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architects

Ref: 18.20_D_A
Issued: 04.09.2018
Rev: A

DESIGN & ACCESS STATEMENT

DEMOLITION OF THE FORMER OLD PACK HORSE PUBLIC HOUSE & THE CONSTRUCTION OF 5No DETACHED HOUSES WITH INTEGRAL GARAGES & ASSOCIATED OFF STREET PARKING

at

OLD PACK HORSE
HIGHMOOR LANE
HARTSHEAD MOOR
CLECKHEATON
BD19 6LW

for

ELITE HABITAT LTD
PARK FARM
LODGE LANE
NORRISTHORPE
LIVERSEDGE
WF15 7PG

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Introduction

This Design & Access Statement has been prepared to accompany a new planning application to demolish a public house and construct 5No two storey detached houses with integral garages and associated off street parking, on the site of the former Old Pack Horse public house, which has been submitted to the Kirklees Council.

Location

The development site is at the former Old Pack Horse public house, Highmoor Lane, Hartshead Moor, Cleckheaton, BD19 6LW.

Use

The use is to replace the current vacant site / public house to provide high quality residential housing.

The properties will be three bedroom two storey detached houses with integral garages and associated off street parking (total 2No spaces per dwelling) making their market value more affordable.

Amount

The proposal includes 5No two storey detached houses.

The gross floor area per dwelling will be approximately as following:

- Plot 01: 116m^2
- Plots 02-05: 432m^2 (108m^2 x 4No).

Total: 548m^2

Layout

Plots 02-05 are identical with Plots 02 & 04 being handed on the site. Whereas, Plot 01 has a similar layout with the integral garage and Living area facing onto Highmoor Lane and the Kitchen / Dining area looking onto the rear garden. However, the main frontage, front door and internal staircase has been turned 90°, so that the main entrance is accessed off Halifax Road.

The site layout of the proposed development is to provide an integral garage to each house with a further 1No off street parking space off Highmoor Lane.

A small garden will be provided to the front and a larger garden to the rear, accessed between each unit via paved footpaths.

All the dwellings are to provide the Living, Kitchen / Dining, WC and Garage areas on the ground floor with all the Bedrooms, Ensuite and Bathroom areas on the first floor level.

The principles of secured design will be incorporated into the dwellings as is required by current and impending changes to the Building Regulations.

Scale

The 5No two storey detached houses have a compact internal layout with standard floor to ceiling heights.

The proposed ridge heights of the houses will be slightly higher than the height of the existing public house. Plot 05 which has the higher floor level will have a ridge height circa 1m above the existing premises.

Landscaping

All dwellings will be provided with a small garden to the front and a larger garden to the rear, which will be both lawned.

Pathways will be provided around each property to provide access to the front and rear gardens and also to provide access to & from the bin locations, which are situated to the front of the houses off Highmoor Lane, for easy access.

Block paving will be provided to the vehicular parking spaces.

Each dwelling will be provided with a new 900mm high stone wall to the front elevations, off Highmoor Lane. The side and rear elevations will be provided with either a new 900mm high wall or the existing stone wall will be repaired. 1800mm high close boarded timber fence will be provided behind the side and rear walls to add further privacy and security.

Appearance

All external walls will be in a facing brick with slates to all roofs.

Access

All the dwellings will be provided with vehicle and pedestrian access directly off Highmoor Lane.

External movement will have full level access provided to each property in line with all DDA and Building Regulations Part M requirements.

Internal movement access is to conform in accordance with Approved Document Part M and so be Building Regulation compliant.

Ref: 18.20_D_A
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Conclusion

It is considered that the proposals meet all the relevant requirements in relation to the design and access and therefore planning approval should be granted in accordance with the application.

