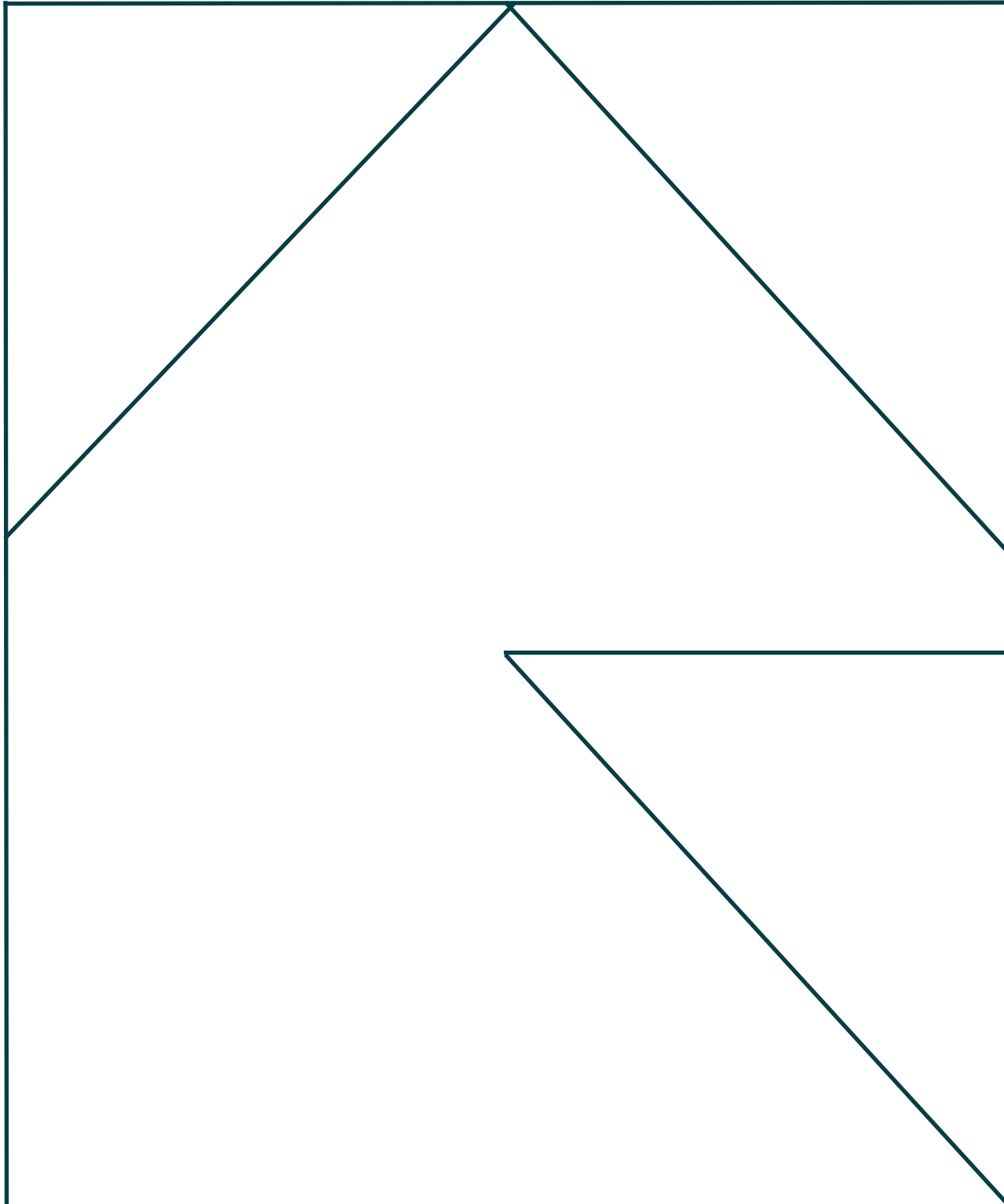




STUDIO.G

ARCHITECTURAL

DESIGN AND ACCESS STATEMENT  
PARKTON GROVE



# CONTENTS .

1.0 - INTRODUCTION

2.0 - SITE LOCATION

3.0 - SITE CONTEXT & ANALYSIS

4.0 - LOCAL CHARACTER

5.0 - PLANNING CONTEXT

6.0 - PROJECT BRIEF

7.0 - OPPORTUNITIES & CONSTRAINTS

8.0 - DESIGN

8.1 - USE

8.2 - AMOUNT

8.3 - LAYOUT

8.4 - SCALE

8.5 - LANDSCAPING

8.6 - APPEARANCE

9.0 - ACCESS

10.0 - DESIGN ASPIRATION

11.0 - DESIGN DEVELOPMENT

12.0 - TECHNICAL ASPIRATION

13.0 - PROPOSED PLANS

14.0 - MATERIALS AND DETAILING

15.0 - VISUALS



## 1.0 INTRODUCTION .



This Design & Statement has been prepared by Studio G Architectural on behalf of our client as we seek full planning permission for the erection of a detached dwelling with associated access and external works following a positive Pre application response received August 2025.

This statement has been prepared using a combination of site information, topographical surveys and Kirklees Council planning policy information. This document aims to identify and examine the context of the site, its topography, track the design development and offer an insight into the reasoning behind the architectural language of the scheme.

Access is touched on within this document explaining how the historic access into the site has been sympathetically modified and reinstated. The application will be further supported by additional highways documents produced by AT Transport Planning.

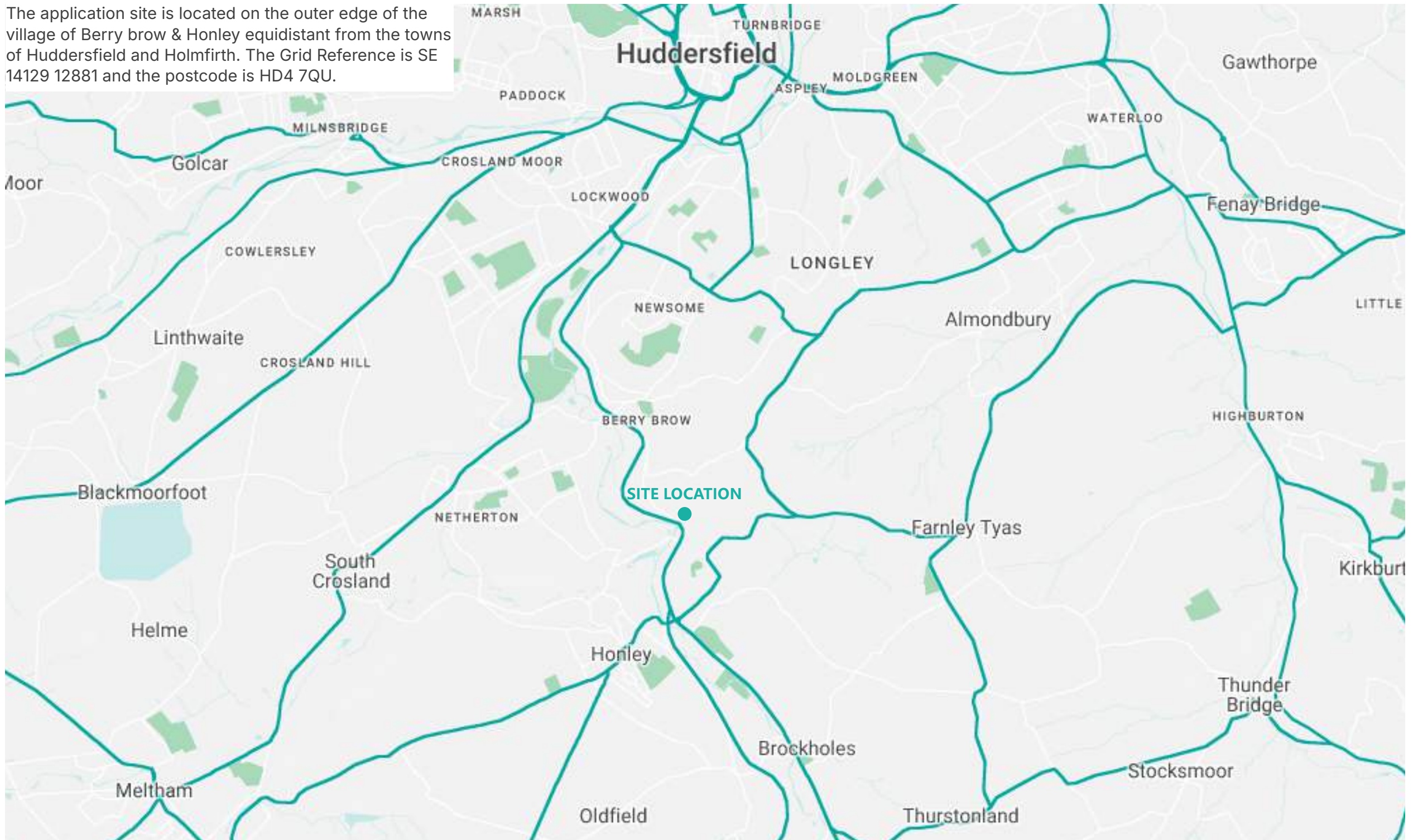
A comprehensive planning statement will accompany this application prepared by Hollistic Planning to provide a full assessment of the planning context, Green Belt designation and other material planning considerations.

This D&A statement should be read in context with the associated drawings and other supporting information submitted within the application.



## 2.0 SITE LOCATION .

The application site is located on the outer edge of the village of Berry brow & Honley equidistant from the towns of Huddersfield and Holmfirth. The Grid Reference is SE 14129 12881 and the postcode is HD4 7QU.



### 3.0 SITE CONTEXT AND ANALYSIS .



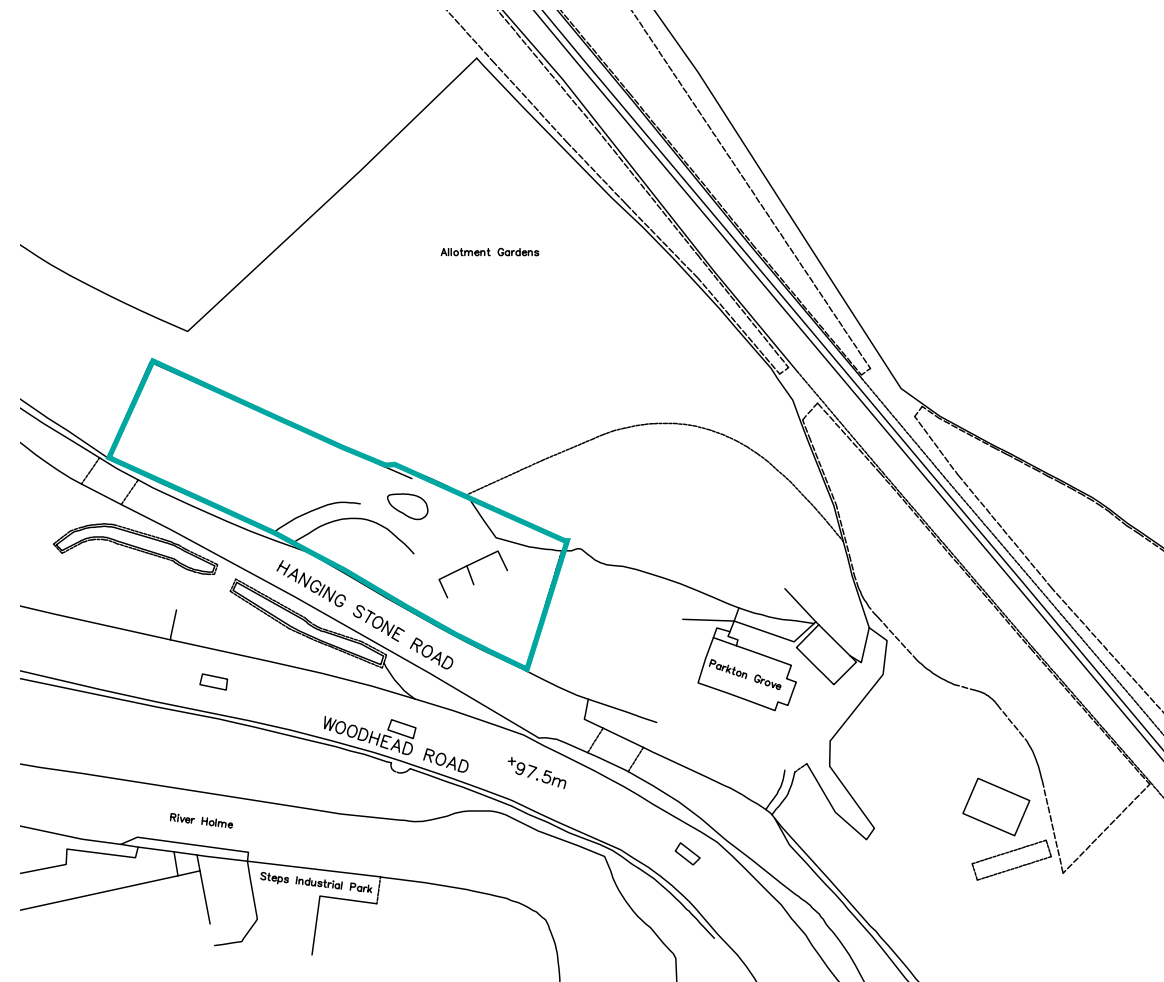
The site is located in Berry Brow a stones throw away from Honley and equidistant from Huddersfield and Holmfirth Centre and managed by the local authority of Kirklees. Honley has a rich history dating back to the 11th century and its development was largely helped by its agriculture trade and thriving textile industry. Weavers cottages, Mills, public houses and larger detached properties from dating Pre 1800's still exist today and are celebrated and preserved by the local community. Berry Brow is also still alive with character and history with many of the old mills now home to a host of business's. In more recent times Berry Brow and Honley has seen significant residential development with projects ranging from small high quality developments to medium sized housing estates and large one off bespoke homes.



