

SUPPORTING HIGHWAY STRUCTURE STATEMENT

This Technical Supporting Statement has been prepared by Beam Consulting Engineers in relation to the planning submission for restoration and extension of the stables residential (single unit) property at Fairfield Road, Hinchliffe Mills, Holmfirth, HD9 2NL.

The application site is located between on Fairfields Road at the junction adjacent to Woodhead Road and Shaw Lane, Hinchliffe Mill, Holmfirth.

1 The Structure Concerned

The existing property runs out as a void of approximate internal dimensions 3m x 1.2m directly below the adjacent public highway, Fairfield Road. The void whilst not yet exposed is formed in stone walls to three sides of unknown width with a cover slab of concrete or stone above. This slab appears to be directly below the tarmac surface of the public highway above.

2 The Support Provided by The Structure

Drawing number 186-59-101 indicates the structure and the proposed structural works. There is no intended change to the structure other than to fill the void below the highway and adjacent to the wall of the property, with mass concrete. The purpose of the mass concrete is twofold, a) to ensure that the existing public highway continues to perform as it currently does from a longevity perspective, and b) to ensure the highway loads are transmitted to bearing strata below at the same level of the existing wall foundations imparting no additional load on the walls of the property maintaining continuing performance of the property wall(s).

3 The Need for an Approval In Principle(AIP) Application

The works proposed would not be required if the property was not being restored for future use. In addition the continued performance of the wall and cover slab supporting the public highway in the current state are by no means certain of longevity. On the basis of improving this situation it is proposed to insert mass concrete in the void up to the underside of the existing cover slab to give support betterment to the public highway and with a suitable waterproof membrane inserted on the interior face of the wall to provide adequate prevention of moisture to the property to ensure building fabric betterment to the property for habitable use. This means that the status quo of highway support is not altered, thus not changing the stability of the existing ground or structure, or requiring any need to change the support regime to the wall classed as highway retaining in the temporary or permanent states. Considering that this proposal in effect has no adverse structural impact on the future performance of wall and cover slab to the void, and offers betterment, it is proposed that an AIP is not required. This proposal ensures that highway support is maintained.

4 Existing Highway and Footway Arrangements

Fairburn Road is a narrow public highway with no provision for segregated highway and pedestrian traffic. It is not proposed to alter existing highway and footway arrangements.

5 Justification

The works are an improvement on the current situation and offer betterment to the property, the public highway and structural support to the public highway without undertaking any invasive structural works. On this basis an AIP is not required.

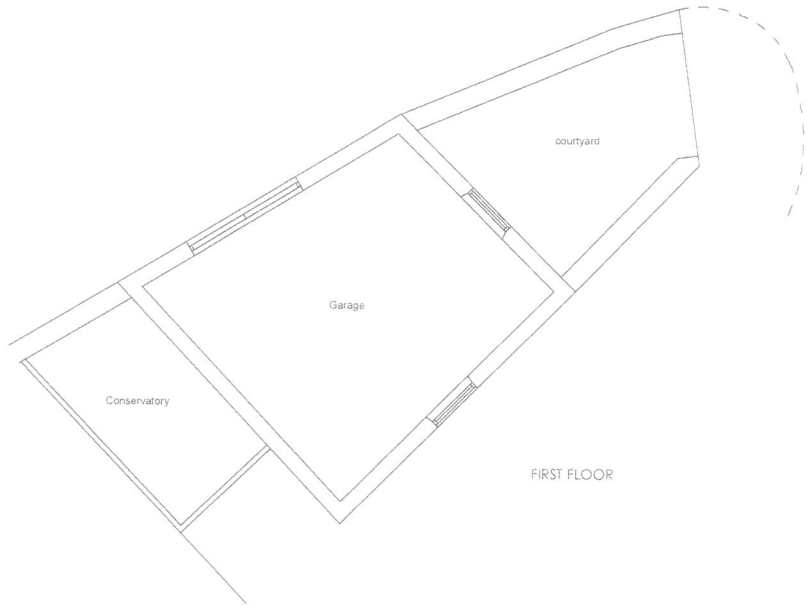
The appendices noted below follow:

