ORANGE.

DESIGN & ACCESS STATEMENT

NEW MILL ROAD, HOLMFIRTH

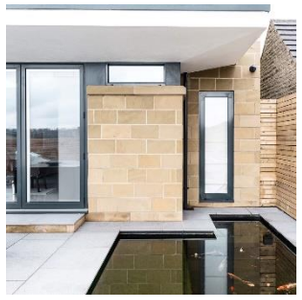
ORANGE DESIGN STUDIO.

Orange is a young, visionary and award winning architectural design studio based in the town of Mirfield, in the heart of Yorkshire.

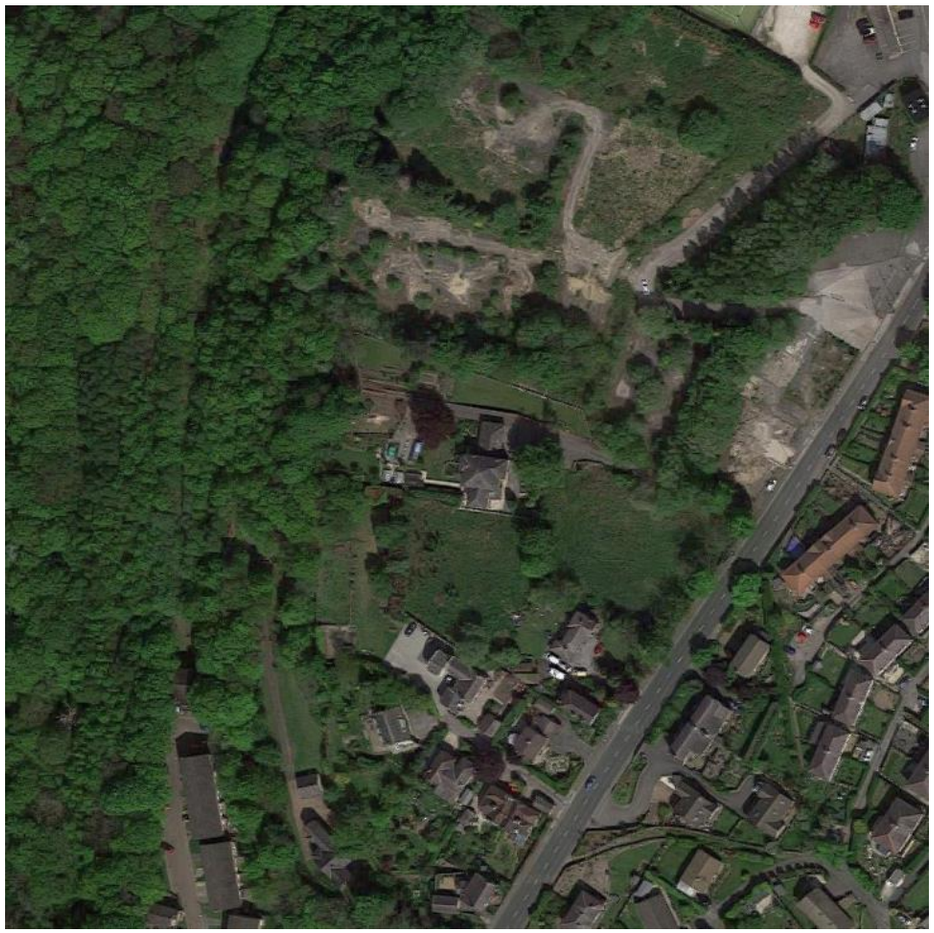
Lead by designer, Jake Hinchliffe, The practice has built its reputation on engaging with clients briefs and turning their thoughts into well crafted, buildings and spaces.

Orange has also successfully delivered a number of commercial projects where sites have been technically challenging or where other professionals advised it would not be possible. One example of this is the development of a new build home adjacent to a Grade II* 1330 build home. Another is the development of three homes on a constraint site that was overlooked on three boundaries with topographic constraints.