### 3.0 SITE CONTEXT AND ANALYSIS .



### 3.0 SITE CONTEXT AND ANALYSIS .

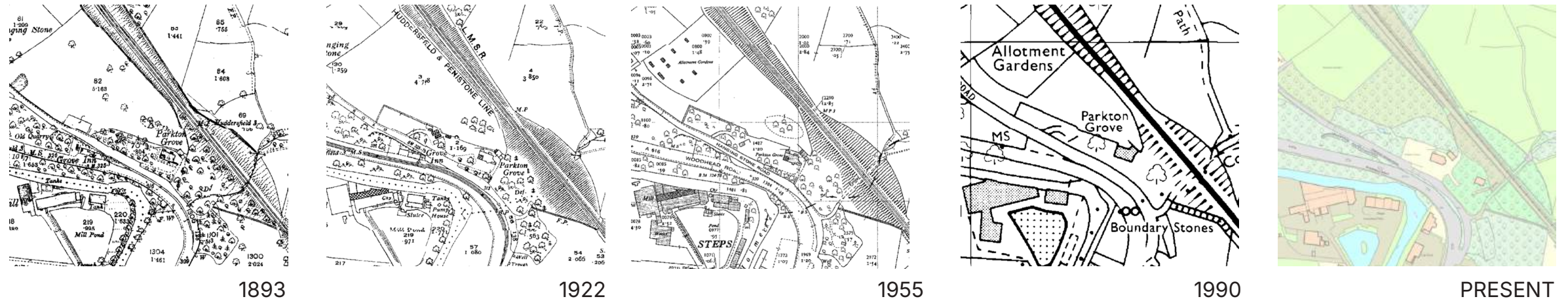


The above image shows a basic OS Map of the site and the extent of the proposed Site boundary overlaid from official Title Dead Plans. The two curved lines denote the Historic Vehicular access road that was formally in use by the Parkton Grove House to the East.

The overall plot is generously sized and offers adequate space for a sympathetic development in and amongst mature Trees.



### 3.0 SITE CONTEXT AND ANALYSIS .



The above historic Ordnance survey maps show the site and its evolution from 1893 until the present day.

It's estimated that the Parkton Grove house and its estate dates back to the early 1800's with the first known record of a resident named John Oldfield in 1819. The 1922 map still shows the presence of 3 buildings on the site towards of West of the main house. It's assumed that these would have been used as an Orangery to store plants during the winter months and possibly to house some of the Alfred Beaumonts possessions. These included a collection of very valuable and rare cured birds and insects which were auctioned in 1881 and are now housed within the Huddersfield Tolsen Memorial Museum.

It's predicted that the three building were demolished prior to 1955 and the use of the site has remained largely unchanged since then.



## 4.0 LOCAL CHARACTER .

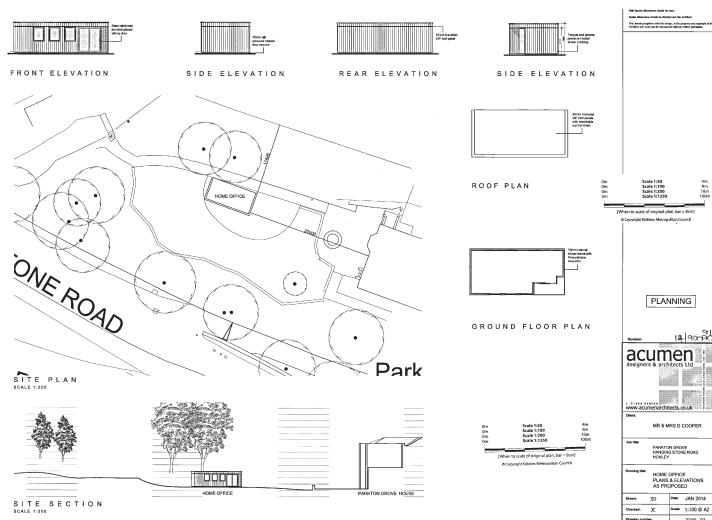


The surrounding area consists primarily of residential properties with several pockets of industrial buildings and sites in between Honley and Berry Brow. The immediate context is a mix of forest, established vegetation and open countryside to the north where the Railway line passes through. The material palette for the area is a mixture of traditional stone, brick, render, slate, zinc and timber cladding with architecture ranging from the 17th century to 1960's to contemporary styles.

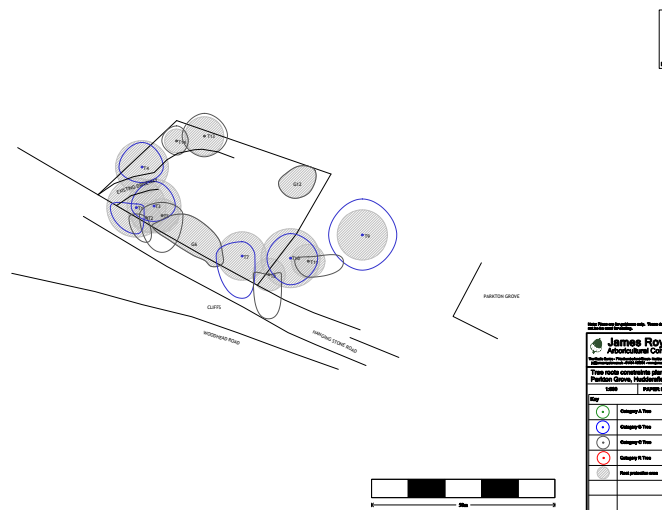


## 5.0 PLANNING CONTEXT .

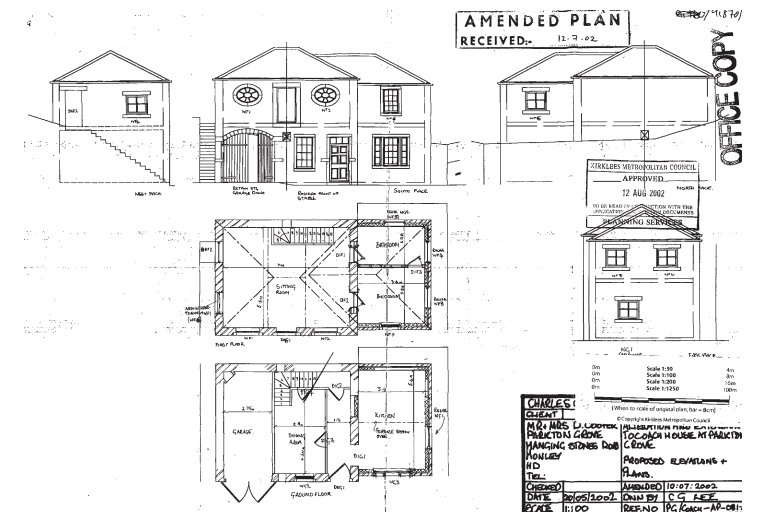
2014/62/90090/W  
Erection of Detached Home Office



2012/TWA/90453/W  
Works to TPO(s) HU1/74



2002/65/91871/W3  
LISTED BUILDING CONSENT FOR ERECTION OF  
EXTENSION AND ALTERATIONS TO CONVERT  
EXISTING COACH HOUSE TO ANCILLARY  
ACCOMMODATION (MODIFIED PROPOSAL)

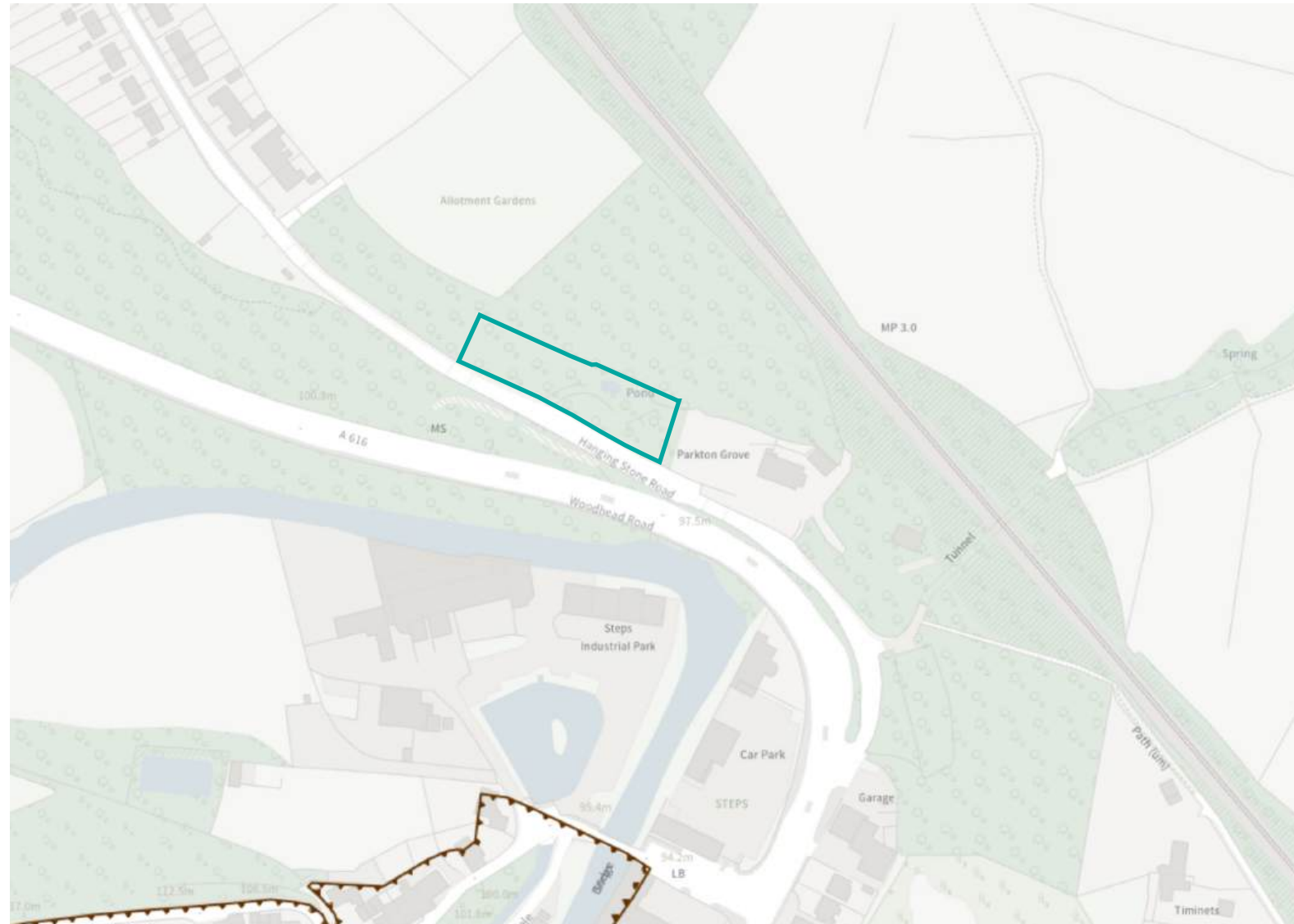


Research into previous applications on and around the site show a number of applications that have been submitted by past and present owners of Parkton Grove since the 80's.

The applications above are examples of some more recent and prominent applications. These include approval for a detached Home Office within the cultilage of a listed building, works to TPOs on our specific site and the extension/conversion of the historic Coach House building. A full list of he planning history for this site can be found on page 9 & 10 of the planning statement.