Appendix 1: L'Arche Existing and Proposed Layout drawings

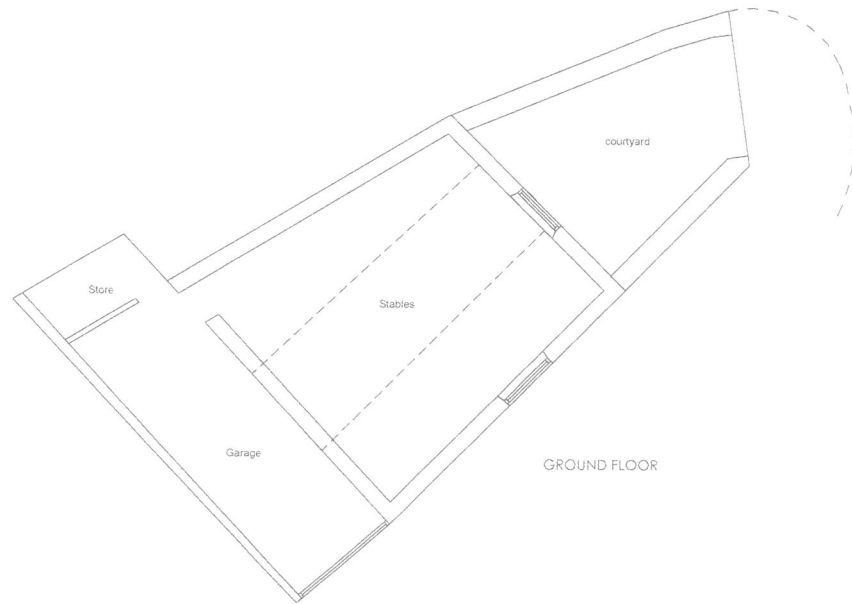
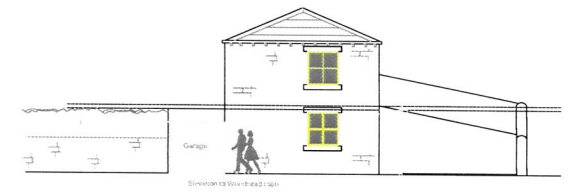
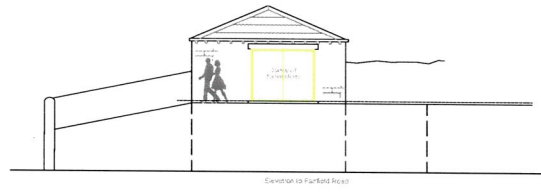
Appendix 2: Beam Consulting Engineers drawing number 186-59-101

Appendix 1: L'Arche Existing and Proposed Layouts

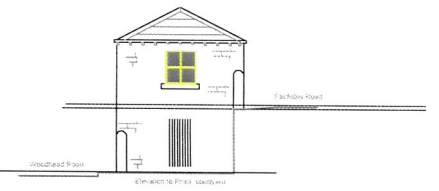
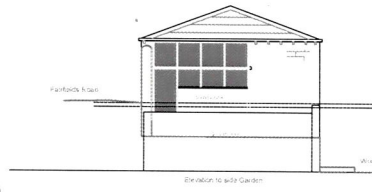
NOTE: ALL DIMENSIONS SHOWN ARE PROVISIONAL DIMENSIONS ONLY & SHOULD NOT BE READ AS EXACT MEASUREMENTS. THESE MAY NEED TO BE ALTERED DUE TO SITE CONSTRAINTS/ INSPECTION. THE DRAWINGS AND DESIGN ARE THE COPYRIGHT OF L'ARCHE DEVELOPMENTS YORKSHIRE LTD & SHOULD NOT BE RE-PRODUCED WITHOUT PRIOR PERMISSION.