From their state of the art design studio, Orange has full capabilities for handling projects of different sizes, ranging from bespoke home extensions, residential commissions, housing developments and creative commercial projects. The studio environment has an open company culture with a focus on client service and teamwork.



INTRODUCTION.



This design statement has been prepared for the proposed development of the plot at Pentlands, Holmfirth, to construct a development consisting of twenty-five dwellings with associated external works.

This statement has been prepared using a combination of site information, topographical survey and pre-application information.

The application is a result of the site being allocated under Kirklees Council's adopted local plan in 2019.

INTRODUCTION.

Orange Design Studio were commissioned by Priestroyd. The brief was to create a development that would achieve the following;

- High Quality Housing with an appropriate density for the site
- Flexible and Open internal space planning that create optimal living arrangements.
- Provide a high quality planning and design pack to support the proposals

The purpose of this design statement is to provide a clean and logical document that can inform the consultation process in relation to current and relevant policy. The Design & Access statement acts as a supporting document for the accompanying planning application drawings but also highlights the design process and approach.

The Design & Access statement responds to the requirements of the town and country planning order 2015. It explains the design principles and concepts that have been applied to the proposals as well as the way in which access issues have been considered and addressed.

Considerable pre-application advice has been sought from Kirklees Council during the design evolution of this project following a formal pre-application consultation procedure. Since this, a number of design amendments were made resulting in alterations to housing density and mix. Along with this further information was gathered from key consultants to address concerns about site history and how the proposals were to mitigated.

CONTEXT.

The site is located along the northern side of Holmfirth Road, between New Mill Village and Holmfirth Town Centre.

The urban context of the surrounding dwellings is of a medium density, consisting of individually designed plots. The road has a mixture of house types and residential styles with prominent materials such as stone, slate and red brick. There is a mixture of detached, townhouses and terrace homes along the street.

Properties ranges from early 1900s to 2000s.

The immediate surroundings of the site are residential and private residential amenity space.

CONTEXT.

INTRODUCTION

Understanding the nature of the application site and the opportunities and constraints that it presents provides and important foundation on which to develop the proposals.

SITE LOCATION

The application site is located at the northeastern side of Holmfirth village. Off of New Mill Road which is the main link road between Holmfirth Village, Woolldale and New Mill Village.

The site is surrounded by primarily residential dwellings with a large mixture of property types, sizes and styles. The particular section of New Mill Road comprises larger stone built homes with a large range in styles and from different build eras.

LAND USE

The existing dwelling house is vacant and the surrounding land is used as residential amenity space. The existing dwelling is a large stone built home which has become run down and dilapidated. The surrounding land is overgrown and unused.

ACCESS & MOVEMENT

The application site's boundary fronts onto New Mill Road with access location proposed to be relocated further north along the boundary to improve visibility and site configuration.

Pedestrian and cycle access will be altered accordingly with new dropped kerb and access point constructed to adoptable standards.

The road network in this vicinity will offer pedestrian, cycle and vehicle access to the wider areas such as Huddersfield, Manchester and Leeds.

BOUNDARIES

The application site's boundaries reflect is current and only use as residential dwelling and amenity space. The boundaries along the northern, eastern, southern and western boundaries are in line with the title deed for the site.

Along the Northern, Southern and Western we are proposing a combination of 1.8m timber fenced screening and planting to help mitigate any harm on visual amenity. However, along the eastern boundary we are proposing a large mix of planting alongside a timber screen which will contribute to the street scene.

Elevations along the street scene boundary have been designed to contribute to the frontage without looking away form the main road.

SITE.

The existing property is a 1920s stone built detached home.

It has little architectural merit, is not listed and is not in a conservation area. As part of the application, the existing dwelling will be demolished.

The site has direct access to New Mill Road with a gradient front to back which should be considered as part of the scheme.

PRE-APPLICATION SUBMISSION.

