

# SPINKSMIRE MILL, **MELTHAM**

Design Statement

February 2026



| DATE OF ISSUE | REVISION | NOTES | COMPLETED BY | CHECKED BY |
|---------------|----------|-------|--------------|------------|
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1.0 INTRODUCTION

This statement has been prepared on behalf of SDC Enterprises Limited and is part of a comprehensive application inquiry for the demolition of an existing industrial building and the construction of a new industrial structure.

The purpose of this document is to establish the principles behind the design for the proposed apartment building with associated access, car parking and landscaping, etc.

The following sections of this document aims to clearly set out the aspirations of the client, the intentions of the designer and the expectations of the Planning Authority and local residents.



Location of site in red and it's surroundings.

KEY

— Boundary Line

1.1 EXISTING SITE & PLANNING HISTORY

**Planning History**  
The site historically has had planning permission granted in 2019 for a large industrial building to the north boundary with a new access road via Huddersfield Road. The planning permission under 2019/62/91728/W has now lapsed. Additionally, the existing buildings within the site curtilage have / are currently being refreshed to upgrade for their current use.

**Site Analysis**  
The overall site covers approximately 3.5 hectares with the application area covering approximately 0.54 and is accessed via Huddersfield Road, located south of site. The site is within an industrial area under the same management of SDC Enterprises Limited.

The terrain is characterized by a gentle slope descending from north to south. Historically, the site has not been developed externally but has undergone refurbishment within the existing building as stated above.

Currently, the site is an operational site transporting goods made on site. The site is surrounded by mature tree to the north and east boundary toward the open water course. All of the trees on the site within the application boundary are to be retained.

**Design Restrictions**  
Most sites have constraints that can limit as well as direct a designer. This site is no different. Some of the key issues that have dictated the design and the appropriate action taken described below.

- Existing tree / RPA's
- Existing site levels
- Existing water course.

| Survey Control Coordinates |           |           |         |                |
|----------------------------|-----------|-----------|---------|----------------|
| Reference                  | East      | North     | Section | Description    |
| GP01                       | 41084.924 | 41104.486 | 143.03  | Survey Station |
| GP02                       | 41091.091 | 41103.373 | 143.04  | Survey Station |
| 143                        | 41091.026 | 41102.413 | 143.07  | Survey Station |
| 143                        | 41094.008 | 41102.432 | 143.07  | Survey Station |
| 144                        | 41092.137 | 41098.294 | 139.57  | Survey Station |
| 145                        | 41086.034 | 41149.020 | 141.30  | Survey Station |
| 145A                       | 41087.192 | 41140.955 | 142.54  | Survey Station |
| 146                        | 41087.195 | 41142.449 | 141.82  | Survey Station |
| 146                        | 41084.715 | 41108.986 | 142.53  | Survey Station |
| 147                        | 41087.409 | 41101.244 | 142.44  | Survey Station |
| 147A                       | 41084.220 | 41101.875 | 142.44  | Survey Station |
| 148                        | 41087.408 | 41102.617 | 142.57  | Survey Station |
| 147C                       | 41086.889 | 41102.132 | 142.84  | Survey Station |
| 147D                       | 41087.243 | 41101.137 | 141.93  | Survey Station |
| 147E                       | 41084.830 | 41102.971 | 142.03  | Survey Station |
| 148                        | 41087.290 | 41102.879 | 143.04  | Survey Station |
| 149                        | 41075.123 | 41142.443 | 144.43  | Survey Station |
| 147A1                      | 41088.403 | 41172.472 | 139.78  | Survey Station |
| 147A2                      | 41089.433 | 41162.412 | 139.42  | Survey Station |
| 147A3                      | 41089.108 | 41160.739 | 139.35  | Survey Station |
| 151                        | 41084.237 | 41147.080 | 139.92  | Survey Station |
| 152                        | 41064.547 | 41108.885 | 139.85  | Survey Station |
| 153                        | 41057.387 | 41102.204 | 139.15  | Survey Station |