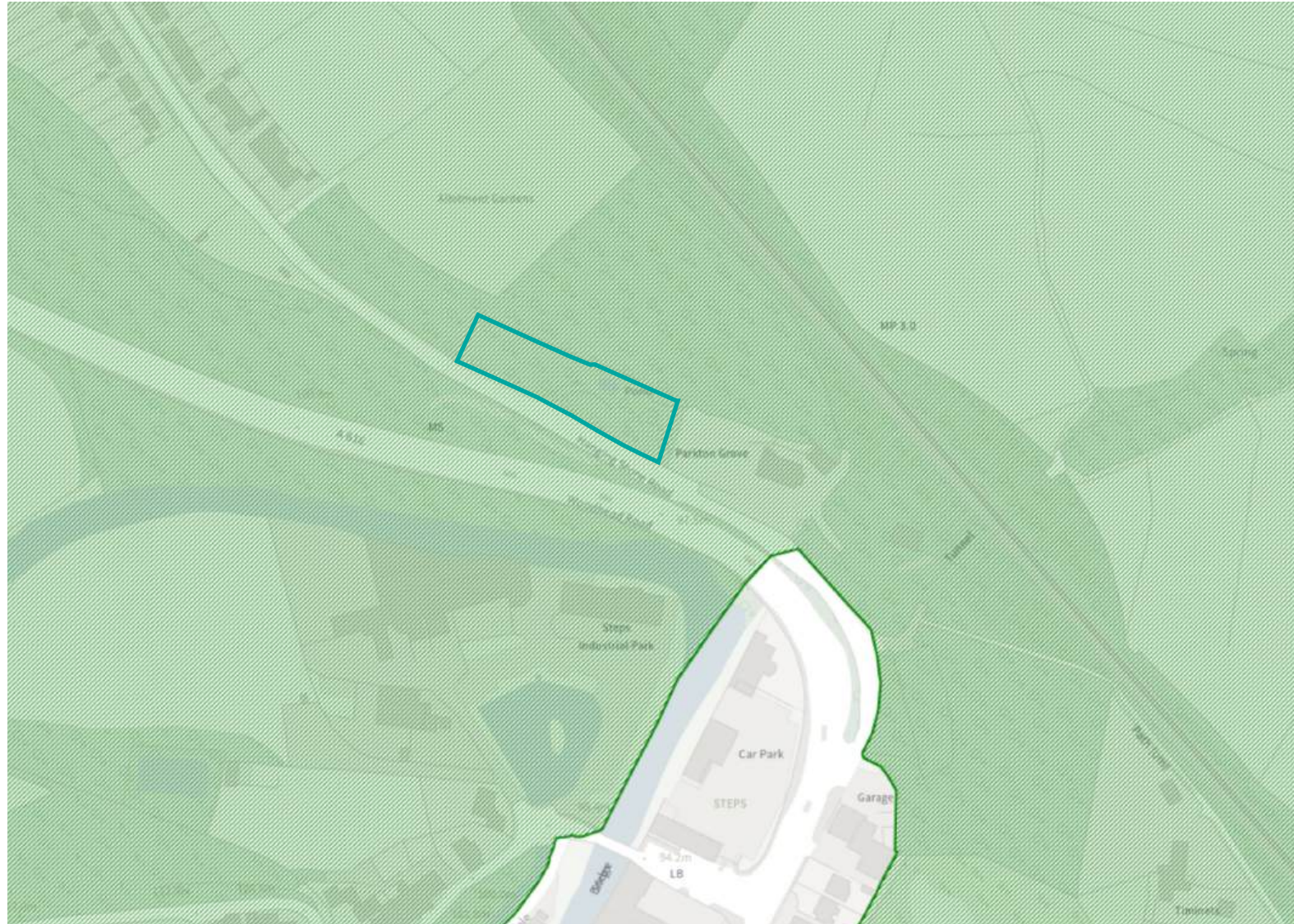
## 5.0 PLANNING CONTEXT . CONSERVATION



The plan above demonstrates that the site does not sit within a Conservation area which is highlighted within the brown line to the South of this map.



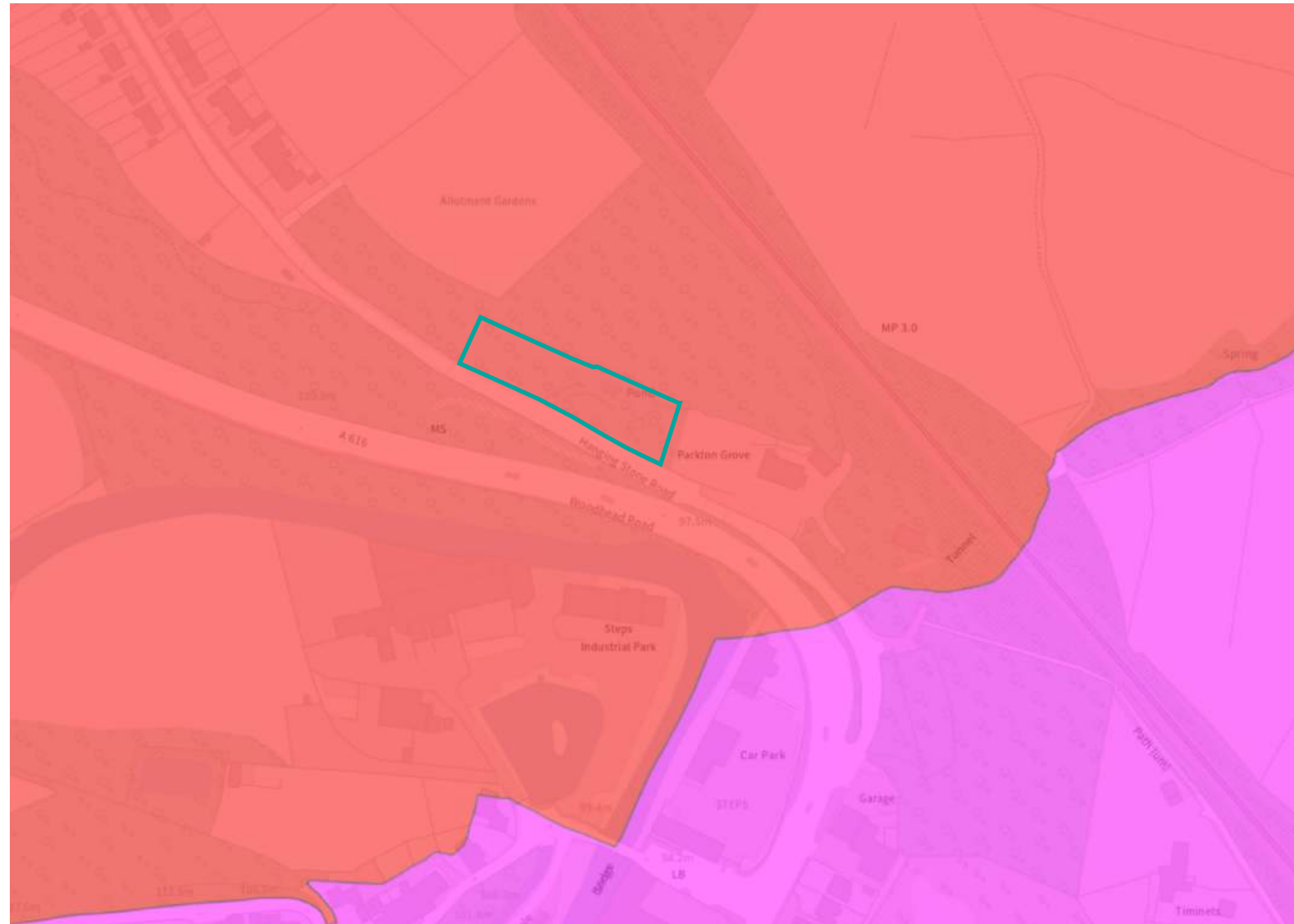
## 5.0 PLANNING CONTEXT . GREEN BELT



The plan above demonstrates that the site falls within an area of Greenbelt which occupies much of Berry Brow and the fringes of Honley.



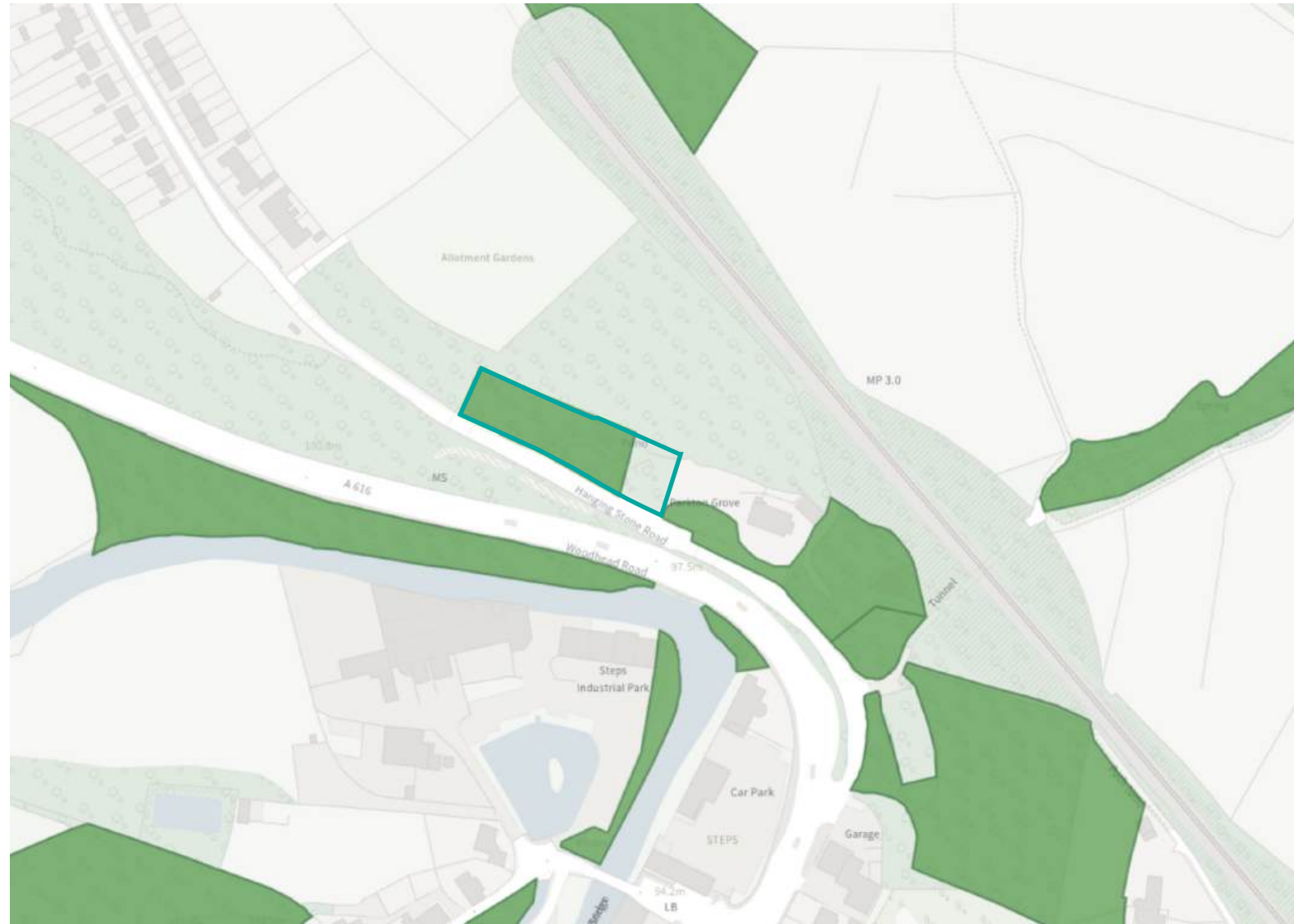
## 5.0 PLANNING CONTEXT . AREA BOUNDARY



The area in Red demonstrates the area of Berry Brow, with the boundary of Honley highlighted in purple below.



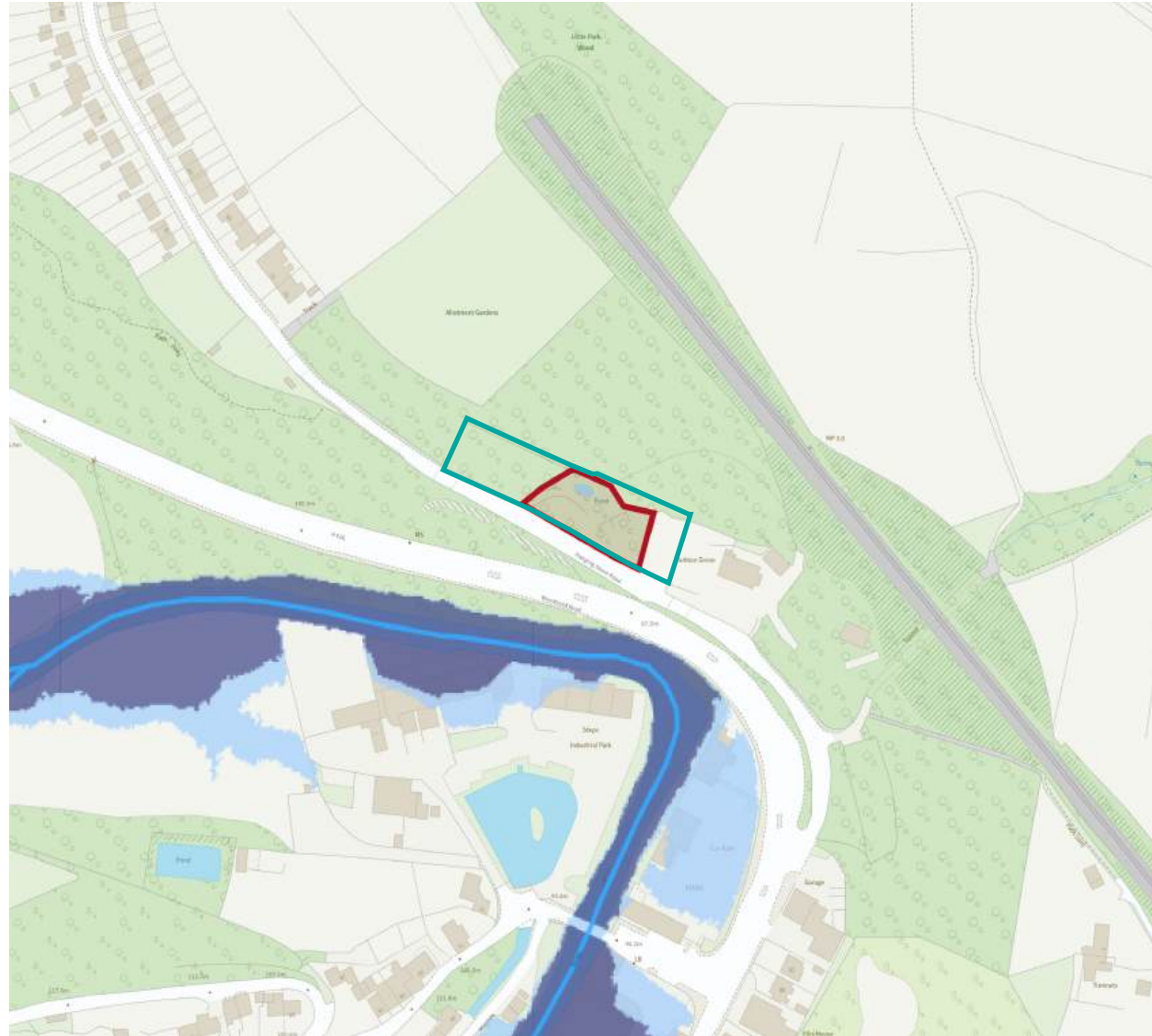
## 5.0 PLANNING CONTEXT . TREE PROTECTION AREA



The plan above demonstrates that the lies partially within an area of protected trees highlighted in Green.