The proposal was initially design to be 18 dwellings which consisted of the following;
Five Large Five Bedroom Detached Homes
Three Large Four Bedroom Detached Homes
Ten Four Bedroom Semi-Detached Homes

Initial concern was raised to the house types and mixture of house types. The scheme has been amended following these comments to incorporate a much large mix of dwellings and also site density has increased to 25 dwellings on the site which now consists of the following;

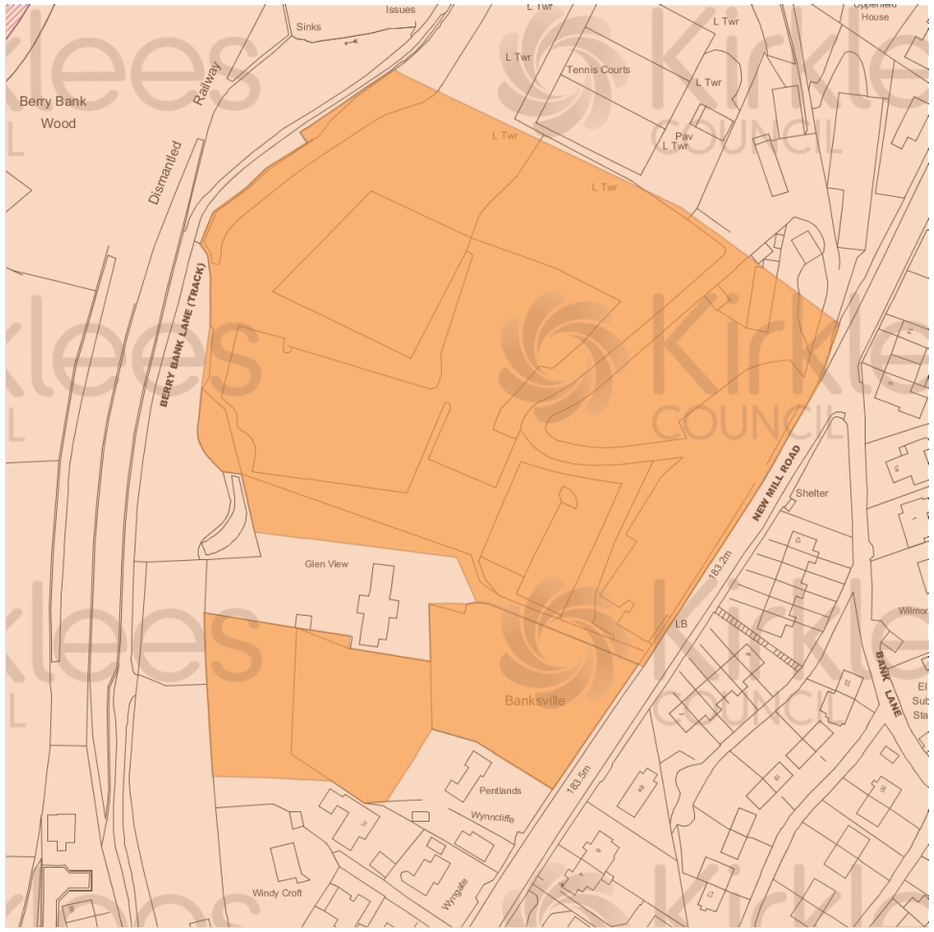
Two, Five Bedroom Detached Homes
Six, Three Bedroom Semi-Detached Homes
Three, Three Bedroom Detached Homes
Two, Smaller Thre Bedroom Semi-Detached Homes
Four, Three Bedroom Townhouses
Eight, Two Bedroom, Triplex Townhouses

Additional feedback was that the house types along New Mill Road should have elevation features that contribute to the street scene and do not look away from the street scene. We have developed a series of house types along this boundary that contribute to the street scene in a positive way with a mixture of design features and materials.

Comments were raised to discuss the amount of hardstanding in certain areas, where possible these have been reduced and mitigated with planted areas and open spaces that will reduce the overbearing nature of the hardstanding but will positively contribute to the development.

Further Comments were raised over the initial proposal to have a gated entry to the site. Highways raised objections to these, and consequently they have been removed from the scheme.

LAND ALLOCATION.



The site forms part of Kirklees' local plan which was adopted in 2019.

The site falls into allocation number HS/189 and sits alongside HS/191.