1564-LRC-ZZ-XX-DR-A\_1001 Existing Site Plan\_MELTHAM

1.2 SITE PHOTOGRAPHS

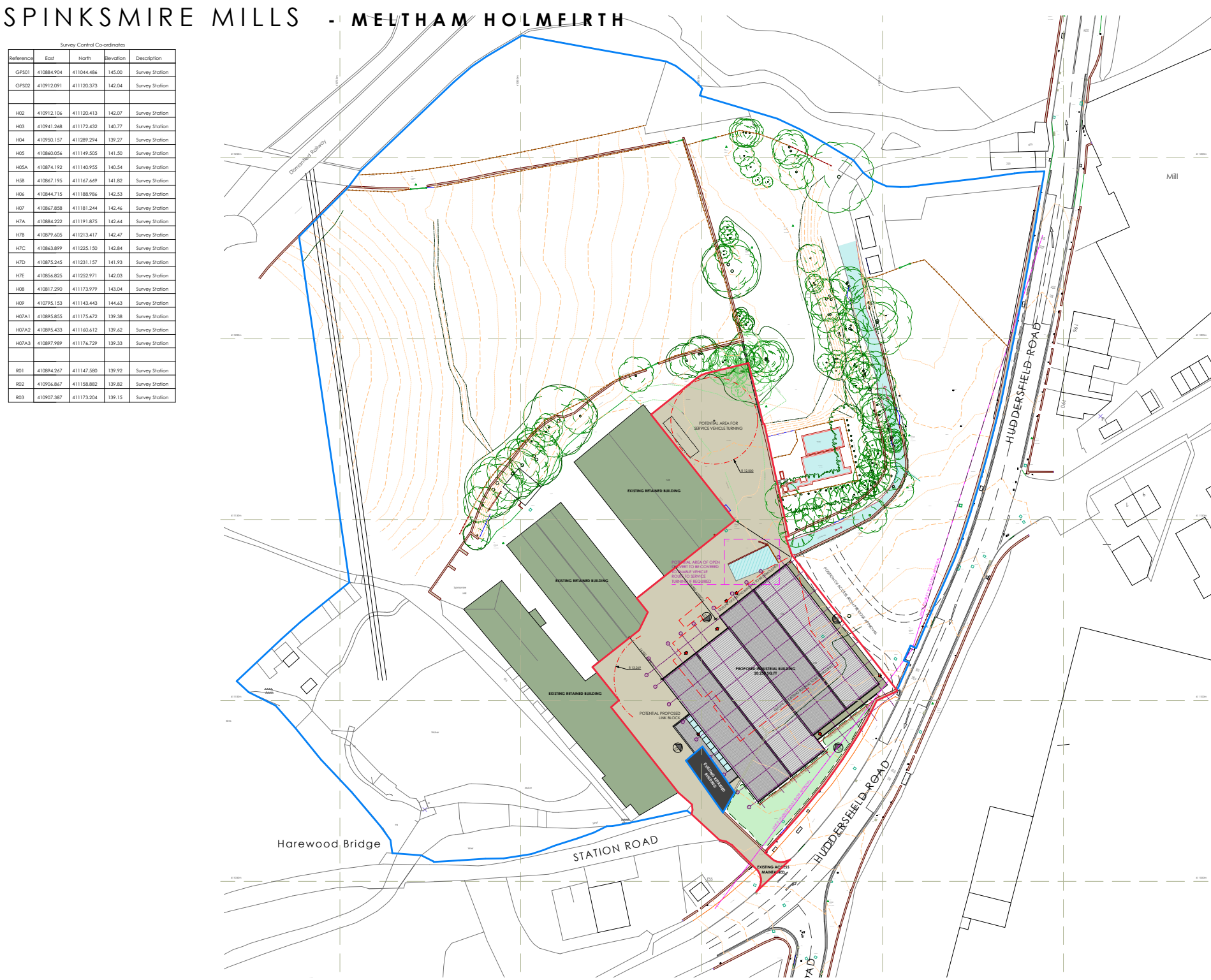
The application site area is flat as the current use is an existing building as presented the the. Please reference the topographical survey with directional falls and approximate level differences.



2.0 PROPOSAL

The proposal involves demolishing the existing industrial building and constructing a new industrial facility approximately 20,250 square feet in floor area, as depicted in the plans.

The new unit will better support operational activities such as site creation and goods transportation. The design and massing of the new structure will remain consistent with the neighboring buildings on site and the surrounding area.



1564-LRC-ZZ-XX-DR-A\_1002 Proposed Site Plan\_MELTHAM

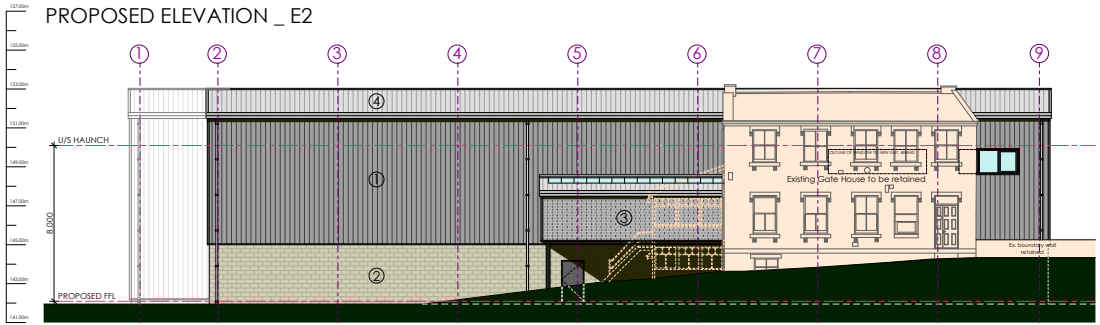
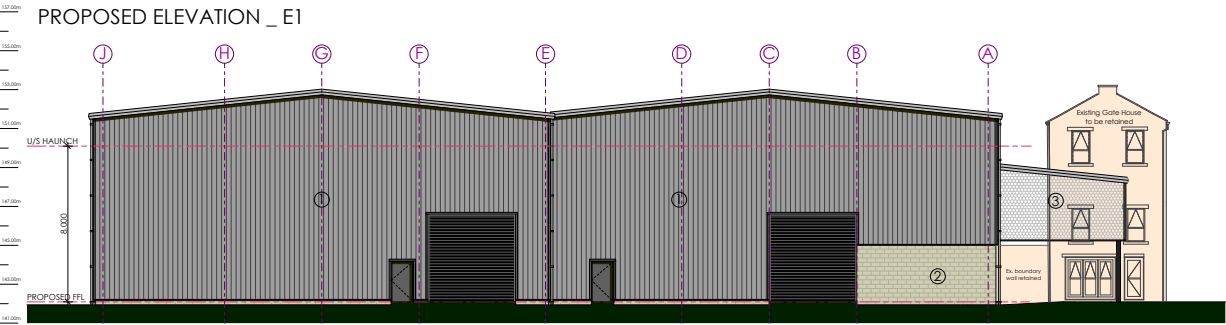
2.1 DESIGN

