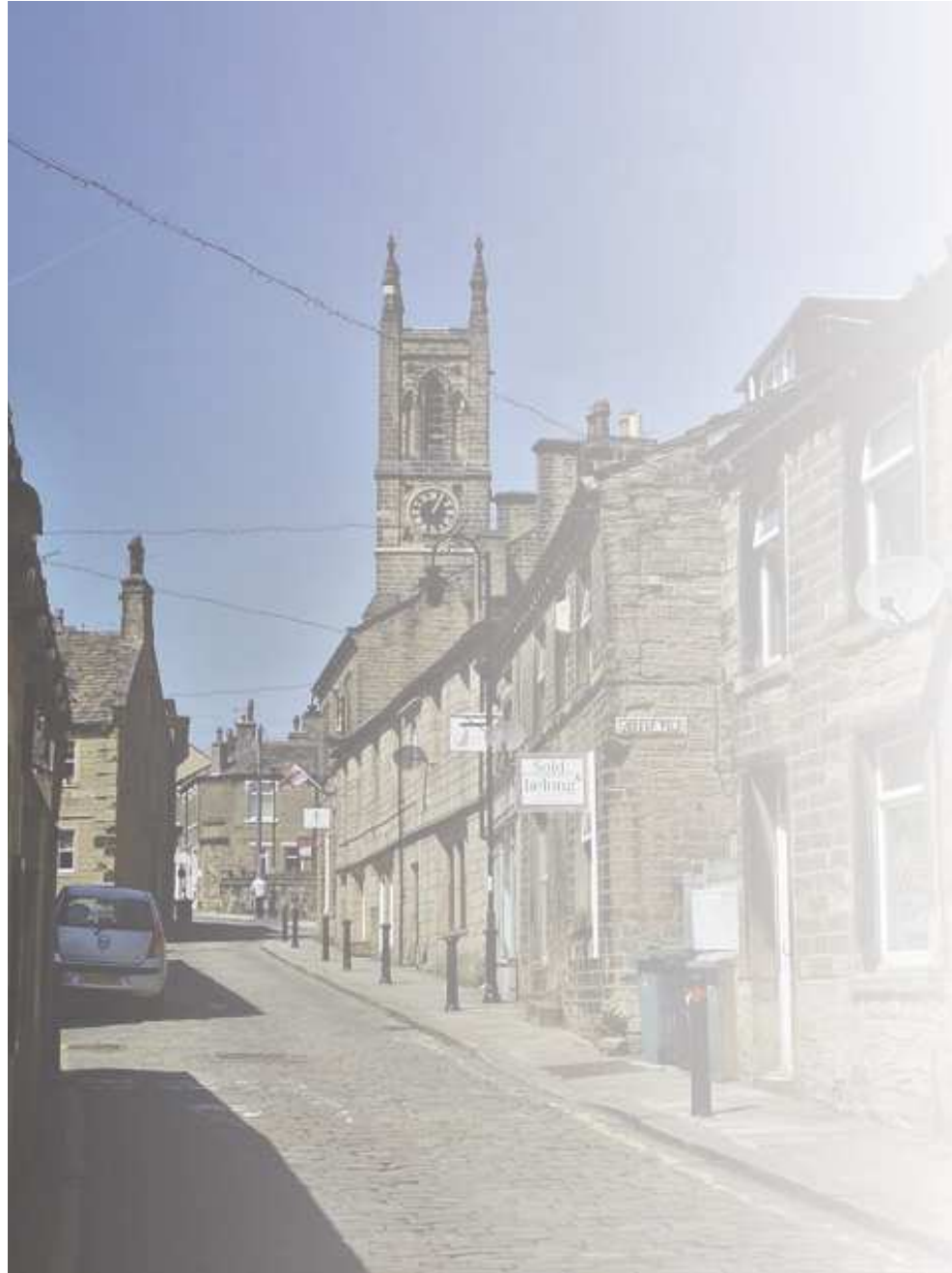




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RIBA 
Chartered Practice

arb
Architects Registration Board

Design + Access Statement_

Planning_

Proposed_

Parking Space within a conservation
area

22 Town Head_

Honley

Holmfirth

HD91 6BW

June 2020

For + on Behalf of_

Mrs. Claire Laycock

Contents_

- 1.0_ Introduction
- 1.1_ Red Line Boundary
- 1.2_ Design Brief
- 1.3_ Layout
- 1.4_ Planning Drawings
- 1.5_ Conclusion



1.0_ Introduction

This design guide has been prepared by Eight_OneTwo Architects on behalf of our client as we seek planning permission for the formation of a new car parking space, new opening within an existing wall within a conservation area for 22 Town Head, Honley, Holmfirth.

