

# ***Design and Access Statement***

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Extension to mill complex to create commercial unit at  
Holme Mills, West Slaithwaite HD7 6LS.



**May 2024.**

# **Design & Access Statement**

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## **1.0 Context.**

- 1.1 This statement has been prepared to accompany a planning application for an extension to unit 4 at Holme Mills, West Slaithwaite Road HD7 6LS.
- 1.2 The site is within green belt as defined in Kirklees Local Plan, extracts of which are appended to this statement, but is not in any conservation area.
- 1.3 The mill was occupied by James Holdsworth Ltd from the 1970's until 2006 when phased conversions changed the mill into commercial units for rental purposes.
- 1.4 James Holdsworth Ltd used to make textile accessories for textile machinery since the company was established in the mid 1900's, originally based in Mirfield.
- 1.5 In 2003 the Mirfield operation was moved to West Slaithwaite, where around 50 people were employed, but due to decline in the textile industry the business was no longer viable.
- 1.6 The site is divided into 16 No units of varying size from 50 m<sup>2</sup> and 1870 m<sup>2</sup> with a total floor area of 8735 m<sup>2</sup>.
- 1.7 The company are constantly being contacted by businesses wanting to rent units but they have nothing available, hence the application to create an additional unit of approximately 130 m<sup>2</sup>.
- 1.8 The mill is adjacent to the River Colne but the application site is in flood zone 1 so is at very low risk of flooding.

## **2.0 Amount, scale, appearance and layout.**

- 2.1 The application is for a single storey extension to create a new commercial unit.
- 2.2 The new unit will be around the same size of the existing unit 4 which has a footprint of 14.5m x 9.2m.

- 2.3 The heights to eaves and ridge are approximately 4.8m and 7.1m respectively.
- 2.4 The existing roof is green profiled steel sheet and the extension roof will be in the same material.
- 2.5 The existing walls are part stone and part green profiled steel sheet, the proposed extension will have profiled sheet to match the existing.
- 2.6 Unit 4 currently has a storage compound to the front and rear of the unit with steel palisade fencing to the perimeter with two pairs of access gates.
- 2.7 The compound to the rear will be allocated to the existing unit.
- 2.8 The palisade fencing to the front will be removed and an external compound provided to the side of the new unit.

