ACUMEN
Designers & Architects

DESIGN & ACCESS STATEMENT
COACH AND HORSES, EASTGATE HONLEY.

CONTENTS

INTRODUCTION

This design and access statement has been prepared by Acumen Designers & Architects for the erection of an extension to the existing Coach and Horses Building in Honley. The development will provide 9 residential apartment accommodations across the new and proposed building.

This document has been produced to outline the design process which has led to the proposal in its current form. This document should be read in conjunction with the supporting reports and documents submitted as part of the application to ensure the proposal can be assessed on its individual merits.

This document outlines the principal concepts and design principles which have been applied in the design evolution.

This document will outline the client's needs and aspirations, site context and a summary of the design evolution. The document will summarize the key environmental and contextual design factors.

This statement has been produced and is submitted in accordance with the Town and Country Planning (Development Management Procedure) (England)
(Amendment) Order 2015, CABE Design & Access Guidance, and DCLG Guidance on information requirements and validation.

A pre application enquiry was submitted to Kirklees Council in relation to the development of this site in June 2025 (2025/20627). The proposed development that is the subject of this planning application addresses the design issues specifically identified by the council.

CONTEXT

GEOGRAPHIC LOCATION

The site is located on the corner of Eastgate, the main road into Honley village via the junction between Woodhead Road and Station Road.
The site is located at OS Grid Reference: SE 139120.

The site is approximately 4.5 miles to the south of Huddersfield Town Centre and situated within the village of Honley, 0.3 miles from the centre. Honley village is known for its blend of rich history, stunning landscapes and thriving community. The cobbled streets, weavers' cottages and ancient wells provide depth to its historic past, leading to a wide area of the village being protected within a Conservation Area, including the Coach and Horses.

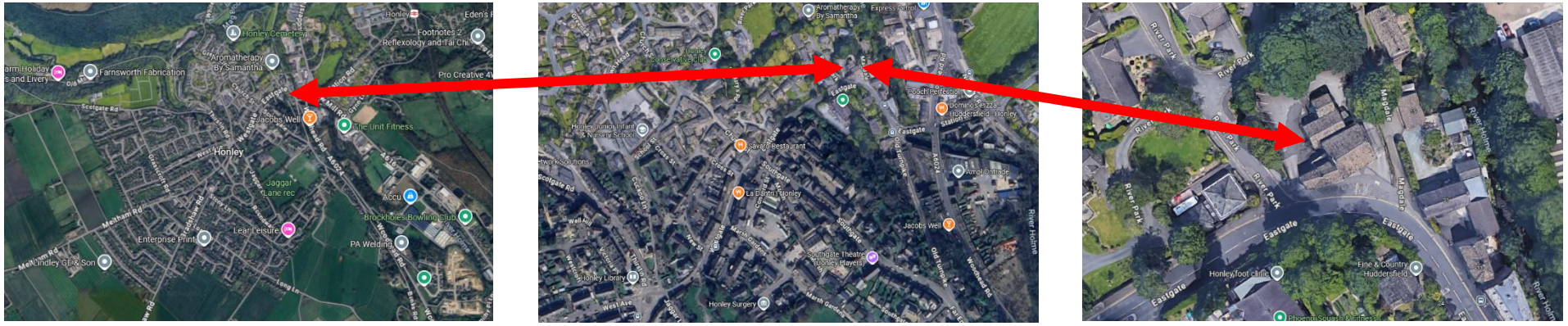


Fig.1 location of site. Satellite images from Google Earth

SURROUNDING LAND USE

Below shows the land uses within the vicinity of the site. The map highlights buildings and their current ground floor use. The site is surrounded by a mixture of commercial premises such as warehouses and takeaways aswell as residential family dwellings.

North
Residential use, primarily dwellings built upon the land previously associated with Honley House.

South
Mixed leisure and residential use.

West
Residential, detached and semi-detached dwellings leading to the village centre.

East
Predominantly residential use, with industrial warehouses/factories, popular takeaways and mixed residential living beyond the river.

