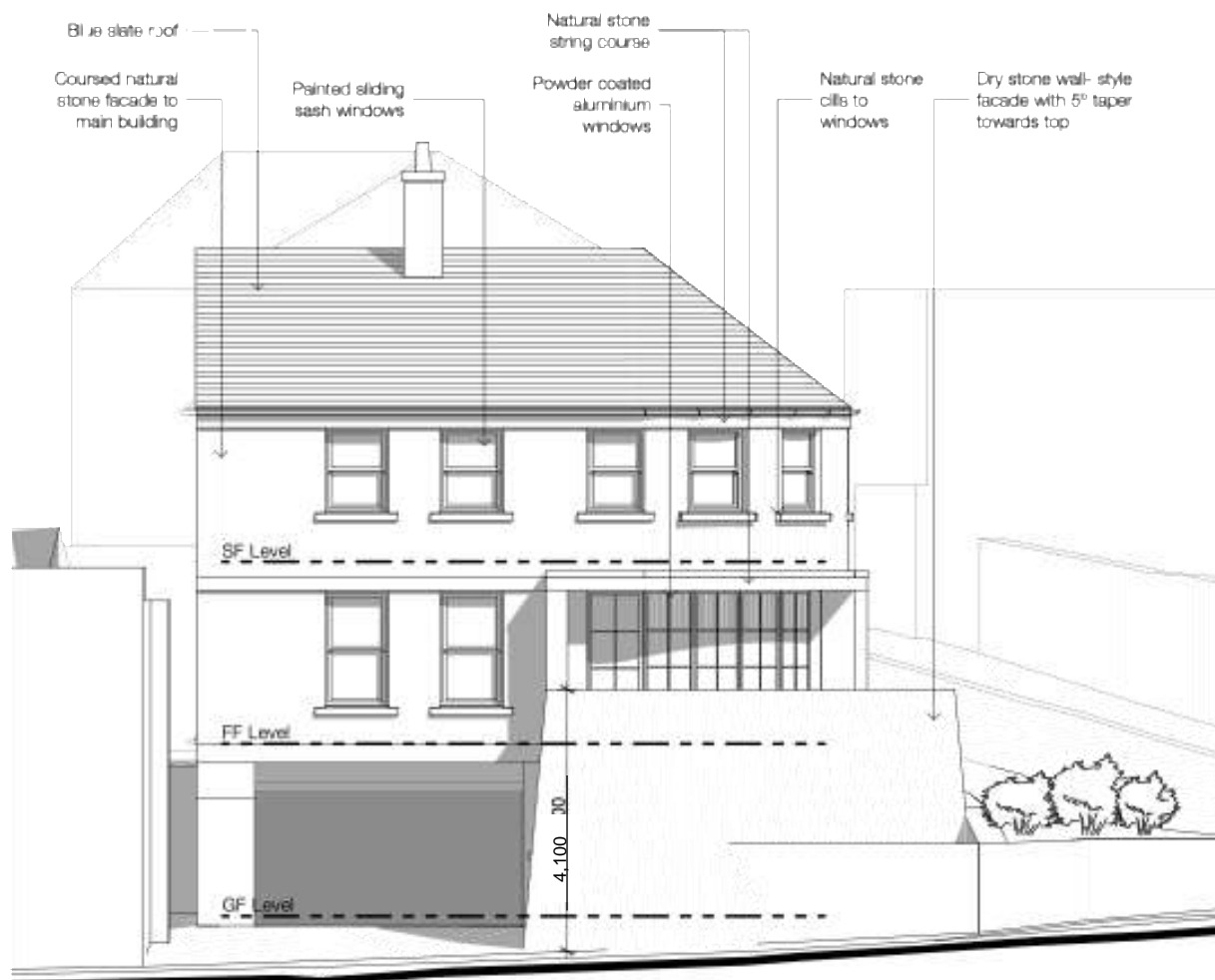




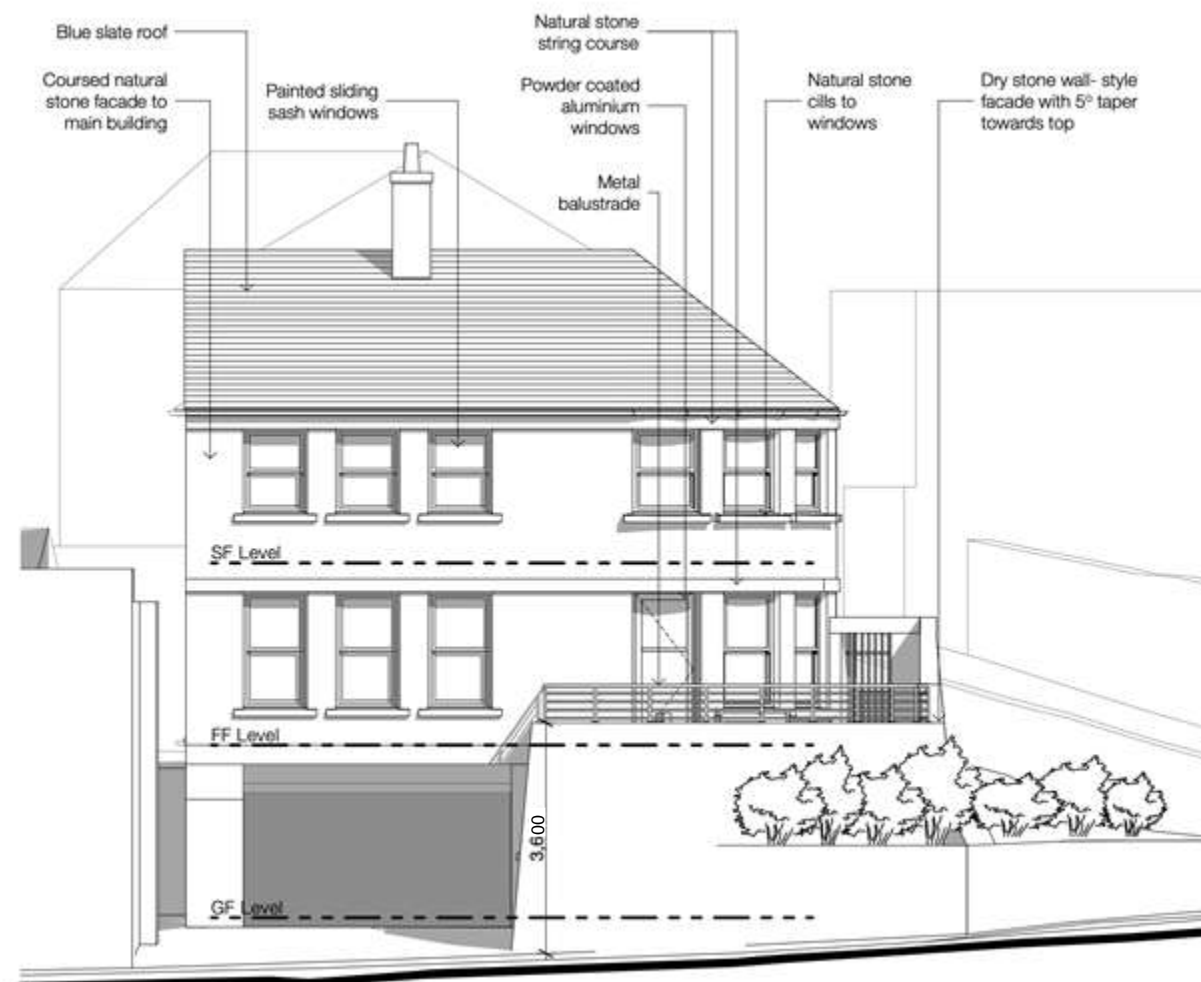
3594

LAND OFF NABBS LANE, SLAITHWAITE

DRY STONE – STYLE WALL | SOUTH



South Elevation - Original Scheme - 1:100



South Elevation - Revised Scheme – 1:100

The revised scheme reduces the visual impact of the dry stone- style wall, by lowering it's height by 500mm directly addressing the concerns highlighted in the Officer's report:

' The single storey flat roofed element to the front of the site is considered to create a feature which has an overly domineering and has a significant impact...'

In the revised scheme, an open metal balustrade is placed atop the wall, maintaining the necessary 1100mm height from the terrace to ensure safety. The transparent nature of the balustrade significantly reduces its visual impact compared with the wall of the original scheme.