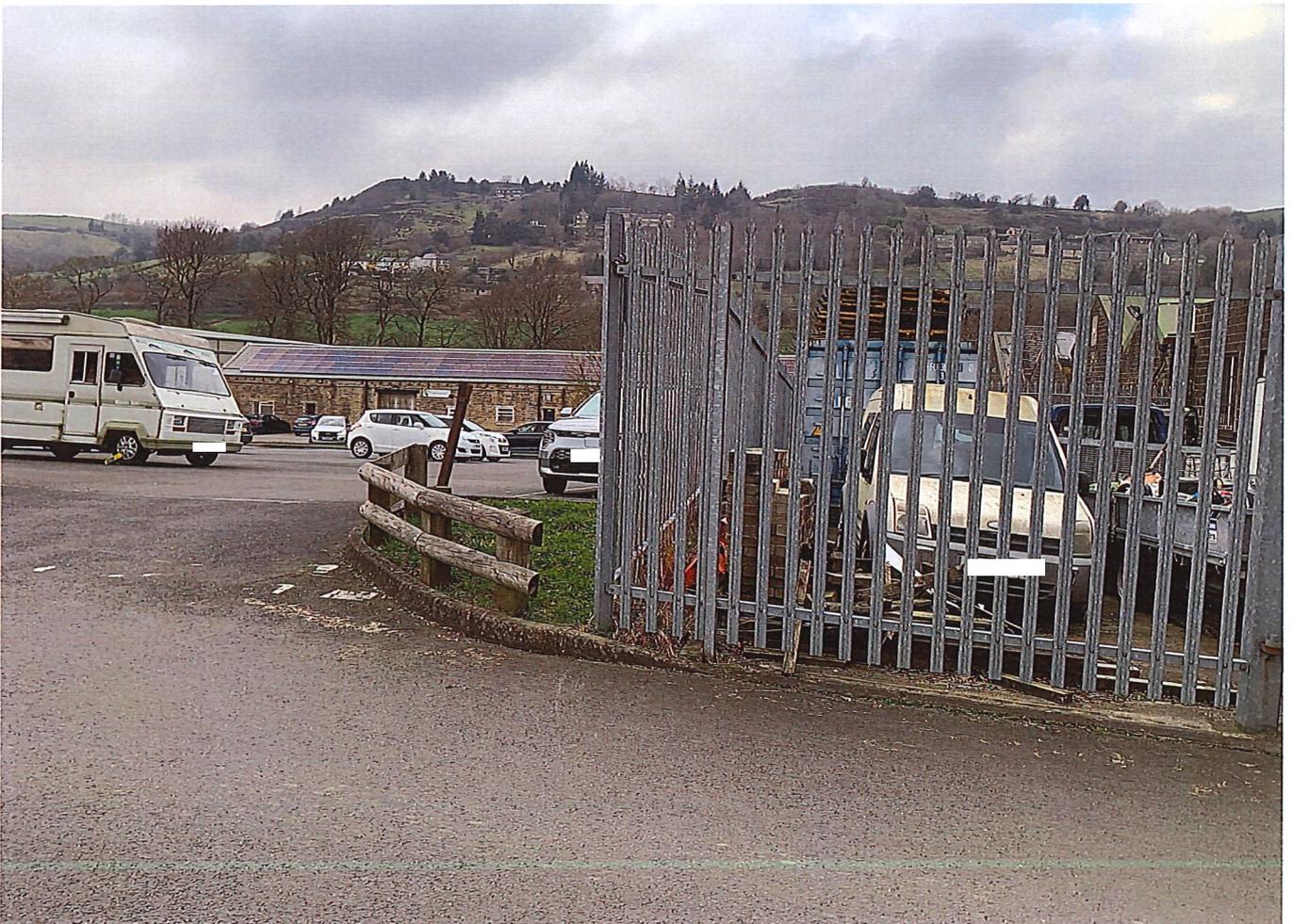
### **3.0 Access.**

- 3.1 Pedestrian and vehicular access to units will be via the existing access road.

Appendix A  
Photos.









