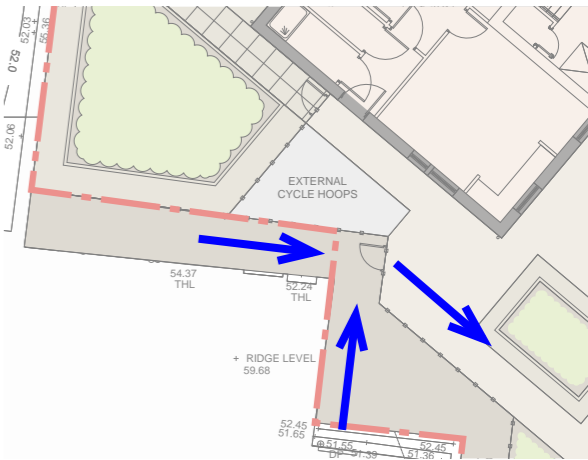


4.0 DEVELOPMENT PROPOSAL

DEVELOPMENT PROPOSAL

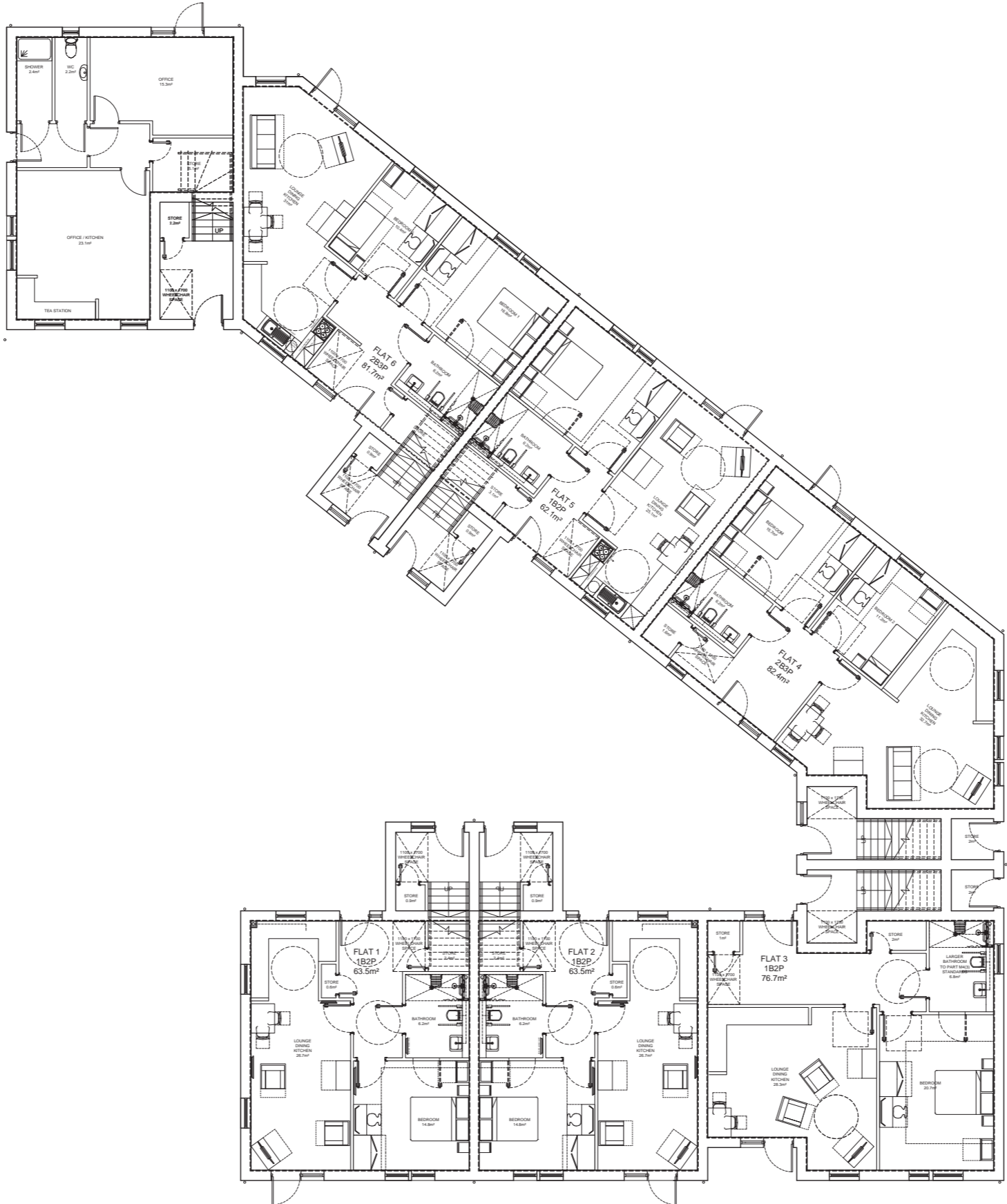
The proposal for the site involves the demolition of the existing council buildings, and in its place a new supported living residential development. The building will consist of 13 apartments, with a ground floor office space and residents gardens. Parking provision will be provided for 11 vehicles. The proposal will be a 2 storey building, the roof height, and the choice of stone and brick for the materials have been heavily influenced by the residential properties in the surrounding area.