Site Approximate Location

Commercial / Leisure

Residential

N

Fig 2. Land use diagram using Google Earth

CONNECTIVITY

The proposed residential accommodation on Eastgate, offers excellent transport links both locally and on a wider scale. It is anticipated that the residents will travel using a mix of public transport and private cars.

It is anticipated that during the week, the accommodation will be occupied by a range of professionals who need easy access to local amenities in the surrounding area and town centre.

The site is easily accessible on foot due to its location close to local amenities and bus routes – 8 services run from Honley Bridge which is 196m from the site across a footbridge over the River Holme. In addition, Honley rail station is located within reasonable walking distance. This gives an hourly service to Sheffield and Huddersfield with forward Leeds and Manchester being forward destinations from Huddersfield.

For road access, the site is well-connected, with direct routes to the A6024 and A616 leading to the town centre and Holme Valley respectively.

PUBLIC RIGHTS OF WAY

There are no public rights of way through the application site. There is a public right of way beside the site along the lower lane – HOL/13/70, this connects to a large area of green space at Magdale. The extent of development will not impact on this.

Fig 3. Diagram showing bus stops and routes and frequency from KC Kompass.

ACCESS

Cars will enter the site from the East using Eastgate (figure 4 shows access shown in purple and orange arrows showing flow of traffic) as is existing. Cars can enter the premises as shown for residential and visitor parking.

Cars will then exit the site to the East back onto Eastgate.

Accommodation occupants and other pedestrians have the same route as vehicles, though they can access and exit from either side (shown in pink). There are clear pavements to and from the site, and a pedestrian gate will be included for security. Occupants have 2 different access points in the building.

The site and surrounding roads and paths give a great existing natural flow to occupants, pedestrians and road users. There is also a bus stop a short distance in front of the building's entrance.

Green – Eastgate
Purple-Orange - Access into site and off-site
Pink - Access to and from the site via foot or bike

Fig 4. Diagram showing flow of traffic, pedestrian / bike routes using OS map.

EXISTING SITE APPRAISAL

The site currently has the existing Coach and Horses building occupying approximately a third of the site with the rest being parking.

It was historically a public house operating from the early 1800s and was changed to a restaurant in 2011. It has been vacant since 2019. The existing rear block which is unoriginal to the former pub is to be demolished as a part of this proposal.

The slope of the site follows the natural gradient of the land fall, declining toward the PROW to the East. Beyond the north, east and west boundaries the areas are full of vegetation.

The site is embedded within the surrounding residential area and historically operated as a public house until there was a decline in business. Within the vicinity there are residential homes built primarily out of stone and there are some warehouses using cladding, brick and stone beyond the river. The buildings maintain a traditional appearance and materiality across the Conservation Area.

Fig 5. Diagram showing sun path for the site




Fig 6,7,8,9. 3D images from google maps of site as existing

EXISTING SITE

To the right shows the site in its current form from the surrounding context. These images were taken in the summer of 2025.

The top left view is from the existing car park looking at the front block (to the left) and the rear block (to the right).

The top right is from River Park looking north-east towards the vehicular entrance to the site.

The bottom shows the front façade view from Eastgate.

Fig 10,11,12. Images of the site, (authors own and Google maps)

SURROUNDING

BUILDING HEIGHTS

The surrounding buildings are of varying scales. There is no pattern for the location of the taller buildings; some are fronting onto major roads, with smaller warehouses and residential units to the rear and alternatively the opposite is present. The labelled approximate building heights relate to the eaves of the gables adjacent to the road.

The diagram illustrates that taller buildings with 3 or more floors are not uncommon in the area, especially for residential accommodation.

3 Floors or more

2 Floors

1 Floors

Fig 13. Diagram shows building height using OS map

Fig 14, 15. Google Maps to show the variation in terrain surrounding the site and how these properties may have lower building height, but overall show greater height in comparison

PLANNING POLICY

NPPF

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It states that "The purpose of the planning system is to contribute to the achievement of sustainable development ". This then gives rise to specific guidance for local planning authorities when discharging their duty as local decision makers, namely:

• "Local planning authorities should approach decisions on proposed development in a positive and creative way
• "They [Local Planning Authorities] should use the full range of planning tools available, including brownfiled registers and permission in principle and work pro-actively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible

ACHIEVING WELL DESIGNED PLACES

The NPPF states that good design is a key element of sustainable development: "In determining applications, great weight should be given to outstanding or innovative designs which promote **high levels of sustainability** or help **raise** the **standard** of design more generally in an **area**, so long as they fit in with the overall form and layout of their surroundings.