The property is located in an established residential area where the properties are of similar age and style of construction. There is easy access to local amenities, schools and public transportation services as Reading Road is one of the main arterial routes into Honley.

The design guide statement should be read in context with the associated drawings and other supporting information submitted with the application.

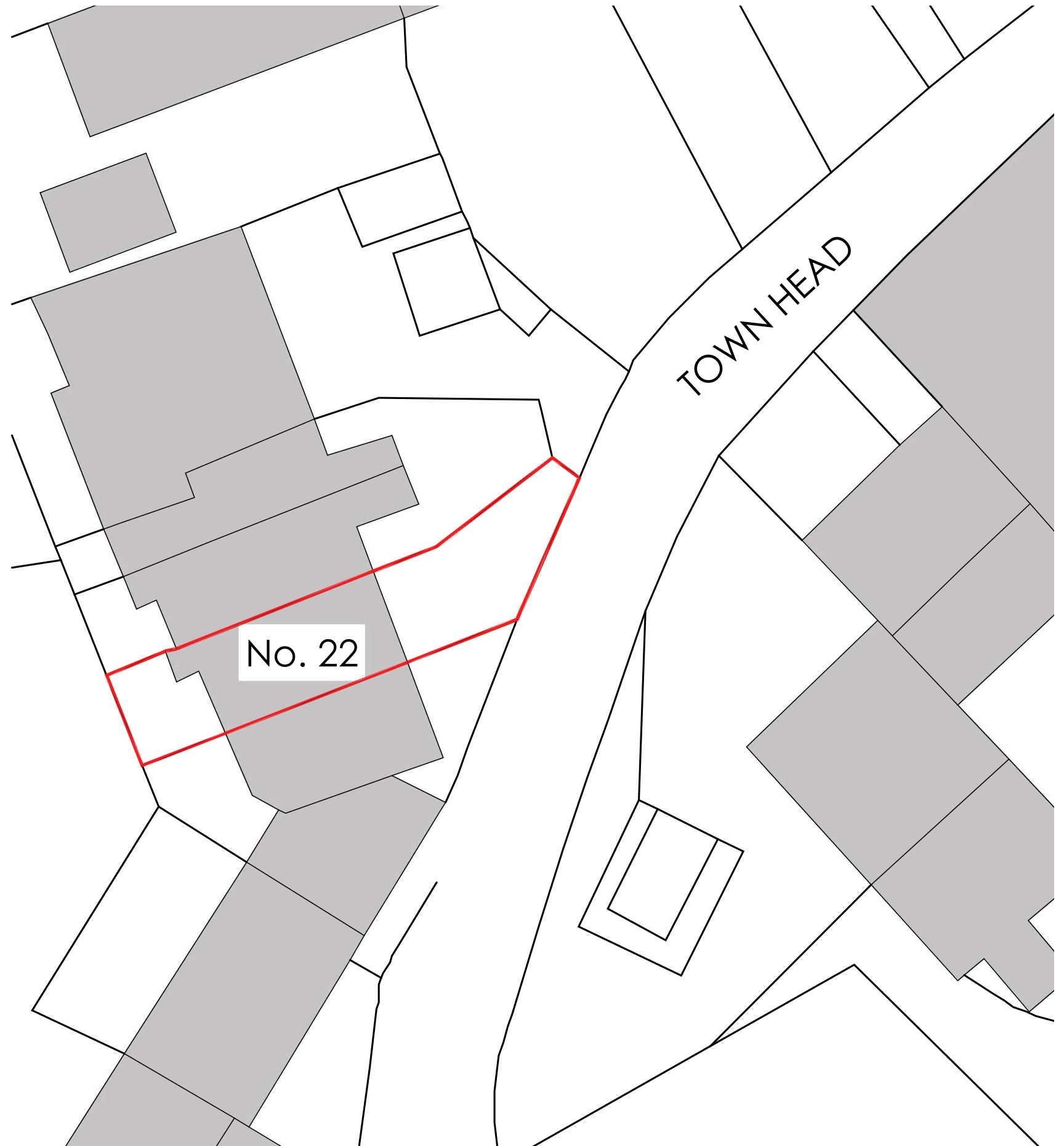


1.1_ Redline Boundary

The proposed works include the following_

The formation of a new car parking space, new opening within an existing wall within a conservation area for 22 Town Head, Honley, Holmfirth

The site has an area of approximately 95.00 square meters.