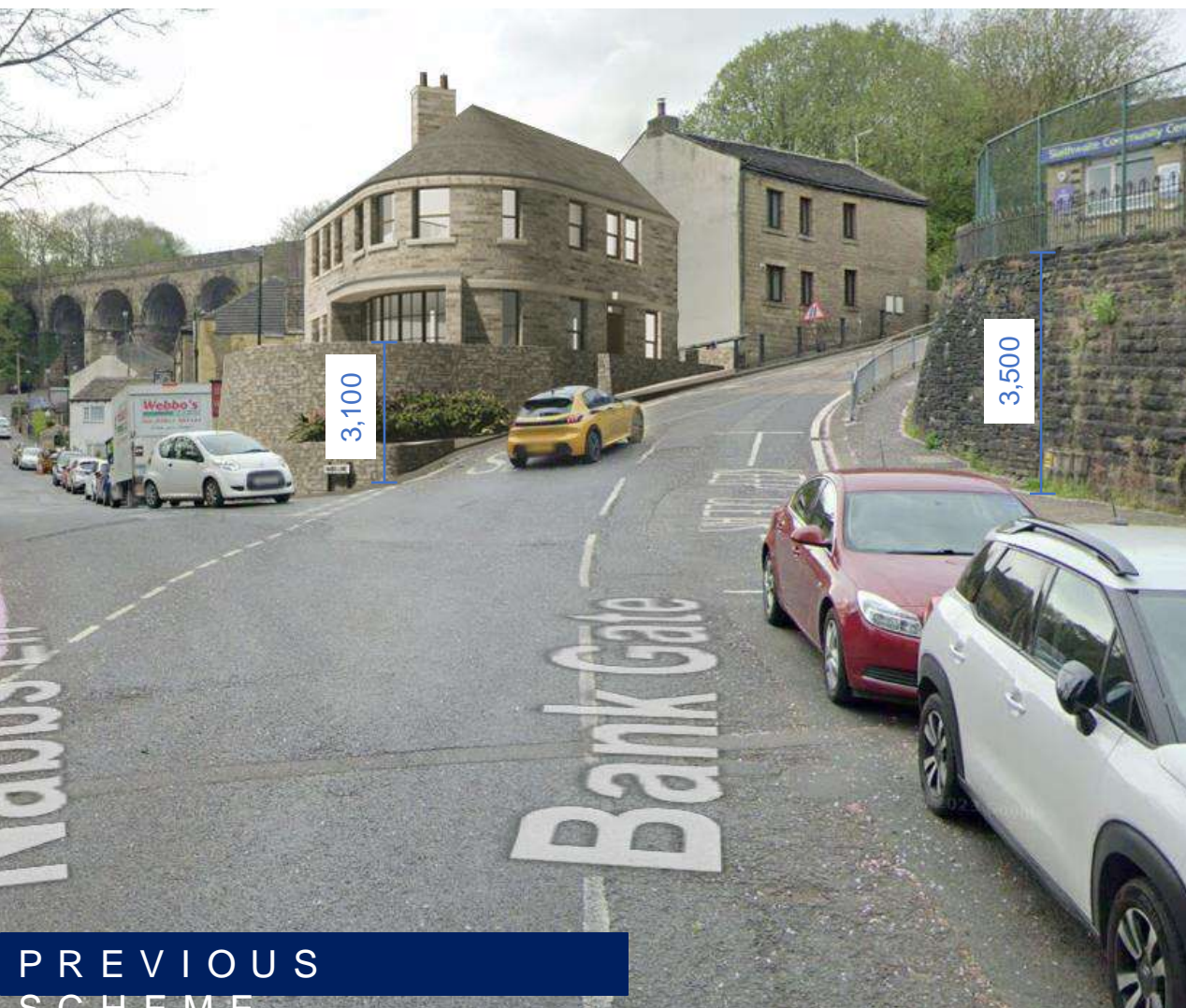
As well as this, the fenestration details of the south elevation have been amended in line with the comments of the Planning Officer in a meeting with the Agent (ONE17) on 20/12/24. It was agreed that the amendments address the concerns outlined in the Officer's report:

'As a result of the ... fenestration details at the first floor level, the proposed dwelling would be out of character with the locality.'

DRY STONE – STYLE WALL | VIEW FROM NABBS LANE



DRY STONE – STYLE WALL | VIEW FROM CHURCH



PREVIOUS
SCHEME



REVISED SCHEME

The reduced height of the wall in the revised scheme lessens the visual impact of the building on the junction of Nabbs Lane and Bank Gate. At the junction, the dry stone- style wall is 900mm lower than the boundary wall of the Slaithwaite Community Centre, at the opposite side of Bank Gate. This addresses the Officer's Report which states:

' The single storey flat roofed element ...has a significant impact in relation to the setting of the site within the Conservation Area, and also the visual amenity of the proposed dwelling and wider locality.'

STAITHWAITE VERNACULAR | PRECEDENTS



The curved dry stone- style wall is reminiscent of other local dwellings, as illustrated in the images above. The revised plan, featuring a wall height of 3,600mm, is much more in-keeping with the surrounding buildings. This change directly addresses the concerns raised in the Officer's Report, which noted:

' The single storey flat roofed element ...has a significant impact in relation to the setting of the site within the Conservation Area, and also the visual amenity of the proposed dwelling and wider locality.'

STAITHWAITE VERNACULAR | PRECEDENTS



OVERLOOKING | VIEW FROM BANK GATE



PREVIOUS
SCHEME



REVISED SCHEME

The addition of a gate into the garden provides greater privacy from Bank Gate, the sole vantage point where a pedestrian might see into the garden. Due to the bollards on the west side of Bank Gate, pedestrians cannot access that area, and the elevation difference between Nabbs Lane and the garden terrace will prevent any overlooking from Nabbs Lane. This effectively addresses the concerns raised in the Officer's Report:

'Associated activities would be highly prominent and likely leads to pressure for further screening/ enclosure of this area for future occupiers'

ONE17
DESIGN