The site benefits from a previous approval consisting of a scheme for four dwellings.

PLANNING POLICY.

LP 1 – PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
THE APPLICATION SITE HAS BEEN IDENTIFIED AS A SUSTAINABLE HOUSING LOCATION AND ALLOCATED IN KIRKLEES ADOPTED LOCAL PLAN
LP2 – PLACE SHAPING
THE PROPOSALS CREATE A RESIDENTIAL SITE IN AN AREA CONSISTING OF PRIMARILY RESIDENTIAL DWELLING HOUSES
LP3- LOCATION OF NEW DEVELOPMENT
THE PROPOSALS MAKE USE OF LP3 BY WITH CONNECTIONS TO TRANSPORT AND GREEN LINKS AND UTILISES AN ALLOCATED HOUSING SITE WITH AN APPROPIRATE MIX OF HOUSING TYPES.
LP5- MASTER PLANNING SITES
THE PROPOSALS CREATE A CONSISTENT OVERALL SITE SCHEME THAT RESPECTS THE CHARACTER OF THE AREA AND WIDER DEVELOPED AREAS. THE PROPOSAL CREATES A STRONG SENSE OF PLACE AND MAKES A POSITIVE CONTRIBUTION TO THE LOCAL CHARACTER.
LP7 – EFFICIENT AND EFFECTIVE USE OF LAND AND BUILDINGS
THE APPLICATION SITE IS PREVIOUS DEVELOPED LAND WHICH IS IN A SUSTAINABLE LOCATION, WHICH ACHIEVES AND IMPROVES ON THE REQUIRED 35 DWELLINGS PER HECTARE
LP11- HOUSING MIX AND AFFORDABLE HOUSING
THE PROPOSALS UTILIZE LP11 BY CREATING AN INCLUSIVE DEVELOPMENT WITH A MIXTURE OF HOUSE TYPES AND SIZES WHICH CREATES AN APPROPIRATE MIX OF HOUSING
LP21 – HIGHWAY SAFETY AND ACCESS
THE PROPOSAL MAKE CONNECTIONS TO SUSTAINBLE TRANSPORT LINKS, AS WELL AND ENSURING A HIGH LEVEL OF HIGHWAY SAFETY WITH A CORRECTLY DESIGNED HIGHWAY WHICH HAS HAD A LEVEL ONE SAFETY AUDIT CARRIED OUT TO ENSURE COMPLIANCE.
LP22 – PARKING
APPROPIRATE LEVELS OF PARKING IS PROVIDED FOR THE SCHEME ALONG WITH VISIT PARKING AREAS
LP24 – DESIGN
THE SCHEME PROVIDES A GOOD MIX OF HIGH QUALITY HOUSE DESIGNS THAT ARE APPRIPIRATE IN SCALE, MASSING AND DESIGN ALONG WITH A SITE LAYOUT THAT MEET POLICY LP24.
LP27-FLOOD RISK
THE SITE DOES NOT INCREASE FLOOD RISK FOR THE ADJACENT AREAS
LP28 – DRAINAGE
THE PROPOSALS IDENTIFY CORRECT DRAINAGE METHODOLOGY IN LINE WITH SUDS TESTS AND LP27. THE LAYOUT AND SUPPORTING INFORMATION DEMONSTRATES THE CORRECT MITIGATION AND DRAINAGE SCHEME THAT IS APPRPIRATE WITH A SCHEME OF THEI SIZE
LP30- BIODIVERSITY AND GEODIVERSITY
A FULL ECOLOGICAL IMPACT ASSESSMENT AND SITE SURVEY HAS BEEN CARRIED OUT BEFORE DESIGN WORKS BEGAN TO PROMOTE ECOLOGY IN LIN WITH LP30
LP31- STRATEGIC GREEN INFRASTRUCTURE NETWORK
THE SITE IS IN A SUSTAINBEL LOCATION BUT ALSO WITHIN CLOSE DISTANCE TO GREEN INFRASTRUCTURE NETWORK, CONNECTIVITY IS NOT POSSIBLY DUE TO THIRD PARTY LAND OWNERSHIP
LP32 – LANDSCAPE
APPROPIRATE LANDSCAPING AND MITIGATION HAS BEEN INCORPORATED INTO THE SCHEME FROM THE OUTSET TO CREATE A HIGH QUALITY LANDSCAPING SCHEME.
LP51 – PROTECTION AND IMPROVEMENT OF LOCAL AIR QUALITY
TO ASSIST IN THE PROTECTION OF LOCAL AIR QUALITY ALL HOUSING WILL BE PROVIDED WITH ELECTRIC CAR CHARGING POINTS
LP53 – CONTAMINATED AND UNSTABLE LAND
THE SITE IS ADJACENT TO A KNOWN CONTAMINATED SITE HOWEVER THE APPLICATION SITE HAS HAD APPROPIRATE LEVELS OF INVESTIGATION FOLLOWING THE PRE-APPLICATION PROCESS WHICH DEMONSTRATES THE SITES ABILITY TO BE SAFELY DEVELOPED WHICH WILL NOT BE AT THE DETRIMENT OF THE WELL-BEING OF RESIDENTS.