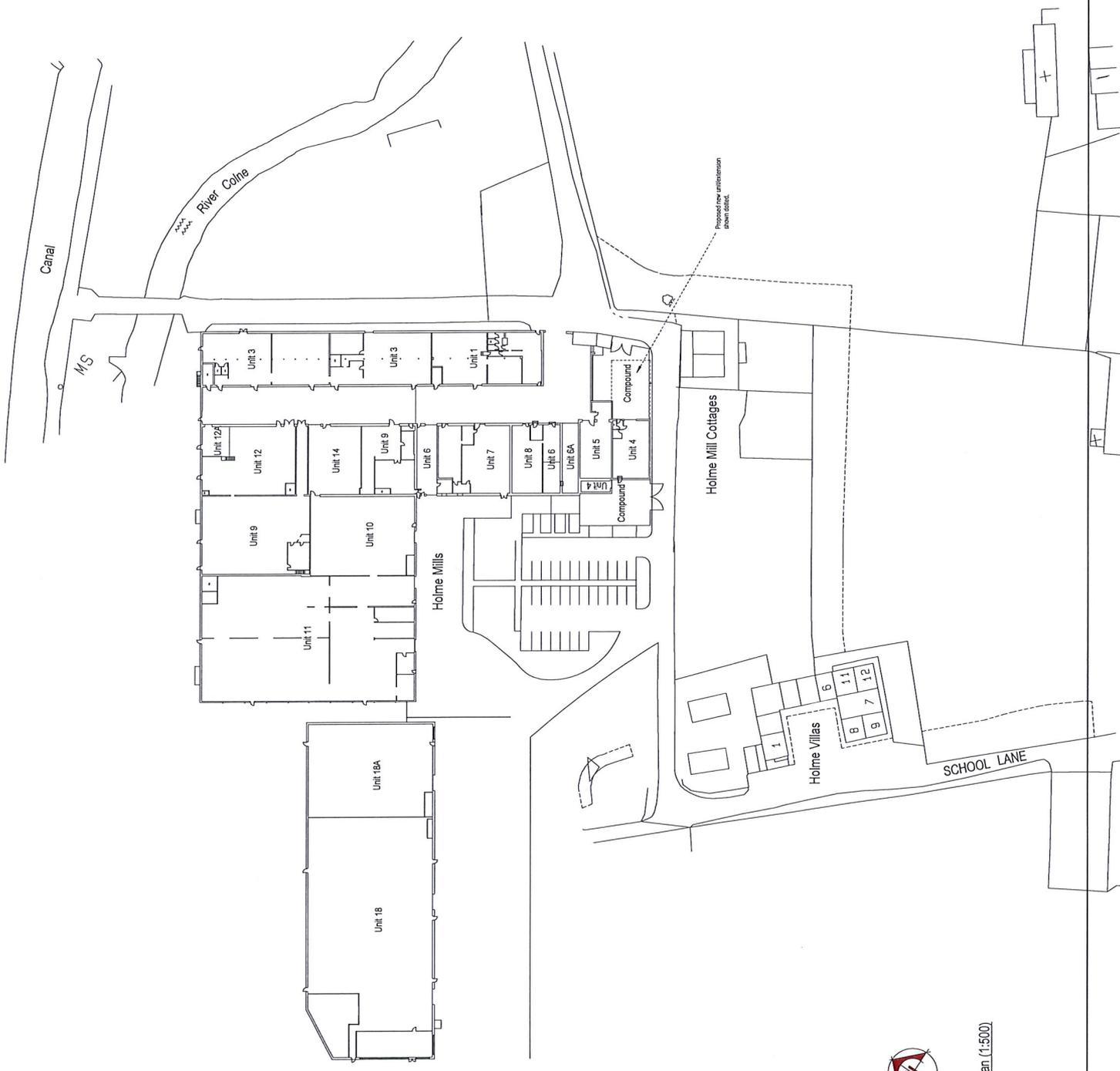




Appendix B  
Drawings.

4m	Scale 1:50
10m	Scale 1:100
20m	Scale 1:200
40m	Scale 1:400
80m	Scale 1:800
160m	Scale 1:1600

(When its scale of original plan has been)



Block plan (1:500)



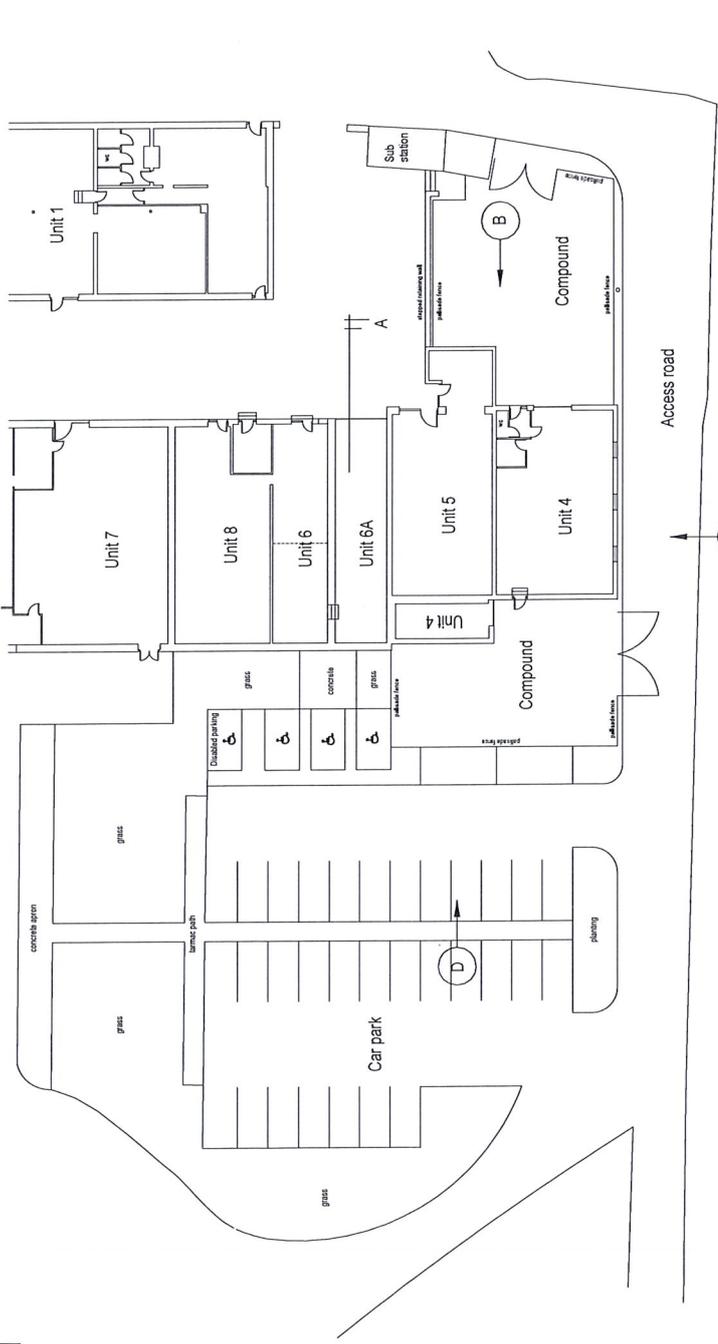
Colne Valley Design  
 5 Meadow Lane  
 Huddersfield HD7 5EX  
 Tel: 01484 649287  
 Mobile: 07782 703312  
 E-mail: michell@ashhomes.co.uk  
 Approved 21.10.2020

Project	Proposed extension.
For	Holdsforth
Address	Holme Mills West Slatthwaite Road Marsden HD7 6LS.
Title	Block plan.
Job No.	24 J 04.
Drawing number	01.
Date	Feb 2024.