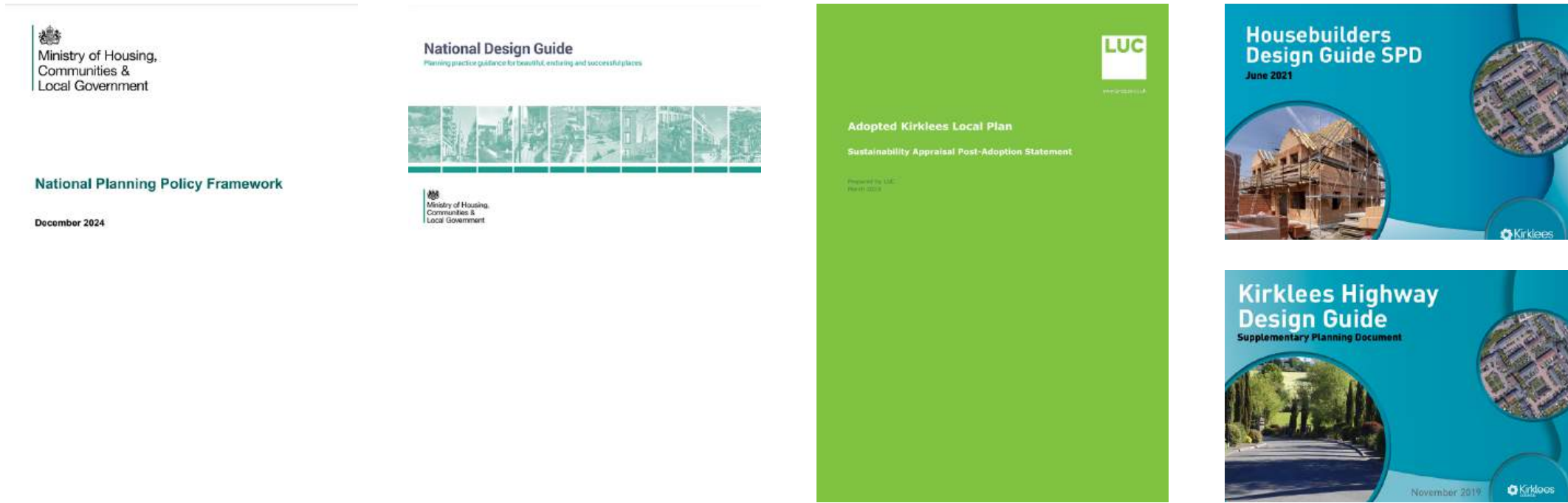
## 5.0 PLANNING CONTEXT . FLOOD MAP AREA



The site benefits from being elevated away from the River Holme and does not lie within a flood risk zone as demonstrated with this map.



## 5.0 PLANNING CONTEXT .



The above shows some of the National and Local Policy and guidance that was used throughout the Design Process. The Guidance helps formulate ideas, set standards and steer the overall scheme.



## 5.0 PLANNING CONTEXT.

### **National and Local Planning Policy**

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that planning application are determined in accordance with the development plans unless material considerations indicate otherwise. The proposed development intends comply with the relevant local and national planning policies. The policies that have been taken into consideration are as follows:

### **Kirklees Unitary Development Plan (UDP):**

Policy LP1 – Presumption in favour of sustainable development;

Policy LP2 – Place shaping;

Policy LP3 – Location of new development;

Policy LP7 – Efficient and effective use of land and buildings;

Policy LP11 – Housing Mix and Affordable Housing;

Policy LP20 – Sustainable Travel;

Policy LP21 – Highways and access;

Policy LP22 – Parking;

Policy LP24 – Design;

Policy LP28 – Drainage;

Policy LP30 – Biodiversity and geodiversity;

Policy LP32 – Landscape;

Policy LP33 – Trees;

Policy LP35 – Historic Environment;

Policy LP51 – Protection and improvement of local air quality;

Policy LP52 – Protection and improvement of environmental quality;

Policy LP53 – Contaminated and unstable land; and

Policy LP59 – Brownfield sites in the Green Belt.



## 5.0 PLANNING CONTEXT.

### **National Planning Policy Framework (NPPF):**

Section 2: Achieving sustainable development;

Section 5: Delivering a sufficient supply of homes;

Section 9: Promoting sustainable transport;

Section 11: Making effective use of land;

Section 12: Achieving well-designed places;

Section 13: Protecting Green Belt land;

Section 14: Meeting the challenge of climate change, flooding and coastal change;

Section 15: Conserving and enhancing the natural environment; and

Section 16: Conserving and enhancing the historic environment.





## 6.0 PROJECT BRIEF .

The proposal has evolved from a clear and highly personal brief: to create a contemporary family home that responds sensitively to its woodland setting, supports close intergenerational living, and provides a lasting architectural response to a site with deep personal significance to the client. The principal elements of that original brief are set out below.

### **Rooms & Facilities**

- 4 x bedrooms (inc one master bedroom and en-suite)
- 3 x bathrooms (downstairs toilet, upstairs family bathroom with a bath and master en-suite bathroom)
- Open plan kitchen and dining area. To include open glass bi-fold doors. A island cooking and preparing area. A breakfast bar area.
  - Hidden pantry in kitchen and utility room.
- Living room to be on a lower level with double height ceiling. Overlooked by a mezzanine. Communal living space around the fire.
  - Creative Music room. Plenty of natural light.

### **Outdoors**

- Integral Sauna and external cold water plunge
  - Decking space
  - Outdoor dining / sitting area
  - Kitchen/cooking space with pizza oven
  - Fire pit space with seating
  - Grass space and planters
- Garage closely linked to the main building form
  - Gated entrance

### **Elements/Materials**

- Large full height sliding doors
  - Timber cladding
- Natural finishes to continue inside
  - Yorkshire stonework

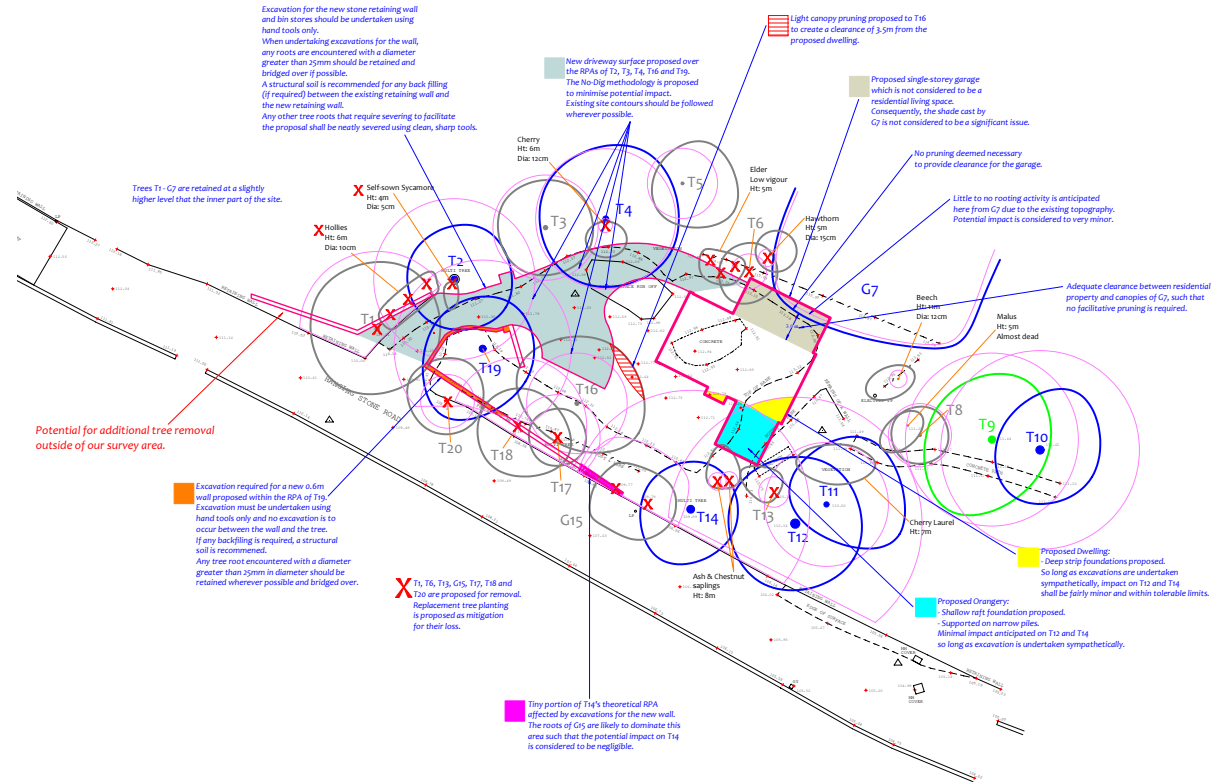
### **Style/Vision**

- Incorporating a blend of the modern and traditional design language
  - Natural and earthy
  - Barn conversion
- Subtle links to the orangery and its heritage.
- Connected with nature and its immediate surroundings



# 7.0 OPPORTUNITIES AND CONSTRAINTS .

## PROPOSED SITE PLAN



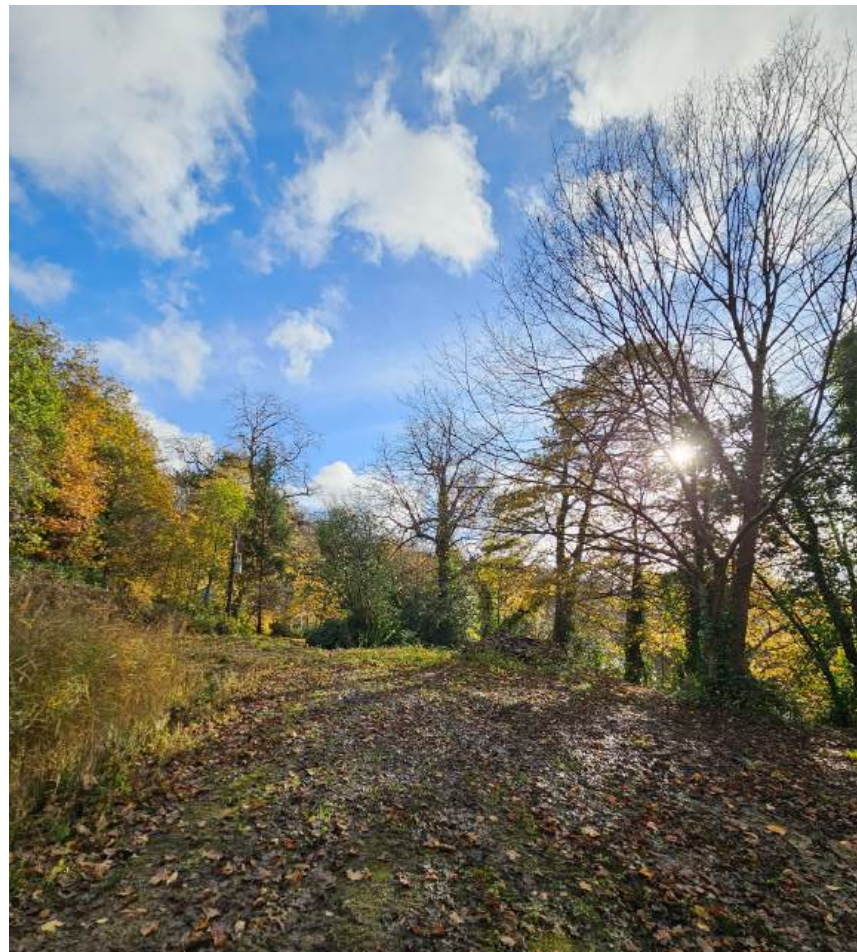
Tree Ref.	Species	Height (m)	Root Protection Area		
			Radius (m)	Area (sq m)	
T1	Elm	14	5.5	96	9.8
T2	Sycamore	18	8.3	215	14.7
T3	Sycamore	11	5.4	92	6.6
T4	Sycamore	20	7.2	163	12.8
T5	Cherry	8	3.6	41	6.4
T6	Hawthorn	5.5	1.8	10	3.2
G7	Oak	12	3.6	41	6.4
T8	Spruce	17	3.2	33	5.7
T9	Lime	25	8.9	248	15.7
T10	Pine	22	10.2	327	18.1
T11	Cut Leaf Beech	18	6.4	127	11.3
T12	Horse Chestnut	25	11.4	408	20.2
T13	Yew	4	1.6	8	2.8
T14	Sycamore	22	9.6	290	17.0
G15	Sycamore	15	3.6	41	6.4
T16	Elm	16	5.2	84	9.1
T17	Elm	13	4.0	49	7.0
T18	Horse Chestnut	14	5.4	92	6.6
T19	Sycamore	24	8.6	235	15.3
T20	Elm	7	2.8	24	4.9



## 8.0 DESIGN.

This section considers the design issues relating to the proposed development, and covers the following topic areas required to be included within a typical Design and Access statement.

