

NOTES:

NOT FOR CONSTRUCTION, all dimensions to be confirmed on site. Based on layout drawing - KPP 2013 PROPOSED MASTERPLAN LINEWORK.

For additional information please refer to individual drawing notes and annotations along with the project drawing issue sheets. If in any doubt, please contact Landscape Architect for clarification.

The drawing is to be read in conjunction with the following drawings:  
1. PWP-847-DR-0001-Illustrative Outline Landscape Masterplan  
2. PWP-847-DR-0003-Sections\_Sheet\_2\_of\_2

Please note this list is not intended to be a comprehensive list of all details and their references, it is intended to be used for ease of navigation and information finding purposes only. For a full and up to date list of ALL current drawing information, please refer to the latest drawing register.

All foundation and build ups as per engineer's / supplier's specification. Refer to engineer's drawings for site levels, drainage and lighting layout.

Contractor to be fully satisfied with locations of services prior to excavations.

Highways works are proposed to improve the surrounding infrastructure making the road network more navigable, safer and compliant with local policy. Refer to Via Solutions details and drawings for further information.

Deculverting the River Colne opens up the watercourse and provides the opportunity to create a new natural green space on the northern side of the river. Delivered as part of Phase 1 of the proposed application, this space delivers a bold, biodiverse planting scheme in a prominent location of the site that is overlooked by the new Riverside Walk.

The Riverside Walk forms part of a future phase of works not included in this application. This new linear park harnesses one of the sites greatest assets. Deculverting the River Colne opens up the watercourse and enables a new intrinsic relationship to be formed with the watercourse. The inclusion of heritage features and architectural references within the landscape design, provide the opportunity to echo the site industrial past.

A small pocket park at the end of the Riverside Walk (future application) provides a focal point and place to pause along this movement corridor.

Car park located off Mill Road provides dedicated parking for the retained Labtex building/Brougham Offices. All works in this area included within Phase 1 of the full application.

As part of Phase 1 of the proposed application a service yard is created inbetween the retained and restored Brougham Studios, Labtex building and the new building, Unit C. This is achieved by opening up and demolishing low rise buildings that have less heritage value and are unsuitable for modern use.

The Gateway Plaza forms the key arrival space into the new development included in Phase 1 of this application. This space provides the development and The Village of Marsden with a valuable area of public realm and the opportunity to create a key community focal point in the heart of the village. This area forms part of the Phase full application works. Refer to the Landscape Design Statement and planning pack by Planit for the full application for further detail.

The proposed plaza is framed by the partially retained Art Nouveau facade of the wages office on Brougham Road creating a new gateway into proposed development. The facade is to be reinstated slightly further back from its original alignment. Refer to the Landscape Design Statement and planning pack by Planit for the full application for further detail.

