

---

# NEW MILLS MARSDEN

Phase 1 Landscape Design and Access Statement

PLANIT

## Document Control

File Name

3927-ID-001-02-A4-New-Mills-Marsden

Prepared by

AG

Checked by

MS

This document is copyright protected and may not be reproduced in whole or part without written authority from the owner.

© 2025 Planit I.E. Limited

# Contents

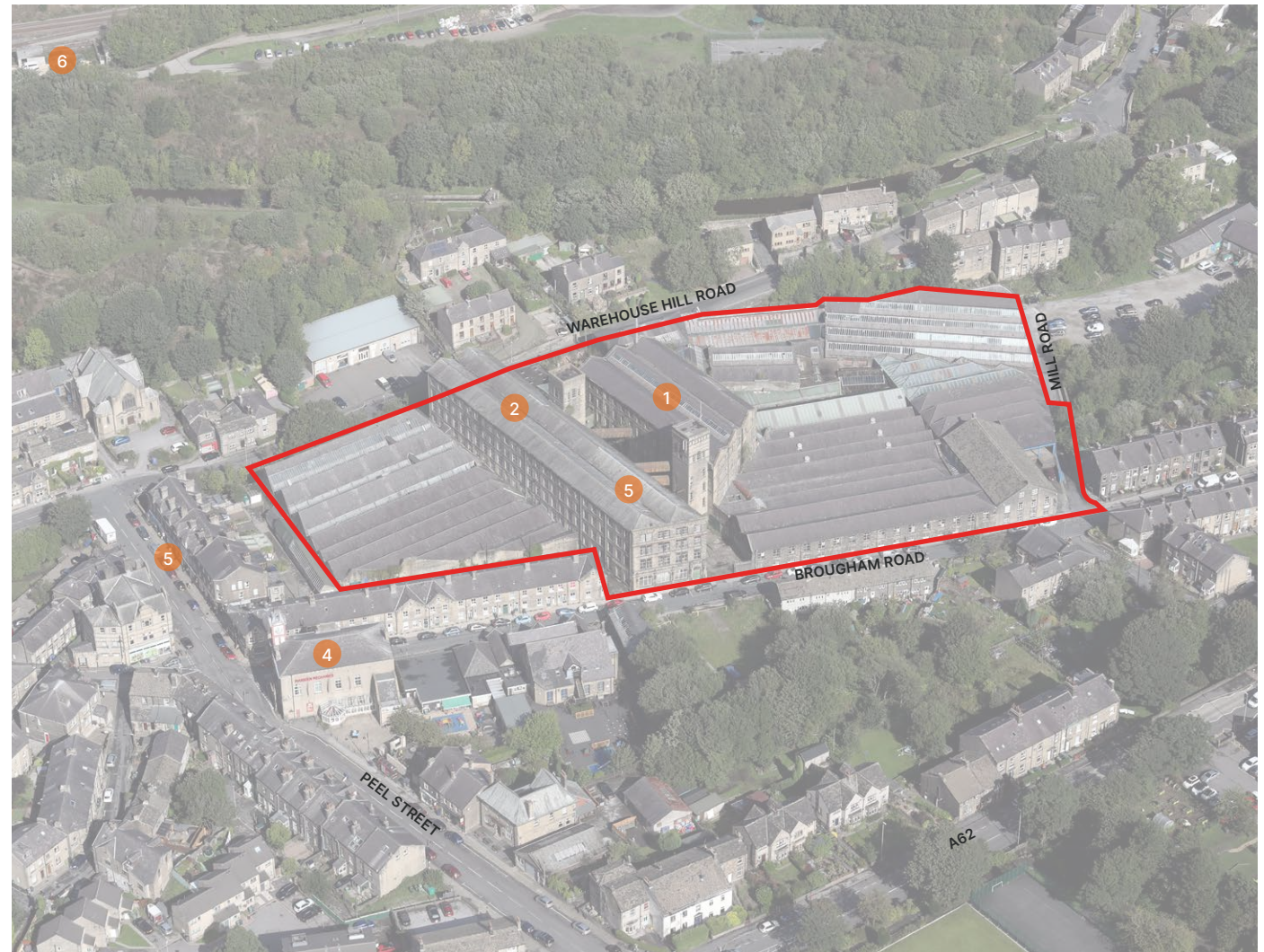
|                                |    |   |    |
|--------------------------------|----|---|----|
| Location                       | 4  | Hardworks Strategy                      | 24 |
| Existing Site Photos           | 5  | Lighting Strategy                       | 25 |
| Context                        | 6  | Levels Strategy                         | 26 |
| Movement                       | 7  | Vehicle Tracking                        | 27 |
| Land use                       | 8  | Softworks Strategy - Trees              | 28 |
| Public and open space          | 9  | Softworks Strategy - Planting Character | 29 |
| Site History and Morphology    | 10 |   |    |
| Heritage and Identity          | 11 |   |    |
| Constraints and Opportunities  | 13 |   |    |
| Placemaking Principles         | 14 |   |    |
| Landscape Masterplan - Phase 1 | 16 |   |    |
| Access and Movement            | 17 |   |    |
| Plaza - Spatial Zoning         | 18 |   |    |
| Plaza - Detail Area            | 19 |   |    |
| Axonometric                    | 20 |   |    |
| Historic Interpretation        | 21 |   |    |
| Visualisation                  | 22 |   |    |

## Location

The site is centrally located within Marsden to the east of Peel Street. It is bounded by Brougham Rd to the south, Mill Rd to east and the River Colne to its northern edge.

### Key

- 1 East Mill
- 2 West Mill
- 3 Wages Office
- 4 Marsden Mechanics
- 5 Marsden Village Centre
- 6 National Trust Marsden Moor



# Existing Site Photos

Art Nouveau facade of the Wages Office



Aerial view of New Mills with the moorland backdrop



View looking east along Brougham Rd towards the mill



Between the east and west mill buildings showing the elevated bridge links



The green colour of doors and other features against the buff Yorkshire brick is a distinctive characteristic of the site



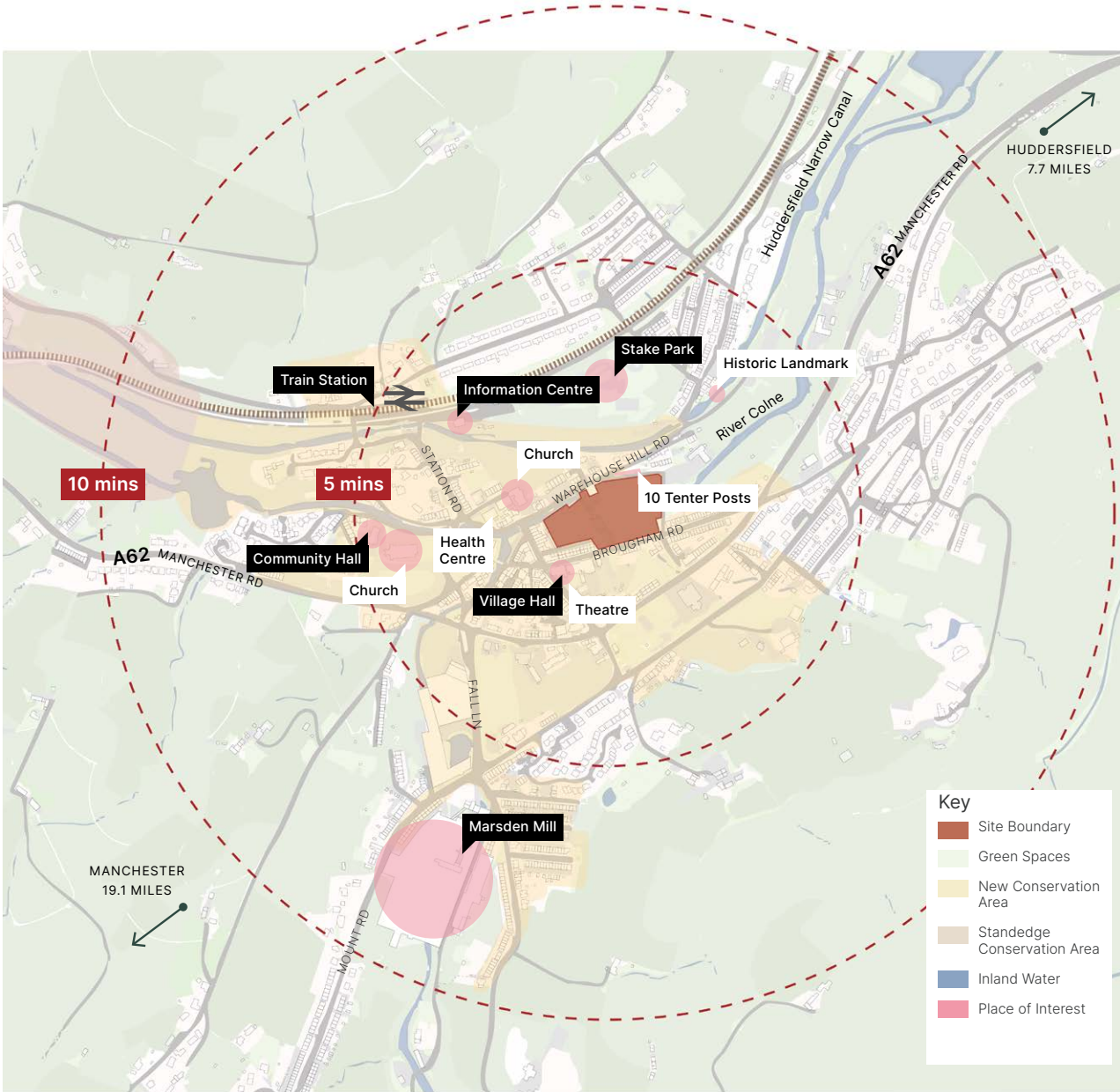
A view along the west side of the Wages Office showing the link through to Derby Terrace