DESIGN CONCEPT.

THE VISION

Our shared vision for the site is to create a open and contemporary development of inclusive house types that are well designed utilising high quality materials. We wanted to make use of the sites elevated entrance point and utilising the orientation of the site to maximise site views.

THE CONCEPT

From having a clear understanding of the site and the site's context & history we have been able to form an appropriate scheme that maximises site features and works with site constraints.

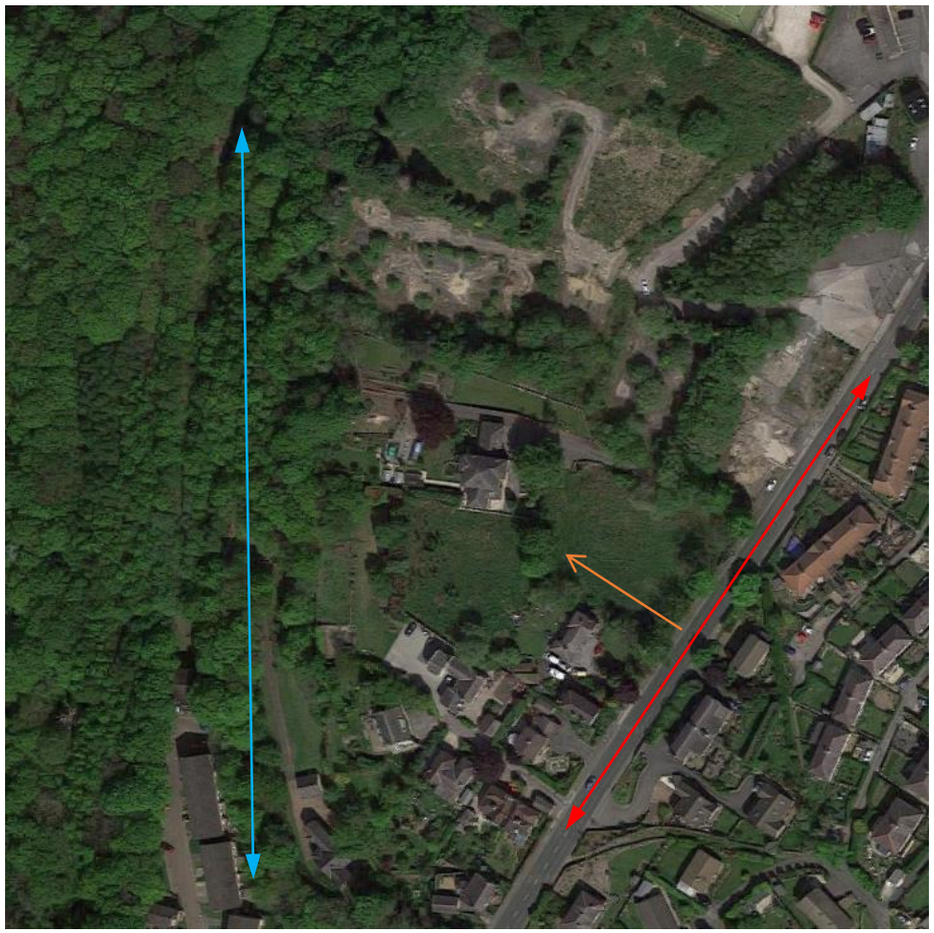
Our concept utilises elements of the street scene by creating a number of different types of masses and house types that break up the site layout and also aerial massing of the site.

