

ORANGE.

DESIGN & PLANNING PACK

NEW MILL ROAD, HOLMFIRTH

ORANGE DESIGN STUDIO.

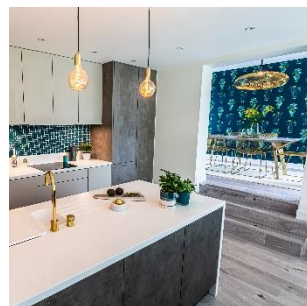
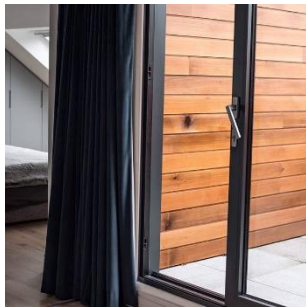
Orange is a young, visionary and award winning architectural design studio based in the town of Mirfield, in the heart of Yorkshire.

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.

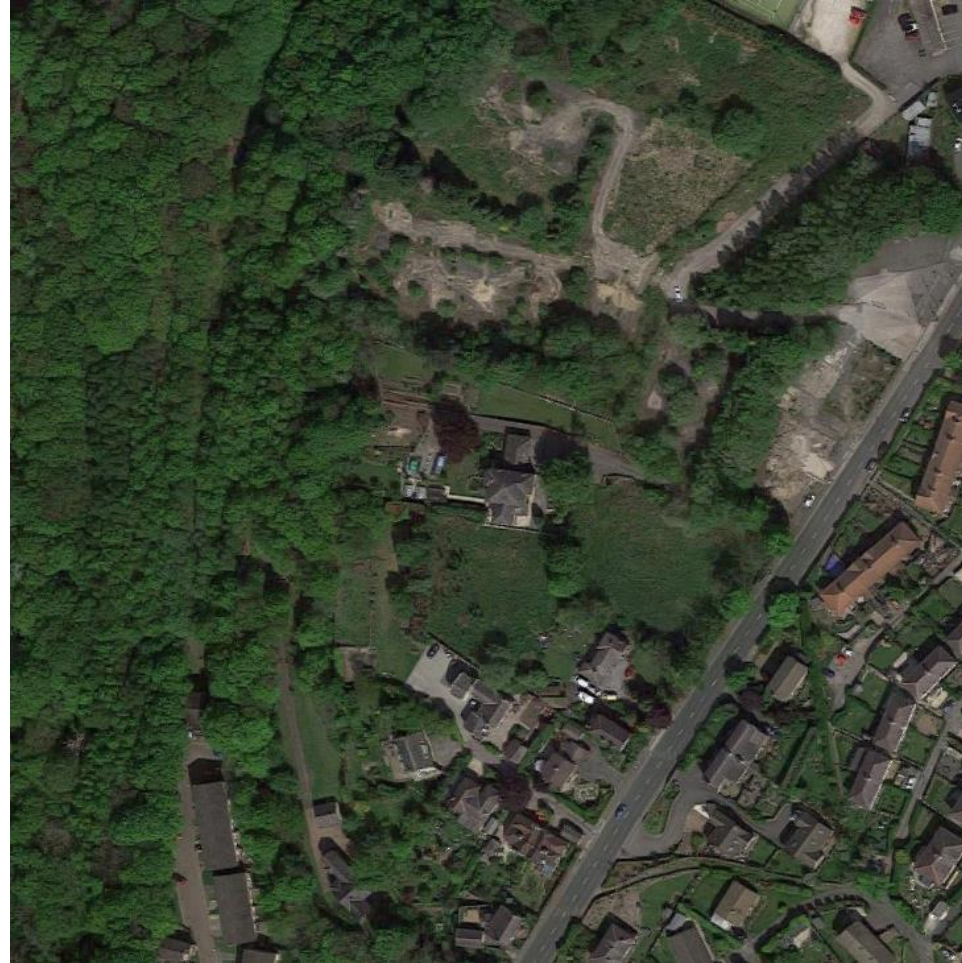
Orange has also successfully delivered a number of commercial projects where sites have been technically challenging or where other professionals advised it would not be possible. One example of this is the development of a new build home adjacent to a Grade II* 1330 build home. Another is the development 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 seventeen 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 an 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, Wooldale 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.