FIRST FLOOR



GROUND FLOOR



STREET SCENE FROM WOODHEAD ROAD (scale 1:200)



LOCATION PLAN 1:1250

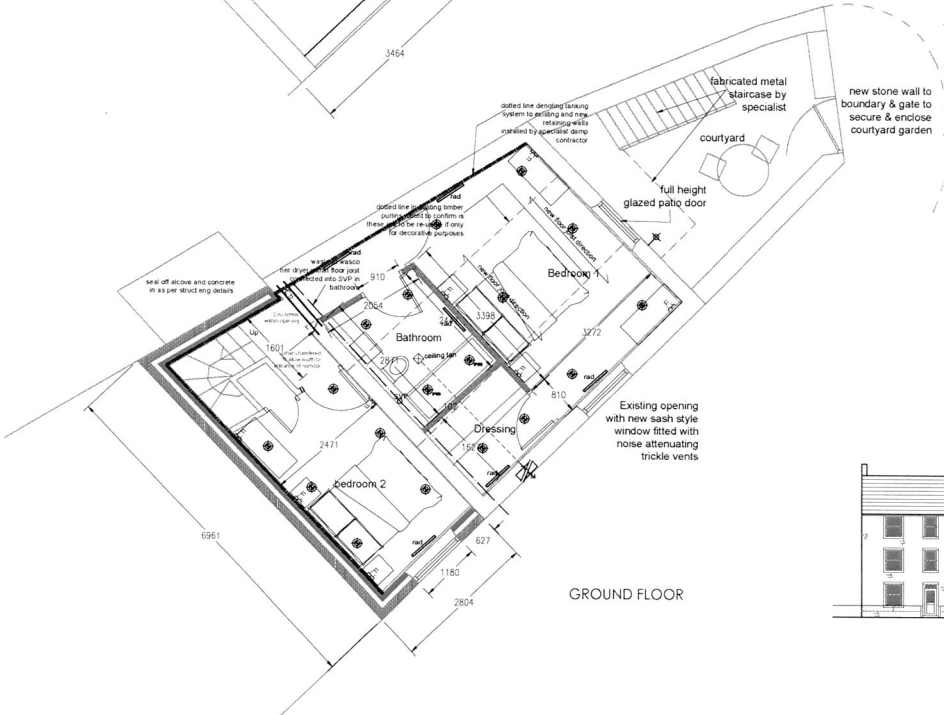
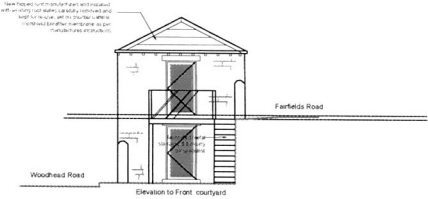
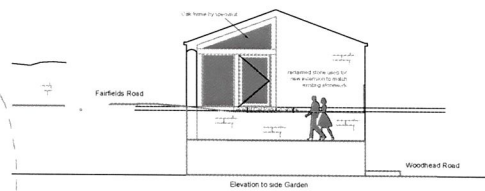
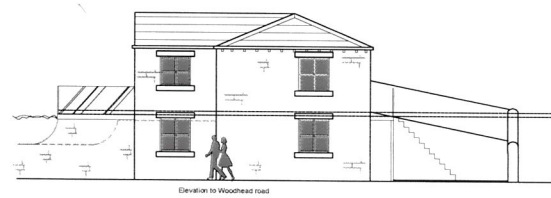
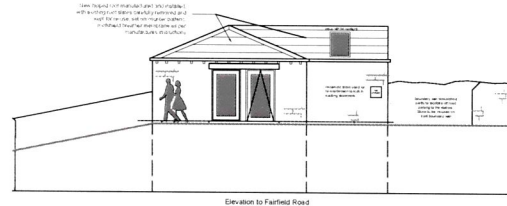
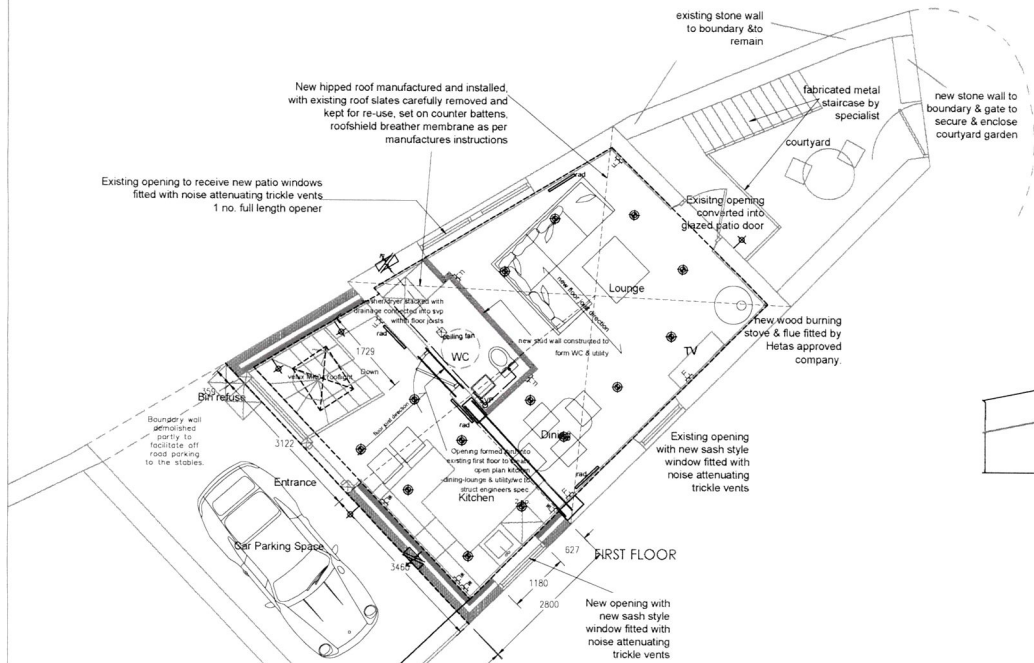
Existing Plans and Elevations