The formation of the building plan has been influenced by the shape of the site boundary. As well as providing an attractive frontage to compliment to existing St Pauls Road street scape. The new central courtyard formation will provide an additional feature to the building.



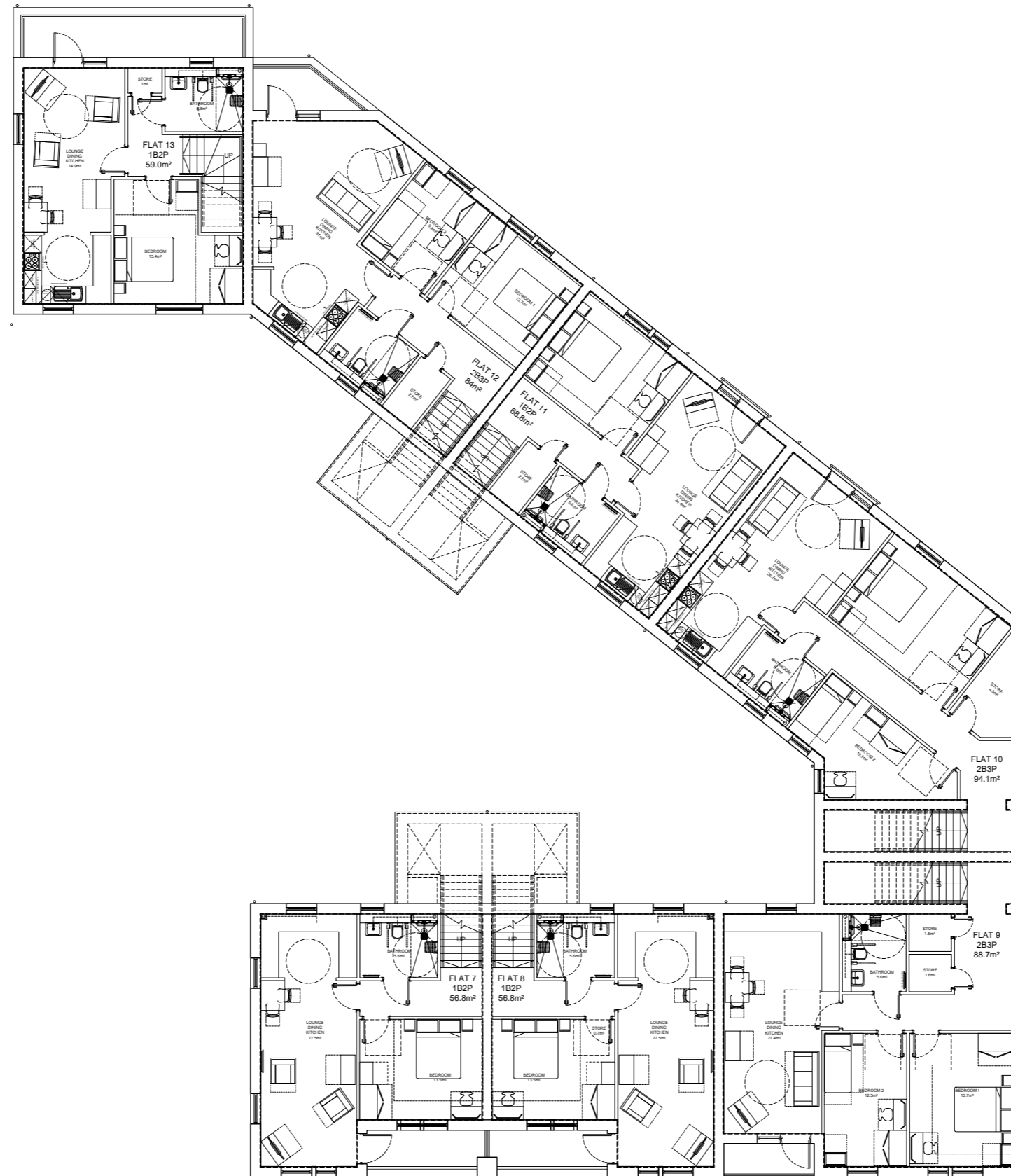
Access path from the neighbouring properties, that runs into the site and connects to the proposed pathway