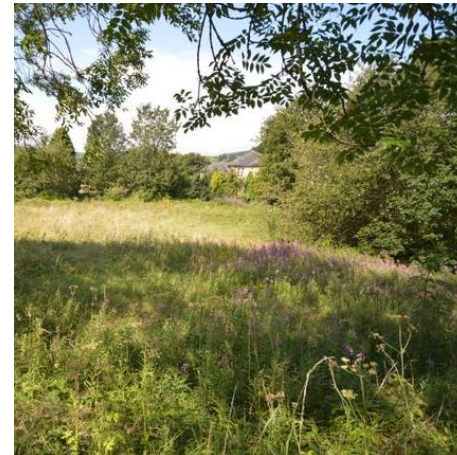
BOUNDARIES

The application site's boundaries reflect its 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 from the main road.

SITE.

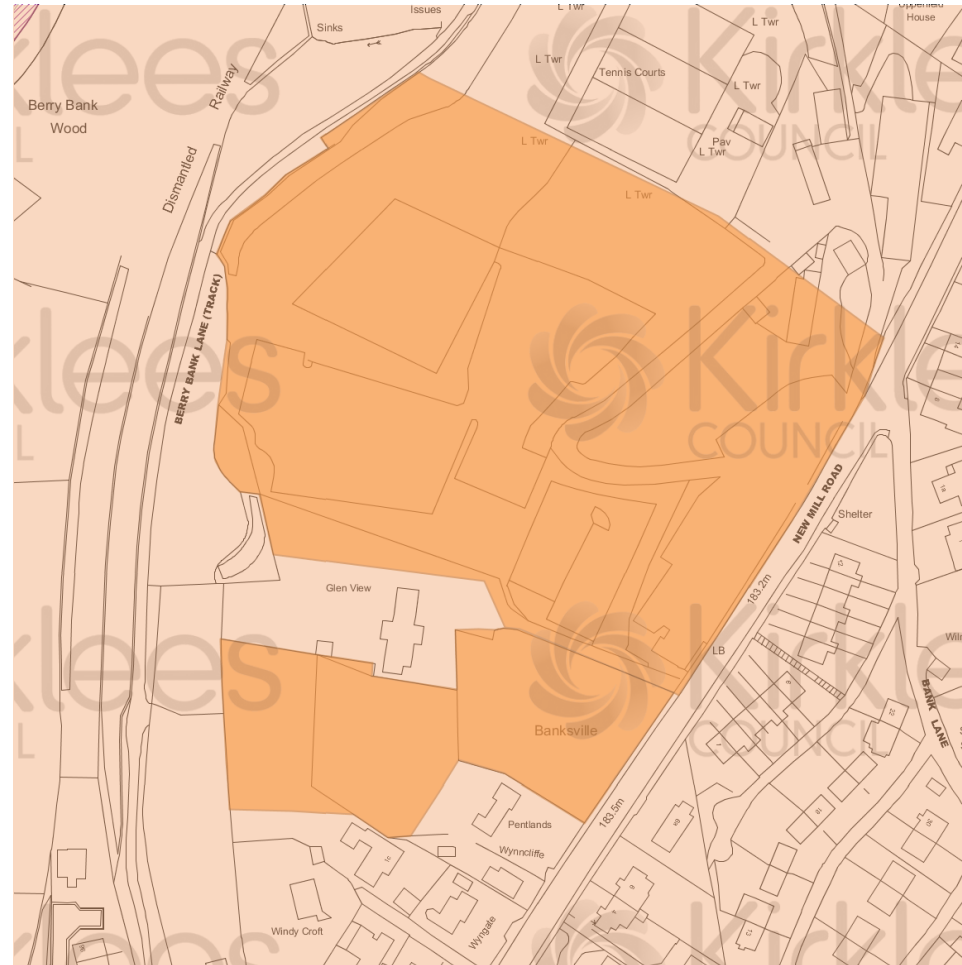


The existing property is a 1920s stone built detached home.