We have created a series of house types that provide efficient and contemporary internal living spaces and also have contemporary well designed and thoughtout elevations that promote good design and the use of high quality materials.

We have broken the site plan up into different elements to create pockets of open space, planted areas and follow sight and view lines with the main access which makes for an attractive entrance to the site upon entry.

We have utilised high quality materials that are similar to the vernacular such as naterual stone, slate, along with darker timber and aluminium cladding to break up the elevations.

ACCESS.



HOL/50/30
PUBLIC BRIDLEWAY

SITE ACCESS – NEW MILL ROAD

INTERNAL SITE ACCESS – 5.5
SHAREDSPACE HIGHWAY
ELEVATED AND IN LINE WITH VIEWS
ACROSS TO WESTERN BOUNDARY

The main site access will be served by New Mill Road, Holmfirth which is a classified main road.

Internal site access will be served by a 5.5m shared space highway will level kerb areas and internal turning provisions.

There is a public bridleway along the north-western boundary, REF:HOL/50/30, whilst all efforts have been made, due to third part land ownership, access cannot be gained at this stage.

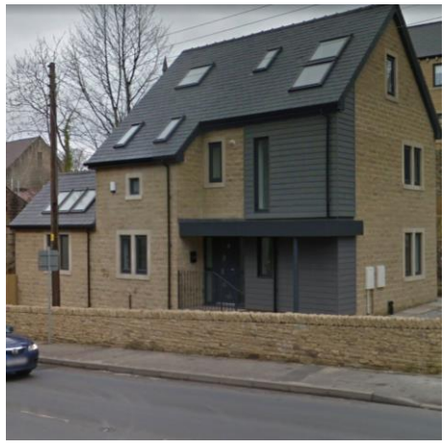
LOCAL CHARACTER.

Along New Mill Road there is a large range of house types with a mix of larger detached properties to smaller terrace and semi-detached homes.

The proposed site identifies the use of Natural Stone and Slate along with other secondary cladding materials such as render, timber and tile.

With this, the proposals make use of the local character by proposing a contemporary ‘of it’s time’ scheme that relates to the vernacular palette of materials

DESIGN ASPIRATION.



