



DESIGN AND ACCESS STATEMENT

BURNSIKE, LIPHILL BANK ROAD, HOLMFIRTH

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PROVISION OF OFF ROAD PARKING WITH BIN STORE AND STEPPED ACCESS

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Design and Access Statement for application to provide off road parking, bin store and stepped access to existing dwelling.

Introduction

The application site is located outside the village of Holmfirth and is a detached single dwelling set above Liphill bank road, Holmfirth, the dwelling is set within its own gardens and is accessed from the road via a stepped path access and gate.

This application seeks permission to provide off road parking for 2 vehicles, bin store and amendment to the stepped access currently in place at the dwelling.

There is no provision currently for off road parking and the owners must park on Liphill bank road with other residents. A large proportion of dwellings have off road parking on Liphill bank, albeit these are the more modern dwellings built in recent times.

Design

In terms of the design, the parking area has been designed sympathetically to be in-keeping with the current style in and around the area of the dwelling, the existing tall boundary walls that front Liphill bank road are proposed to be altered and any materials re-used, which then form the new parking space that will provide enough room for 2 vehicles, it will also provide space for the refuse bins and a re-design of the stepped access. Vehicles will be able to pull in and then reverse out, or reverse in and pull out front facing, this is replicating the majority of the dwellings on Liphill bank road.

Materiality

Areas of new stone will be reclaimed natural stone to match the existing stone wherever possible and the paviours to be sympathetic to the main dwelling, this also allows free draining of the level areas externally.

Access

The access to the property for vehicles will be changed and come off of liphill bank road as shown in the proposed plans. The pedestrian access will be in the current position it is now, with the paviours extended to the boundary and a new kerb edging installed with the main carriageway of liphill bank road.