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.

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.

LP1 – 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 APPROPRIATE 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. THE PROPOSALS ALSO DEMONSTRATE HOW THE REMAINING HOUSING ALLOCATION CAN BE DEVELOPED COHESIVELY WITH THIS PROPOSED DEVELOPMENT.

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 APPROPRIATE 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

APPROPRIATE 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 APPROPRIATE 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 APPROPRIATE 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

APPROPRIATE 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 APPROPRIATE 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.

CLIMATE EMERGENCY.

IN 2019, KIRKLEES COUNCIL DECLARED A CLIMATE EMERGENCY TO HELP PROTECT AND ENHANCE OUR ENVIRONMENT.

THEY AIM TO ACHIEVE THIS IN DIFFERENT PHASES. PHASE ONE RECOMMENDS THE INSTALLATION OF EV CHARGING POINTS, PLANTING TREES, AND OTHER NON-DEVELOPMENT RELATED MEASURES.

AS PART OF THIS DEVELOPMENT WE ARE PROPOSING :

- ONE EV CHARGING POINT PER DWELLING
- A SUBSTANTIAL TREE REPLANTING SCHEME THAT IS INTEGRAL TO THE DEVELOPMENT LAYOUT
- THE DWELLINGS WILL BE CONTRUCTED TO A SUSTAINBLE STANDARD USING HIGH INSULATION LEVELS TO GO ABOVE AND BEYOND WHAT IS REQUIRED OF BUILDING REGULATIONS ACT.
- THE DEVELOPMENT IS IN A SUSTAINABLE LOCATION NEAR TO AMENITIES WHICH WILL HELP REDUCE THE NEED FOR VEHICLE TRANSPORTATION
- ALL DWELLINGS HAVE PROVISIONS FOR RECYCLING AND COMPOSITNG BIN STORAGE AREAS
- AREAS OF THE DEVELOPMENT WILL BE SACRIFICED TO CONTRIBUTE TO A BIODIVERSITY NET GAIN CONTRIBUTION

MINERALS SAFEGUARDING.

Surface development will only be permitted within a Mineral Safeguarded Area where it has been demonstrated that:

- a. the mineral concerned is proven to be of no economic value as a result of the undertaking of a Mineral Resource Assessment; or
- b. the development will not inhibit mineral extraction if required in the future; or
- c. there is an overriding need for the development; or
- d. the mineral can be extracted prior to the development taking place

This site forms part of a housing allocation in the adopted local plan, The council in this case have demonstrated an overriding need for the development of housing to contribute to the local and national housing stock. This development will provide 17 dwellings with a potential for 6 further dwellings on the remaining allocation in a well established residential area. This case in itself is an overriding need for development which benefits outweigh the extraction of minerals.

As well as this, the submitted Phase One ground investigation report by Rogers Geotechnical Services highlight that build up of the geology within the site as below;

HDW-SDST HUDDERSFIELD - WHITE ROCK SANDSTONE
MARSD-MDSI MARSDEN FORMATION - MUDSTONE AND SILTSTONE
ROSSE-MDSI ROSSENDALE FORMATION - MUDSTONE AND SILTSTONE

These minerals are of no particular importance or value, in this case, the benefits of housing development and the associated contributions outweigh the benefits of mineral extraction.

HEADS OF TERMS.

We are aware that the development will be within the criteria for the following contributions;

- Public Open Space
- Bio-Diversity Net Gain
- Affordable Housing

As part of the development we proposed the following contributions via a Section 106 Agreement;

- An off-site financial contribution to for Public Open Space to LAP as the development is within 11-50 dwellings.
- An off-site planting contribution alongside an on-site planting contribution to increase the area for ecological bio-diversity net gain
 - An On-site contribution of three dwellings using the discounted market value at 80% and affordable rent.