- USE
- AMOUNT
- LAYOUT
- SCALE
- LANDSCAPING
- APPEARANCE



## 8.1 DESIGN.

### USE



The application site comprises an area of land located to the west of Parkton Grove House. An existing unmade vehicular access extends from Hanging Stone Road into the site and is understood to have historically served three former outbuildings, believed to have been demolished in the early 20th century. A natural clearing exists within the centre of the plot, enclosed by established mature trees and unmanaged vegetation. The site is visually contained by substantial tree cover, with particularly dense planting along the eastern boundary providing effective screening between the application site and the Grade II Listed Parkton Grove House.

In its current condition, the land is not actively managed and does not serve a defined functional purpose. It represents previously developed land associated with the wider Parkton Grove property, but presently remains underutilised. The proposed development seeks to introduce a single high-quality residential dwelling within this established clearing. The use remains wholly residential in character and is consistent with the surrounding pattern of development along Hanging Stone Road.

The proposal therefore represents a logical and sustainable use of the land, responding to the ongoing demand for well-designed housing while ensuring that the setting of the adjacent Listed Building is preserved and enhanced through careful sighting, landscape retention and sensitive design.



## 8.2 DESIGN. AMOUNT

The proposal comprises the erection of a single two-storey, three-bedroom self-build dwelling with a gross external footprint of approximately 173 square metres on a generous plot of approximately 2,257 square metres (0.557 acres) at Parkton Grove, Berry Brow.

The proposed dwelling has been deliberately designed to be modest and proportionate relative to the overall plot, occupying a limited footprint and retaining significant open space, thereby ensuring minimal impact on openness. The two-storey form allows efficient accommodation without excessive sprawl, and the total GIA across 3 floors totalling 253sqm. This reflects a large but not excessively sized dwelling, avoiding disproportionate bulk in this semi-rural context.

In line with the Pre Application advice from planners officers the dwelling has been sited to minimise landscape impact, located towards the eastern boundary, partially on the footprint of former outbuildings. Its L-shaped footprint, low height relative to surrounding trees, and use of natural materials (timber cladding and Yorkshire stone) ensure the development is visually contained and compatible with the rural character of the site, while also respecting the nearby Grade II Listed Building at Parkton Grove.

The proposal therefore represents a restrained, proportionate, and policy-compliant level of development that balances the functional needs of the future occupants with the protection of Green Belt openness, the retention of protected trees, and the visual and heritage context of the surrounding area.

**Existing boundary area - 2257m<sup>2</sup>**

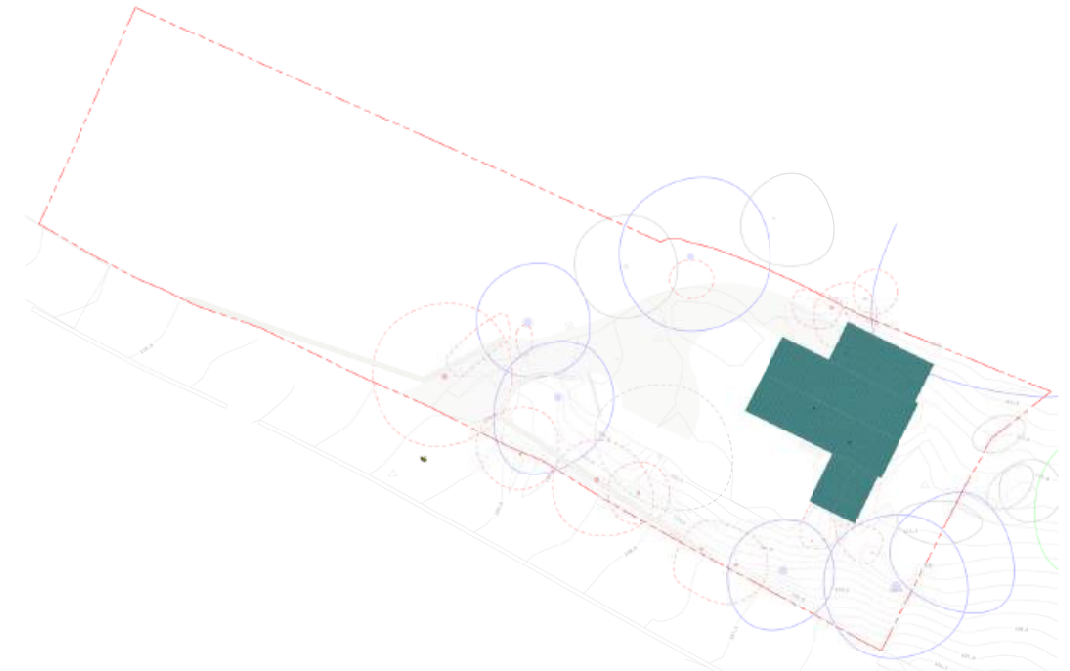
**Proposed Ground Floor GEA inc garage - 173m<sup>2</sup> (7.66%**  
proposed footprint area in relation to total site boundary area)

Proposed Ground Floor GIA inc garage - 140m<sup>2</sup>

Proposed First Floor GIA inc open terrace - 80m<sup>2</sup>

Proposed Second Floor GIA - 33m<sup>2</sup>

**Total GIA - 253m<sup>2</sup>**



## 8.3 DESIGN.

### LAYOUT

The layout of the proposed dwelling has been carefully developed in response to the site's historic access, topography, arboricultural constraints, and relationship to the Grade II listed Parkton Grove. The footprint and configuration have been established to provide an efficient and logical internal arrangement while minimising visual impact within the landscape.

#### **Design Approach and Plan Form**

The dwelling adopts an articulated L-shaped form comprising:

- A principal two-storey 'barn' volume
- A lower single-storey wing incorporating garage and ancillary accommodation
- A glazed orangery element addressing the garden

This configuration achieves an efficient plan form factor, reducing unnecessary sprawl across the site and concentrating built form into a single, coherent footprint. By stacking accommodation vertically rather than extending laterally, the layout preserves openness across the majority of the 2,257sqm plot.

Internally, the arrangement responds directly to the site's changing levels. Stepped ground and lower ground floor elements follow the natural level differences across the site allowing the dwelling to sit into the landscape rather than appear imposed upon it.

Principal living spaces are orientated toward the garden and woodland setting and the bedroom accommodation is positioned to maximise privacy.

#### **Site Positioning and Street Scene**

The dwelling is well set back from Hanging Stone Road and accessed via the existing historic driveway arrangement. The curved approach and retained boundary treatments ensure that the house does not dominate the already sparsely populated street scene or appear prominent from public viewpoints.

Built form is positioned centrally within the plot and outside the most sensitive root protection areas, maintaining substantial landscaped margins on three sides.

Key principles underpinning the layout include:

- Concentrating built form to preserve Green Belt openness
- Avoiding encroachment toward the formal garden of Parkton Grove
- Maintaining substantial tree screening to filter views
- Reducing perceived bulk through articulation and stepped massing



## 8.3 DESIGN.

### LAYOUT

#### **Topography and Building Placement**

The dwelling follows the natural gradient of the site, stepping through levels from lower ground to ridge. This allows the building to sit into the slope rather than present as an elevated or dominant structure.

The L-shaped configuration embraces the fall of the land, forming contained external spaces while reducing apparent bulk when viewed from Hanging Stone Road.

The higher rear gable (resulting from level changes) is contained within the woodland backdrop and does not increase perceived height from the public frontage.

#### **Landscape and Biodiversity**

The existing mature trees define the site's character and are retained wherever possible. The layout works around these constraints rather than imposing upon them.

Additional native planting will reinforce woodland edges and improve ecological diversity. Bird and bat boxes will be proposed to enhance habitat provision.

Although the proposal may qualify for self-build exemption from mandatory Biodiversity Net Gain requirements, the scheme seeks to deliver ecological uplift in line with local guidance.



## 8.4 DESIGN.

### SCALE

The scale of the proposed dwelling has been carefully considered in response to the site's Green Belt designation, topography, woodland setting, and its relationship to the Grade II listed Parkton Grove.

The building presents as a two-storey dwelling with a ridge height of approximately 8.5 metres when measured from the principal elevation. Due to the natural fall of the land, the rear gable sits approximately 0.9 metres higher, reflecting the stepped relationship with the site's contours rather than an increase in overall building mass.

#### **Response to Topography**

The site slopes across its depth and the dwelling has been designed to follow this gradient. Floor levels step through the site, allowing the structure to sit into the landscape rather than appear artificially elevated. This approach reduces perceived bulk when viewed from Hanging Stone Road and ensures that the principal elevation presents a controlled and proportionate scale.

#### **Proportion and Massing**

Although the dwelling provides 173sqm of accommodation, its mass is carefully articulated through:

- An L-shaped footprint
- A lower single-storey wing
- A clearly defined primary volume
- Varied roof planes
- This articulation breaks down the overall scale and prevents the building reading as a singular or monolithic form.

The two-storey configuration enables vertical stacking of accommodation, reducing the overall footprint and preserving greater areas of open land across the site. A single-storey solution delivering equivalent floor area would require a substantially wider spread of built form, resulting in greater site coverage and erosion of openness.



## 8.4 DESIGN.

### SCALE

#### **Relationship to the Listed Building**

Parkton Grove remains the dominant architectural feature within the immediate context. The proposed dwelling is physically separated from the listed building and is visually filtered by retained mature trees. The proposed ridge height is proportionate and does not compete with or visually challenge the scale of Parkton Grove. The building reads as a secondary, subservient structure within the wider landscape. The stepped levels and articulated roof forms further reduce the perception of height and ensure the proposal does not intrude into the defined domestic setting of the listed building.

#### **Green Belt Considerations**

In Green Belt terms, scale must be considered not only in absolute height but in relation to openness.

The proposed dwelling:

Concentrates built form within a compact footprint

Retains the majority of the plot as open landscape

Avoids excessive bulk through mass articulation

Utilises vertical stacking to minimise land take

When viewed within its wooded setting and against existing tree cover, the dwelling will be experienced as contained and recessive.

The scale is therefore proportionate to both the site and its context and does not result in a form of development that would fundamentally undermine Green Belt openness.



## 8.5 DESIGN. LANDSCAPING

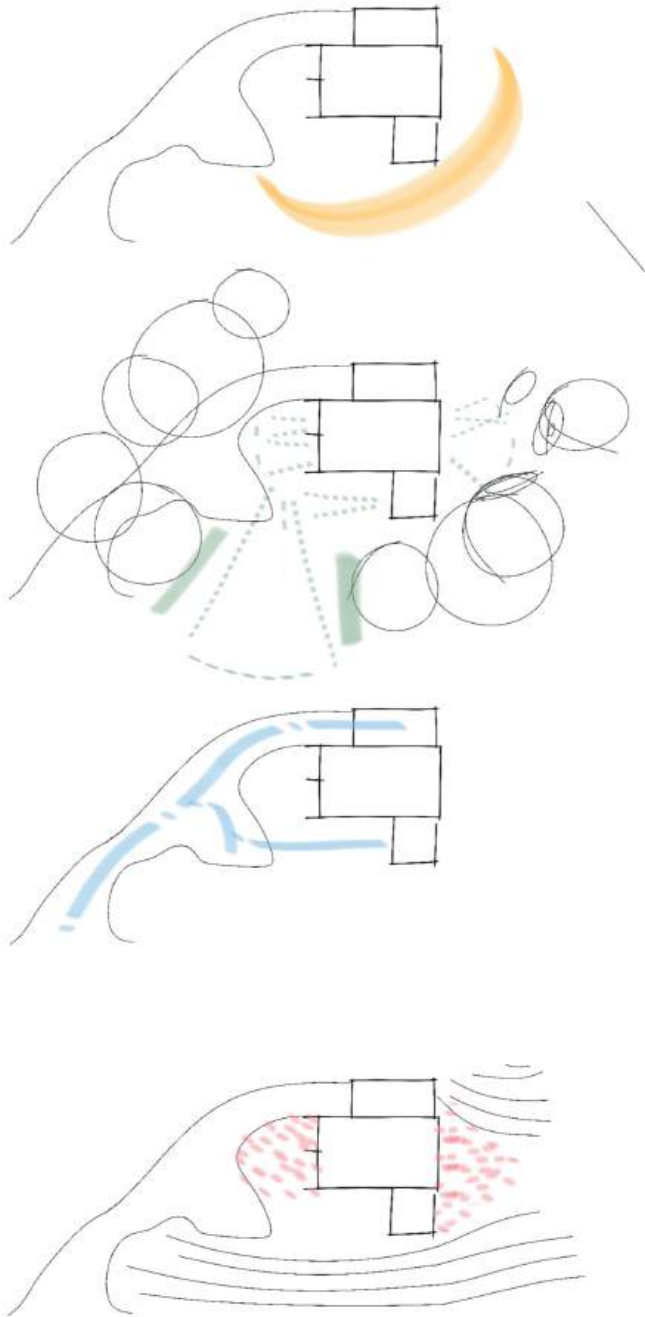
The following landscape design and accompanying drawings are conceived to gently root a new self-build dwelling at Parkton Grove, Honley. The proposed design is to borrow, incorporate and connect the green, forestry-laden setting, allowing the architecture to emerge naturally from the existing landscape.