# Context

The New Mills site sits at the heart of the village of Marsden in the Colne Valley, 11km west of Huddersfield. It is part of the Marsden Conservation Area.

The village is surrounded by the dramatic moorland landscape of the Marsden and Meltham Moors, and lies at the boundary between the South Pennines and Peak District National Park.

The River Colne runs along the northern edge of the site, and its presence allowed the village to develop during the Industrial Revolution, as its waters powered the mill machinery.

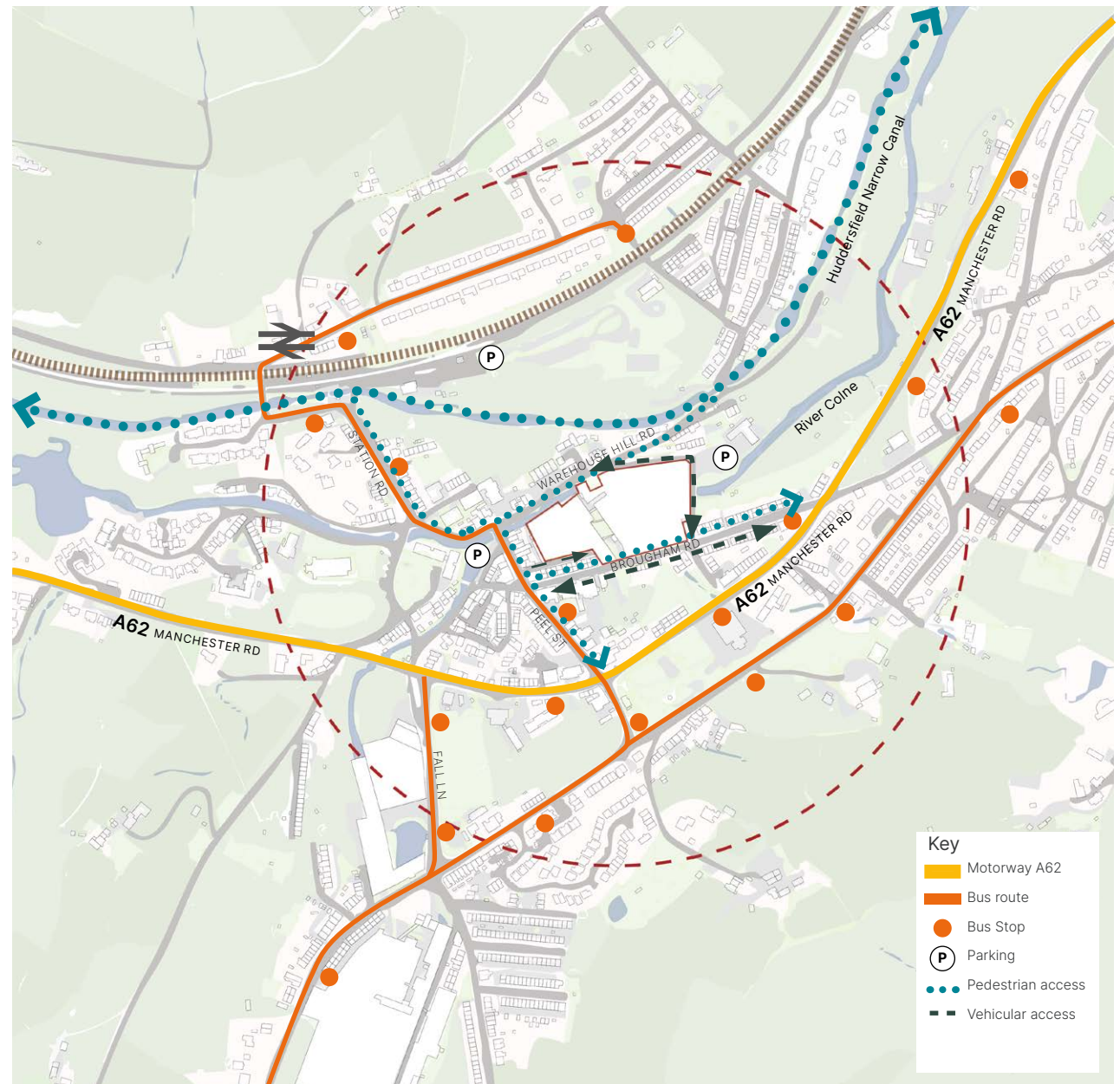


Existing Context Diagram

## Movement

The site sits less than 100m from Peel Street, Marsden's main high street where local bus routes connect to Huddersfield, Oldham and the surrounding villages. Marsden railway station is easily accessible by foot, around 5 minutes walk to the north of the site.

Despite being so close to the main heart of the village, and connected by Brougham Road, the development of the site provides an opportunity to improve accessibility to the site along Derby Terrace, and also enhance wider connectivity through the site and along the River Colne.