4.1 GROUND FLOOR PLAN

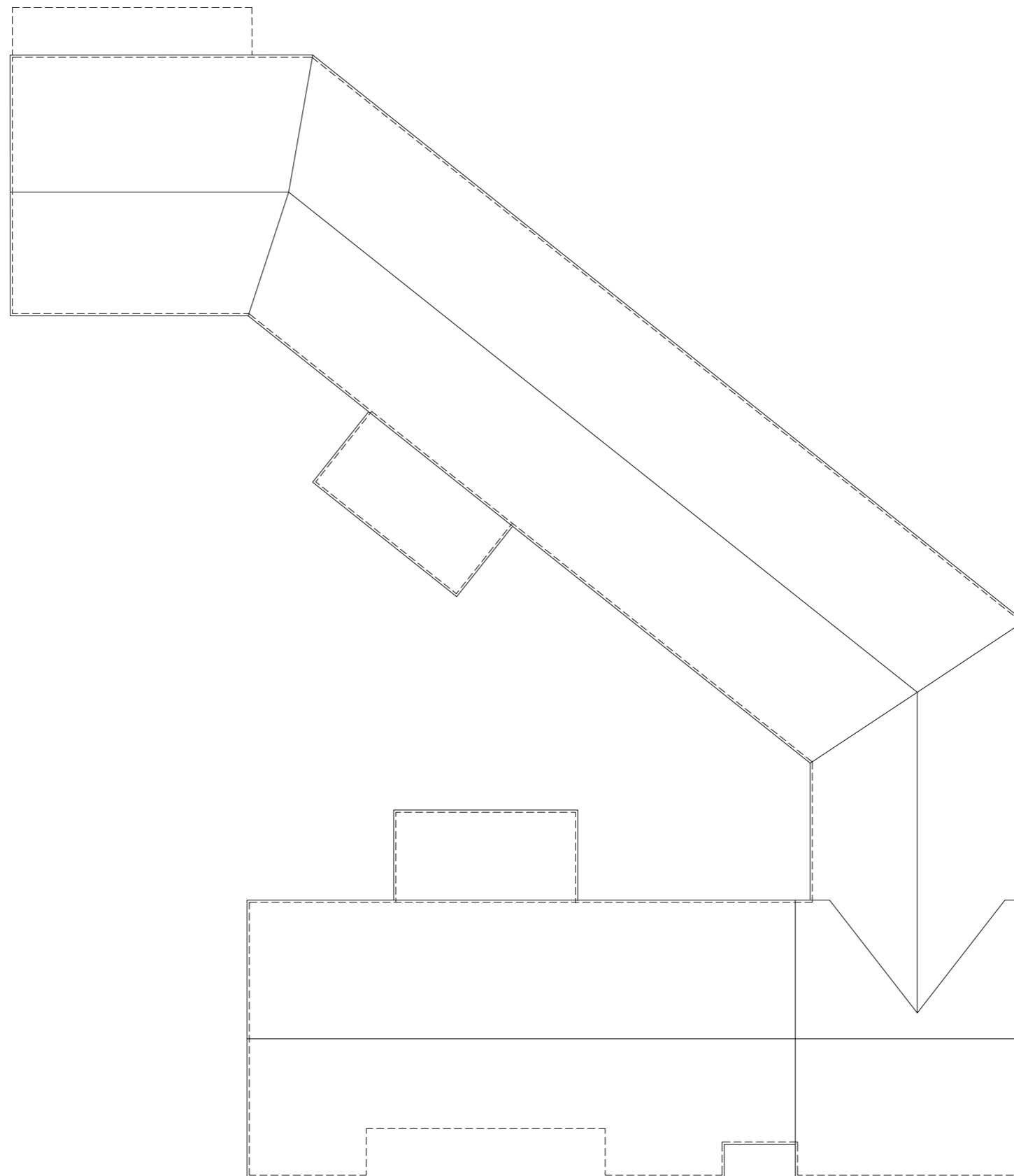


Proposed Ground Floor Plan

4.2 FIRST FLOOR PLAN



Proposed First Floor Plan



Proposed Roof Plan

4.4 ELEVATIONS

ELEVATION TREATMENT AND MATERIALITY

The Design has been formed in response to the existing context of St Pauls Road.

The dominant choice of building material in stone as to reflect the character of the existing street.

Other key aspects of the material choice include feature stone work and feature rendered elements.

The front elevation has additionally been split using a materia change and stepped height roof to reflect the stepping of the existing streetscape.

Recessed elements and stone casements provide additional features to the elevations much like key features of the existing buildings on St Pauls Road.



