



ARCHITECTS & INTERIOR DESIGNERS

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## Design & Access Statement

Project: Redevelopment of Former Textile Mill Site at Bank Gate Mill,  
Bank Gate, Slaithwaite, Huddersfield, HD7 5DL

Job No. 3486

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*This document is intended to be read as supplementary support information to the planning application forms and accompanying drawings. Any illustrations within this and other supporting documents are intended for illustrative purposes and do not take precedence over the formal application drawings.*

## 1. Introduction & Background

1.1. This document has been prepared in support of an application to redevelop the former textile mill site adjacent to Bank Gate road in Slaithwaite. Slaithwaite is approximately 5 miles south west of Huddersfield town centre.

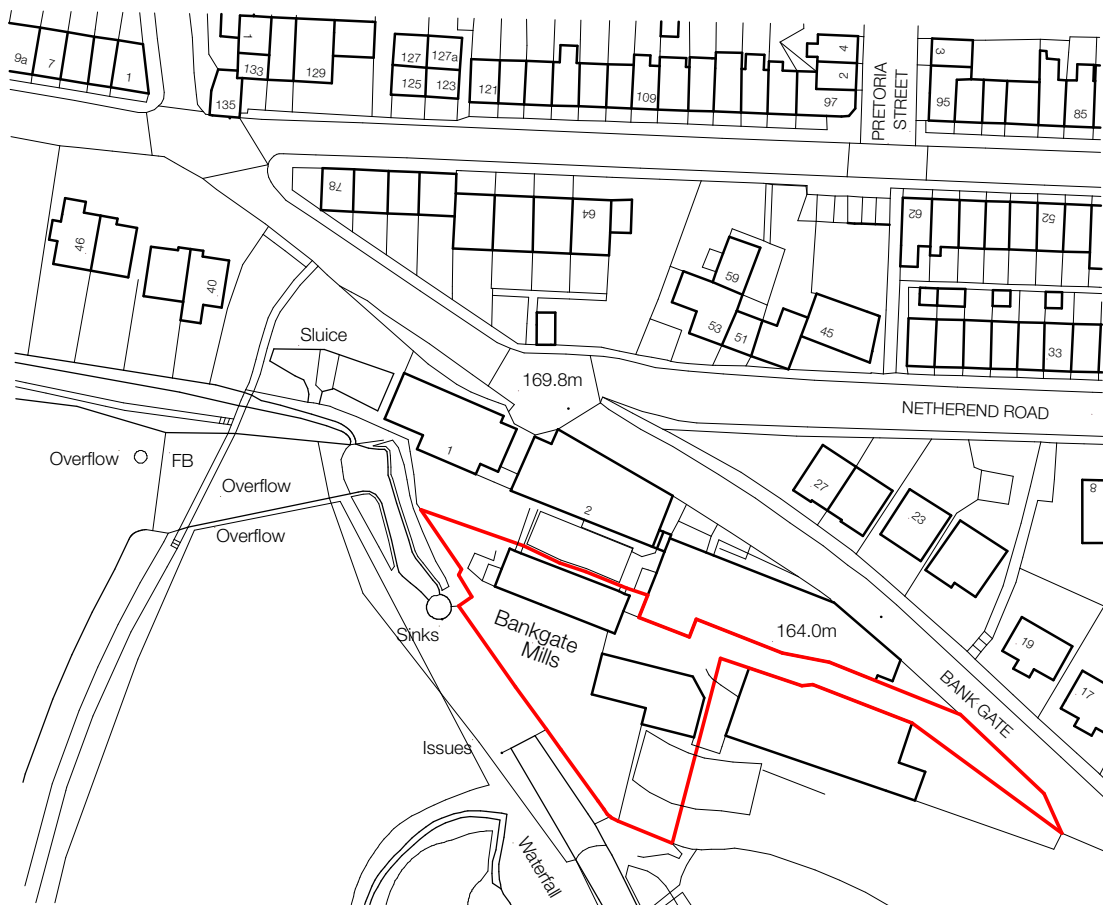


Figure 1 – OS Location Plan

- 1.2. On the Kirklees Local Plan, the application site is located outside of the Slaithwaite Conservation Area and is not within the Greenbelt. The mill itself is Grade II Listed.
- 1.3. The village of Slaithwaite is now predominantly residential, the textile mills of the area that originally drove expansion in the Industrial Revolution and which provided much local employment having closed some time ago. The mill that stands on the application site is a typical example.

- 1.4. The local area comprises a mixture of residential and commercial premises. It is a popular residential area because of easy access to an extensive range of local facilities and amenities. Slaithwaite centre is within easy walking distance and is one of the best local centres.
- 1.5. Connections to the local bus & train networks is excellent, both are within a 5 minute walk from the site.

## 2. Policy

- 2.1. Residential redevelopment of a Brownfield site in an eminently sustainable location conforms with both The National Planning Policy Framework which forms the overarching planning guidance for the country, and the Kirklees Local Plan.
- 2.2. Given the continuing need for smaller, semi-urban residential provision, and sustainable location where a full range of shops and services can be reached by foot and public transport, the application scheme will help to meet the development aspirations of the local authority as set out in the Kirklees Local Plan.