1.2_ Design Brief

We aspire to provide a proposal that complies with local and national planning policy and one that respects the existing architectural context of the area and also responds to the new proposals within the immediate context of Honley village.

The proposal will respect the existing proportions of Town Head in its massing and layout, it will apply carefully designed details and the use of high quality materials local to the existing dwelling and will draw inspiration from the surrounding typology to provide a high level architectural street scene that will bring order, hierarchy and a sense of 'completion' to the existing property.

The brief from our client was to develop the following schedule of accommodation_

External Plan_

Part demolition of existing and formation of new opening within an existing wall
Formation of new car parking space within the curtilage of 22 Town Head

Front Elevation_ Front elevation as viewed from Town Head.



1.3_ Layout

Layout_

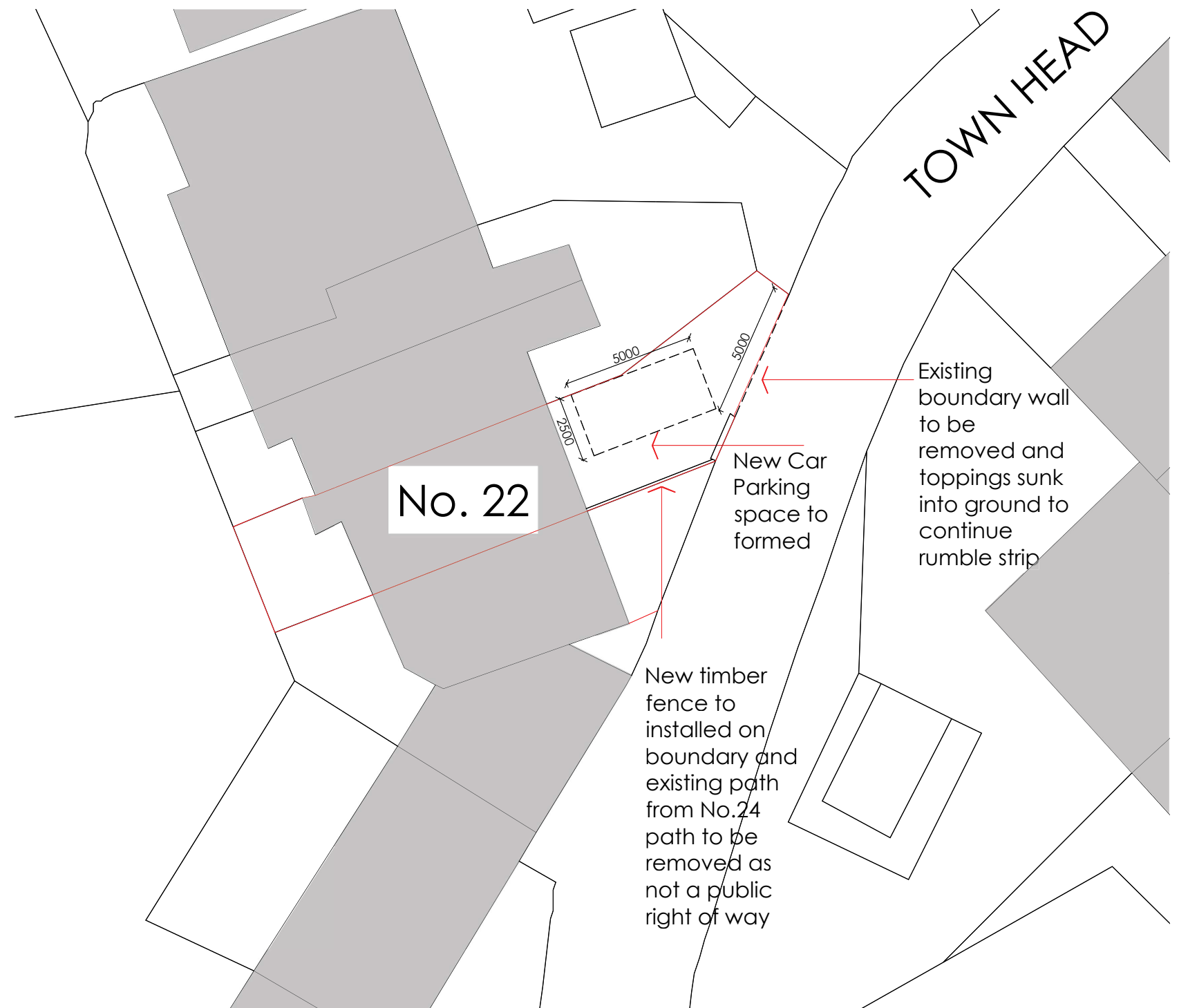
The concept behind the design proposal is to respond to the existing architectural vernacular of Town Head and reduce the amount of traffic and parking from the main road.