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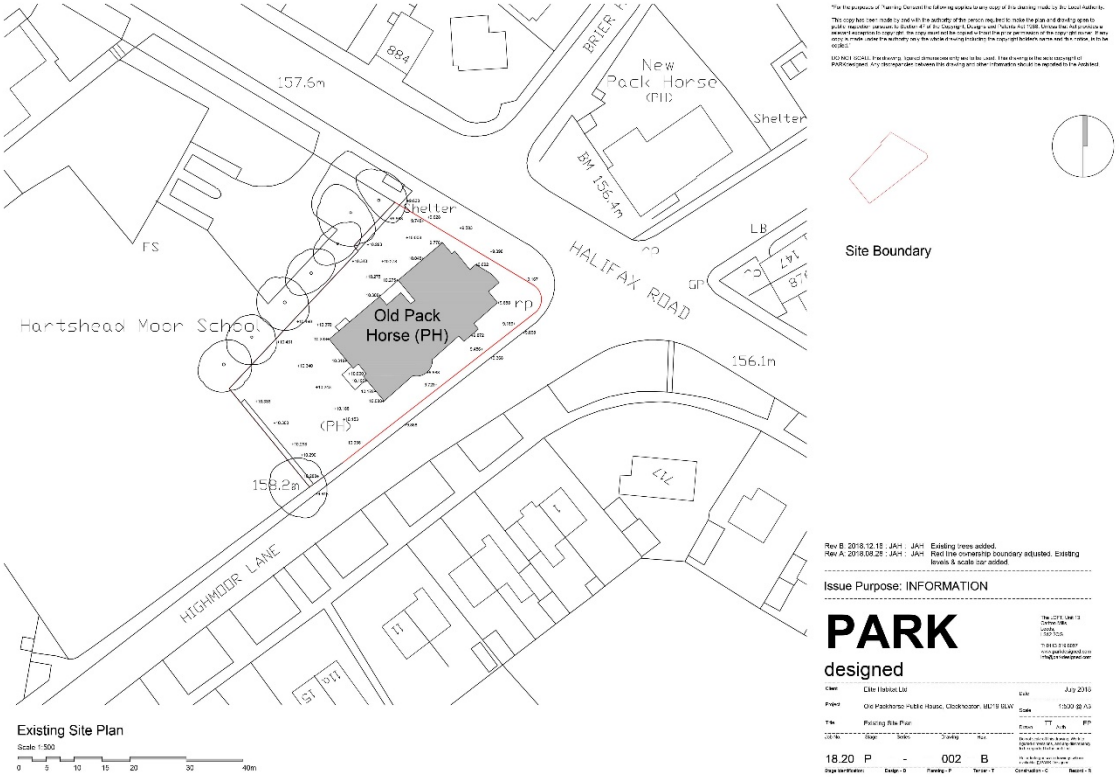

Existing Site Plan

Ref: 18.20_D_A
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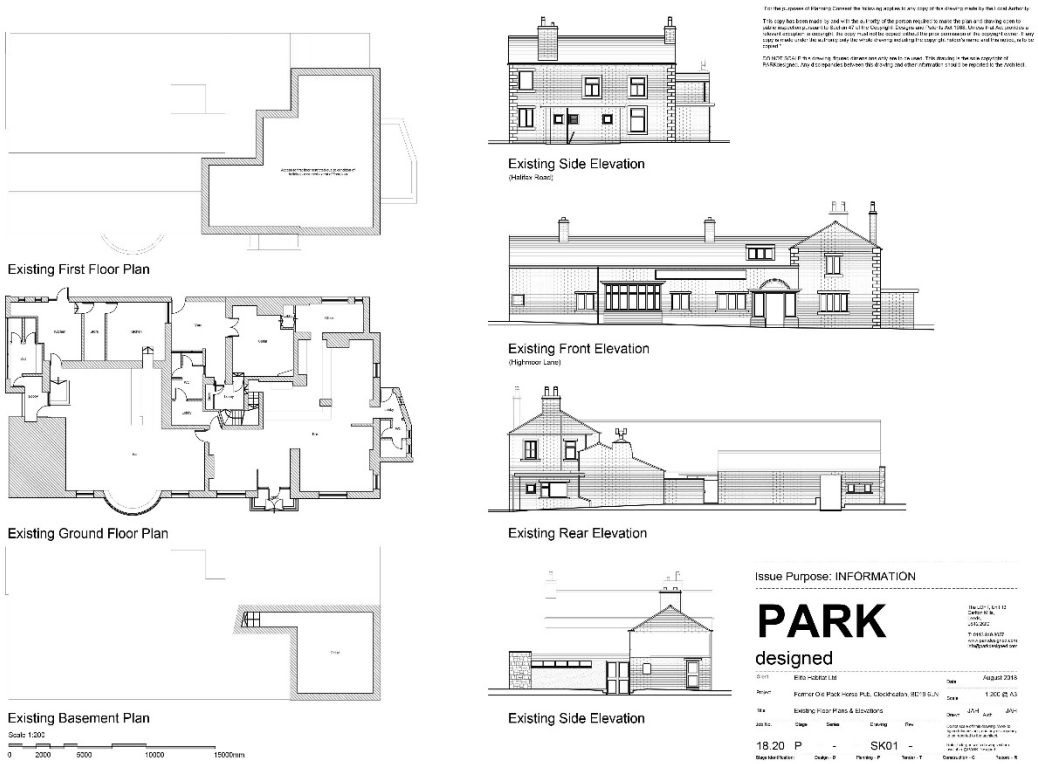