A naturalistic planting strategy is deployed to harmonise a contemporary barn like form with its rural context, transforming a previously derelict site into a calm and immersive idyllic scene. The design prioritises biodiversity enhancement, long-term resilience, and low-maintenance performance while establishing a strong and cohesive aesthetic.

By responding to the site's existing topography, orientation, and access, the outdoor moments are created organically. Soft planting in drifts along the entrance drive, create a sense of arrival, with the dwelling gradually revealed from within a seemingly established landscape. Behind the front entrance bluff, a rounded snug, with more intricate and sensory based planting to create an intimate environment that is open at one end to tempt a framed landscape vista. To the side, a refined entrance promenade with soft edges and elongated setts that indulge and connect to the wider landscape. At the rear, an extension of the family kitchen hub, angled to accommodate the existing site and maximise space. Designated as a lush green forest retreat, it will become an evolving space adorned in dappled light for outdoor dining and informal play.

Material choices are rooted in local character and environmental responsibility. Hard landscape elements reference nearby agricultural buildings and local stone, ensuring visual continuity with the surrounding rural setting. Free-draining gravel and timber decking are employed to manage surface water sensitively, while elongated setts subtly direct movement and viewing. Planting draws from woodland structures and naturalistic principles, delivering seasonal interest and visual richness with minimal ongoing intervention.

The resulting landscape is designed to support family life and social gathering while maturing gracefully over time. The intent is to create an enduring, immersive setting that strengthens the relationship between dwelling and site, offering a resilient and aesthetically refined landscape that will continue to evolve and enrich both user experience and ecological value.



## 8.5 DESIGN. LANDSCAPING

Planting in blocks and drifts to mimic natural sustaining landscape amongst naturalistic scape



Emergent contemporary barn amongst naturalistic scape



Planting that adds texture through the seasons



Prioritise self-sustaining woodland archetype planting



8.5 DESIGN.  
LANDSCAPING



Dwarf walls, decks and seating to echo the house.

Extended palette to stone plank sets and loose gravel.

Modern sleek dining furniture contrasts with textured evergreens



## 8.5 DESIGN. LANDSCAPING



Dual purpose evergreens with flowering colour.

Extended palette to stone plank setts and loose gravel.

Modern sleek dining furniture contrasts with textured evergreens



## 8.5 DESIGN. LANDSCAPING



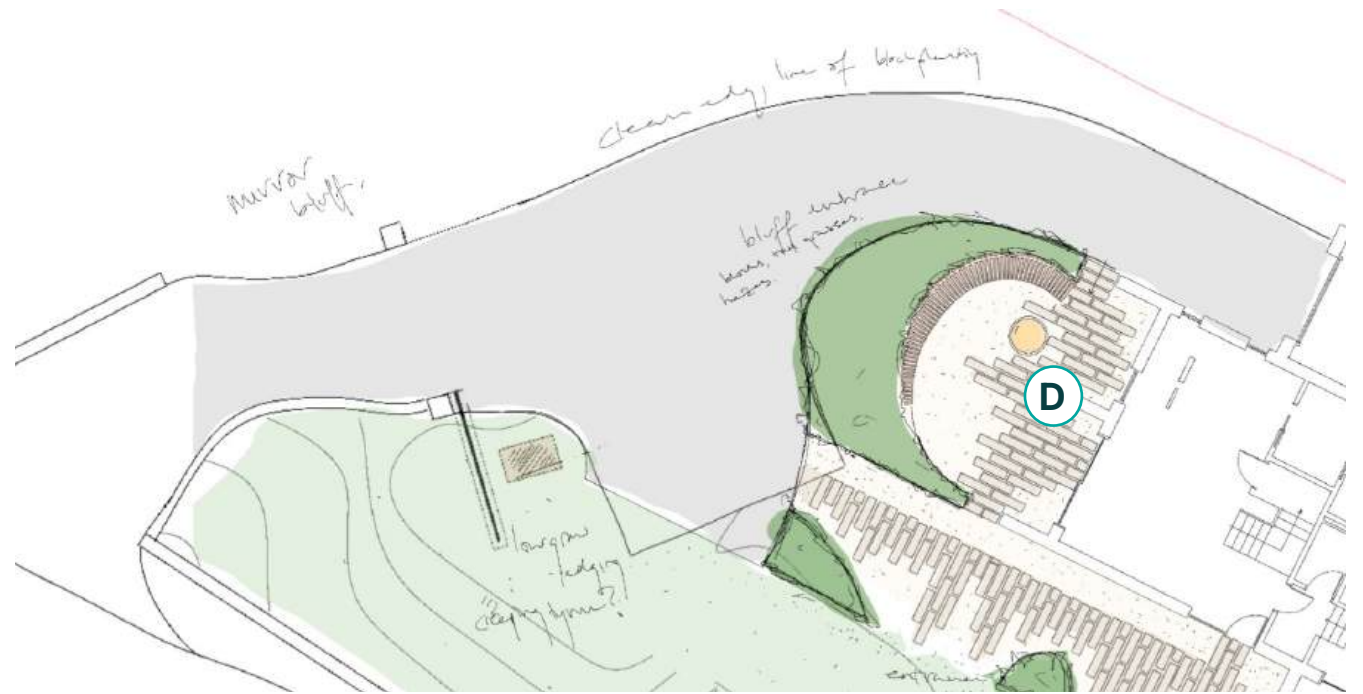
## 8.5 DESIGN. LANDSCAPING



A directive entrance with softened edges,  
Elongated plank like sets,  
Planting in drifts.



8.5 DESIGN.  
LANDSCAPING



Round evening snug,  
Look out post,  
Enclose within  
sensory planting



## 8.5 DESIGN. LANDSCAPING



Angled deck to site contours,  
Variety of textured evergreens,  
Forest family retreat,  
Connective elongated planks.



8.5 DESIGN.  
LANDSCAPING



8.5 DESIGN.  
LANDSCAPING



8.5 DESIGN.  
LANDSCAPING



8.5 DESIGN.  
LANDSCAPING



## 8.6 DESIGN. APPEARANCE

The architectural expression of the proposed dwelling is deliberately contemporary yet rooted in rural building traditions. The form, materials and detailing have been carefully composed to ensure the development reads as a refined, subordinate intervention within its woodland setting and in proximity to the Grade II listed Parkton Grove.

### **Architectural Form and Composition**

The dwelling is expressed as a simple, steeply pitched gabled volume rising from a robust stone base. The upper floor is wrapped in vertical timber cladding, forming a continuous outer skin that extends over the gable and down the elevations, creating a unified and sculpted form.

This upper “timber volume” is visually lifted above the grounded stone plinth, producing a clear horizontal datum that reduces perceived height and breaks down massing.

The side elevation is intentionally restrained, with slender vertical openings that puncture the timber façade. This creates rhythm and solidity, reinforcing the building’s barn-like simplicity while avoiding excessive glazing.

The rear elevation is softened by the integration of a lower, secondary pavilion element. This glazed structure, with its dark metal framing and pitched roof, reads as a lightweight garden room rather than a competing volume. The addition of vertical timber fins further articulates this element and introduces depth and visual interest.

Collectively, the building reads as a composition of primary and secondary forms, reducing bulk and reinforcing hierarchy.

### **Heritage Context**

The proposal consciously avoids replicating the classical symmetry, ashlar formality and decorative detailing that define Parkton Grove. Instead, it adopts a subordinate architectural language that complements rather than competes with the listed building.

The development is clearly of its time, ensuring architectural honesty while maintaining contextual sensitivity.



## 8.6 DESIGN. APPEARANCE

### **Relationship to Parkton Grove**

The proposal intentionally avoids replicating the formal ashlar composition and classical detailing of Parkton Grove. There is no symmetry, or historic referencing.

Instead, the dwelling adopts a clear contemporary language, ensuring architectural honesty while remaining materially sympathetic.

The restrained palette, articulated form and modest ridge height ensure the development does not compete visually with the listed building. The dwelling reads as a discreet modern insertion within a wooded landscape rather than an extension of the historic estate.

### **Policy Alignment**

The proposal accords with Policy LP24 of the Kirklees Local Plan by delivering high-quality, contextually responsive design that respects local character and landscape setting. The material selection and architectural articulation support the objectives of Chapter 12 of the National Planning Policy Framework in achieving well-designed places.



## 9.0 ACCESS.

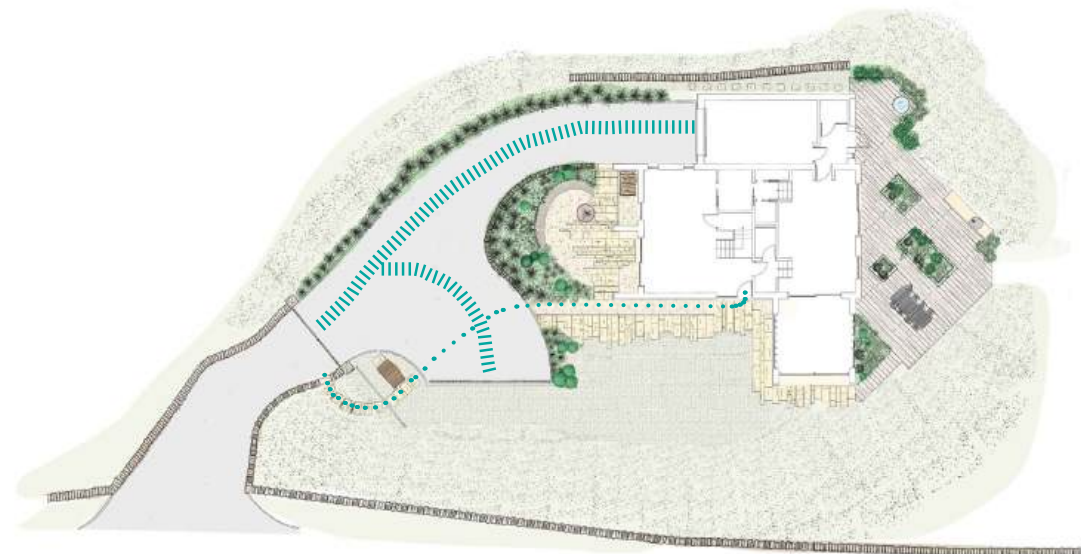
Vehicular and pedestrian access will be taken from the existing historic access point off Hanging Stone Road. The proposal does not introduce a new point of access onto the highway but formalises and upgrades the established entrance to serve a single dwelling.

A speed survey undertaken by the applicant's highways consultant confirms that actual vehicle speeds are materially below the posted 30mph limit, with recorded 85th percentile wet-condition speeds of 21.79mph (north-westbound) and 22.49mph (south-eastbound) In accordance with Manual for Streets guidance, this results in a visibility requirement of 2.4m x 28m in both directions, rather than the standard 2.4m x 43m associated with a 30mph design speed.

The access arrangement accommodates these 2.4m x 28m splays through minor realignment of a short section of the existing retaining wall, with frontage vegetation to be maintained to preserve visibility. Swept path analysis demonstrates that vehicles can safely enter and exit the site in a forward gear, and adequate on-site parking and turning provision is provided in accordance with local standards

The alignment of the driveway has been developed in close coordination with the project arboriculturist to minimise incursion into Root Protection Areas. Particular care has been taken in relation to retained trees T2 and T19, with the access geometry and construction methodology designed to protect their long-term health through controlled excavation, appropriate surfacing specification and arboricultural supervision during works.

From a sustainability perspective, the site is well connected to local services and public transport. Berry Brow, Honley and surrounding facilities fall within recognised walking and cycling catchments, and bus stops on the A616 Woodhead Road and Hanging Stone Road are located within convenient walking distance, providing regular services to Honley, Holmfirth and Huddersfield



## 10.0 DESIGN ASPIRATION . THE WATER SHED



This new build house sits a 1.5 acre site, and falls within the context of both a SSSI (Site of Special Scientific Interest) and Area of Outstanding Natural Beauty. The project looked to focus on humanising with its naturally beautiful landscape and natural bodies of water.

The main home is formed of two parts; a two storey component anchors into the ground whilst the single storey element hovers over a newly constructed Natural Swimming Pond. The two parts of the building are connected by a glass link which floats over water, this further detaches the single storey part of the building accentuating its uniquely intimate nature with the sites waterscape and nature

The home is also highly energy efficient; firstly calling on intelligent passive strategies and then using renewable's such as a Ground Source Heat Pump, Photovoltaic's, Rain Water Harvesting & Recycling and Thermally High performing materials resulting in a house that will be close to net Zero Carbon.

Designed by - Studio Fuse



## 10.0 DESIGN ASPIRATION . COTSWOLD'S HOUSE



Set within a gently sloping site with rural countryside views, Cotswold House is a new low-energy home. The house comprises two intersecting pitched volumes that form an L-shape plan, clad in local Cotswold stone and Larch, topped with Zinc and Slate Roofing. The two volumes, 'the barn' and 'The Wing;' meet at 100 degrees, designed to capture the perfect view and sit comfortably within the triangular site.

Externally the 'wing' is clad in dry-wall stonework, whilst the 'barn' features vertical Siberian Larch cladding. The home is topped with both zinc and slate roofing which eco fabrics found in agricultural buildings in the region.