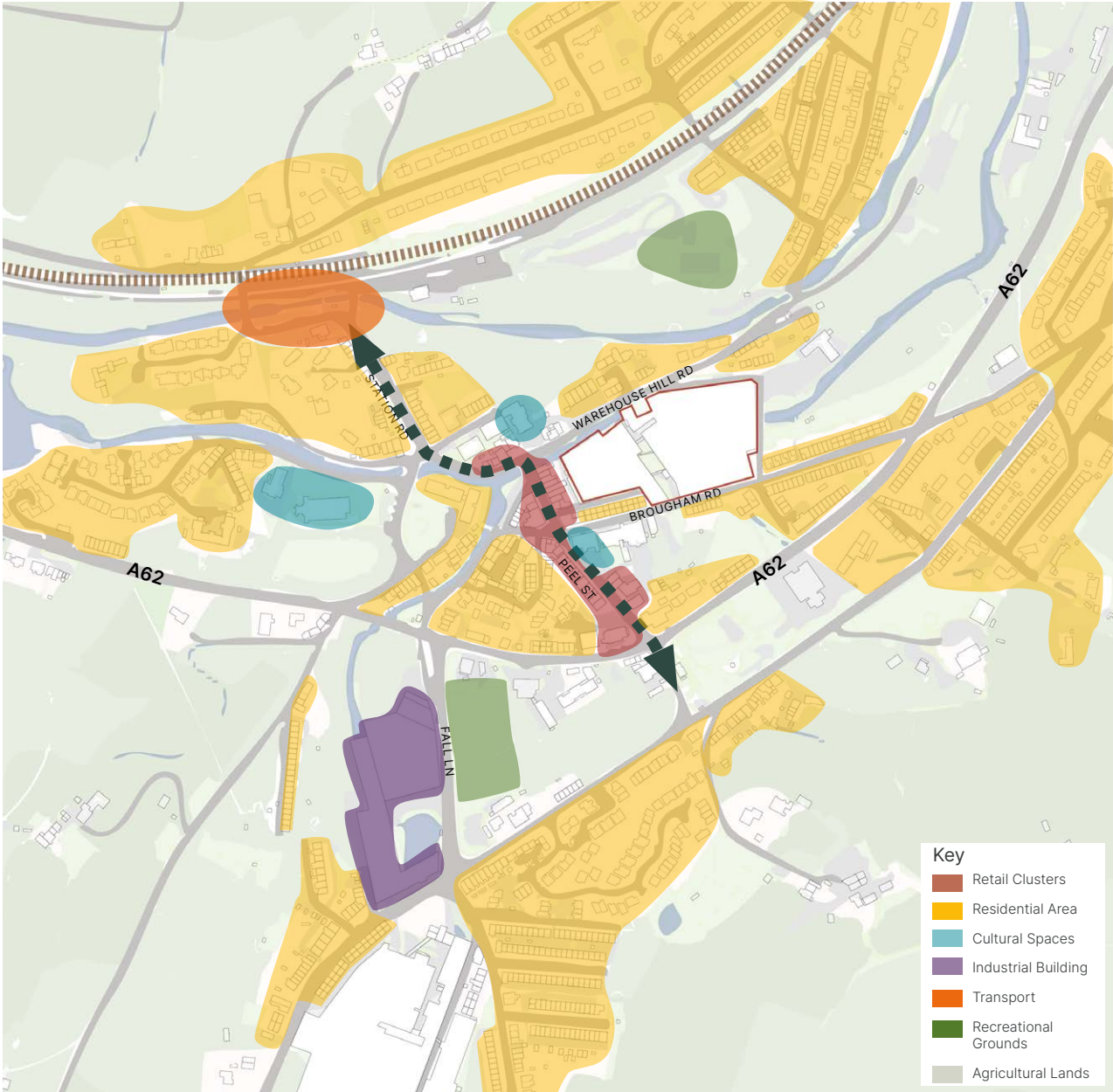
Existing Movement Diagram

# Land use

Peel St is the vibrant heart and commercial centre of the village and is home to a variety of independent shops, local services, restaurants and cultural buildings, including the Marsden Mechanics at the corner of Brougham Rd.

Beyond the high street, the village is characterised by stone built terraced housing, originally built for the mill workers, and industrial buildings and former mills.

The site can provide an extension of the village character that will add to the streetlife and sense of place.

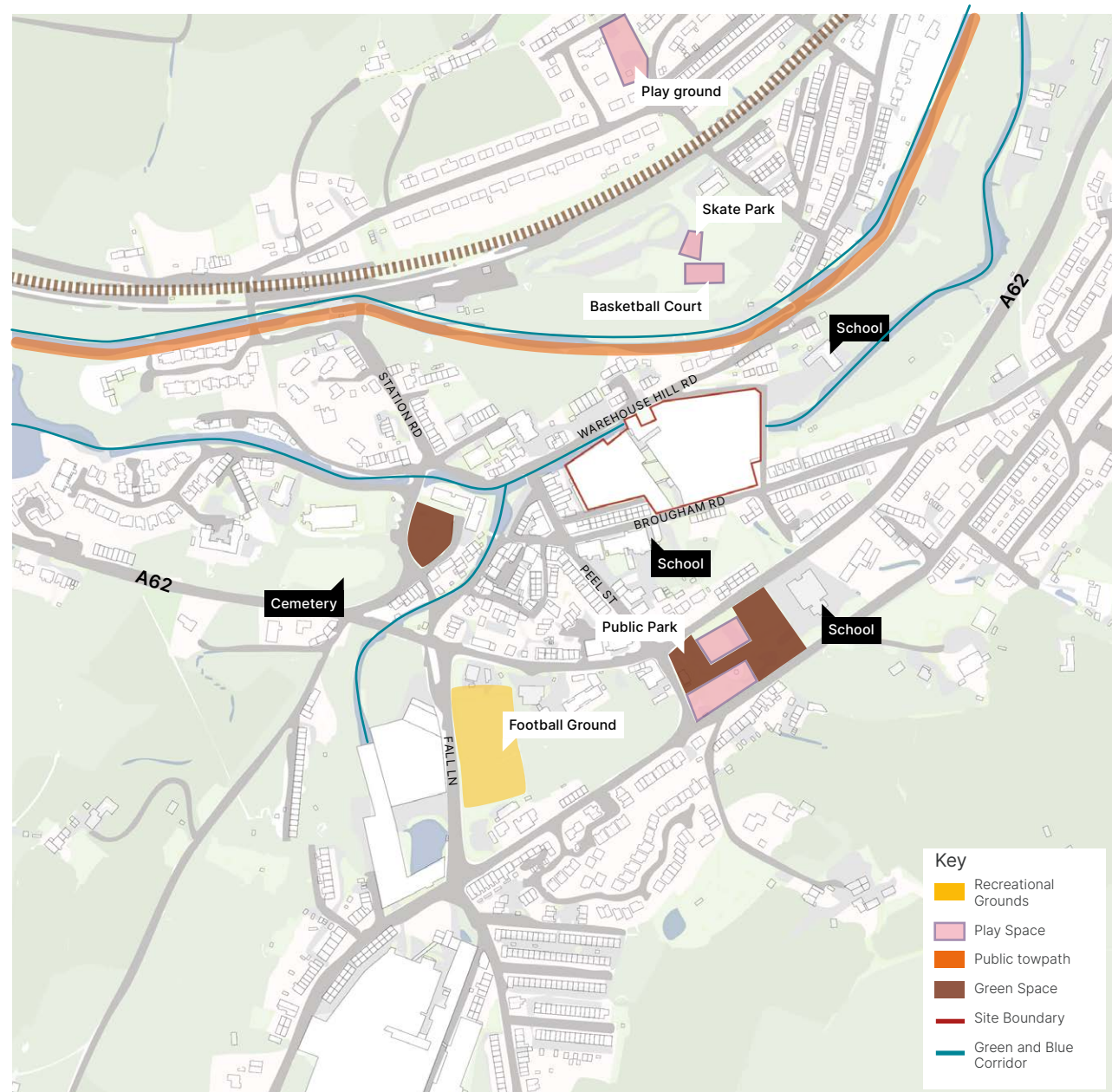


Existing Land Use Diagram

## Public and Open Space

Despite the access to the surrounding moorland countryside, there is a lack of public spaces within the vicinity of the site for people to gather and spend time.

There is an opportunity to provide a new public green space at the heart of the development, and also create new routes and spaces along the river for people to enjoy.



Existing Open Space Diagram

## Site History and Morphology

The iconic New Mills site has undergone periodic change over time.

Before industrialisation, the land where the New Mills now sits was a rural landscape of farmland, grazing land, small dwellings, and scattered hand loom weavers' cottages. The River Colne shaped early activity in the area and made the site a natural choice when water and later steam powered textile mills began to appear along the valley.

By the mid-19th century, the New Mills site had developed into a significant cotton and woollen mill. It became associated with J E Crowther & Sons, one of Marsden's major textile companies. The complex expanded over the century, and grew to include spinning, weaving, and finishing rooms. The Art Nouveau frontage of the wage offices dates from a major development in 1906 and survives as a landmark on Brougham Road today.

During the first half of the 20th century, the mill was part of Marsden's thriving textile economy and by the 1930s, produced a large range of woollen and worsted fabrics and remained a major employer. As the UK textile industry contracted in the post-war period, production slowed. Despite efforts to modernise and diversify, the complex eventually became economically unsustainable and finally closed in 2002 leaving the site derelict.



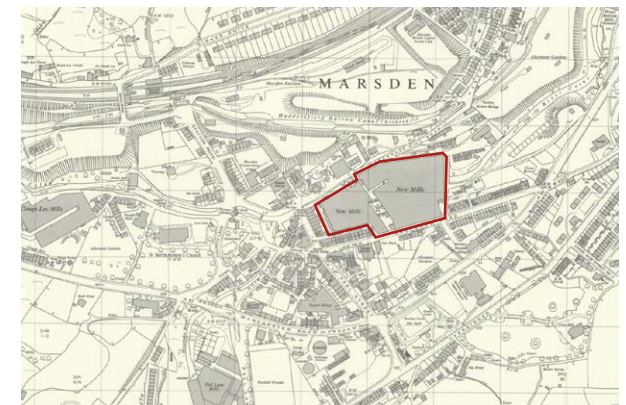
1892



1904



1949



1968

## Heritage and Identity

Marsden is known for its industrial landscape of mills and canals surrounded by a beautiful moorland valley. Alongside a strong textile heritage, it has a thriving arts scene and unique community character.