Existing Floor Plans & Elevations

Ref: 18.20_D_A
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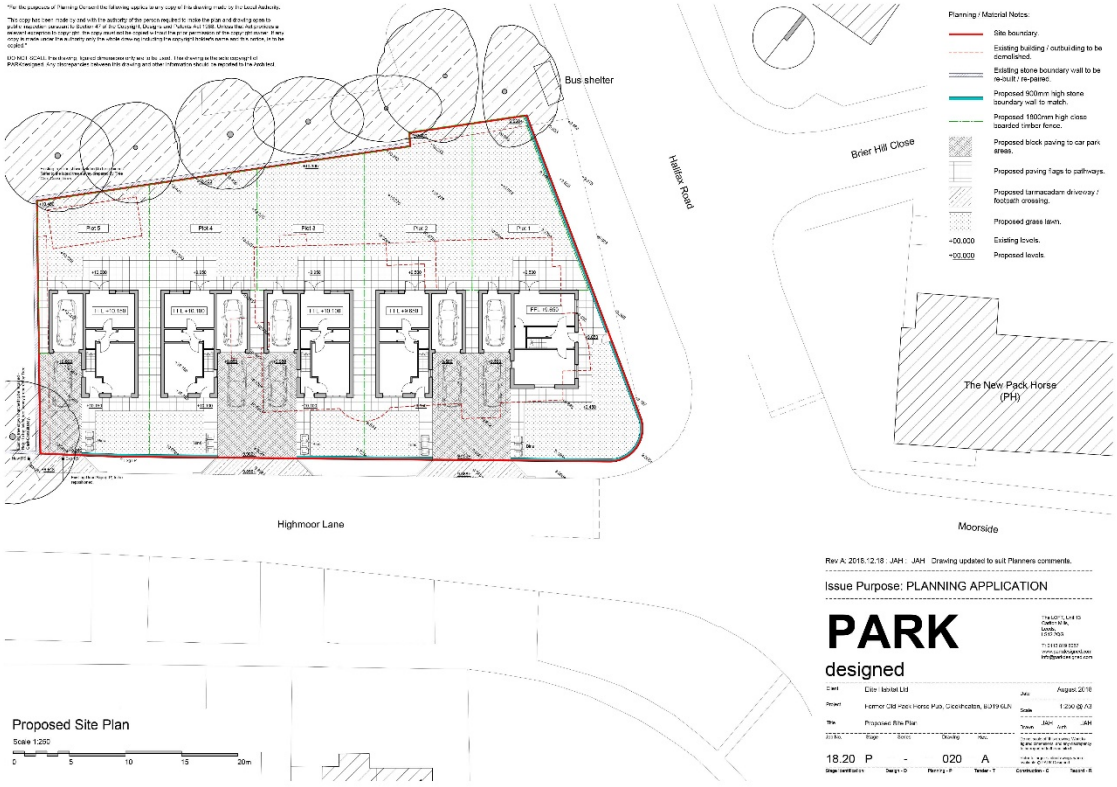