LP5 - MASTERPLANNING.



The proposals clearly demonstrate how policy LP5 is achieved with provisions in place for access and service routes for the remaining housing allocation in place.

The massing layout demonstrates suggestively what dwelling numbers can be achieved.

The layout above would provide 23 dwellings on the housing allocation.

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

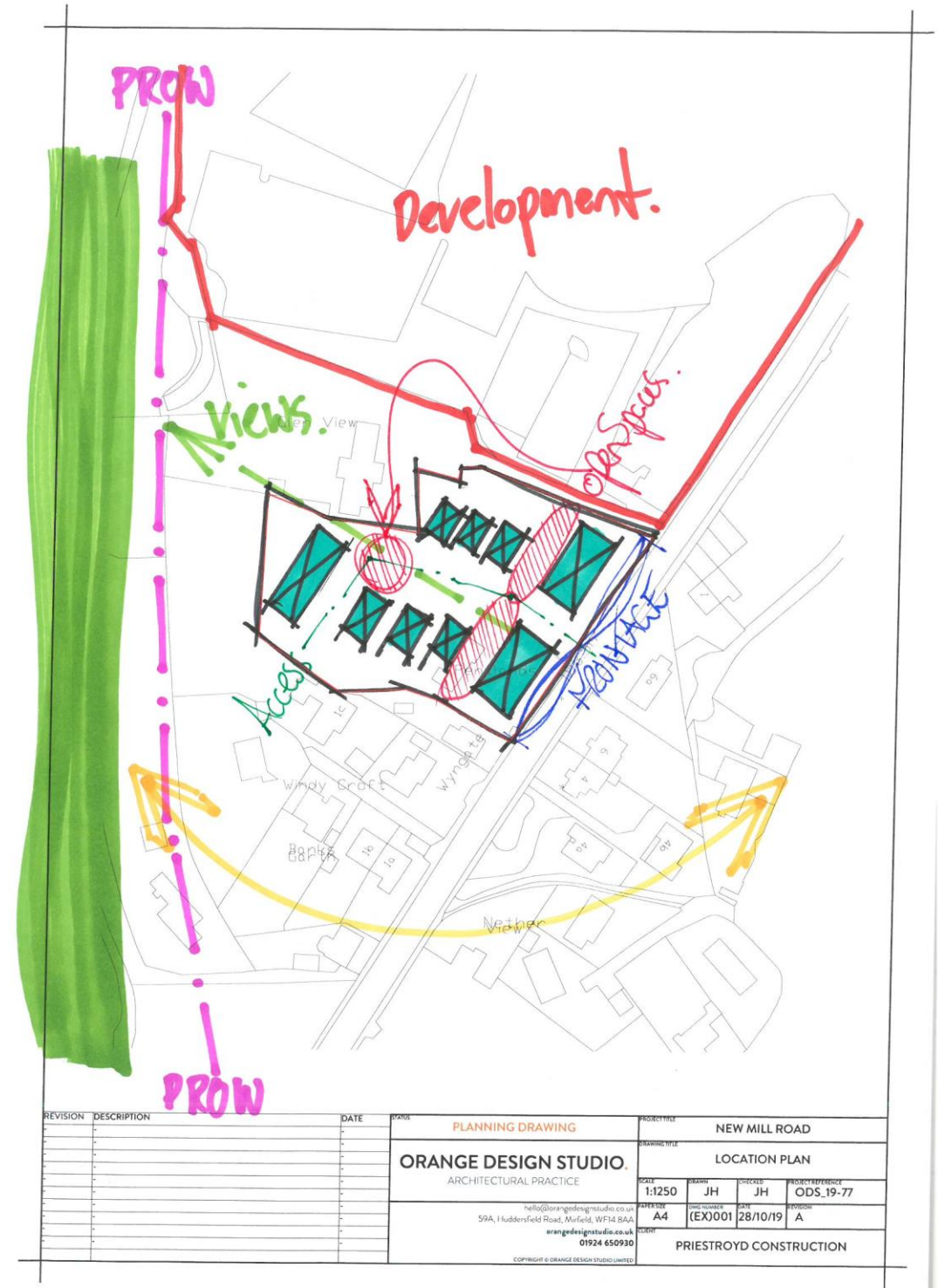
From having a clear understanding of the site and the site's context & history we have been able to form an appropriate scheme that maximises site features and works with site constraints.