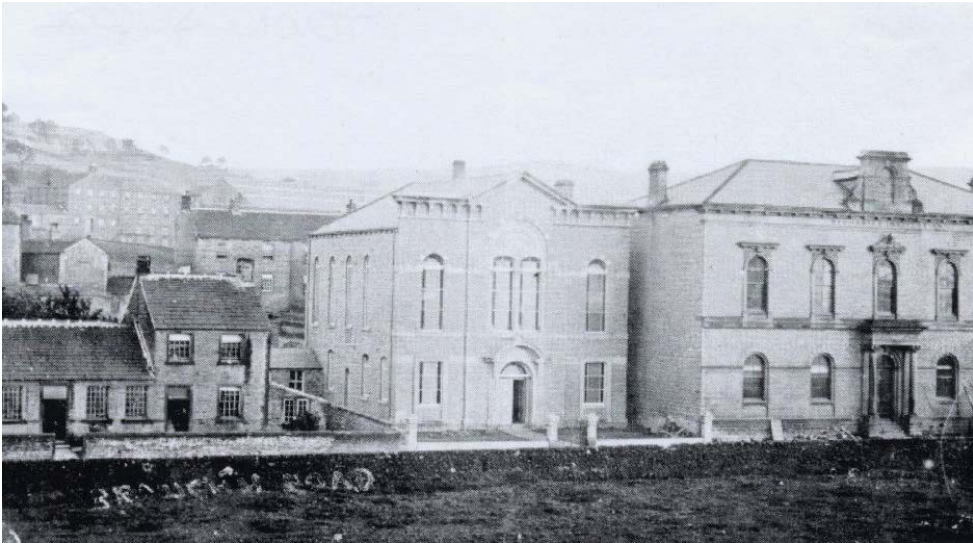
An aerial photo from the 1950 shows the entirety of New Mill with the construction of the Dirker council estate to the right. It shows Warehouse Hill, the infill over the river and lakeside of Warehouse Hill Mills.



1890 Old Market Place facing north (prior to Peel Street Block)



Marsden Mechanics is the community village hub and hosts everything from gigs, events, fairs, and festivals to workshops and meetings. It is located at the corner of Brougham Rd, X m from the site.



Brougham Road, in 1979, prior to Derby Terrace being constructed, with the MMH before its later painted clock tower was constructed, and the adjacent Methodist Church which is no longer present.



A warping machine, as would have been used at New Mills during its heyday as a working textile mill.



Marsden Infant School from 1930, shows New Mills in the background.



Marsden Moor



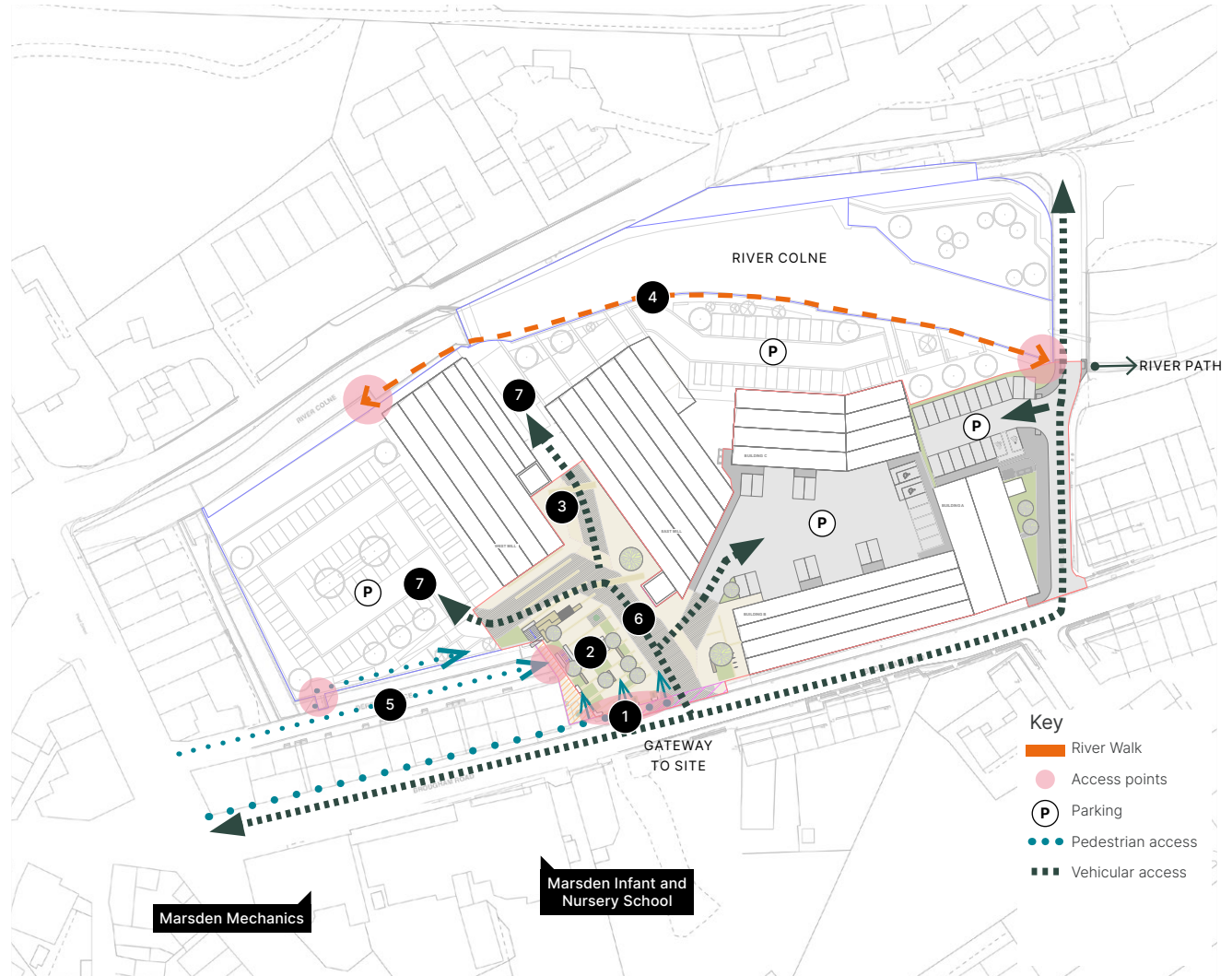
Peel Street, active and with a bank in the 1930s.

# Constraints and Opportunities

A number of site constraints and opportunities have been identified that have informed the development of the landscape design proposals.

**Key**

- 1 Opportunity to create new gateway and retain element of historic facade.
- 2 Opportunity to create new public space in footprint of office buildings.
- 3 Space between buildings can become key route to River Colne with external spaces for cafe/retail spill out.
- 4 New river walk with dwell spaces along the River Colne - can create future connection through the site.
- 5 Significant level change from Derby Terrace, but opportunity to create new stepped connection and enhance route to Peel Street.
- 6 Significant level change across the entrance area off Brougham Rd. Opportunity to use levels to create interesting space.
- 7 Challenging vehicle access requirements to be accommodated through the site, including future car park connections.



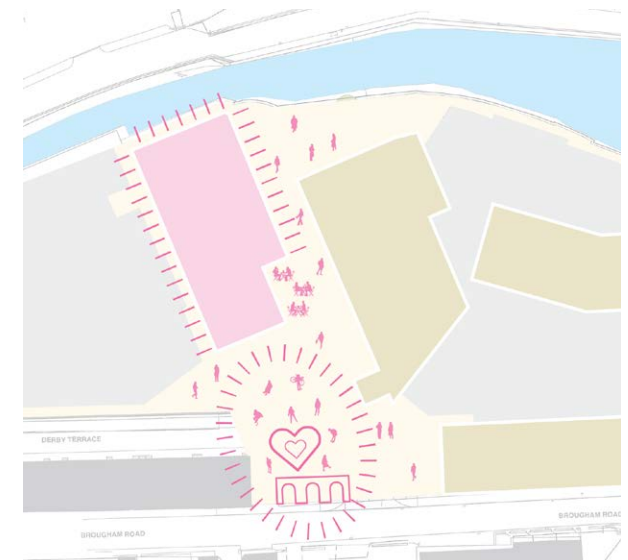
## Placemaking Principles

A series of placemaking principles underpin the public realm design approach. These principles have helped guide and inform the development of proposed landscape.