ADDRESSING THE CHALLENGE OF CLIMATE CHANGE AND FLOODING

•The NPPF identifies the key role the planning system has in supporting the transition to a low carbon future in a changing climate, helping to 'minimise vulnerability and improve resilience. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.
•Conserving and Enhancing the Natural Environment
•The NPPF calls upon the planning system to contribute to and enhance the natural and local environment.
•When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity. Opportunities to incorporate biodiversity in and around developments should be encouraged.
•The decisions of local planning authorities should aim to "prevent new and existing development from contributing to, being put at an unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability."

LOCAL PLAN CONTEXT

The application site comprises an area of white land, situated around 90m to the northeast of the defined boundary of Honley District Centre. The site lies
within the Honley Conservation Area.

The site is within the Holme Valley Neighbourhood Development Plan (HVNDP), specifically within location area (LCA) 6. Key management principles to the character of the area are identified as:

- Built design should respect, retain, and enhance the character of existing settlements.
- Ensure the repair, restoration or conversion of traditional buildings is carried out with due regard to the character and local vernacular.

PLANNING STATEMENT

A full planning policy appraisal is included as part of this application which explores the full planning context further.

HERITAGE STATEMENT

A complete heritage statement is included as part of this application to investigate the implications of building within the Conservation Area.

Fig 16. Diagram Holme Valley Development Plan and Conservation Area Boundary.

THE PROPOSAL

Site Layout

The proposed development is arranged to maximize the existing building footprint efficiently while respecting neighbouring buildings, the context of the Conservation Area and green edges.

- **Front**
  Facing Eastgate road, the design changes are retained to the left-most block where the gable roofline will be raised to accommodate the extension to this block and to avoid an asymmetrical roofline which would be contradictory to the Conservation Area representation.

- **Rear and Sides**
  A traditional interpretation featuring six-pane top sash windows, stone surrounds and string course details inherent to the area. The new extension block, and the existing building are separated with a distinct zinc cladded corridor which breaks up the overall building volume when viewed from afar. A modern glazing detail to the upper balcony and first floor porch entrance within the building envelope, is softened by the use of conservative materials to match the existing building.

The arrangement retains the historical frontage of the Coach and Horses on Eastgate while providing uniformity in overall building design through the accumulated mass of the previous rear extensions which are to be demolished.

The proposed layout has been developed to retain the private car park and introduce landscaped amenity space to the rear. The private car park, entrance and exit is identical to the previous use, though would generate significantly less traffic than the former use of public house as stated in the pre-application comments received from highways. Alongside this, there is provision to the rear for a secure 10 cycles storage and covered bin store. The bins will be moved to the bin collection zone highlighted to the front of the building shown on the proposal site plans.

A low-level boundary wall has been designed into the scheme towards Eastgate to retain amenity space for apartment 1 and remove the opportunity for unauthorised parking at the front.

Fig 14, 15. Visual representations of proposal (authors own)

Amount, Use & Accommodation Schedule

The proposal comprises **9 residential apartments** with shared outdoor amenity space. There is a mixture of 1- and 2-bedroom units all to NDSS.
Due to the conversion of the existing building and the erection of a new extension block, the apartment sizes vary as follows:

Apartment	Size	Bedrooms	Apartment	Size	Bedrooms
1	102m²	2	6	92m²	2
2	94m²	2	7	55m²	1
3	66m²	2	8	66m²	2
4	57m²	1	9	95m²	2
5	133m²	2			

Scale

The scale of the proposal has been informed by the surrounding context and previous building on site. The calibre of development reflects the surrounding urban scale.