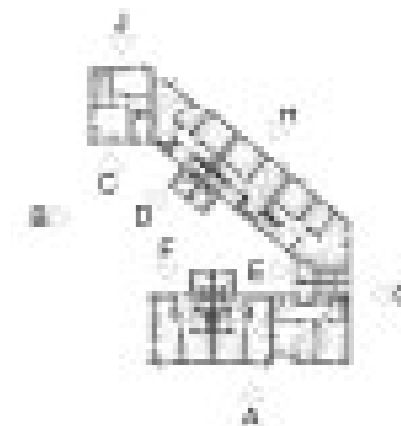
Proposed Front Elevation



Proposed Front Elevation



Proposed Courtyard Elevations



Proposed Plan



Proposed Rear Elevation

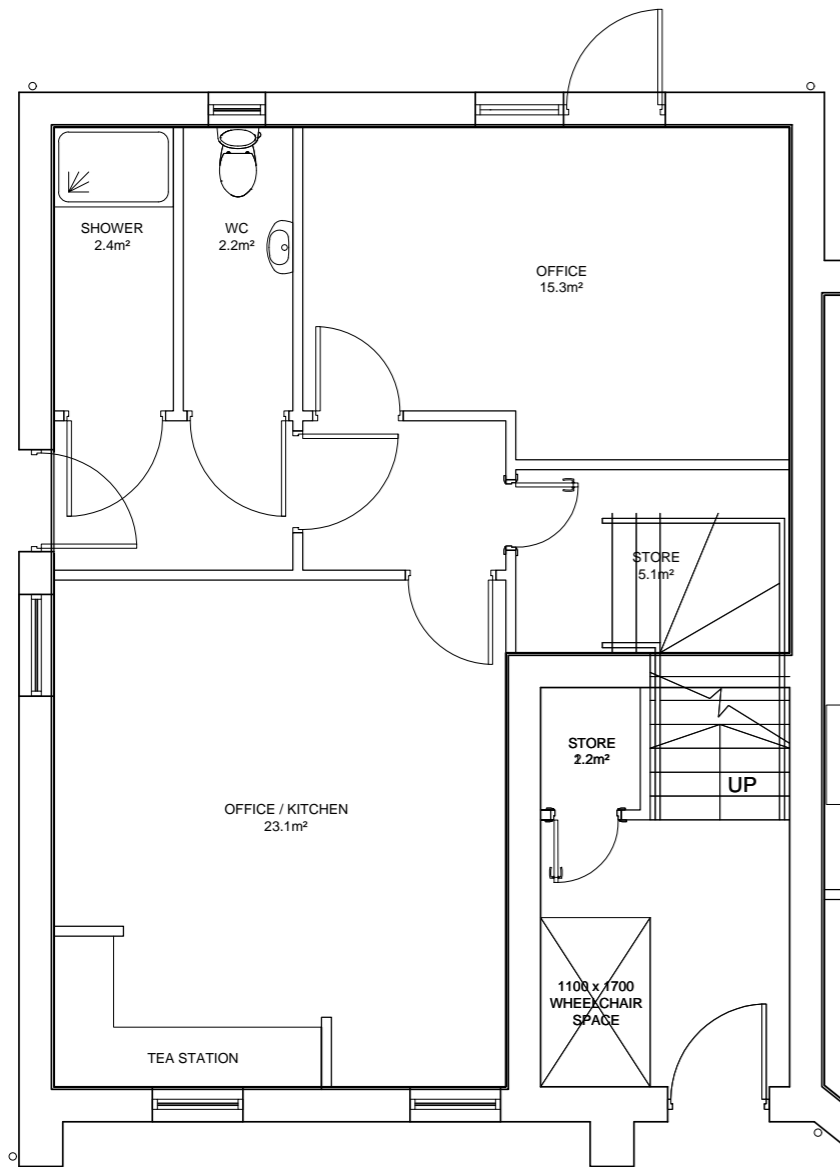