The construction of the house consists of a highly insulated prefabricated timber framed structure which offers a very precise and sturdy build. Further energy reducing measures have been taken in the form of an Air Source Heat Pump and Solar Panels.

Designed by - Oliver Leech Architects



## 10.0 DESIGN ASPIRATION . MODERN BARN



Situated on a sloped coastal plot. 'The Modern Barn' takes the form of three pitched volumes, wrapped in timber. Arranged across one level that rises and falls as the house traverses the hillside site, the modern barn keeps low, with each volume remaining distinct and impactful.

The house rests upon a foundational plinth of Blue Lias stone, local to the area, with greyed larch timber baton being used to encase each volume in doing so, guttering and downpipes have been concealed, creating a sleek profile that embeds itself into the natural setting as an unobtrusive, yet defined addition.

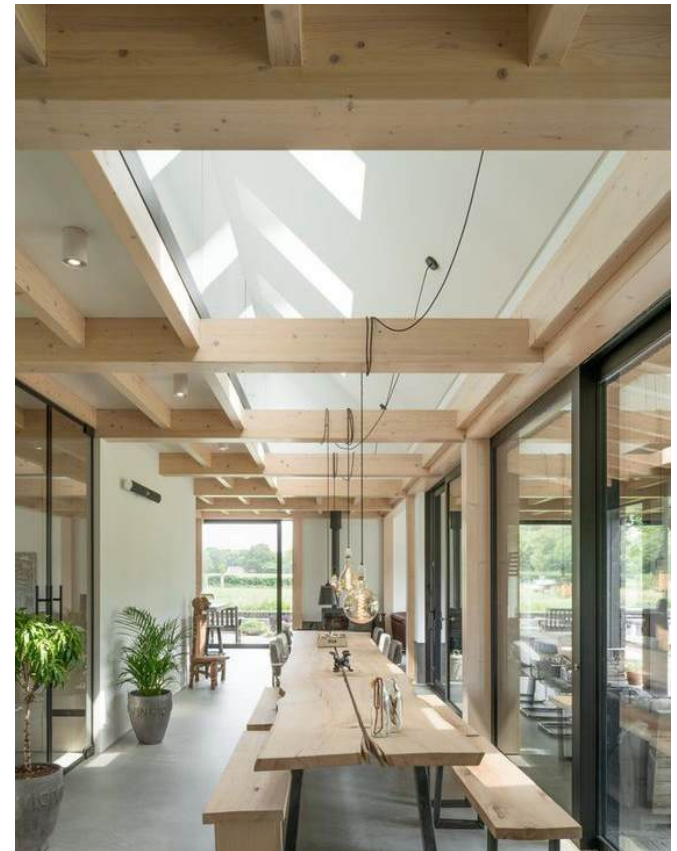
Designed by - Coffey Architects



# 10.0 DESIGN ASPIRATION . EXTERNAL



10.0 DESIGN ASPIRATION .  
INTERNAL



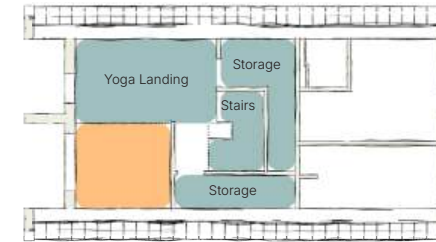
## 11.0 DESIGN DEVELOPMENT .



Ground



First



Second

Part of the design process involved exploring and refining room adjacencies in response to the evolving client brief and the opportunities presented by the site's orientation and topography. The resulting arrangement establishes a clear and legible plan structure, with living accommodation organised around a central service core that anchors circulation and utilities.

At ground floor level, the principal living spaces are arranged in a balanced linear sequence. The living room occupies a distinct wing, providing a quieter retreat, while the kitchen and dining areas form the social heart of the home. These spaces are positioned to respond to natural light throughout the day and maintain strong visual and physical connections to the garden.

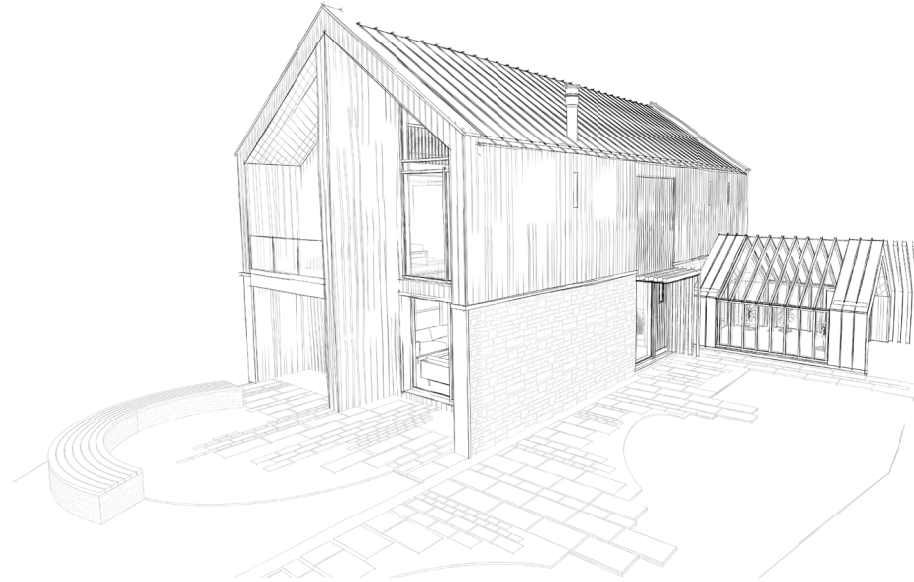
The Orangery runs through the spine of the site connecting the two main wings and is a nod to the buildings that once stood in its place.

The first floor continues this clarity of organisation, with 3 well proportioned bedrooms arranged around the central stair. The principal bedroom benefits from an en-suite, while the remaining bedrooms are served by a generously sized main bathroom. Circulation is efficient and direct, ensuring logical movement throughout the plan.

At second floor level, the accommodation resolves into a more private, contemplative space within the roof form, comprising a yoga landing and integrated storage. This upper level enhances the flexibility of the dwelling while maintaining the overall compact footprint.



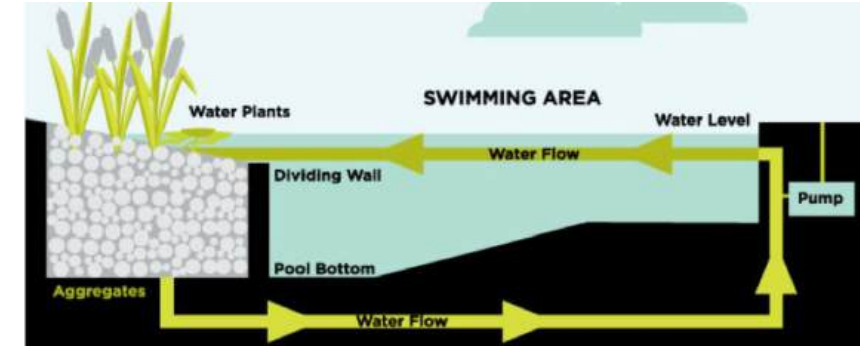
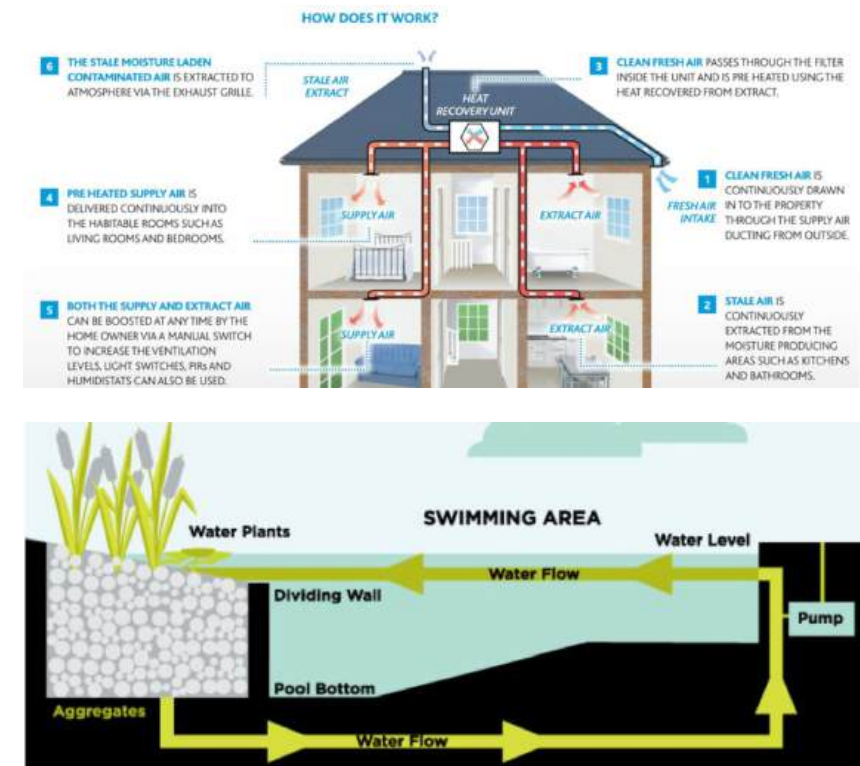
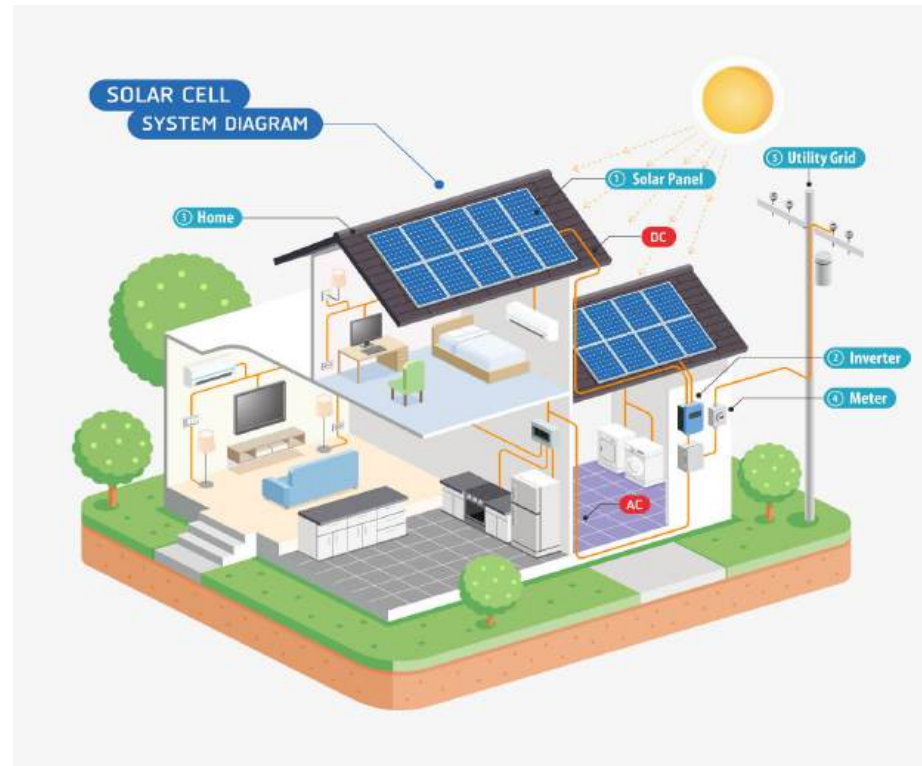
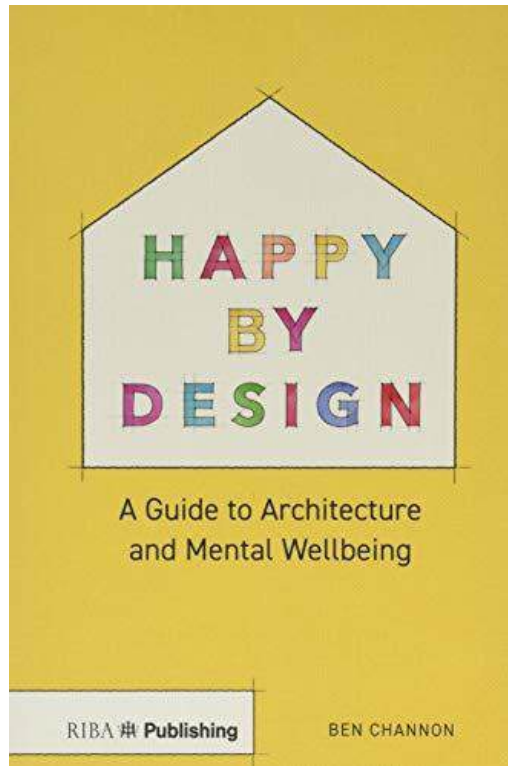
## 11.0 DESIGN DEVELOPMENT .



The overall massing and form of the proposal lends itself to not only to the site, but the client's vision to create a Nordic inspired modern Barn house. The building footprint spreads considerably across the site ensuring a suitable distance is maintained between boundaries and mature trees. The sketch captures the design language and philosophy of the scheme, with simple and familiar forms that are brought to life with beautiful and emotive architectural details. The minimalist yet playful design language is carried through on each of the building forms to create an attractive and cohesive scheme.