The proposed rear extension design is three floors tall, and the existing front block remains as is existing: two storeys high fronting onto Eastgate. The rear extension is lowered into the topography, with offset floor levels between the old and new which is rationalised with an internal staircase.

The mass of the building does not occupy the whole site. This is to reflect the massing of the original building on site and rationalise the irregular shape of the demolished rear block.

The existing frontage and height are retained. The ridge of the rear extension sits 1.4m below this ridge line and the eaves are level. This retains uniformity across the massing and design of the structure.

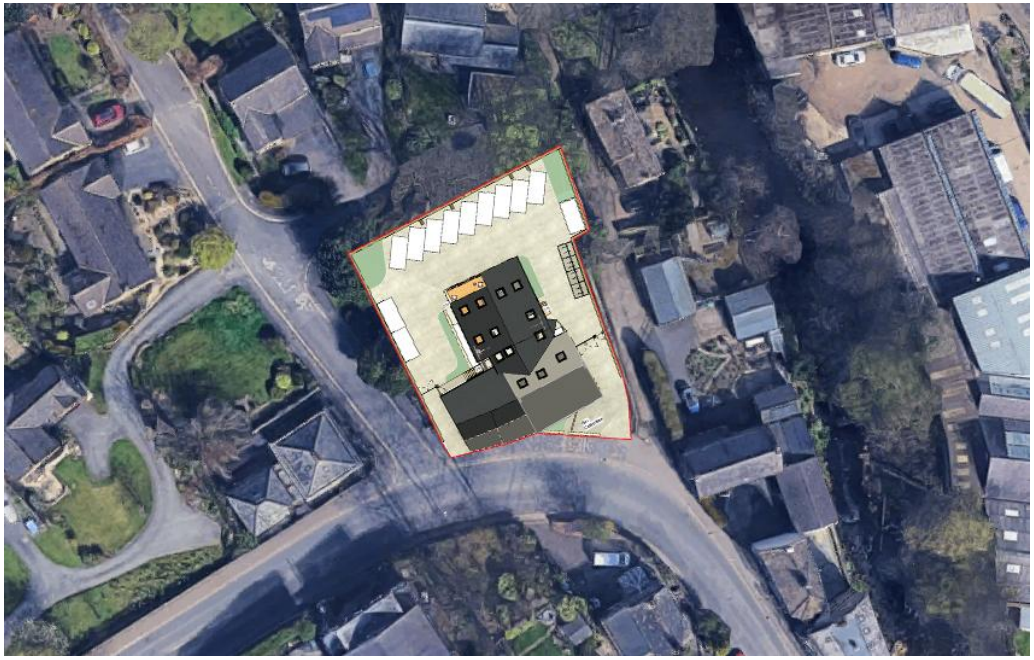


Fig 16, 17. Visual representations of proposal (authors own)

Building Form, Massing and Orientation

The proposed gable roof for the extension intercepts the existing front blocks' rear roof slope and extends across the demolished buildings footprint. This roof shape and reduced ridge height allows for the building to be of less visual impact when viewed from afar.

The roof canopy is removed to the north of the extension to provide an open balcony facing onto the rear with a view of the treeline beyond. A parapet wall will raise to the roof eaves to provide privacy for the resident and to discourage overlooking onto River Park, whilst offering subtle architectural interest

The orientation optimises natural light to the apartments, while overlooking is carefully managed through building positioning and landscaping buffers.

Topography

The form of the extended building reflects the topography and scale of the urban context. The western façade faces a ground level set above the ground finished floor level, and so a trench is proposed to allow access to apartment 3.

This was previously seen in the existing building to reach the lower floor. In contrast, the east façade is fully revealed above the ground level due to the declining topography, and so steps lead up to the front entrance for apartment 4.

Contextual Response

The proposed elevation treatment has been carefully considered to respond and reflect the surrounding vernacular including historical elements.

Similar to the historical design of the public house, the design for the extensions is relatively simple in form: offering repetitive rows of fenestration, with little embellishment.

The order of the windows and decision to emphasise the structural grid was taken from the existing surrounding buildings as key design drivers. This is typical of buildings surrounding the site and is informed by the Conservation Area.