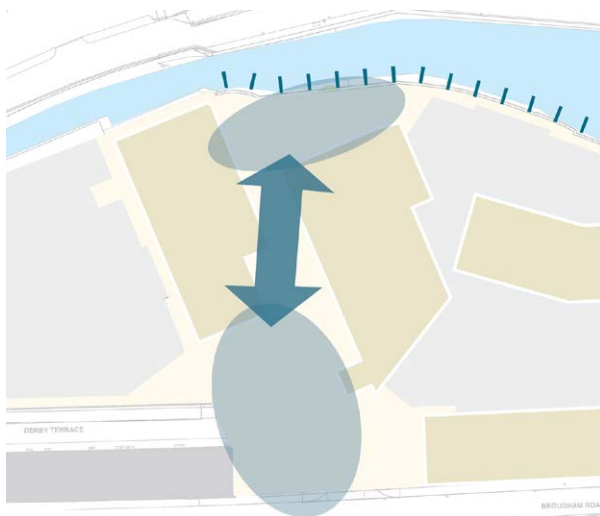
### Improve Connectivity

The site is perfectly located to provide a connecting piece of placemaking, a transition between the main heart of Marsden to the west, and the River Colne to that runs along its northern edge.



### Activate and Animate

The buildings should work in harmony with the public realm to provide active frontages with retail uses that connect to the streets and external spaces. The creation of new public spaces will also provide opportunities for local pop ups or markets that can further programme and activate the space.



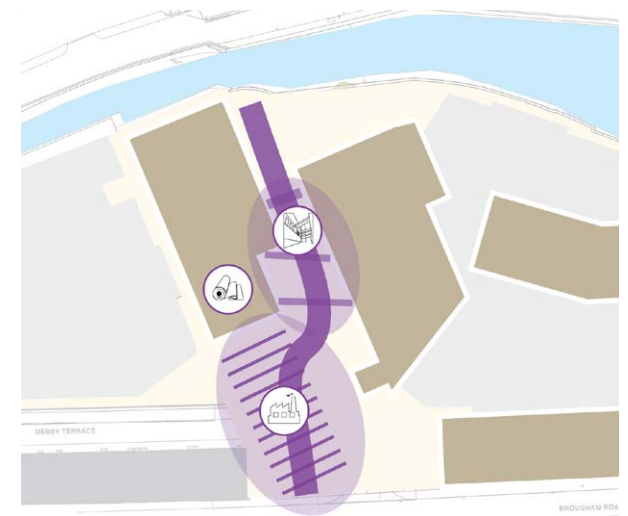
### Reveal and connect the river

The River Colne is one of the site's greatest assets and the development provides a fantastic opportunity to uncover and reveal culverted sections will allow more of the river to be enjoyed by residents and the wider Marsden community.



### Nature at the heart

A natural green spine through the site can be created linking a new plaza at Brougham Rd with the River Colne. Putting green space at the heart of the public realm will create an inviting space for people to relax and spend time while enhancing biodiversity and ecology.



### Celebrate the industrial past

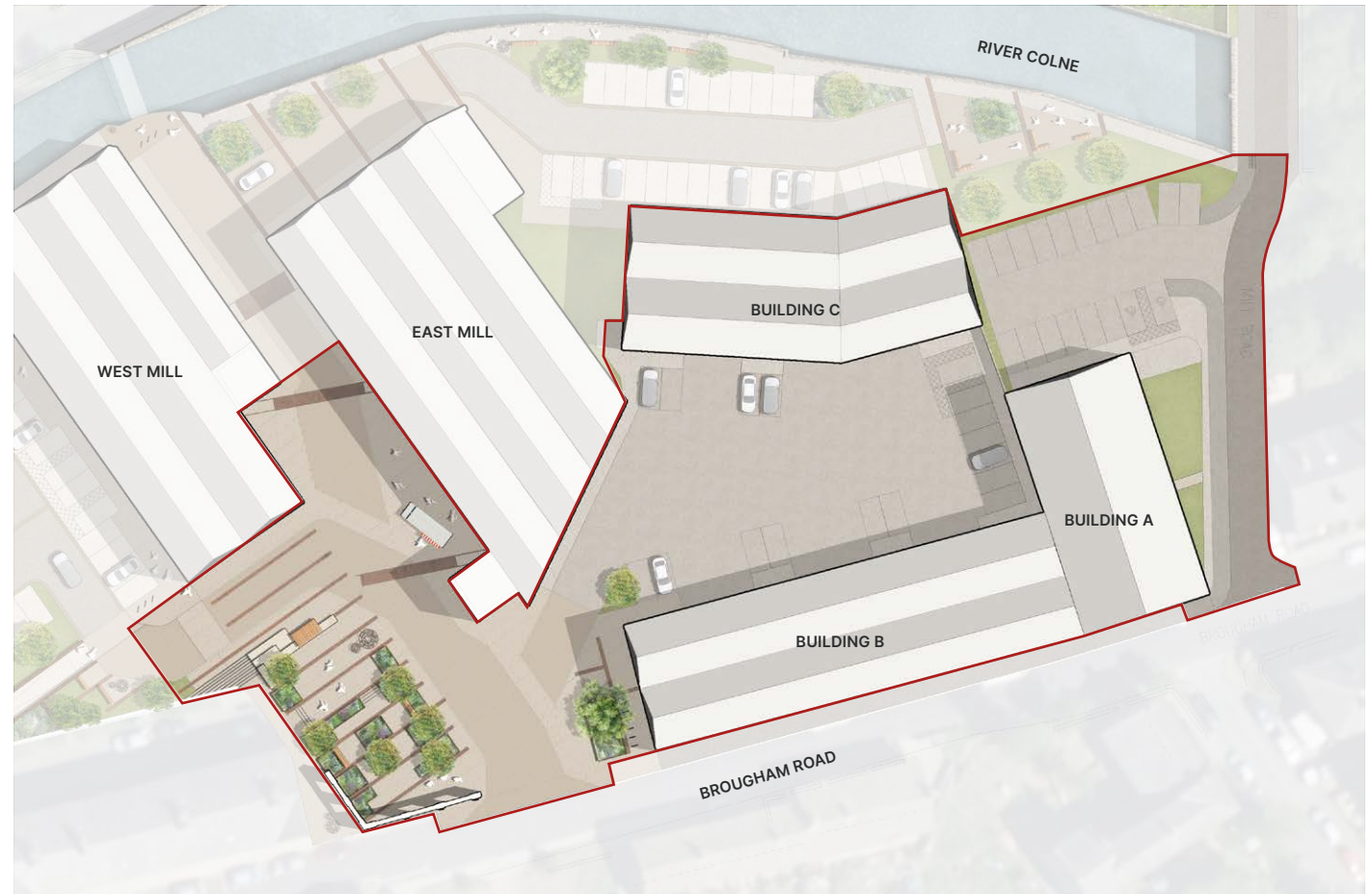
The industrial heritage and mill buildings are fundamental to the site character. These histories should be brought to life and celebrated through the design, alongside the potential to reuse materials from the former mill.

## Landscape Masterplan - Phase 1

The Phase 1 landscape masterplan as illustrated on the adjacent plan includes a new plaza and arrival space off Brougham Rd and new public realm between the retained East and West Mill buildings. This public realm character will eventually extend to meet the River Colne and the spaces around the buildings to the north and west.

A service yard and parking area that serves Buildings B and C, accessed off the main plaza space, will also be provided as part of the Phase 1 delivery.

In addition there will be a car park to the east that serves Building A, accessed off Crowther Bruce Mill Road.