0m	Scale 1:50
5m	Scale 1:100
10m	Scale 1:200
20m	Scale 1:500
50m	Scale 1:1250
100m	

(When the scale of original plan has 1:500)

Notes:  
 1. See notes to be the responsibility of contractor.  
 2. Contractor to provide appropriate to plan of road and footpaths or street.  
 3. Any discrepancies to be reported to Goine Valley Design.

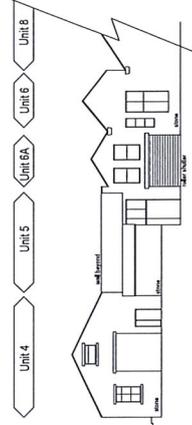


Existing site layout plan (1:200).

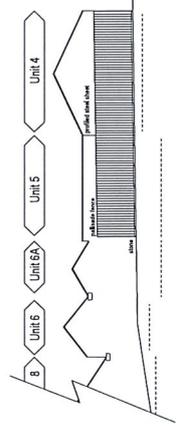


Goine Valley Design  
 8 Meadow Lane  
 Huddersfield HD7 5EX  
 Tel: 01484 65097  
 Mobile: 07467 80312  
 E-mail: mitchell@goinevalley.co.uk  
 Project: S.A. Mitchell MCDGP

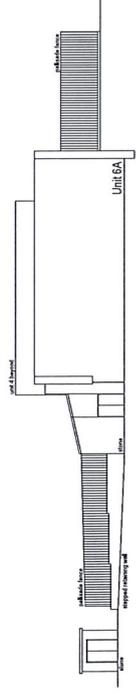
Project	Proposed extension.
For	Holdsforth
Address	Holme Mills West Slatthwaite Road Marsden HD7 6LS.
Title	Existing layouts and elevations.
Job No.	24 J 04.
Drawing number	02.
Date	Feb 2024.



Existing east facing elevation B (1:200).



Existing south facing elevation C (1:200).



Existing north facing sectional elevation A (1:200).

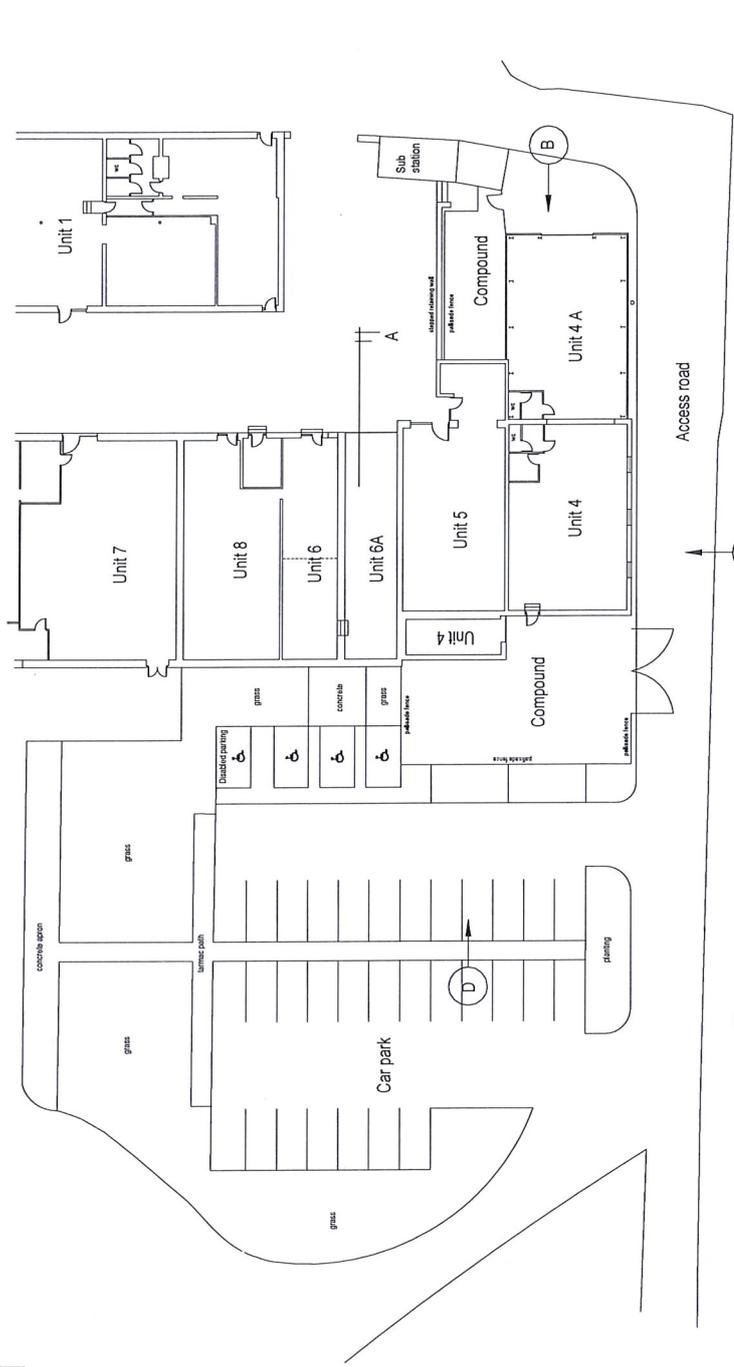
Existing west facing elevation D (1:200).