The openings across the proposal have stone surrounds and mullions to compliment the existing building. This is a typical classical detail which is found on surrounding buildings.

The suitability of the windows has been carefully considered to preserve the Georgian style character of the existing front block, as such sash style windows have been used with a simpler arrangement of glazing bars.

Alternatively, the main entrance features a transition to modern materiality which has been carefully considered to create a lightweight appearance in contrast to the weight of the surrounding masonry. This corridor features levels of recess and extrusion to invite views, offset overlooking between habitable rooms, and to create interest and depth in the redevelopment.

Architectural Appearance & Materiality

The design draws inspiration from Honley's historic textile industrial character, interpreted in a contemporary manner. Key material choices include:

- **Natural coursed stone** to reflect local traditional buildings
- **White framed sash windows** on the main body of the building with glazing panels for the contemporary corridor length, incorporating skylights and floor to ceilings length windows
- **Natural slate symmetrical gable roof** with roof lights to the rear slope of the existing front block and across the length of the rear block
- **Corbels and string course** to the rear block, reflecting the local vernacular and the design of the existing building on site
- **Zinc standing seam cladding** on the entrance recess and far end extrusion with detailing along the upper floor externally

These materials have been carefully selected to integrate sensitively within the surrounding village while delivering a contemporary, high-quality living environment. The linear pattern of the front façade of the building comes from the industrial architecture that is present around the area.

The proposed massing is broken into two distinct materialities to reduce bulk and provide visual interest. The central corridor between the new and existing is externally faced in zinc cladding and along the upper floor external wall whilst the dwelling area is finished in stone to match the existing building. Stone will be reclaimed from the demolished rear block where possible.

Fig 18, 19. Visual representations of proposal (authors own)

Access & Movement

Vehicular access is taken directly from Eastgate, with a secure private car park located at the rear of the site as existing. Secure cycle storage is provided to encourage sustainable travel habits in line with residential needs. The site is shown to have excellent proximity to public transport links.

Secure pedestrian access is provided throughout, with clear, legible routes connecting all parts of the site and encouraging active travel.

A one-way vehicular route through the car park has been adopted to allow wider visibility on the exit from site and to also create awareness to users who are outdoors on where to expect this oncoming traffic.

Accommodation where possible is designed to meet accessibility standards, with level access provided to ground floor entrances and ramp access provided at this level.

Fig 20. Diagram showing access and movement using google maps

Landscaping & Green Space

The existing site area provides no landscaping. The proposal introduces landscaped amenity space around the car parking facilities. New planting beds, lawns, and low-level shrubs will be introduced to soften building edges and enhance biodiversity.

External lighting will be discreet and pedestrian-focused to minimise light spill and preserve residential amenity.

Fig 21. Visual representations of proposal (authors own)

Impact on Residential Amenity

The impact on the neighbouring buildings has been considered to reduce negative overlooking and visual impact. In line with Principle 6 of the Kirklees Housebuilders Design Guide SPD, the separation distances between two facing windows of habitable rooms is 21m.

The dashed lines represent the line which is measured – set out by the dimension shown either above or below this line. The red line denotes the directional angle of the window to compare the dashed line between habitable windows against.

The supplementary document as part of this application is titled 'Residential Amenity Plan' grants further scope of the distances to surrounding habitable windows.

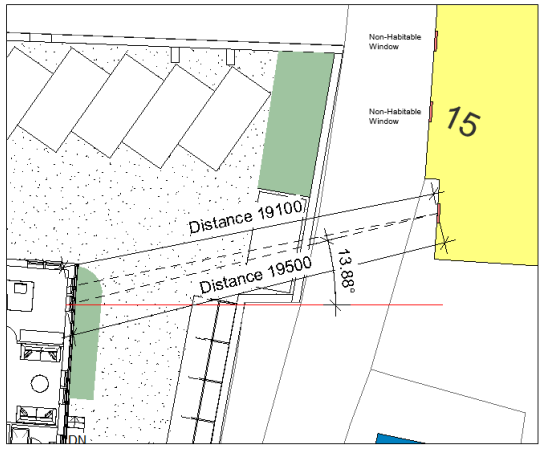
Relationship with 31 Eastgate

The existing building front faces onto 31 Eastgate with the easternmost windows distanced at 18m. The arrangement of windows pre-dates 31 Eastgate, and the public house would have had residential amenity above. Furthermore 31 Eastgate is angled away from the Coach and Horses to allow for over 30° angle to permit overlooking. As such, these circumstances could be viewed as acceptable to mitigate the concern of overlooking.