## Access and Movement

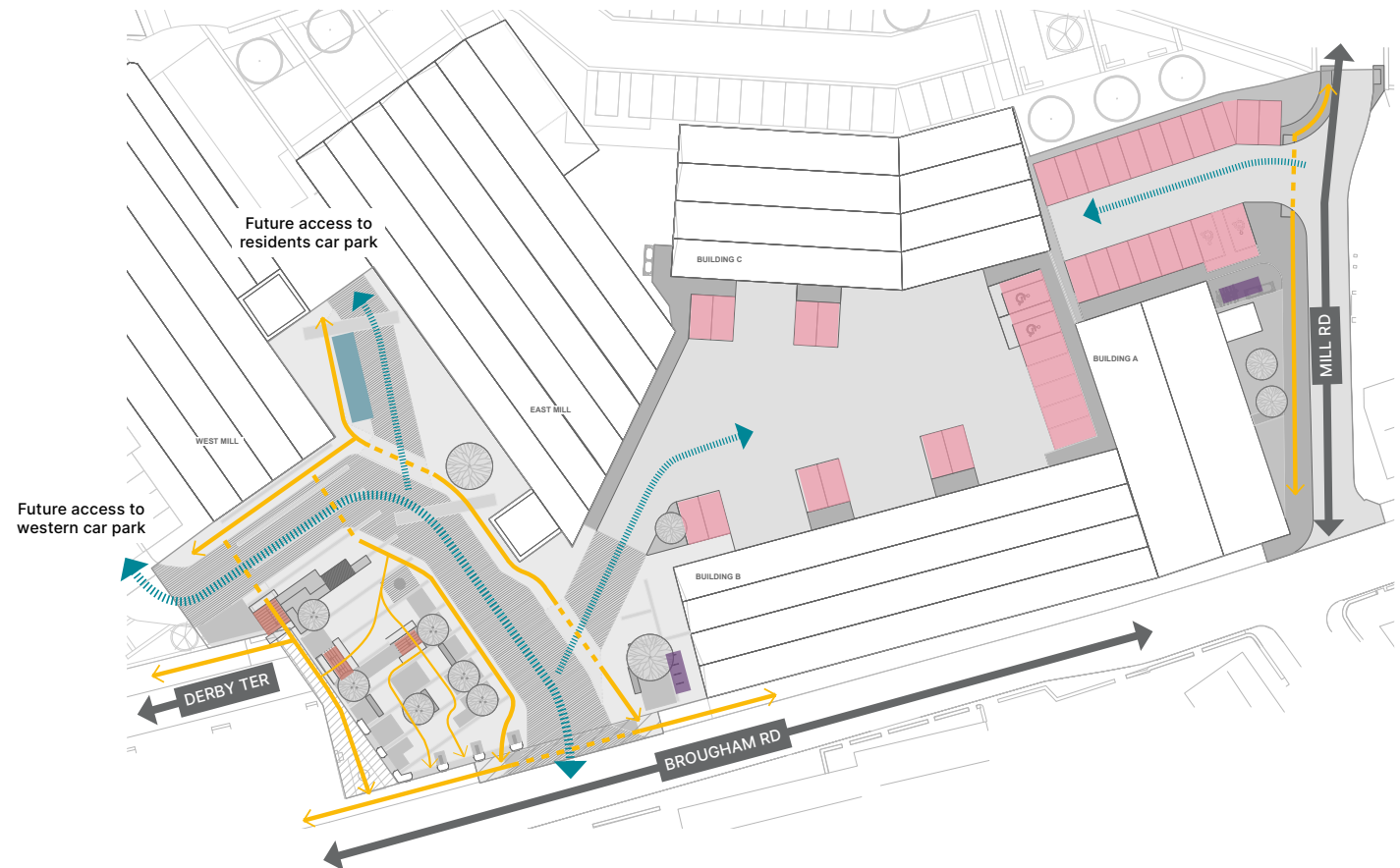
Primary vehicular access will be from Brougham Rd, utilising the existing entry. This will provide access to the service yard and parking serving Buildings B and C, and future vehicular connections through the site to the northern and western car parks.

Pedestrian access will be primarily via the new gateway on Brougham Rd, and will incorporate both accessible/at grade route and stepped routes through the proposed gardens. A new direct pedestrian connection will be provided to Derby Terrace.

To the east of the Phase 1 area, a new car park accessed from Mill Road will serve Building A. Cycle parking will be distributed between the central plaza area and the eastern car parks.

### Key

-  Existing Roads
-  Primary Pedestrian Links
-  Secondary Pedestrian Links
-  Vehicle Routes / Access
-  Pedestrian Crossing Point
-  Stepped Access
-  Cycle Parking
-  Parking Bays

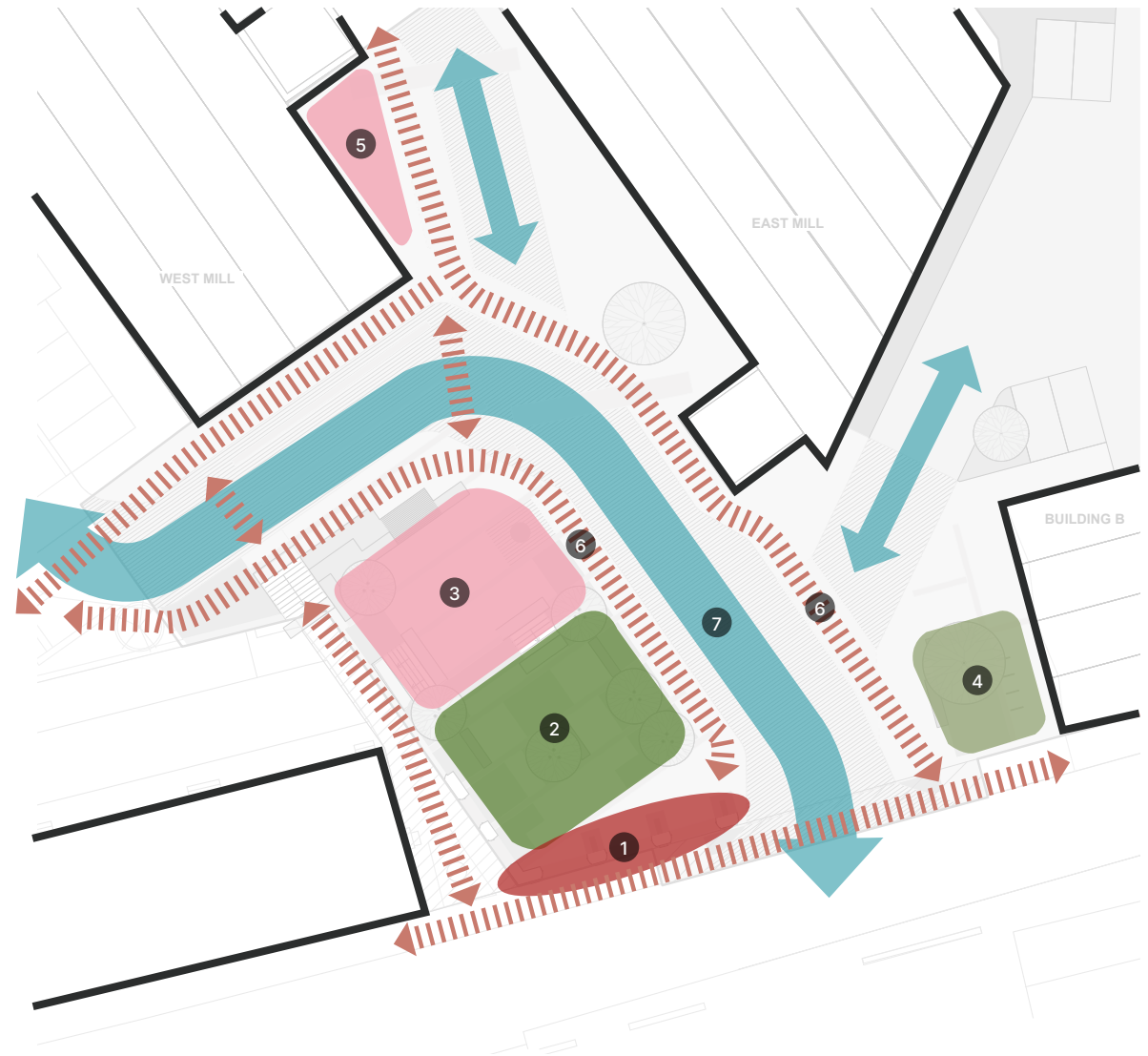


## Plaza - Spatial Zoning

The plaza area has been organised into a series of spaces whilst considering key pedestrian and vehicle movement routes.

### Key

- ① Arrival Gateway
- ② Garden Space
- ③ Pocket Square
- ④ Seating / Cycle Parking
- ⑤ Breakout Space to West Mill
- ⑥ Key pedestrian routes
- ⑦ Key vehicle routes



## Plaza - Detail Area

The proposals will create a new pocket square and gardens that provide space for people to relax and spend time as well as allowing for small events and markets. The Art Nouveau façade of the Wages Office on Brougham Rd will be partially retained to create a new gateway to the site.

