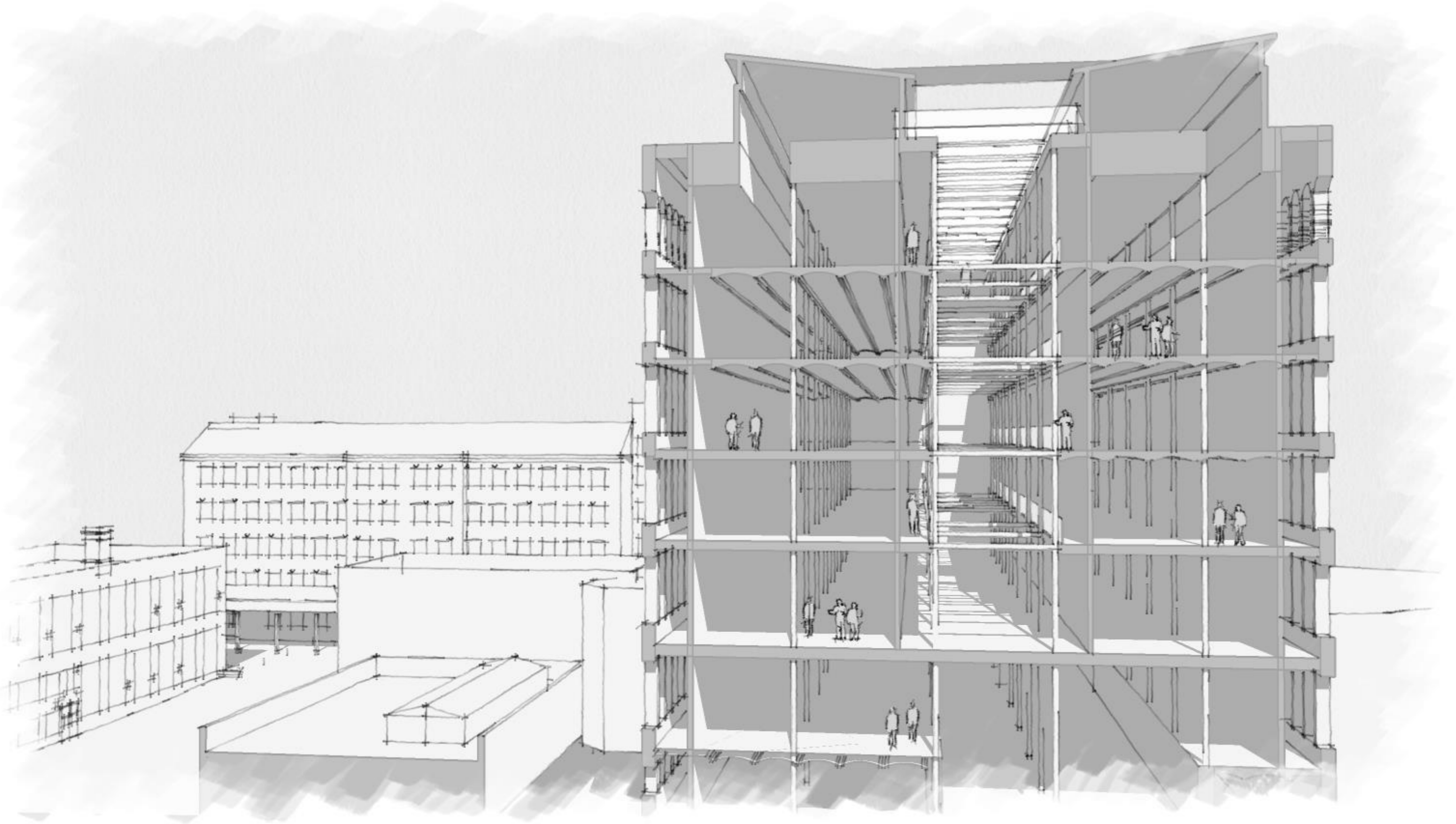


EAST MILL - SKETCH LONGITUDINAL SECTION



EAST MILL - SKETCH TRANSVERSE SECTION

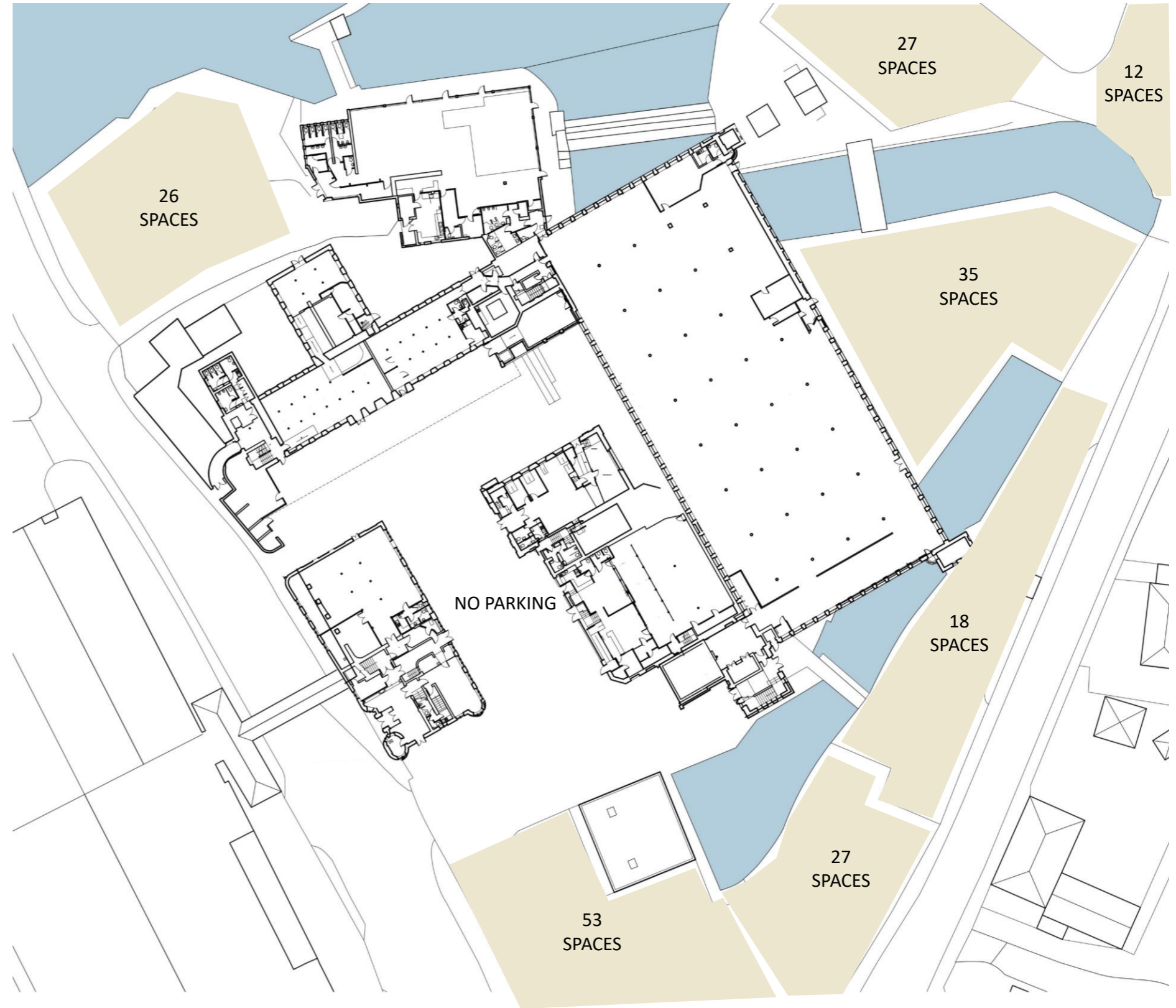






WEST MILL SITE EXTRACT- APPROX 330 PARKING SPACES

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



EAST MILL SITE – MAXIMUM APPROX 198 PARKING SPACES