## 12.0 TECHNICAL ASPIRATION .

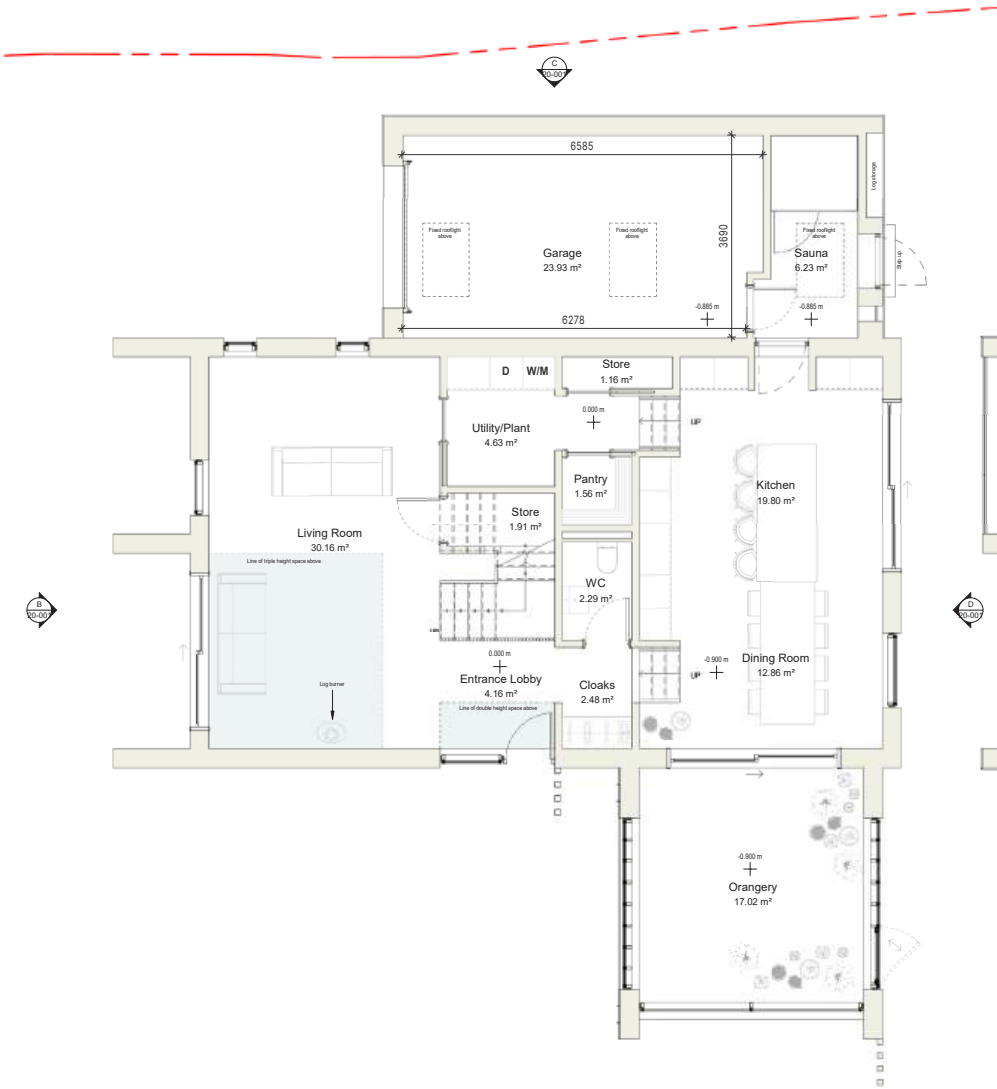


The scheme will be designed to meeting and exceeding current Building Regulations requirements and will incorporate a range of modern renewable technologies consistent with its location and clients aspirations to be sustainable and reduce long-term energy costs. The scheme aims to offer an attractive, unique and technically robust scheme with an emphasis on flexible and dynamic spaces that are made functional through sustainable technologies to control and power the internal environment. The client has already expressed their interest in future proofing their scheme and being open minded to proven technologies such as Air and Ground source heat pumps, underfloor heating, MVHR units, grey water systems and PV panels.

The building will be well insulated and perform above and beyond the minimum air tightness standards with the aim to keep running costs low and efficient. Particular attention has been made to utilise the sites opportunities to capture natural light and a strong connection to the external garden environment improving the overall physical health and mental well-being of the occupants.



# 13.0 PROPOSED PLANS .



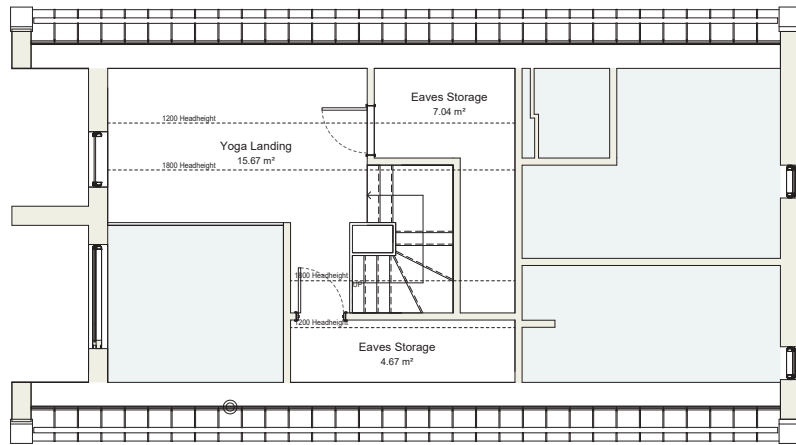
**Ground Floor**  
1:50



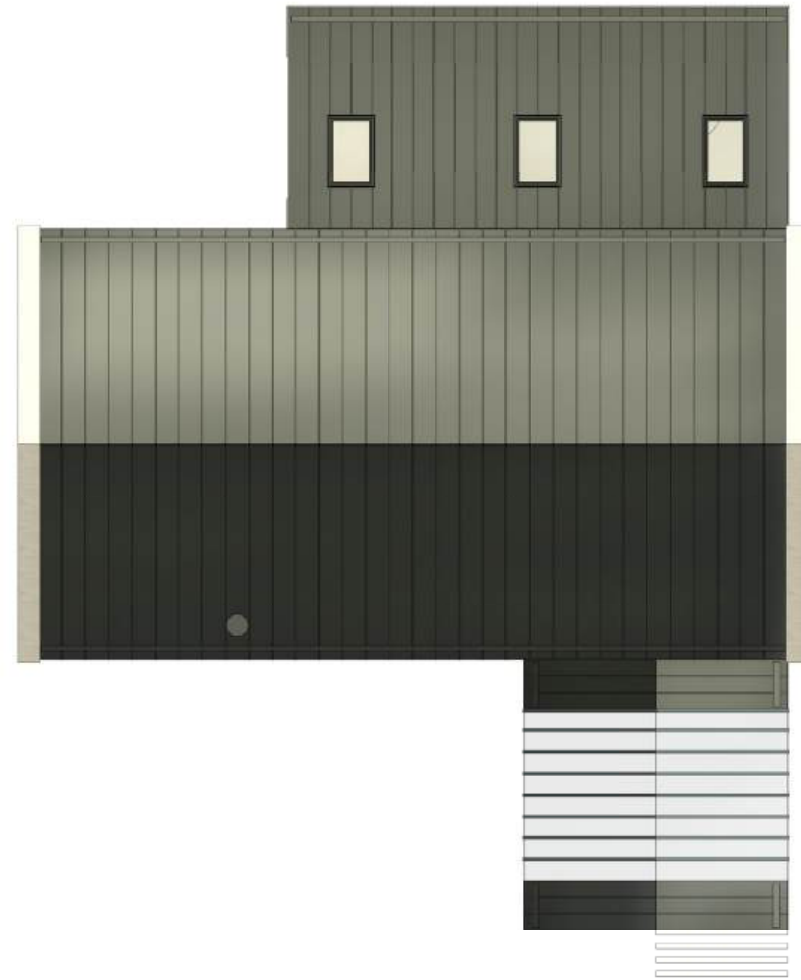
**First Floor**  
1:50



# 13.0 PROPOSED PLANS .



**Second Floor**  
1 : 50



**Roof**  
1 : 50



# 13.0 PROPOSED PLANS .



**South Elevation - A**  
1: 50



**West Elevation - B**  
1: 50



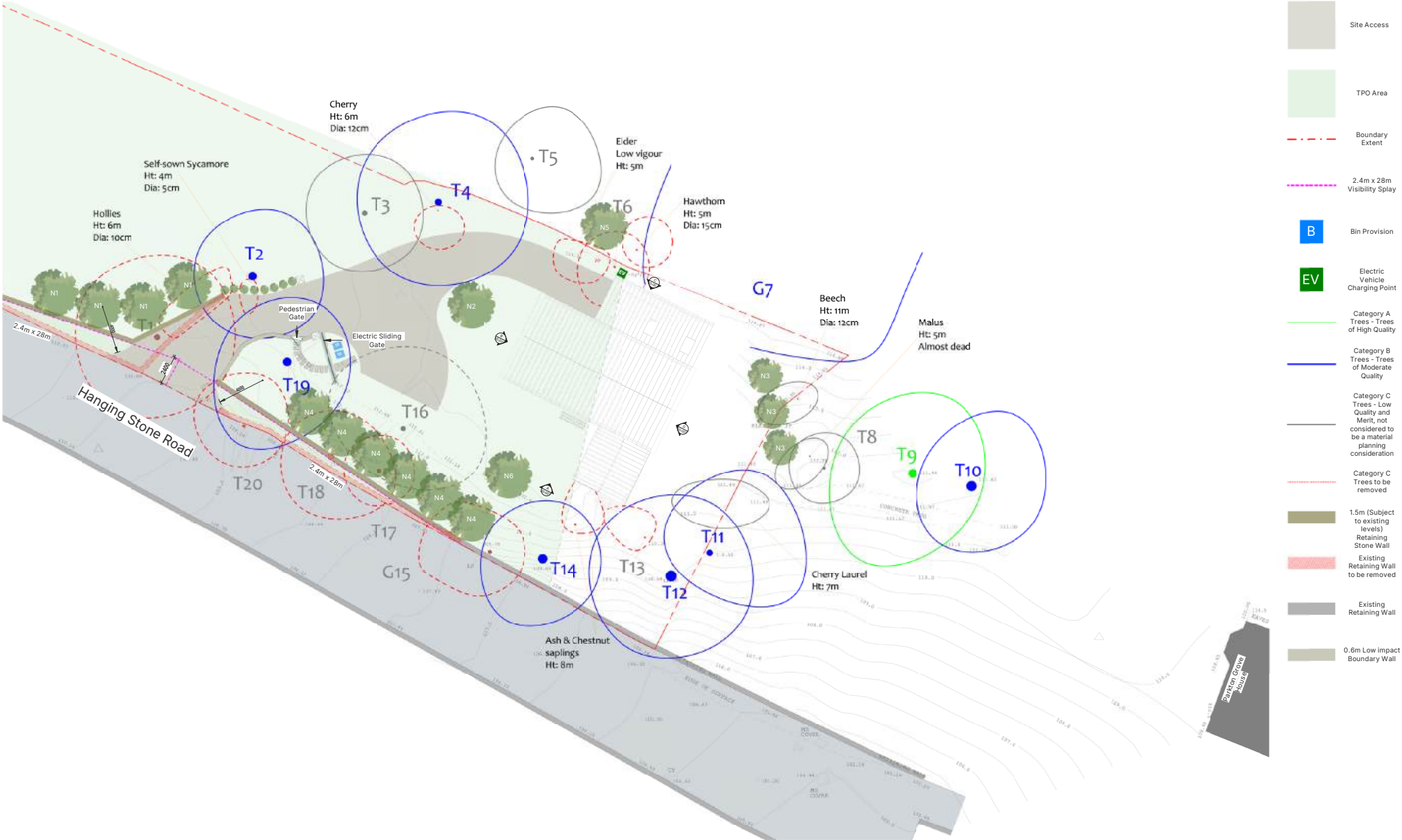
**North Elevation - C**  
1: 50



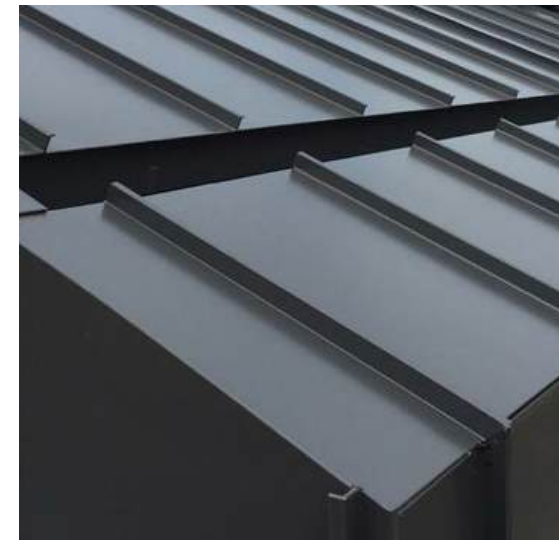
**East Elevation - D**  
1: 50



# 13.0 PROPOSED PLANS .



## 14.0 MATERIALS AND DETAILING.



15.0 VISUALS.



15.0 VISUALS.



15.0 VISUALS.



15.0 VISUALS.



15.0 VISUALS.



15.0 VISUALS.



15.0 VISUALS.





[www.studiogarchitectural.co.uk](http://www.studiogarchitectural.co.uk)  
[george@studiogarchitectural.co.uk](mailto:george@studiogarchitectural.co.uk)