Figure 2 : Aerial view of site

### 3. Amount, Scale, Layout, Design and Landscaping

3.1. The site has a total area of 0.15 hectares. There are 2 main elements to the proposed scheme:

The mill itself is proposed to be converted into 5 apartment units, 4 of which are two bed units and the other is a single bed unit.

Elsewhere on the site, the existing brick outbuilding will be demolished with 2 detached three bed units proposed in its place.

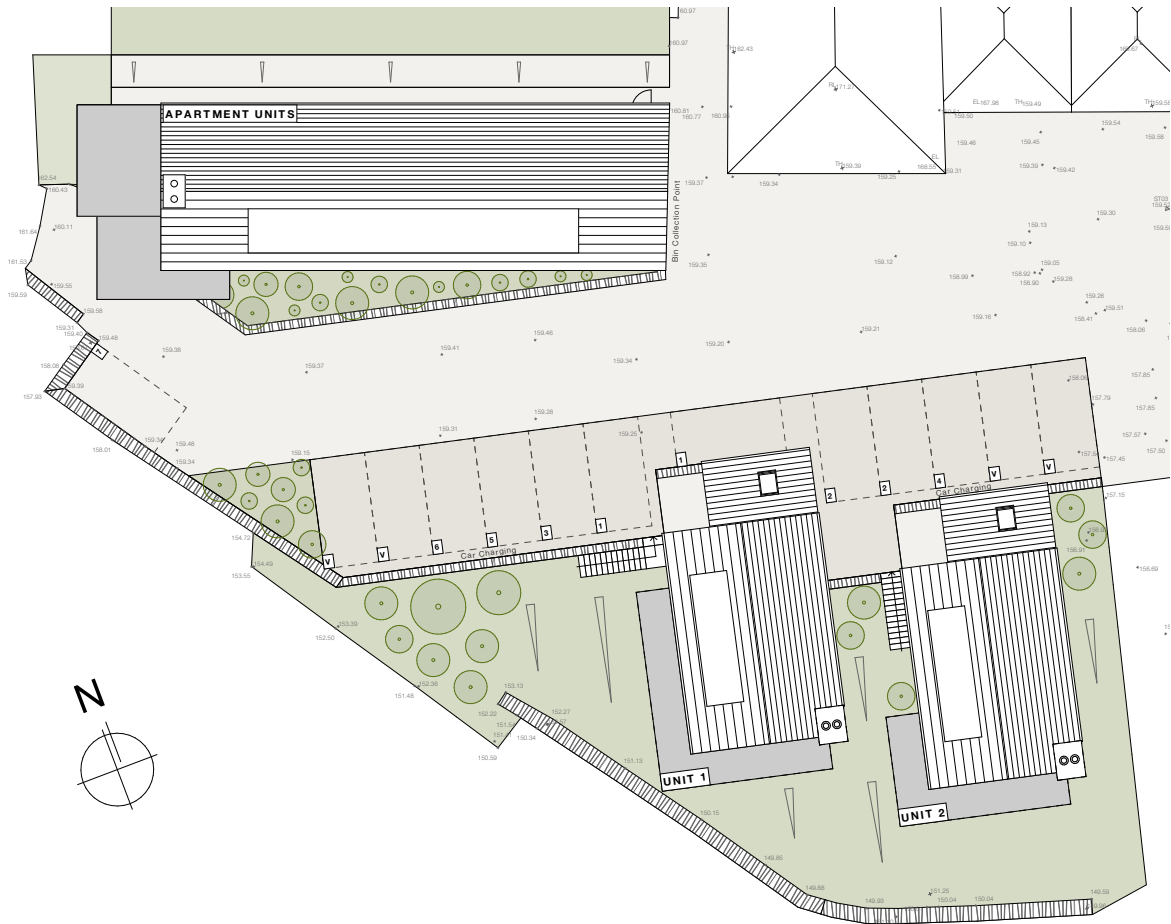


Figure 3 : Proposed site plan

3.2. Units 1 & 2 are set by the angle of the existing brick outbuilding. This then informs the layout of the parking bays and access driveway to the north. Due to the topography of the existing site, the detached units are built into the existing banking. From the north elevation they appear as a domestic two-storey dwelling, and from the south they appear as a three-storey dwelling with large expanses of glazing to take advantage of the south facing aspect and far reaching views across the valley.



Figure 4 : Unit 1 & 2 Proposed North Elevation

- 3.3. Units 1 & 2 will be constructed in traditional local materials with a traditional pitch roof form and chimney. Interest is provided to the simple forms by the addition of a cantilevered wrap around detail to the feature glazing which doubles up as an outdoor amenity space.