**Scale**  
The proposed building has an approximate height of 11 meters from ground level to the ridge. Although the new industrial structure is taller than the existing building, the design has been developed to maintain proportion with the surrounding buildings. Additionally, the new building will be aligned with the existing structure along the northern elevation.

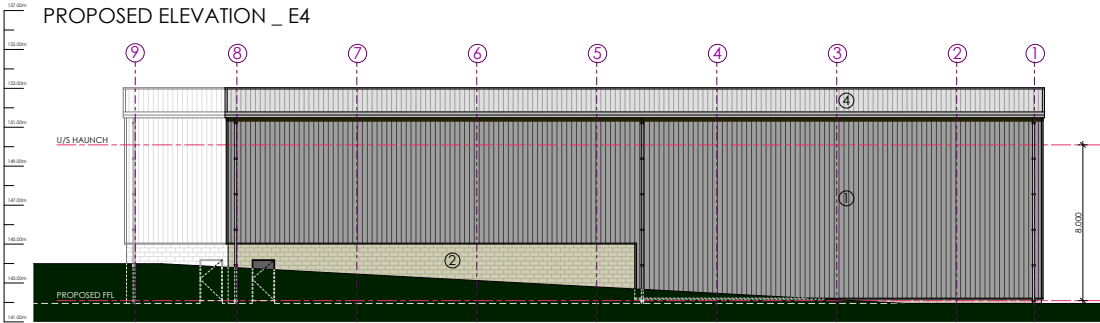
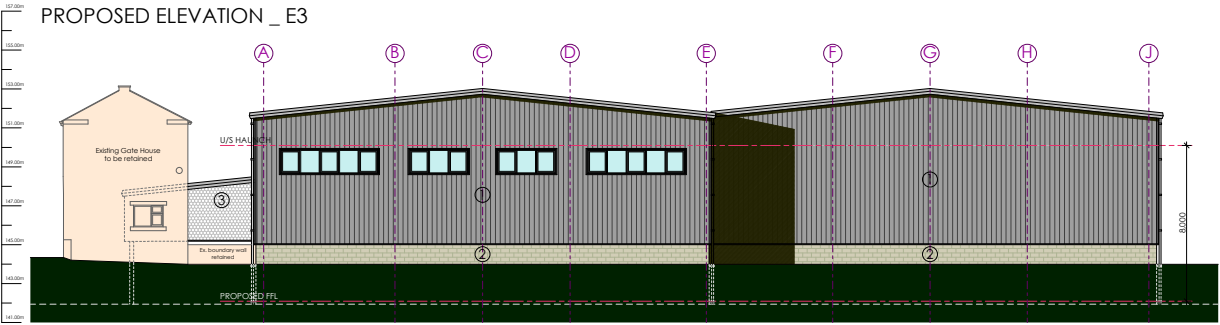
- Building Materials**
- 1, Built-up profiled metal cladding laid virtically (Slate Grey RAL 7012)
  - 2, Re-constituted stone, punched faced
  - 3, Architectural mesh cladding, profile and pattern to be agreed.
  - 4, Built-up profiled metal roof (Goosewing Grey RAL\_080 70 05)

All trim to be a contrasting grey, with grey gutters. Door to be dark grey metal security fire escape doors & roller shutters.

**External Materials**  
The proposed surface material will be tarmac to coordinate with the existing hard landscaping, designated for vehicle circulation. Low-level landscaping is planned along the southern boundary adjacent to Huddersfield Road.



1564-LRC-ZZ-XX-DR-A\_1005\_P01 Proposed Elevations E1\_E2\_MELTHAM



1564-LRC-ZZ-XX-DR-A\_1006\_P01 Proposed Elevations E3\_E4\_MELTHAM



**Leeds** – 5th Floor, 15 St Pauls Street, Leeds, LS1 2JG / t: 0113 233 7755  
**London** - 3rd Floor, 86-90 Paul Street, London, EC2A 4NE / t: 0203 875 5333