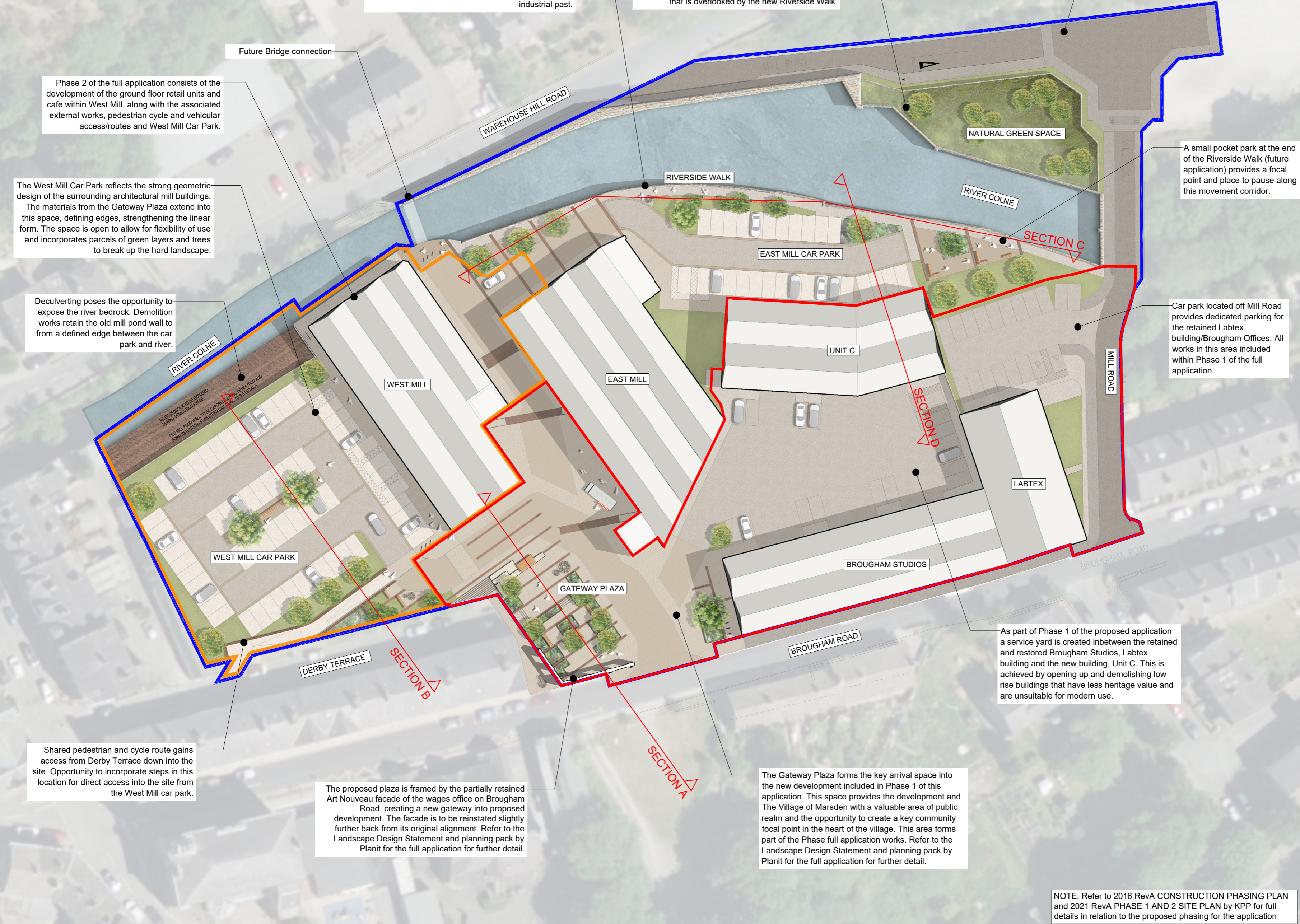
Shared pedestrian and cycle route gains access from Derby Terrace down into the site. Opportunity to incorporate steps in this location for direct access into the site from the West Mill car park.

Deculverting poses the opportunity to expose the river bedrock. Demolition works retain the old mill pond wall to from a defined edge between the car park and river.

The West Mill Car Park reflects the strong geometric design of the surrounding architectural mill buildings. The materials from the Gateway Plaza extend into this space, defining edges, strengthening the linear form. The space is open to allow for flexibility of use and incorporates parcels of green layers and trees to break up the hard landscape.

Phase 2 of the full application consists of the development of the ground floor retail units and cafe within West Mill, along with the associated external works, pedestrian cycle and vehicular access/routes and West Mill Car Park.

Future Bridge connection



NOTE: Refer to 2016 RevA CONSTRUCTION PHASING PLAN and 2021 RevA PHASE 1 AND 2 SITE PLAN by KPP for full details in relation to the proposed phasing for the application

02	FOR PLANNING - PLANNING REFERENCES UPDATED	20/04/26	JMo	LW	SH
01	FOR PLANNING	20/01/26	JMo	LW	SH
DR	FOR COORDINATION	19/12/25	JMo	LW	SH
REV	DESCRIPTION	DATE	ATHR	CHK	APP

PROJECT TITLE

New Mill, Marsden

DRAWING TITLE

Illustrative Landscape Masterplan

CLIENT

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AUTHOR CHECKER APPROVER SCALE

JMo LW SH 1:500

STATUS FOR COORDINATION REVISION

FOR COORDINATION 02

DRAWING NUMBER PWP-847-DR-L-0001

Scale 1:500