Relationship with 15 Eastgate

There is a 19m distance between the habitable windows at the rear of the proposed extension. 15 Eastgate is a three-storey dwelling developed in 1997 with a bedroom window facing onto the site. With recognition towards the required distances, mitigating factors might be considered to grant approval with this distance. Due to the nature of the Conservation Area, retaining the window arrangement as shown is important to the polite design and preservation of symmetry. Natural screening is provided between the site and the adjacent buildings through the treeline beyond the boundary, which would obscure the directional view between the windows. Additionally, the window on 15 Eastgate has a small openable area and from the floor plan it is evident that Bedroom 1 to which this refers, has three habitable windows facing onto the river.

If these factors are not considered agreeable to the council, the applicant should be informed to find a positive outcome to remediate.



2 Apartment 8 Bedroom Window Angle
1 : 200

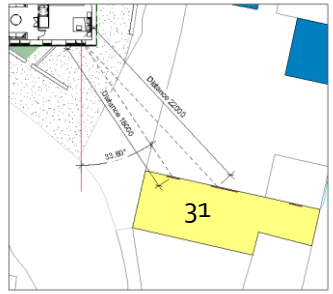


Fig 21, 22. Diagrams of neighbouring buildings (authors own). 23, Image of 15 Eastgate

4 Apartment 5 Living Bedroom Window Angle
1 : 200

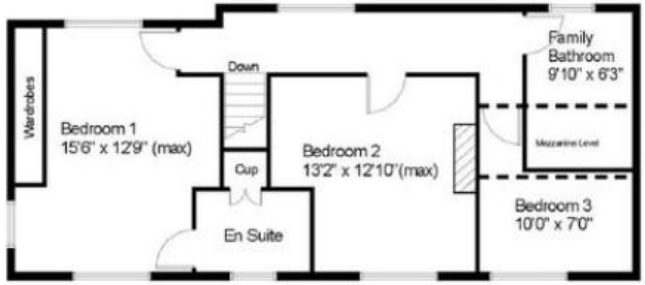


Fig 24, Floor plan of 15 Eastgate from Zoopla

PRE-APPLICATION RESPONSE

As a part of the considered design approach of this application, we utilised the Kirklees Council Pre-Application Service to gain prospective views regarding the response of the development (Ref: 2025/20627). We have made amendments to the scheme appealing to the retention of a building in the Honley Conservation Area. The schemes primary aim is to bring this building out of disuse and grant longevity to the residents of Honley.

Our responses to improve the design in line with the council's views are seen as follows:

Impact on Residential Amenities

The balcony feature has been amended in line with the changes to the gable direction. Subsequently the balcony begins on the ridge line of the roof slope with uncovered area beyond this. To mitigate the potential for overlooking at neighbouring properties both internally within the apartment and when stood on the balcony, a minimum 1.4m wall will be erected on the west façade of the rear block. This is to provide visual continuity across the wall whilst retaining amenity space to the second-floor accommodation. It is envisaged that retaining this wall to eaves height grants similar overlooking impact on neighbours as skylights provide.

Highways

In line with Policy 6 of the Holme Valley Neighbourhood Development Plan which sets out that development should have good access to public transport routes and encourages walking and cycling, we have provided cycle storage accommodation and pedestrian gates to the property.

Additional Information Supplied Separately

KC Trees

- Arboriculture Impact Assessment
- Tree Survey

KC Ecology

- Biodiversity Net Gain Report
- Preliminary Ecological Appraisal
- Small Sites Metric

Drainage

- Proposed Manhole Schedule
- Proposed Foul and Surface Water Drainage Strategy

PRE-APPLICATION RESPONSE

Conservation

The pre-application response highlights the large scale, form, bulk and massing of the initial scheme. It was highlighted that this was inappropriate to the design and a simplified, subservient proposal was encouraged.