Proposed Site Plan

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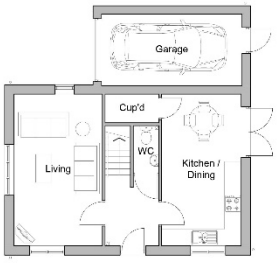
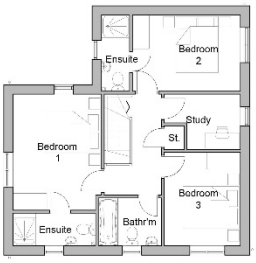
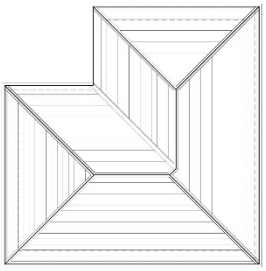


Proposed Ground Floor Plan
(Plot 01)
Scale 1:100



Proposed First Floor Plan
(Plot 01)



Proposed Roof Plan
(Plot 01)

Issue Purpose: PLANNING APPLICATION

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Client: Elite Isolat Ltd
Project: Homer Old Hall Horse Park, Cleckheaton, BD19 6LN
Title: Proposed Floor & Roof Plans - Plot 01
Date: November 2018
Scale: 1:100 @ A3
Drawn: JAH
Chk'd: JAH
18.20 P - 025 -

Plot 01 Proposed Floor & Roof Plans

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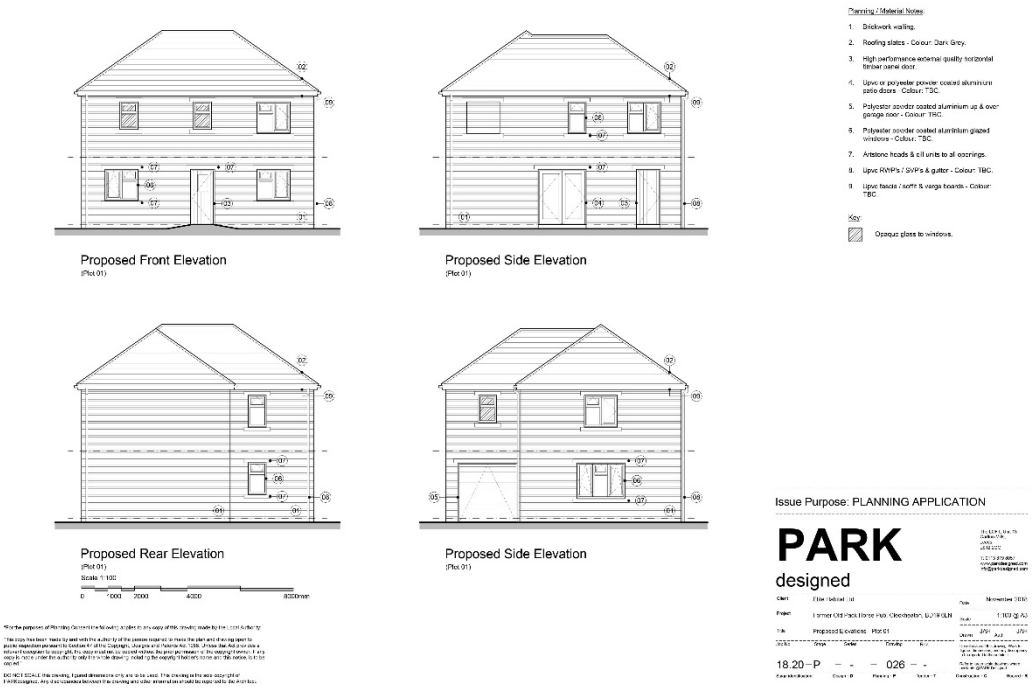

Plot 01 Proposed Elevations

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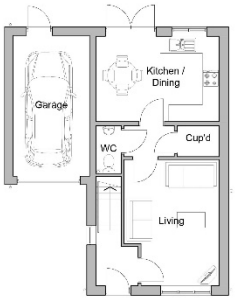
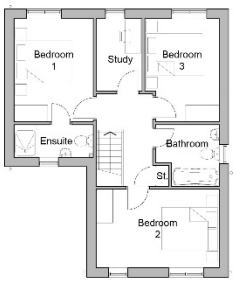
General Notes:

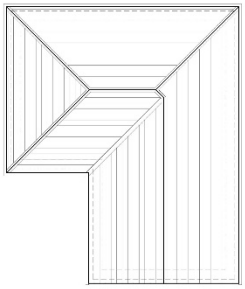
Plots 2 & 5 as drawn & Plots 2 & 4 to be handed.