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 nateral stone, slate, along with darker timber and aluminium cladding to break up the elevations.



ACCESS.

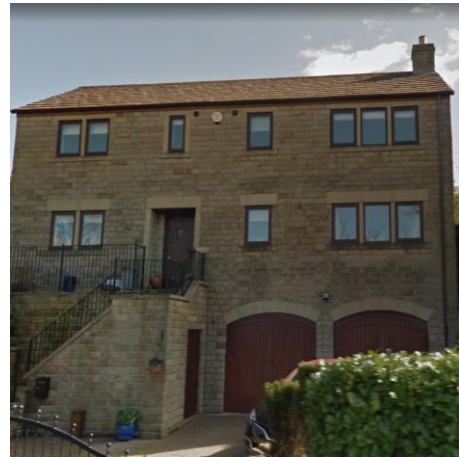


The main site access will be served by New Mill Road, Holmfirth which is a classified main road.

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.

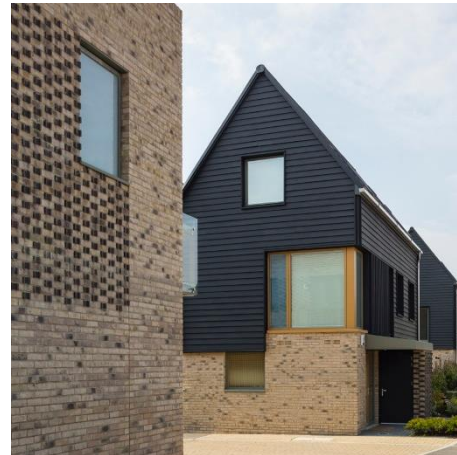


Along New Mill Road there is a large range of house types with a mix of larger detached properties to smaller terrace and semi-detached homes.

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.