4.5 FUTURE PROOF DESIGN

FUTURE PROOF DESIGN

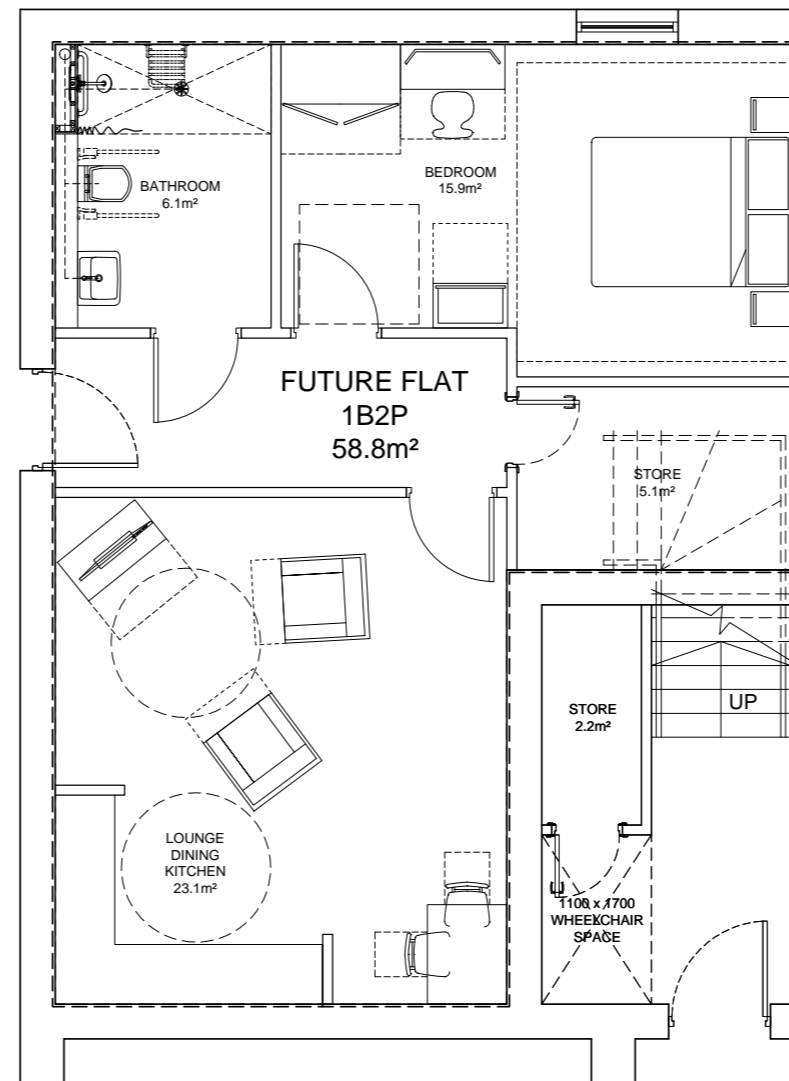
The proposed design will include one office unit to support for the residents of the assisted living development.