Proposed Ground Floor Plan
(Plots 02-05)
Scale 1:100
0 1000 2000 4000 5000mm



Proposed First Floor Plan
(Plots 02-05)



Proposed Roof Plan
(Plots 02-05)

Issue Purpose: PLANNING APPLICATION

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Client	Elite Isolat Ltd	Date	November 2018
Project	Horner Old Hall Horse Park, Cleckheaton, BD19 6LN	Scale	1:100 @ A3
Title	Proposed Floor & Roof Plans - Plots 02-05	Drawn JAH	Chk JAH

Job No.	Stage	Sector	Drawing	Rev.
18.20	P	-	027	-

Stage certification: Design - D Planning - P Tender - T Construction - C Issued - B

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Plot 02-05 Proposed Floor & Roof Plans

Ref: 18.20_D_A
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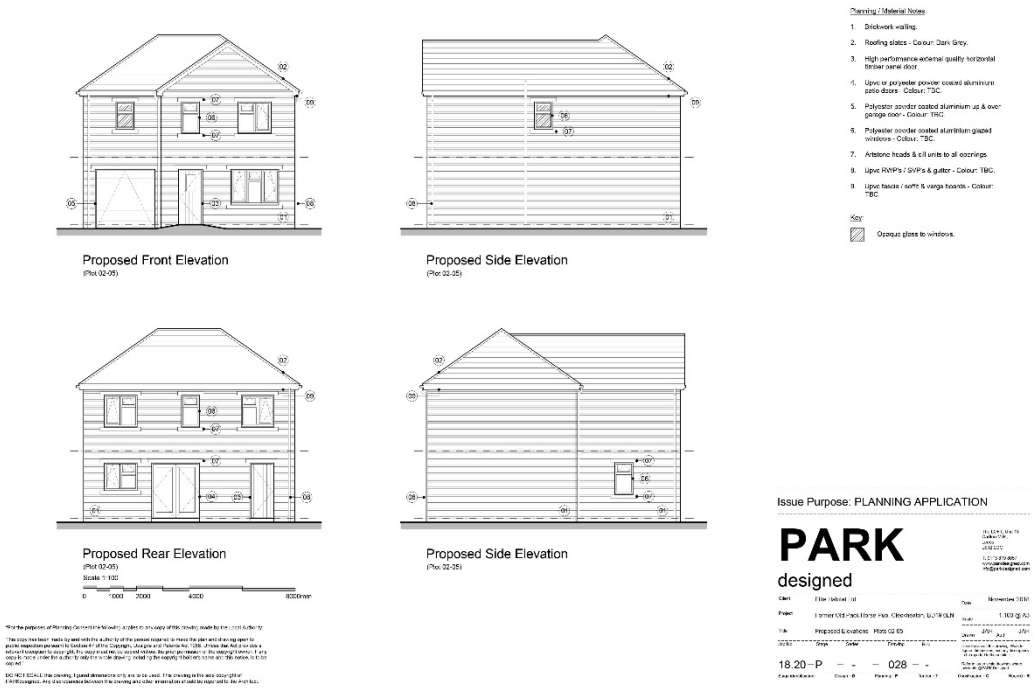

Plot 02-05 Proposed Elevations

Ref: 18.20_D_A
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Photograph 01:
Front Elevation - View from Highmoor Lane / Halifax Road Junction

Ref: 18.20_D_A
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Rev: A

Photograph 02:
Side Elevation - View from Halifax Road

Ref: 18.20_D_A
Issued: 04.09.2018
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Photograph 03:
Rear & Side Elevations - View from the Car Park

Ref: 18.20_D_A
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Revisions:

A	18.12.2018	Document updated to suit the revised scheme.