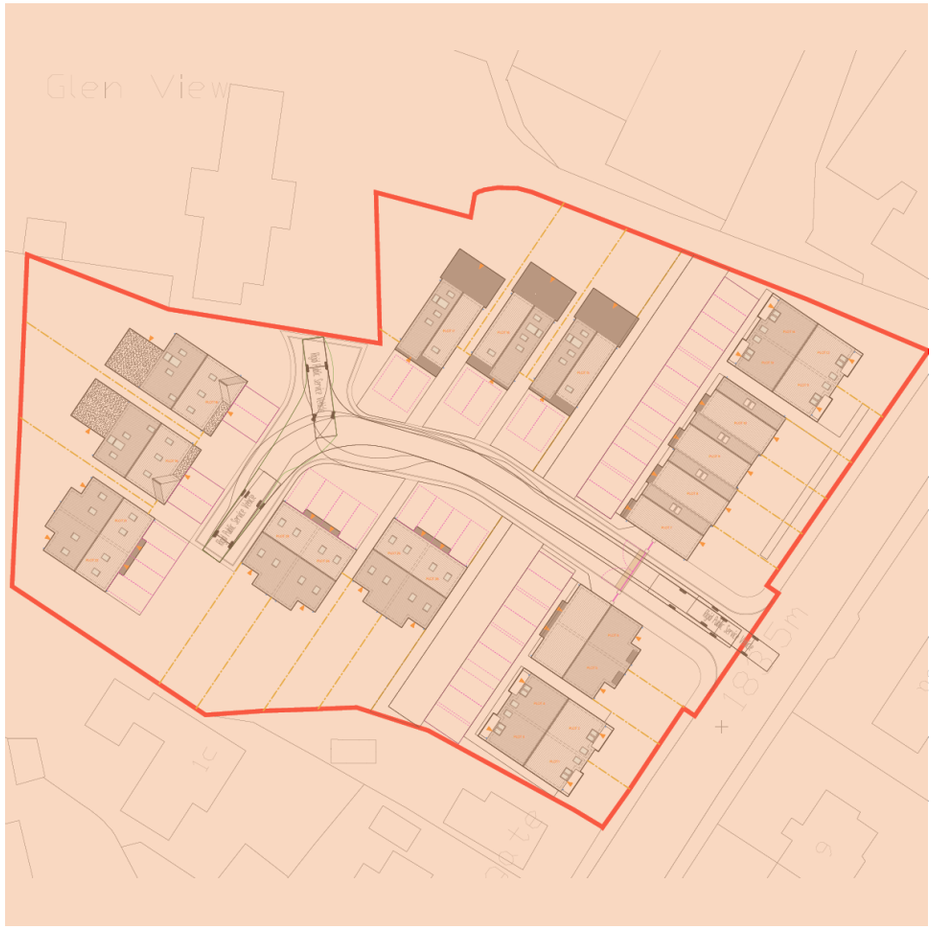
A fundamental part of the scheme is to achieve a number of high quality, contemporary house designs with high quality materials used throughout. Looking at the vernacular there is a mixture of red brick, stone, timber cladding & render.

As well as this we are looking to use a number of larger openings with glazing to increase natural light levels and make use of views across the site and wider areas.

MATERIALITY.

We are proposing a combination of pitched face stone, dark cladding and interlocking dark tiles.

LAYOUT.



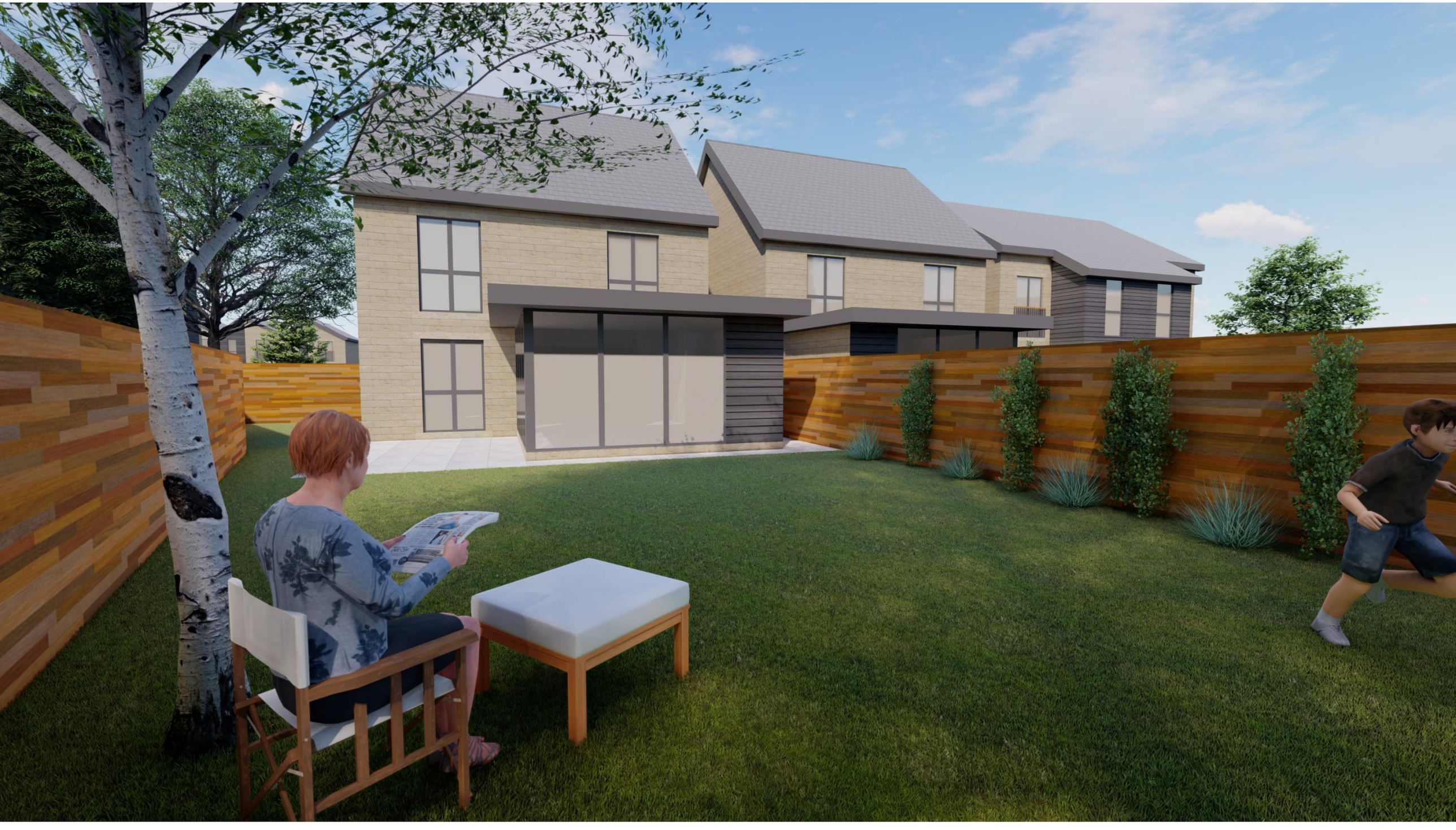
The proposed site layout utilises existing boundary lines to maximise usable areas.