Scale 1:250  
Scale 1:500  
Scale 1:1000  
Scale 1:2000  
Scale 1:5000  
Scale 1:10000

0m  
5m  
10m  
15m  
20m

(When in use of original plan use 1:500)

Name:  
1. Setting out is the responsibility of contractor.  
2. All dimensions are to be measured from the face of the wall unless otherwise stated.  
3. Any alterations to be reported to Colin Valley Design.



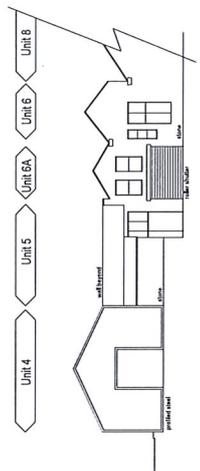
Proposed site layout plan (1:200).



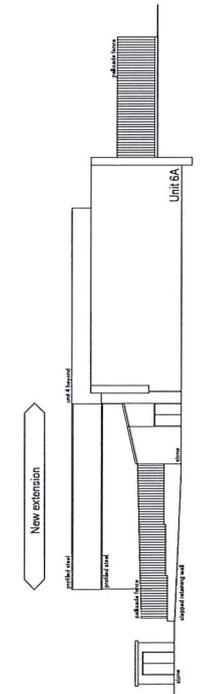
Colin Valley Design  
8 Meadow Lane  
Shillingleaves  
Huddersfield HD7 5EX

Tel: 01484 842387  
Mobile: 07867 963312  
E-mail: [info@colinvalleydesign.co.uk](mailto:info@colinvalleydesign.co.uk)

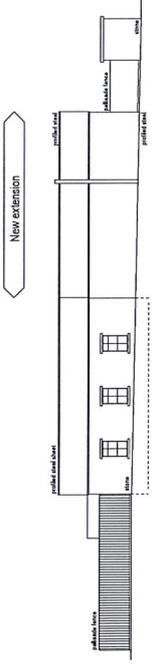
Approved 24. January 2024



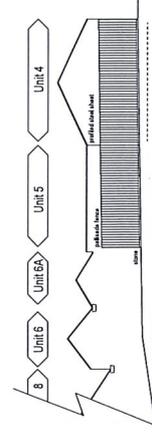
Proposed east facing elevation B (1:200).



Proposed north facing sectional elevation A (1:200).



Proposed south facing elevation C (1:200).



Proposed west facing elevation D (1:200).

Project	Proposed extension.
For	Holdsforth
Address	Holme Mills West Slaithwaite Road Marsden HD7 6LS.
Title	Proposed layouts and elevations.
Job No.	24 J 04.
Drawing number	03.
Date	Feb 2024.