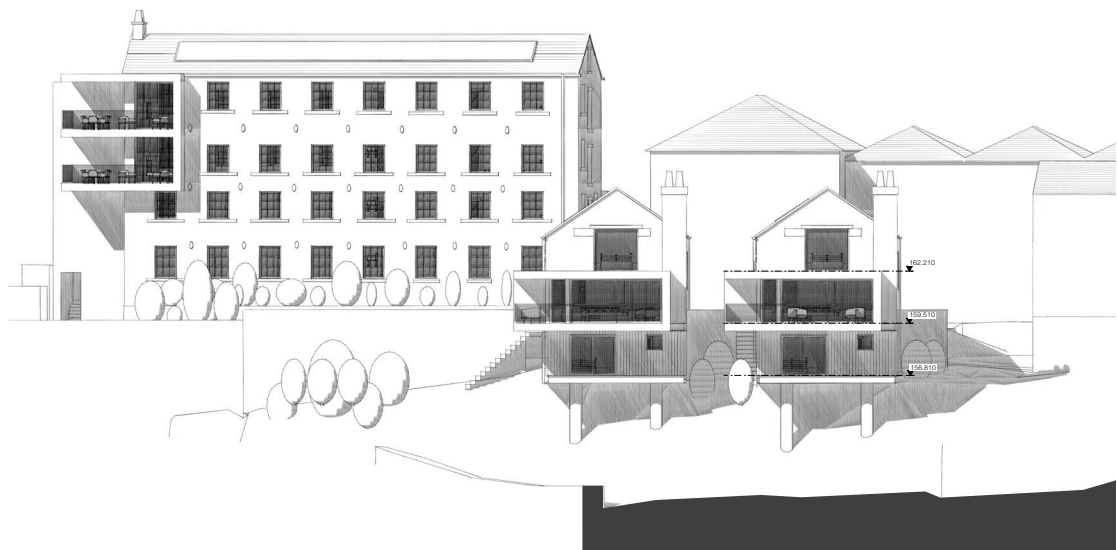


Figure 5 : Unit 1 & 2 Proposed South Elevation

- 3.4. The architectural language of the cantilevered wrap from Units 1 & 2 is carried through the top 2 mill apartment units. This both adds interest to the south facing façade whilst forming a very attractive outdoor amenity space. A circulation block clad in a green living wall is proposed to the west elevation. Further amendments are kept to a minimum, sensitive restoration of the building fabric will be carried out where necessary. All new windows will be gridded which gives a nod to the building's industrial past.
- 3.5. Solar arrays will be installed on the roofs of Unit 1, Unit 2 and the Mill Building.
- 3.6. External works are limited, comprising a number of walls in local stone to demarcate boundaries between public and private areas. Vegetation will be introduced to the site in a number of key areas. Particular attention will be paid to the planting bed at the base of the southern mill elevation.
- 3.7. Access to site is unaffected by the proposals and remains as existing. Ample resident and visitor parking will be provided.



*Figure 6 : Indicative Proposed 3D Visual*



*Figure 7 : Indicative Proposed 3D Visual*



*Figure 8 : Indicative Proposed 3D Visual*



*Figure 9 : Indicative Proposed 3D Visual*

#### 4. Heritage Impact Assessment

- 4.1 The application site lies outside of the Slaithwaite Town Centre Conservation Area however the mill itself is Grade II listed.
- 4.2 The listing details are as follows : *“Mid C19. Mill. Hammer dressed stone. Pitched stone slate roof. Coped gables to west. Chimney to west gable. Four storeys (3 storeys to north). South elevation: eight bays of industrial casements to each floor. East gable: central loading door to each floor with small access door to attic (lower two doors have stone surrounds with pronounced sills). Single bay of industrial casements to each side (two upper floors to north, blocked). North elevation (attic): six bays of 2-light stone mullioned windows with continuous band as lintel with one single light and one loading door to each end, with stone surrounds (door to west - later). Other floors have six 2-light stone mullioned windows and two single lights (blocked loading door to third floor - east end). West gable: two bays with industrial casements to each floor with iron fire escape to each floor.”*
- 4.3 No detrimental works will be carried out to the heritage asset. Original window openings will be maintained and sensitively restored, with some blocked up openings opened up where the scheme permits. The cantilevered wrap around bays to the top 2 apartments bring the historic mill into the 21<sup>st</sup> century with a considered, contemporary addition. This detail is also picked up on the 2 detached units to the south.
- 4.4 Following the decline of the textile industry, the townscape of Slaithwaite suffered somewhat. The later reopening and refurbishment of the canal, which runs through the heart of the commercial centre, led to a rejuvenation of the town which now enjoys renewed prosperity and popularity.
- 4.5 The Bank Gate Mill site above the main centre, suffered a particular decline in the post-textile era. It has stood redundant for a number of years and typifies what has happened to several sites around the local area. The mill site has been extensively changed and remodelled during its lifetime. The brick outbuilding to the south of the mill was built in the 20th century and is of poor quality but typical of a development widely seen across the textile industry in the locality.
- 4.6 The application scheme changes the site to residential use, removes inappropriate building elements and reintroduces a more vernacular style of building with emphasis on the forms, materials and detailing.
- 4.7 We firmly believe the scheme enhances the heritage asset and its immediate surroundings.