As a result, the layout creates a number of smaller defined areas with indirect relationships created between dwellings.

The dwellings proposed along the south-eastern boundary are internally facing but, have elements of visual interest facing the main highway to contribute towards the street scene and wider area.

SCHEDULE OF ACCOMODATION.

PLOT NUMBER	HOUSE TYPE	SQ/FT
1	HOUSE TYPE ONE	831 SQ/FT
2	HOUSE TYPE ONE	831 SQ/FT
3	HOUSE TYPE ONE	831 SQ/FT
4	HOUSE TYPE ONE	831 SQ/FT
5	HOUSE TYPE TWO	958 SQ/FT
6	HOUSE TYPE TWO	958 SQ/FT
7	HOUSE TYPE FOUR	835 SQ/FT
8	HOUSE TYPE FOUR	835 SQ/FT
9	HOUSE TYPE FOUR	835 SQ/FT
10	HOUSE TYPE FOUR	835 SQ/FT
11	HOUSE TYPE ONE	831 SQ/FT
12	HOUSE TYPE ONE	831 SQ/FT
13	HOUSE TYPE ONE	831 SQ/FT
14	HOUSE TYPE ONE	831 SQ/FT
15	HOUSE TYPE THREE	1617 SQ/FT
16	HOUSE TYPE THREE	1617 SQ/FT
17	HOUSE TYPE THREE	1617 SQ/FT
18	HOUSE TYPE FIVE	2166 SQ/FT
19	HOUSE TYPE FIVE	2166 SQ/FT
20	HOUSE TYPE TWO-A	1280 SQ/FT
21	HOUSE TYPE TWO-A	1280 SQ/FT
22	HOUSE TYPE TWO-A	1280 SQ/FT
23	HOUSE TYPE TWO-A	1280 SQ/FT
24	HOUSE TYPE TWO-A	1280 SQ/FT
25	HOUSE TYPE TWO-A	1280 SQ/FT
	TOTAL GIA	**28,767 SQ/FT**



ORANGE DESIGN STUDIO.

ARCHITECTURAL PRACTICE

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