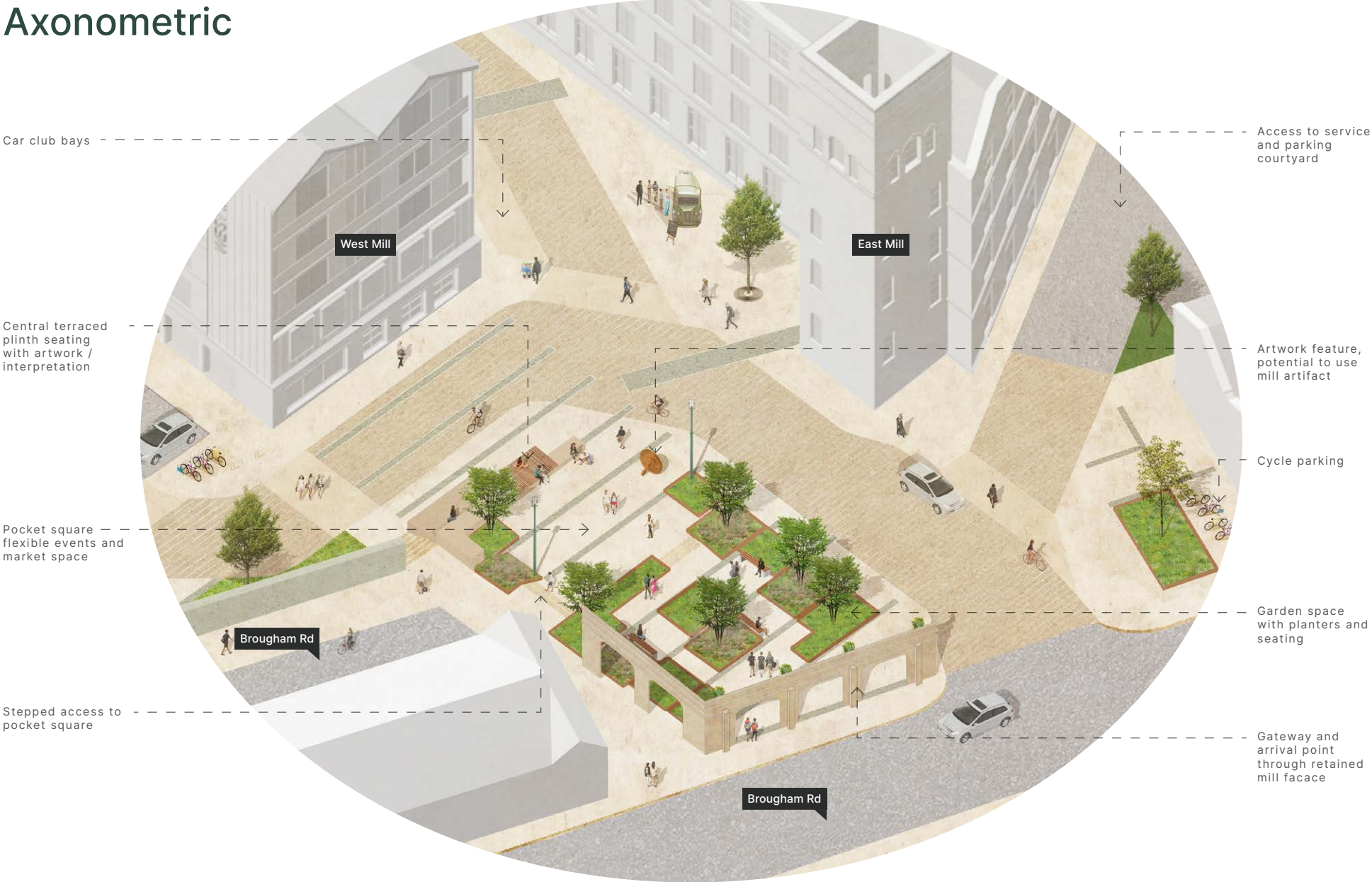
Moving through this gateway will be a garden space at street level with seating areas amongst multi-stem trees and planting. A level change and steps will drop down to a harder square to the north with a feature seating terrace. The design accommodates necessary vehicle movements, but the use of materials will reinforce the character of the plaza as pedestrian focused environment.

### Key

- ① Arrival Gateway
- ② Garden Space
- ③ Pocket Square
- ④ Seating / Cycle Parking
- ⑤ Breakout Space to West Mill
- ⑥ Key pedestrian routes
- ⑦ Key vehicle routes



# Axonometric

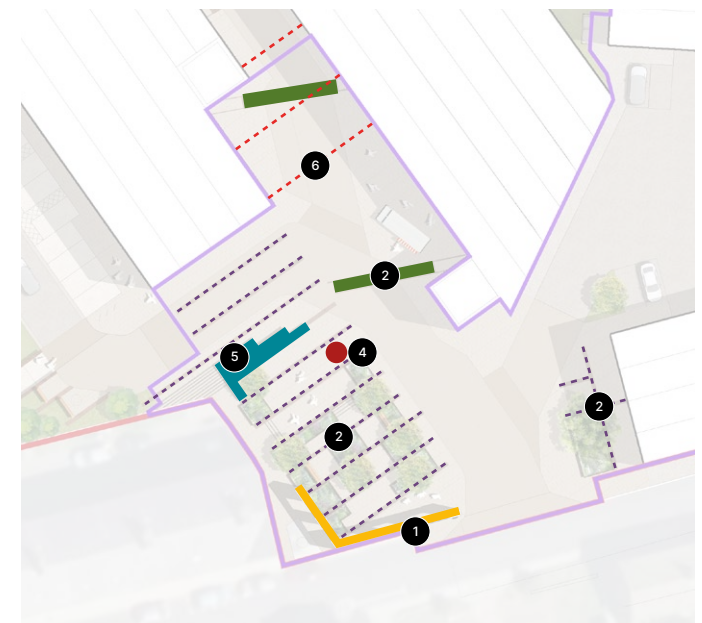
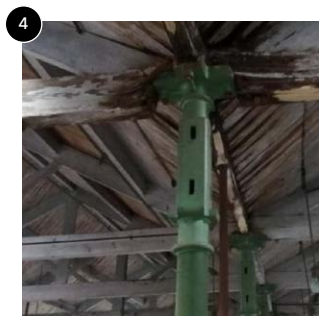
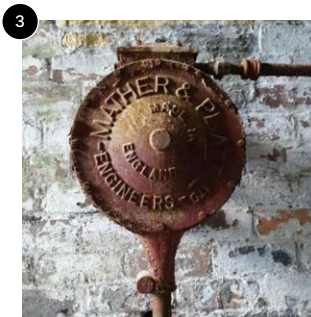
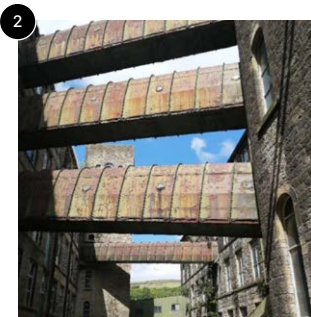
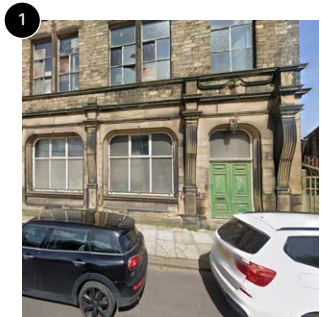


## Historic Interpretation

The rich industrial history of the site provides numerous opportunities for storytelling and interpretation that can be expressed within the public realm as illustrated on the adjacent diagram.