Town head is made up of small cottages and terraced houses. The existing roads around this area being church street and Cuckoo Lane allow for two way traffic but much of the time cautious waiting and allowing other cars to pass is much the case - Town Head rather only allows one way traffic.

The original house is relatively modest but is lacking by way of external car parking, as is the case throughout the whole of the area around Town Head - this is exemplified by the amount of traffic that is created to the local infant school.

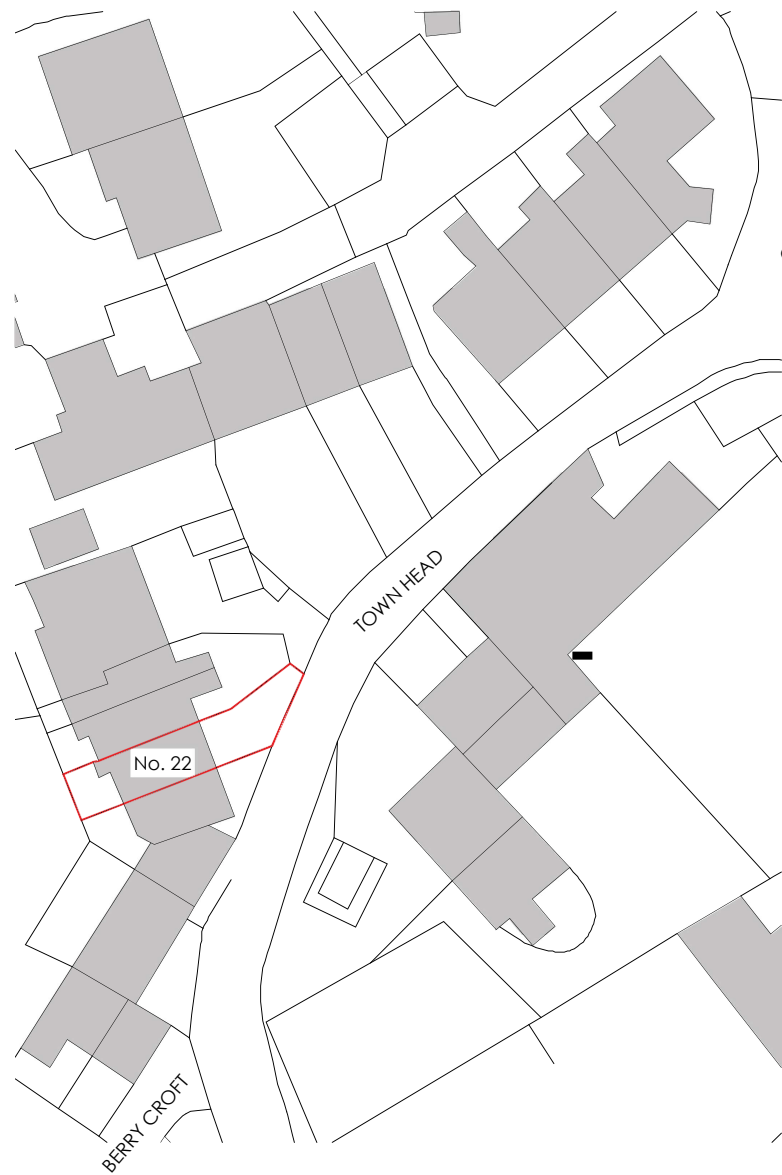
The design is to make use of the existing site front garden and to avoid further parking on the road on nighttime and to create a self contained parking space with a slightly more generous space than normal [normally 4200mm x 2400mm] and shall be 5000mm x 2500mm with a 5000mm opening to allow swift access in to the site from the very narrow Town Head. It should also be noted that the existing rumble strip into the site will be continued using the stone toppings from the wall to be removed and set into the ground to keep the theme and feel of the existing rumble strip. (See photo below) By making the opening larger will also enhance the opening for dwellings 16, 18 and 20.