NO.	DATE	BY	APP.
1	Nov 2020	1027-01	B



L'ARCHE DEVELOPMENTS
 1027-01
 11/2020

NOTE: ALL DIMENSIONS SHOWN ARE PROVISIONAL DIMENSIONS ONLY & SHOULD NOT BE READ AS EXACT MEASUREMENTS. THESE MAY NEED TO BE ALTERED DUE TO SITE CONSTRAINTS/ INSPECTION THE DRAWINGS AND DESIGN ARE THE COPYRIGHT OF L'ARCHÉ DEVELOPMENTS YORKSHIRE LTD & SHOULD NOT BE RE-PRODUCED WITHOUT PRIOR PERMISSION



STREET SCENE FROM WOODHEAD ROAD (scale 1:200)

DRAWING DESCRIPTION			
BUILDING REGS PROP PLANS			
JOB TITLE			
The Stables, Fairfields Road Hinchliffe Mill			
CLIENT			
Mrs P Turner			
DRAWN BY		SCALE 1:100@ A1	
DATE	Nov 2020	DRAWING NO.	1027-05
CHECKED		REVISION	H



Appendix 2: Beam Consulting drawing number 186-59-101

General Notes

1. Store beneath highway to be filled with mass concrete to underside of cover slab.
2. Excavate to natural ground.
3. Tanking/waterproofing system to be provided to all walls below ground floor level to Architects details and specification.
4. Existing drainage to Highway to be reinstated if damaged during the works.

250mm Dia. core hole to be drilled prior to pouring of mass concrete fill to prevent air being trapped during pouring of concrete. Core to be re-instated with mass concrete and tarmac finish to match existing.

Excavate and remove debris from existing store void to natural ground level (clay or stone). Store void to be filled with Grade C20 mass concrete from formation to underside of existing cover slab.

100mm internal block wall to be constructed to inner face of existing masonry using stainless steel ties at 450mm vertical centres and 900mm horizontal centres. Waterproof tanking system to be applied to all walls below ground level to Architects details.

Ground Floor
Scale 1:50

First Floor
Scale 1:50

New PCC floor to span parallel to external walls to ensure no loading to external walls parallel to highway.

Planning		03/04/2024	KGP	KGP
DESCRIPTION	REV	DATE	CHK	APR



Beam Consulting
18 Bond Street
Wakefield
WF1 2QP
Tel: 01924 381653
Fax: 01924 384631

PROJECT
**The Stables, Fairfields Rd
Hinchcliffe Mill**

DRAWING TITLE
**Retaining Wall Works
General Arrangement & Details**

CLIENT
Mrs P Turner

STATUS
Planning

DRAWN GJVF DATE April 24

CHECKED KGP SCALE

APPROVED KGP AS SHOWN @ A1

DRAWING NUMBER REVISION

186-59-101