## Opportunities

- Retained the Wages Office facade as new gateway to the site (1)
- Inlaid surface details referencing the historic mill footprint and bridge links (2), provides an opportunity for interpretation / storytelling
- Historic artifacts, to be displayed or used within the design: for example historic metal columns for arbor structures or lighting columns (3/4)
- Reclaimed stone from the demolished mill buildings to be reused as retaining structures / seating with artwork (5)
- Catenary lighting between the retained buildings that references the original enamel light fittings (6)



## Visualisation

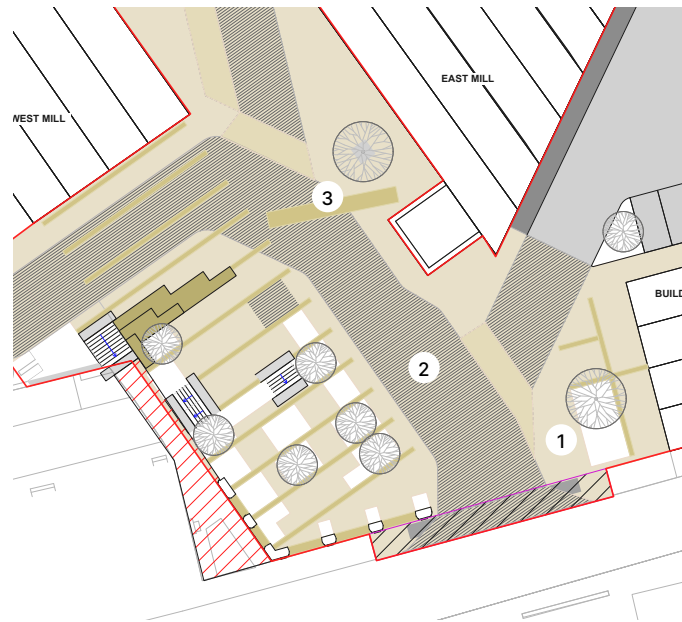




# Hardworks Strategy

## Plaza Area

A simple palette of high-quality materials will define the plaza space and public realm around the retained mill buildings. Yorkstone paving is proposed as the primary hardworks material throughout, laid in a variety of formats and sizes.



## Natural Stone Palette



The pedestrian footways, gardens, and pocket square will have medium format yorkstone paving, while carriageway zones will be defined by smaller yorkstone setts. Where possible, reclaimed materials will be incorporated to add character and reinforce the site's heritage, whilst enhancing sustainability.

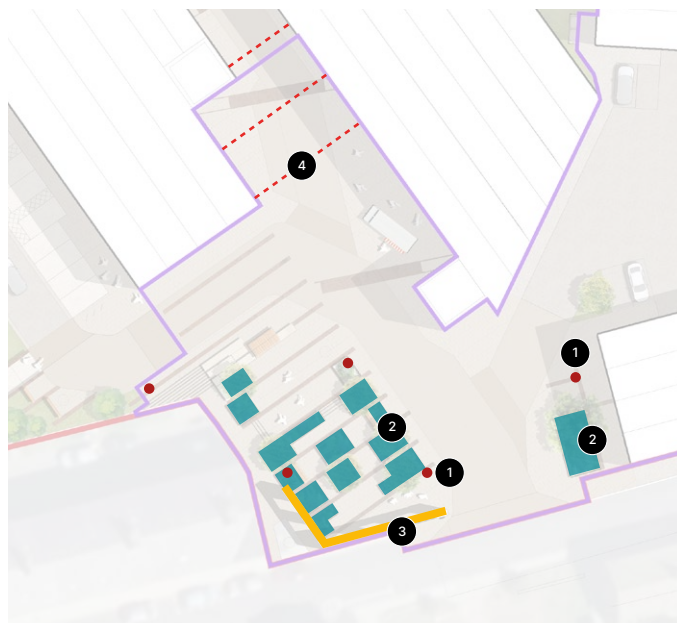
## Feature Details



In addition to the primary palette of yorkstone, a contrasting grey/green colour natural stone will be introduced to highlight the original mill footprint and the locations of former elevated bridges. These feature paving areas and bands will incorporate artwork that provides opportunities for storytelling and interpretation.

# Lighting Strategy

To provide security and extend the use of the plaza area public realm into the evenings, a range of lighting types is proposed, including column lights, bollards, and accent/feature lighting. There is an opportunity to use catenary lighting to the space between the mill buildings, creating a visually lighter and less cluttered appearance.



## Column Lighting



## Bollard Lighting

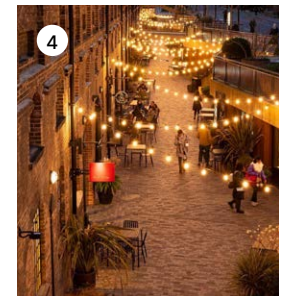


Lighting will play a key role in referencing and celebrating the site's industrial heritage. There is an opportunity to reuse original cast-iron columns from the mill as new lighting elements, alongside lower level bollard lighting or uplighters if required around the gardens.

## Gateway



## Catenary Lighting



Feature lighting can add drama and can be used to accentuate the retained facade gateway after dark. Catenary lighting inspired by the enamel light fittings historically found within the mill buildings will provide a further reference to the site heritage.



# Vehicle Tracking

Vehicle swept path analysis has informed the arrangement of the plaza area to ensure the design can accommodate all movement requirements.

This has included coordination with the later phases and access to the proposed future car parks to the north and west.

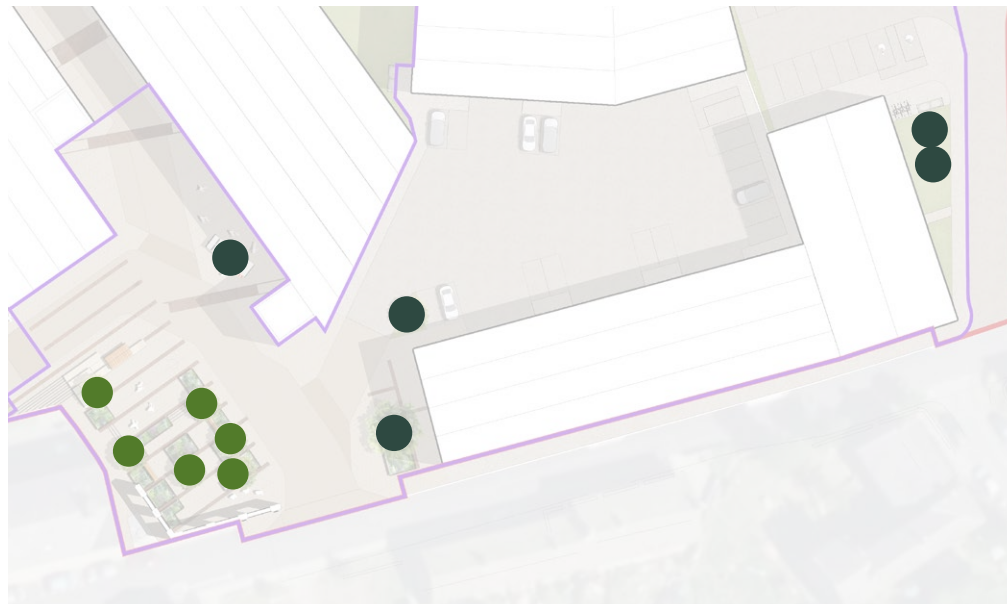


# Softworks Strategy

## Tree Planting

The trees have been selected to provide colour and interest throughout the seasons, with displays of flower in spring and bold autumn colours. They will also provide valuable habitats and ecological benefits.

Multi-stem trees will provide a more intimate character to the gardens and pocket square within the plaza space. In addition there will be a number of clear stem trees that will help frame key views through the site and soften the mill facade.



### ● Multi-stem Trees



Cornus kousa var. chinensis



Cercis siliquastrum



Amelanchier arborea  
'Robin Hill'

### ● Single-stem Trees



Cornus kousa var. chinensis



Prunus 'Accolade'

# Softworks Strategy

## Planting Character

**Naturalistic Drifts:** Planting will have informal character, with flowing drifts rather than rigid lines to mimic the natural landscape of the surrounding moors.

**Texture & Colour:** Inspired by the iconic purples, greens, and browns of heather and grasses, with seasonal variation from flowering plants and berries.

**Low Maintenance:** A mix of native and non native plants that are well-suited to the local conditions, requiring less intervention once established.



### Mixed Planting



- Biodiversity
- Year-round interest
- Low maintenance

Planting will be used to help define the character of the space. A vibrant mix of species will be selected that promote biodiversity and offer year-round interest for residents and visitors. Planting will be specified to be low-maintenance and suitable for the local conditions.

### Naturalistic Drifts



### Texture & Colour



---

**We design for all life to thrive in balance.**

*For today, tomorrow and the next 200 years.*



---

**Manchester**

+44 (0)161 928 9281

---

**Gloucestershire**

+44 (0)1453 607080

---

**Leeds**

+44 (0)113 824 6413

---

**Liverpool**

+44 (0)151 363 1230

---

**London**

+44 (0)207 253 5678

**PLANIT**



[planit-ie.com](http://planit-ie.com)

Manchester | Gloucestershire | Leeds | Liverpool | London