This office space is located on the ground floor. It has been designed to be future proof and have the ability to be converted into an additional apartment.

It has been designed with shower facilities in place and alternative layouts provided demonstrate the future proof conversion.



Proposed Office



Future Flat

5.0 SCHEDULE OF ACCOMMODATION

SCHEDULE OF ACCOMMODATION

Ground Floor

1 Bed - 4no. 265.8 M2

2 Bed - 2no. 164.1 M2

Office/ Adaptable future proof apartment - 1no. 58.8 M2

Store rooms - 2no. 4 M2

First floor

1 Bed - 4no. 263.8 M2

2 Bed - 3no. 271.1 M2

Total units 13

GIFA GF. 492.7 M2

GIFA FF. 534.9 M2

Total GIFA 1027.6 M2

External spaces

9 standard parking spaces

2 disabled parking spaces

Bin store

Communal gardens

PROPOSED FORM

The design, scale and mass of the St Pauls Road proposal has been heavily influenced by the strong residential nature of the buildings in the surrounding area. The layout of the current site is formed by the existing council depot buildings located around the site perimeter. The proposed building is influenced by the site boundary and its formation, but will be offset from the boundary in order to provide garden spaces for the residents.

The form of the whole building is a two storey development, symptomatic of the nature of the streetscape. With three apartments arranged along the front elevation to St Pauls Road, the challenge was how to break up the elevation to reduce the mass and allow the building to fit into its context. The houses along the rest of St Pauls Road are predominantly two storey semi-detached properties, so the idea developed to break up the elevation to make it appear that it was a collection of separate properties. There are two properties that sit at the same height as the rest of the building, and one property that sits 600mm higher, divided by a recess that is clad in a darker material. This provides the concept of separate elevations allowing the building to fit into a street scene featuring stepped properties along its sloped gradient. This also reduces the building mass within its context.

The proposed building will be in pitched face stonework, to echo the materiality of the local context. To modernise the elevation and break up the mass of stonework, elements of smooth stone ashlar will be used, along with render and cladding to the building recess, and the proposed balcony recesses. Cast stone window surrounds will be used to provide additional detail to the elevations. Within the courtyard of the proposal, render will be used at first floor level in certain locations to brighten up the building.

The window proportions, styles and positions have been heavily influenced on the site context, particularly on the front elevation. On the local property elevations, windows at first floor are sat directly above or centrally above the door / window at ground floor. The idea of uniformity and rhythm became a key feature to the building. From the initial pre-app the idea was to create a diverse arrangement of windows across the elevation. This however has been paired back to look at key elevations, and use a couple of window styles and proportions in the development of the elevations, providing the building with a modern traditional feel.

Allotment style communal gardens towards the rear of the site. Access point through existing opening into the park

Central courtyard space provided access to all flats and provides a safe and secure space.

Recessed area of dark grey cladding to provide a definition break in the elevation.



New residents 11 space car park accessed off St Pauls Road. New level quality hard landscaping.

Feature elevation with staggered ridge heights, recessed balconies. Glazed railings and mixture of material finishes.



View from St Pauls Road looking into the site entrance



View from St Pauls Road looking down the hill



View from Huddersfield Road and St Pauls Road junction



View from Ings Grove Park

- Stepping Ridge heights to reflect the character of the streetscape

- Sheltered canopy to partially cover accessible parking.



- Recessed channels and stone detailing to conceal rainwater pipes.

- Feature areas of render and Ashlar stone to contrast against the main facing stone.

- Feature stone window surrounds and stone heads used throughout. Feature surrounds adds detail to the elevations



St Pauls Road Street Elevation



Ings Grove Park Elevation

7.0 PRECEDENT & MATERIALITY



ANCION COURT

The overall form concept of the St Pauls Road building has been informed by the Ancion Court precedent, another one of Connect Housing's developments in Marsden.

This precedent comprises of a two storey apartment block building in a horseshoe formation around a central courtyard with raised planting boxes. Ground floor apartments have individual garden spaces for residents and there are larger garden / allotment spaces too.