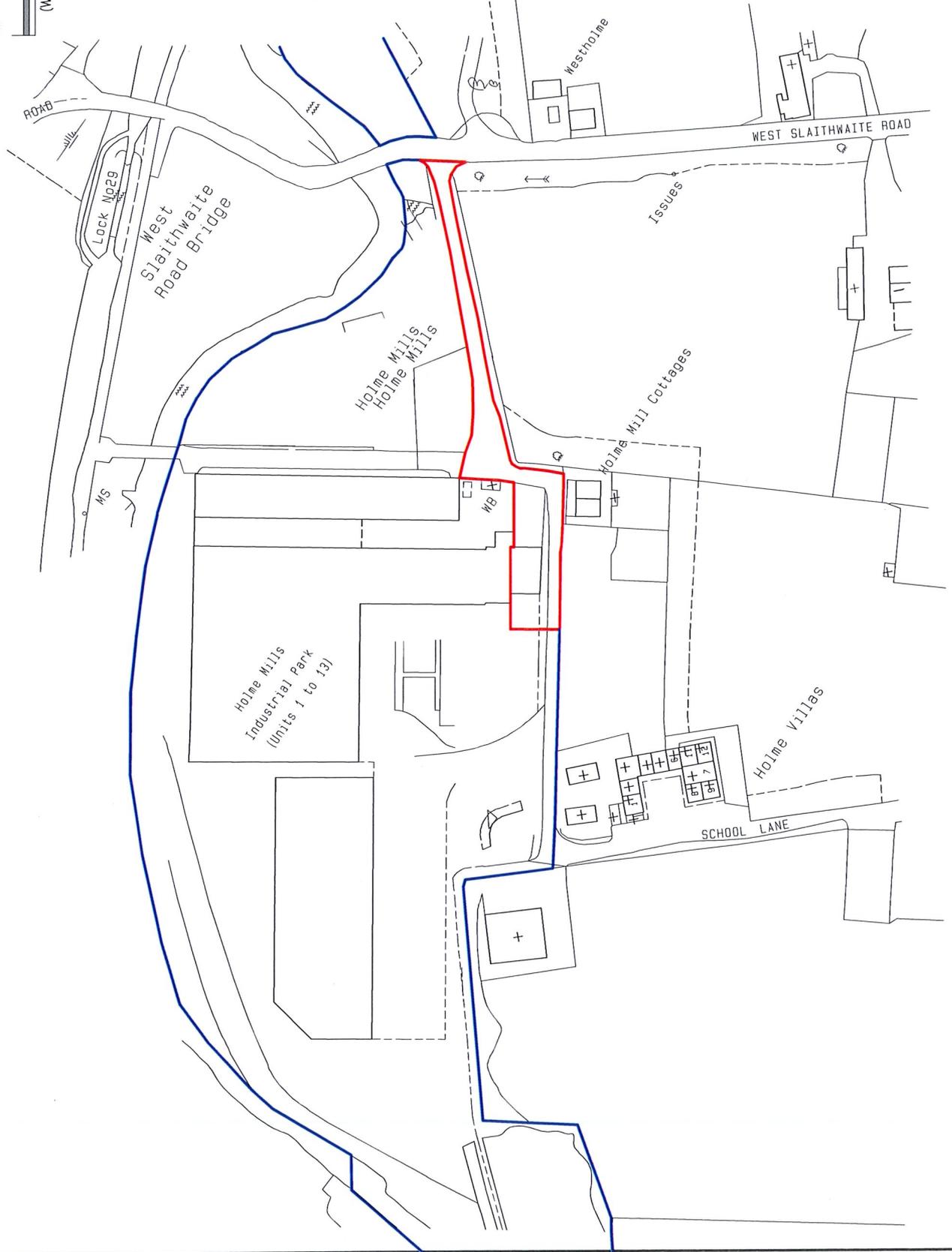
0m 4m  
0m 8m  
0m 16m  
0m 40m  
0m 100m

Scale 1:50  
Scale 1:100  
Scale 1:200  
Scale 1:500  
Scale 1:1250

(When to scale of original plan bar = 8cm)



Location plan (1:1250)



Goine Valley Design

Goine Valley Design  
8 Meadow Lane  
Slaitthwaite  
Huddersfield HD7 5EX

Tel: 01484 842097  
Mobile: 07867 893512  
Email: info@goinevalley.co.uk

Formerly G.A. Architects (GAD)

Project	Proposed extension.
For	Holdsforth
Address	Holme Mills West Slaitthwaite Road Marsden HD7 6LS.
Title	Location plan.
Job No.	24 J 04.
Drawing number	04.
Date	Feb 2024.