The existing features of the main building and frontage have been retained.

Roof

The roof has been reorientated to intercept the existing building and match the eaves height. This has removed the flat roof link building, and the asymmetry of the former design. The proposed ridge line is 600mm below that of the pre-application submission, and 1.4m below the front buildings ridge line granting a subservient form to align with the comments provided.

Windows

The design of the windows and doors have been considered to preserve the Conservation Area. Sash windows are commonly used across adjacent properties. The existing block has been retained with 6 over 6 panes with efforts made to restore original windows, whilst the rear extension – as recommended by the Conservation Officer – utilises a simpler arrangement with 6 over 1 pane. The fenestration has also been considered to reflect the symmetry of the surrounding vernacular.

Front Boundary Treatment

Archive images have been produced in the supplementary Heritage Statement which has been submitted as part of this application to show the historic junction between site boundary and highway. A new low height stone boundary wall with stone coping has been included on the front façade to accommodation bin collection area and soft landscaping to the front apartment. It is envisioned that the stone from the demolished rear block will be reused for these walls, if the stone is found to be in good condition and replaced with similar if not.

Design

The redesign of the property has allowed for a polite design, focusing on the inherent symmetry, materiality and features of the Conservation Area. The building width, height and length have been reduced from the pre-application scheme. Extrusions to the property have been carefully considered to create visual stimuli which complement the existing buildings character and enhance features which pertain to Honley's historic beauty.

The main staircase into the building has been recessed into the body of the building on the north-east face of the proposed extension. Whereas the 'link' on the far end extrudes diagonally into the site to allow for views to be captured by residents of the two apartments and avoid overlooking. This feature extends to the bin store below to and aligns with the roof gable above to seamlessly integrate into the building's fabric. The zinc cladding allows for a lightweight and non-obstructive appearance across the site, granting character respectful and subservient to the existing building form.

The junction between new and old has been highlighted by use of zinc cladding, a material as shown overleaf that has been utilised in restoration projects within the Slaithwaite Conservation Area. The further materially along the upper floor reduces the visual mass of stone under the eaves, promoting an appealing combination of modern and traditional. This aids in minimising the scale of building lends itself to preserving the Conservation Area's character.

The stone and slate of the existing building will be matched on the new extension. Design details will match to enhance the character of the conservation area, this includes the door/window surrounds, mullions and string courses.

Slaithwaite Contextual Example

Conversion of Old Bank Mill Buildings

Designed with metal composite cladding, these apartment buildings have been designed in the Conservation Area of Slaithwaite within the last 10 years. They are a blend of traditional and modern materials and grant a complementary appearance which reduces the mass of stone but preserves the character of the buildings. Application Ref: 2013/62/93899/W

CONCLUSION

In summary, this proposal represents a carefully considered response to the site's context, ensuring that the development integrates seamlessly with its surroundings while enhancing the character of the Conservation Area. A conscious effort has been made to respond to the pre-application comments and create a proposal which preserves the existing building and conserves longevity within its future use.

The layout has been designed to maximize functionality of the existing site by creating a well-balanced scheme that respects both the existing built environment and future occupants' needs.

The proposed use and accommodation provide a practical and high-quality living environment, responding to local housing demands without compromising the integrity of the site. Thoughtful attention has been given to scale and massing, ensuring the development remains subservient to the existing frontage, and is in keeping with the Conservation Area while contributing positively to the streetscape by retaining the existing frontage.

Materials and appearance have been chosen to complement the local vernacular, blending traditional elements with contemporary design principles to achieve a visually innovative and durable finish to grant longevity to the buildings reuse.

Overall, the scheme aims to deliver a sustainable, well-designed, and contextually appropriate development that enhances both the site and the wider area.

STATEMENT PREPARED BY

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27.10.2025

WRITTEN - GH

CHECKED JC