Precedent- Ancion Court



Precedents- Mixed

PRECEDENT AND MATERIALITY

The form has influenced and developed from the initial concept stage. The buildings main influences were driven by its residential nature and the predominantly residential context of St Pauls Road.

The residential street its character and sloping topography all played a role in generating the final proposal.

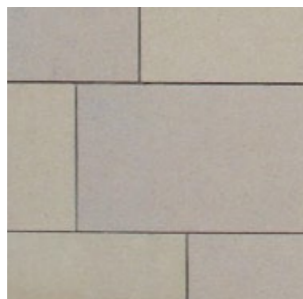
The material choices have been determined to provide a sensitive addition to the street. Stone has been used as a main material to emphasise with the context of Mirfield and contemporary features have been introduced to give the building a modern aesthetic. Including a mixture of stone facades contrasting Pitched face stone and smooth Ashlar stone. Areas of further distinction and contrast propose the use of light coloured render and dark cladding.

To ensure that the design was both contemporary yet reflective of some traditional elements particular attention was given to the details of the design. Precedents have influenced this development of the design and including features such as Gables and subtracted void elements. These design ideas provide interesting detail and features to design. These ideas are reflected in the front street elevation by subtracting voids to form balconies and feature stone work to reflect some of the more traditional elements seen on the existing streetscape.

Other influences to the design are the precedent Ancion Court features of this design and landscaping have influenced the shaping of this proposal including the courtyard design and the areas of private gardens and residents allotments.



Pitch Face Stone



Smooth Ashlar Stone



Off White Render



Grey Cladding System



Slate Effect Tiles



Glazing

8.0 BOUNDARY TREATMENTS

BOUNDARY TREATMENTS

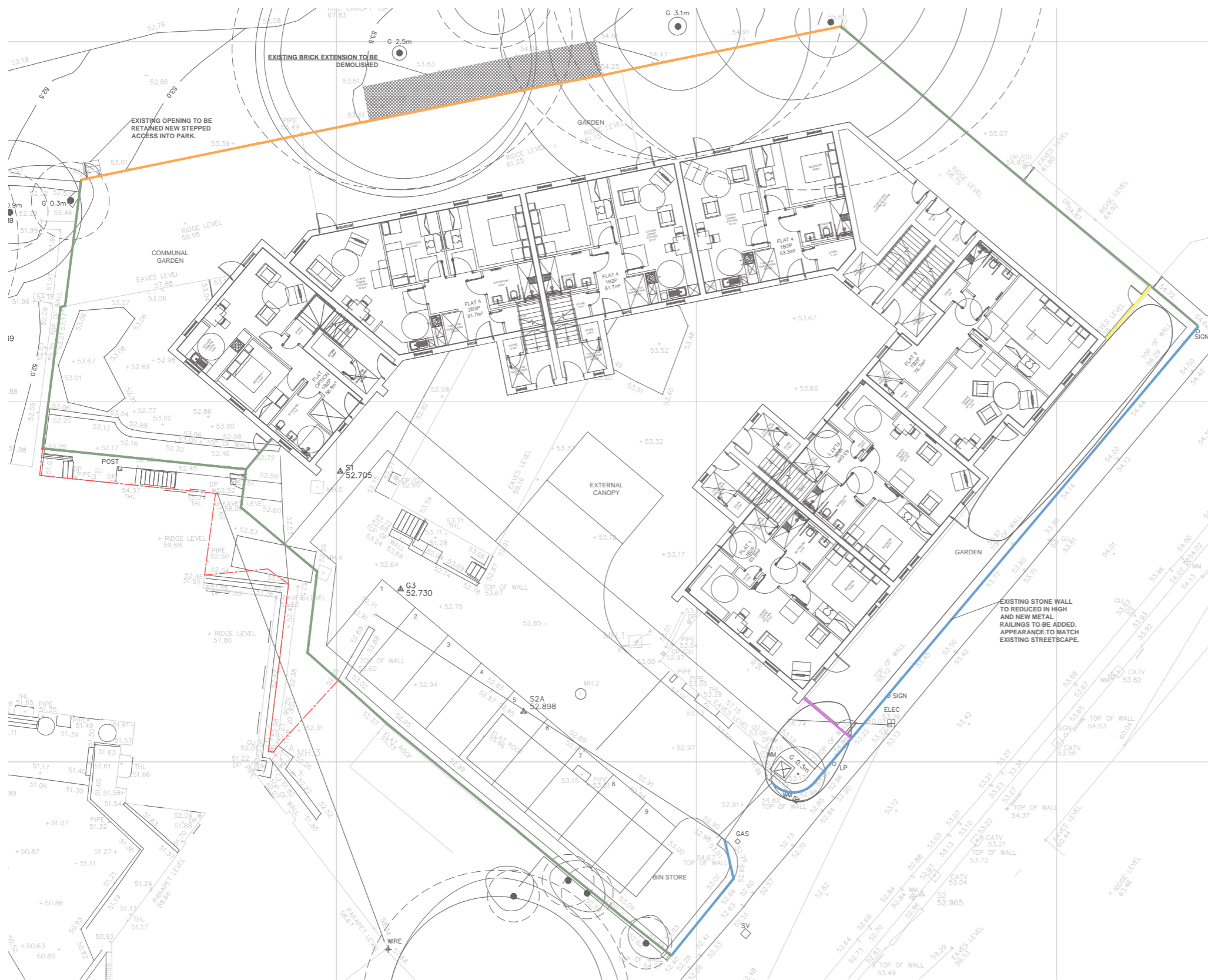
The proposed boundary treatments have been selected to ensure that they enhance the design, provide a safe and secure environment, and compliment the existing streetscape.