## Appendix C

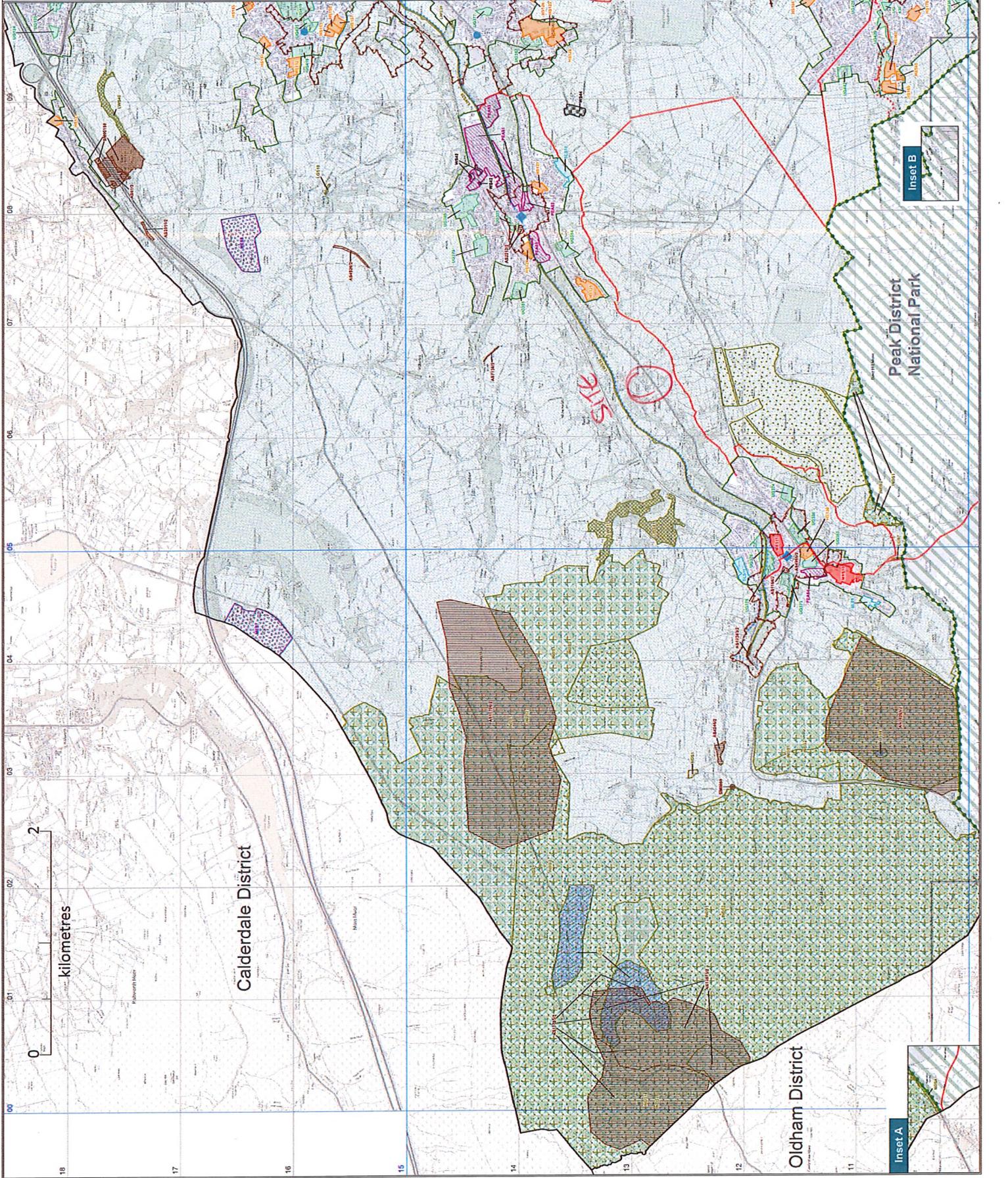
Extracts from Local Development Plan.

- Green Belt and Green Space**
- Green Belt
  - Strategic Green Infrastructure Proposal (SGI)
  - Urban Green Space (UGS)
  - Local Green Space (LGS)
- Housing, Employment & Other Significant Development**
- Employment (E5)
  - Priority Employment Areas (PEA)
  - Housing (H5)
  - Mixed Use (MU5)
  - Land at Storries Hall (MOSB)
  - Gypsy and Traveller & Travelling Showpeople (GTS)
  - Safeguarded Land (SL)
- Heritage Assets**
- Archaeological Sites (Class 2) (A5)
  - Conservation Area
  - Registered Battlefield (RB)
  - Registered Parks and Gardens (RPG)
  - Scheduled Monuments (SM)
- Minerals & Waste**
- Minerals Areas of Search (MAS)
  - Minerals Extraction Sites (MES)
  - Minerals Preferred Areas (MPA)
  - Minerals Infrastructure (MI)
  - Waste Site (W)
  - Waste Site (Safeguarded) (WS)
- Natural Environment**
- Peak District National Park
  - Special Protection Area (SPA)
  - Special Area of Conservation (SAC)
  - Site of Special Scientific Interest (SSSI)
  - Local Wildlife Sites (LWS)
  - Local Geological Sites (LGS)
  - Dark Peak Nature Improvement Area
- Shopping Centres**
- Principal Town Centre
  - Town Centre
  - District Centre
  - Local Centre
- Transport**
- Highways England Transport Scheme
  - Core Walking, Cycling and Riding Network
  - Transport Scheme (TS)
  - Junction Improvement
  - Committed Transport Improvement Scheme route
  - Proposed