There is an existing path that is currently in place from Number 24 that crosses the land of the applicants land. The Deed check on both properties bears no mention of a public right of way from Number 24 across number 22 so a timber fence will be inserted to maintain the original boundary from the deed.

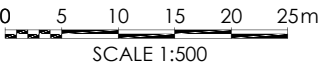


1.4_ Planning Drawings

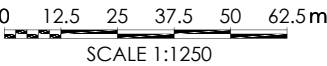
As Existing Site Plan_



SITE PLAN AS EXISTING



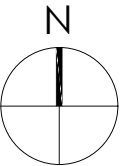
LOCATION PLAN AS EXISTING



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Drawing measurements shall not be obtained from scaling from the drawing. All dimensions
are to be site verified prior to construction. Any discrepancies are to be reported to Eight One
Two Architects Ltd immediately. This drawing is to be read in conjunction with all associated
drawings and specifications including all relevant sub-consultants information.

Notes_

PLANNING



Note:
Surrounding contextual buildings and information
are based on received ordinance survey
drawings and are shown for illustrative purposes
only, assumed site boundary is subject to legal
confirmation

Note:
Information is based on OS map and received
information and is subject to full topographical
survey.
Assumed site boundary and site constraints
subject to legal confirmation.
All Legal easements and extent of existing
underground services locations are subject to
confirmation.

Rev_ Date_ Amendments_ By_ Apr'd_

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Drawing Status_
PLANNING

Client_
MR PAUL LAYCOCK

Project_
22 TOWNHEAD_ HONLEY_ HOLMFIRTH_ HD9 6BW

Drawing Title_
AS EXISTING SITE + LOCATION PLAN

Drawing Scale_ 1:1250, 1:500 Drawn By_ JdL Checked By_ JdL

Paper Size_ A3 Drawn Date_ 19/05/2020 Checked Date_ 25/05/2020

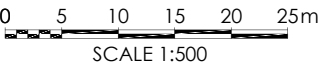
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1.4_ Planning Drawings

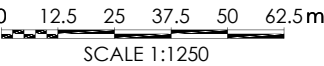
As Proposed Site_ Location Plan_



SITE PLAN AS PROPOSED



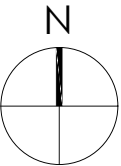
LOCATION PLAN AS PROPOSED



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Client_
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Project_
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Drawing Title_
AS PROPOSED SITE + LOCATION PLAN