The treatments include utilising the existing stonework of the existing building where possible to create 1800mm stone walls to the North of the site between the proposed development site and Ings Grove Park.

To the East and west boundaries 1800mm closed board timber fencing has been proposed to provide a secure boundary between the development and the existing properties.

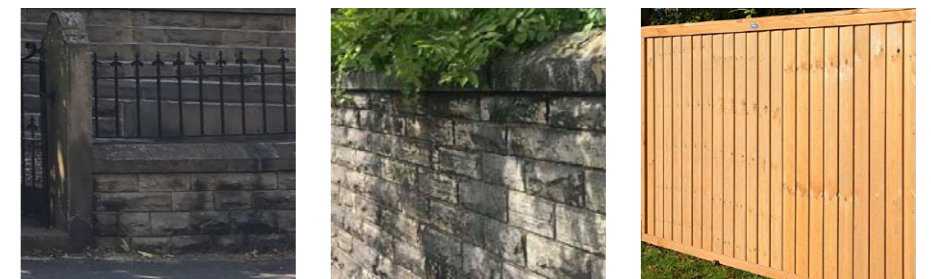
To the south eastern boundary along St Paul's Road the scheme proposes to lower the existing stone wall to approx 300mm with 900 metal railings on top to reflect the existing boundary treatments used predominately along St Paul's Road.

Additionally within the site to separate the private resident space metal railing, timber fencing and gates have been proposed.



-  1800mm Stone Wall
-  1800mm Closed Timber fence
-  1200mm Stone Wall and metal rails
-  1800mm Metal Rails
-  1500mm Metal Rails
-  900mm Timber fence

Sample imagery



9.0 ACCESS AND HIGHWAYS

ACCESS AND HIGHWAYS

The site access will be retained through the existing single entrance off St Pauls Road.

Parking provisions will be provided for staff and visitors, and the buildings residents if required. This will be comprised of 11 spaces, including 9 standard spaces and 2 disabled accessible spaces. The 2 accessible spaces will be part sheltered underneath the proposed canopy that forms an additional feature to the courtyard space.

The proposal seeks to retain the existing access point into Ings Grove park through a gate in the North boundary wall, that formed the rear wall of the existing building. This would provide the building with a link into the park and provide residents with secure access into the park.

REFUSE STRATEGY

The refuse strategy for the development will consist of residents having their own personal bins within their own individual homes. The rubbish will then be taken to an external bin store, located near to the entrance of the development, as highlighted in red in the image below. The positioning of the bin store in this location will allow for easy access for the bin lorries off St Pauls Road

