

DESIGN AND ACCESS STATEMENT FOR
ERECTION OF DETACHED DWELLING WITH INTEGRAL GARAGE
ON LAND ADJACENT, STONEY BANK HOUSE,
STONEY BANK LANE,
THONGSBRIDGE
HOLMFIRTH

Valley Properties
5 Holmfirth Road
Meltham
Holmfirth
HD9 4AA
01484 854100

CONTENTS

Site Analysis

Involvement & Evaluation

The Proposals:

Design

Use

Amount

Layout

Landscape

Scale

Appearance

Access & Transport

Conclusion

Site & Analysis

Stoney Bank House is a large, detached dwelling located off Stoney Bank Lane, Thongsbridge, within walking distance of New Mill village centre and Holmfirth town centre. Dating back to the early part of the 20th century, the property was built by a local mill owner Charles Moon. A traditional stone-built house under a hipped blue slate roof, the property is set in approximately 0.7 acres of grounds.

The application site is a rectangular 745m² piece of land located to the south of Stoney Bank House. The site slopes gently from the east to west boundaries, over a distance of 40m.

Most dwellings around the application site are large stone-built detached dwellings. Roofs are both hipped and gabled, and materials vary from concrete to blue slate.

Involvement & Evaluation

The application submitted is an outline application with all matters reserved apart from access and siting. The applicants have engaged specialists to look at the proposed access, and they have in turn undertaken speed and traffic frequency surveys for the site. Results taken from this has been the key driver for the siting of the dwelling, access into the site and the associated works around this.

We believe that the proposed development will be a positive addition to the street scene and will form a natural section of infill between 2 dwellings.

The Design

The proposed development is for a detached stone-built dwelling with integral garage. The footprint of the dwelling will make use of the 40m boundary to boundary dimension previously mentioned. The dwelling will appear as a 3-storey property when viewed from Stoney Bank Lane, and 2 storeys from the rear, this fits in with the sloping site, and is also a common feature of many surrounding properties. The main body of the dwelling will have a hipped roof with blue slate. A projecting wing to the front will also have a hipped roof, whilst to the rear a lean-to roof will be introduced over the single storey element.

Use & Amount

The application is for 1 detached dwelling with an integral garage.

Layout & Landscape

Sight lines will be provided to access the site as detailed by Sanderson Associates Consulting Engineers. The stone boundary wall and ground within the sight lines will be lowered to 600mm. Both the drive and parking areas will be surfaced in tarmac, and there will be stone steps to the side of the house providing access the rear. A landscaped garden will be created to the front of the dwelling, with small stone-built garden walls to provide definition and structure to the landscape. A dry stone-faced retaining wall will provide separation to the garden of Stoney Bank House. Timber fences will be erected down both boundaries providing privacy between dwellings as necessary.

Scale & Appearance

The footprint of the dwelling will make use of the rectangular piece of land. The dwelling will appear as a 3-storey property when viewed from Stoney Bank Lane, and 2 storeys from the rear, this fits in with the sloping site, and is also a common feature of many surrounding properties. The property will be a traditional stone-built house with slated hipped roofs, which will make it compatible with the existing houses either side of site.

Access & Transport

The proposed dwelling will be accessed from a new vehicular access on Stoney Bank Lane, this is detailed in the accompanying documents prepared by Sanderson Associates Consulting Engineers.

The amount of parking provided will be comfortably within the Local Authority's standards and requirements for residential parking.

The proposed dwelling will be designed to have access for all in accordance with the Disability Discrimination Act 1995 (DDA) and Part M of the Building Regulations 2010.

The application lies within 1 mile of Brockholes train station and 1.9 miles of Honley train station, both providing links to nearby villages, towns and beyond. A network of bus links is also located within walking distance of the site.

Conclusion

The proposed dwelling will be a high-quality development that will be sympathetic to the surrounding area. It will be designed to be accessible and sustainable.

We believe that the proposed development will be a positive addition to the street scene and will form a natural section of infill between 2 dwellings.