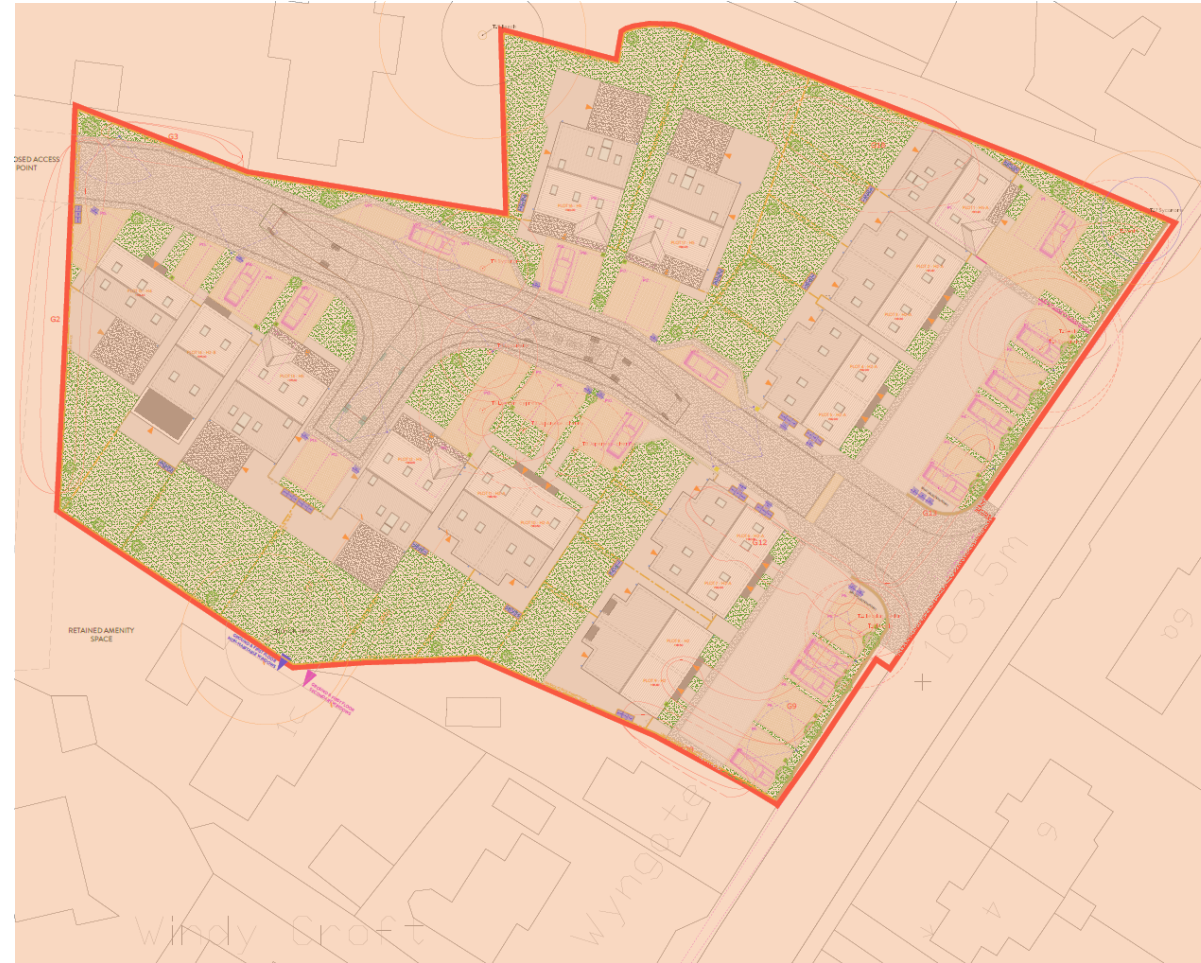
As well as this we are looking to use a number of larger openings with glazing to increase natural light levels and make use of views across the site and wider areas.

MATERIALITY.



We are proposing a combination of pitched face & sawn ashlar stone 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.

SCHEDULE OF ACCOMODATION.

PLOT NUMBER	HOUSE TYPE	SQ/FT	SQ/M
1	HOUSE TYPE FIVE-A	1990 SQ/FT	185.2 SQ/M
2	HOUSE TYPE TWO-A	1300 SQ/FT	121.1 SQ/M
3	HOUSE TYPE TWO-A	1300 SQ/FT	121.1 SQ/M
4	HOUSE TYPE TWO-A	1300 SQ/FT	121.1 SQ/M
5	HOUSE TYPE TWO-A	1300 SQ/FT	121.1 SQ/M
6	HOUSE TYPE TWO-A	1300 SQ/FT	121.1 SQ/M
7	HOUSE TYPE TWO-A	1300 SQ/FT	121.1 SQ/M
8	HOUSE TYPE TWO	958 SQ/FT	89.2 SQ/M
9	HOUSE TYPE TWO	958 SQ/FT	89.2 SQ/M
10	HOUSE TYPE TWO-A	1300 SQ/FT	121.1 SQ/M
11	HOUSE TYPE TWO-A	1300 SQ/FT	121.1 SQ/M
12	HOUSE TYPE FIVE	2166 SQ/FT	201.2 SQ/M
13	HOUSE TYPE FIVE	2166 SQ/FT	201.2 SQ/M
14	HOUSE TYPE TWO-B	1560 SQ/FT	145.2 SQ/M
15	HOUSE TYPE FOUR	1611 SQ/FT	150 SQ/M
16	HOUSE TYPE FIVE	2166 SQ/FT	201.2 SQ/M
17	HOUSE TYPE FIVE	2166 SQ/FT	201.2 SQ/M
	TOTAL GIA	26,141 SQ/FT	2432.4 SQ/M2

ORANGE DESIGN STUDIO.

ARCHITECTURAL PRACTICE

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