Map scale: 1:15,000 @ A1  
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**Kirklees Local Planning Authority:**  
Index to (A1) Map Sheets

Map administered by Peak District National Park Authority

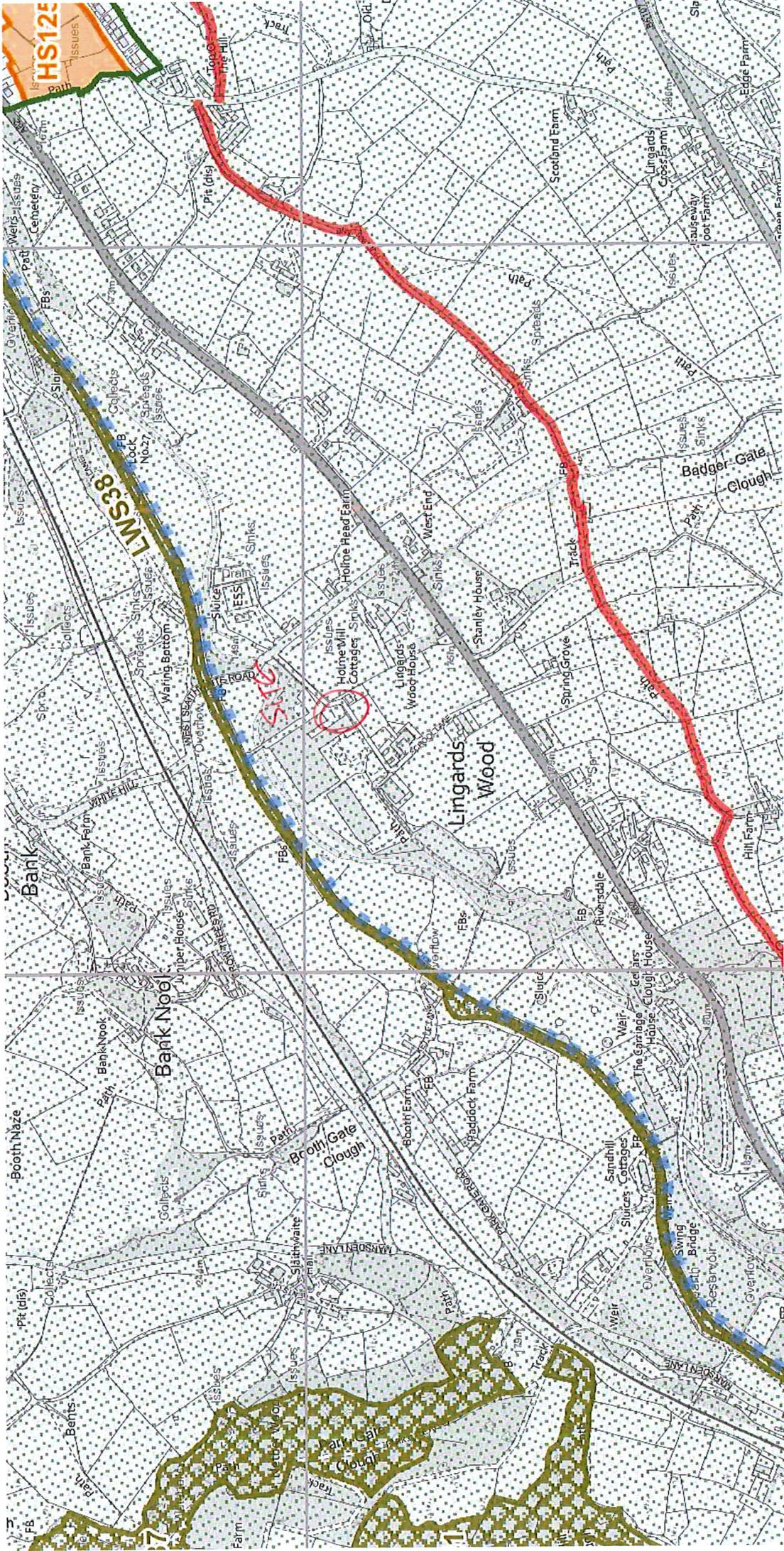


Calderdale District

Oldham District

Peak District National Park

0 2  
kilometres





Appendix D  
EA Flood Plan.



# Flood map for planning

Your reference  
<Unspecified>

Location (easting/northing)  
406352/412942

Scale  
1:2500

Created  
8 Mar 2024 14:23

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



Page 2 of 2