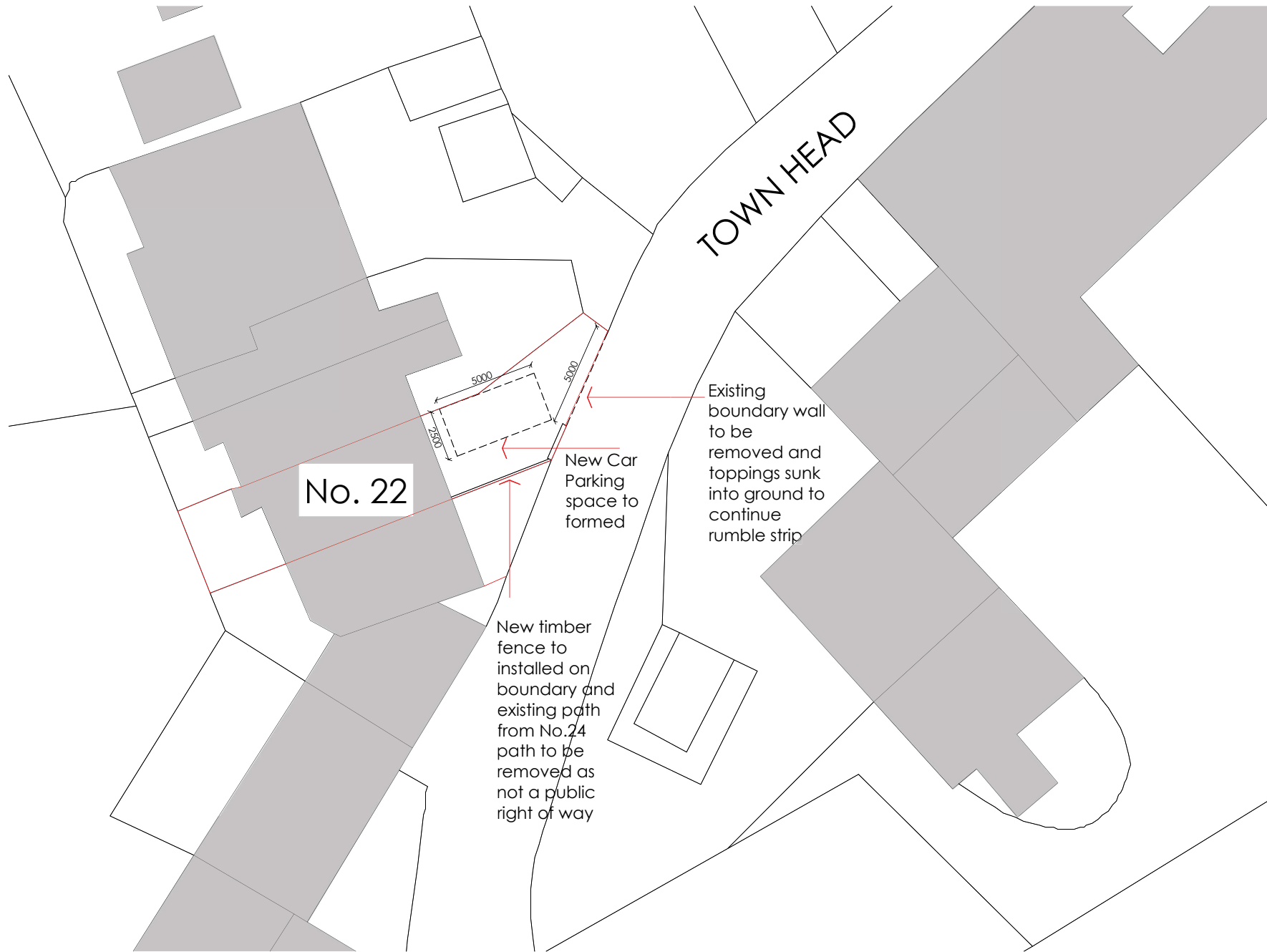
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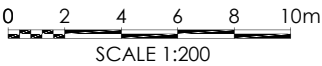
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1.4_ Planning Drawings

As Proposed Site Plan_



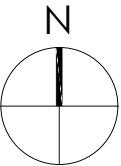
SITE PLAN AS PROPOSED



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Notes_

PLANNING



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Drawing Scale_ 1:200 Drawn By_ JdL Checked By_ JdL

Paper Size_ A3 Drawn Date_ 19/05/2020 Checked Date_ 25/05/2020

Drawing Number_
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1.5_ Conclusion

There is clearly a good opportunity to develop the existing use of the site curtildge through the use of well considered architecture.

On completion the design proposals will infill the current gap in the street scene by repositioning the design and continuing the building line to that of the existing while at the same time helping to enhance the visual aesthetic of the property.

The form of the site will ensure that although the street scene will be enclosed and the proposal will not directly address the main road. It is essentially turning its back on Town Head to form a secure, enclosed design solution.

The plot has an opportunity to achieve excellent external space that will allow for a good sized front parking which should also be expected with the standard of design proposal and can often be overlooked in some design of private housing.

The development will provide a high quality scheme that responds sympathetically to its immediate surroundings and will not provide any overbearing aspects to that of the neighboring housing domains and wider context of Town Head and Honley village. This will be achieved in terms of its architectural design, massing and density, materials, the layout and type of property and in relation to its urban and landscape design.