

ORANGE.

DESIGN & ACCESS STATEMENT

HOLMDENE, MIRFIELD

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.

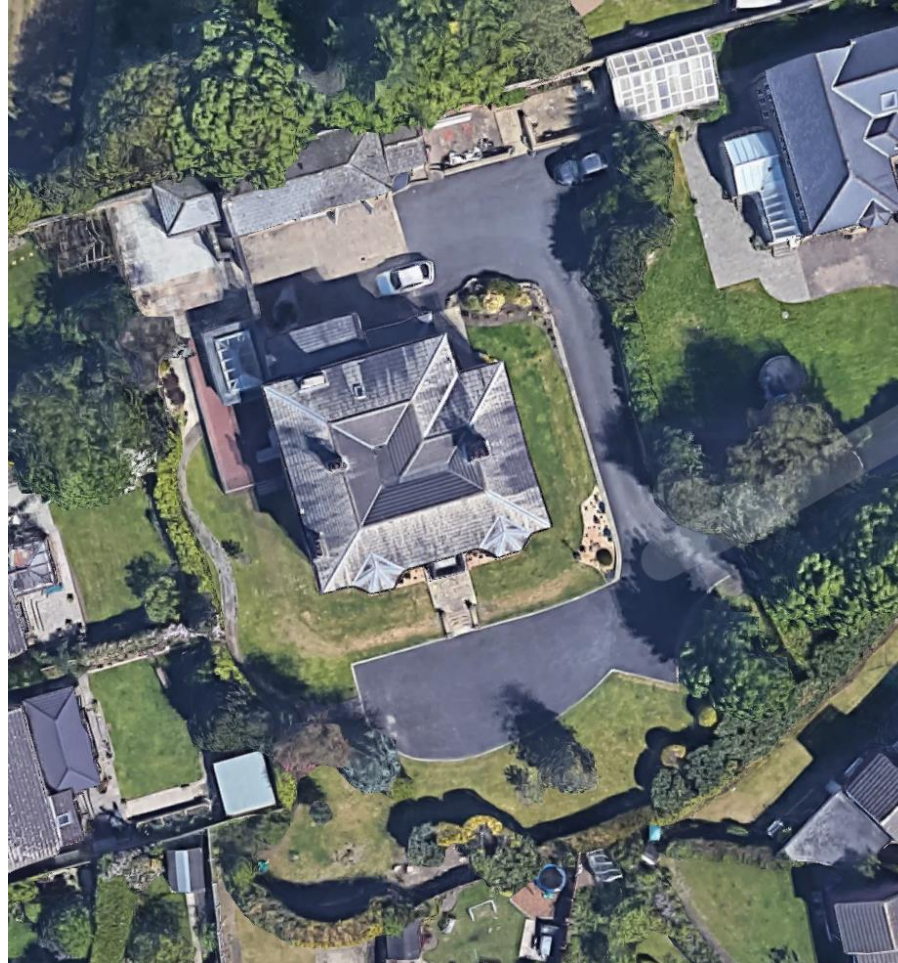
Orange has also successfully delivered a number of commercial projects where sites have been technically challenging or where other professionals advised it would not be possible. One example of this is the development of a new build home adjacent to a Grade II* 1330 build home. Another is the development 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 extension of the outbuilding at Holmdene, Mirfield, to form annex accommodation and ancillary space for the existing host property

This statement has been prepared using a combination of site information and historical planning information.

INTRODUCTION.

The brief was to convert and extend the existing outbuilding that would achieve the following;

- Ancillary space for the existing detached House.
- Annex accommodation

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.

Previous planning applications for the development of the outbuilding have been approved with the current proposal to ensure the space can be used for everyday use and enables the outbuilding to have a sustainable future.

CONTEXT.



The site is located along the western side of Oastler Grove, to the north of Mirfield centre.

The urban context of the surrounding dwellings is of a high density. Holmdene is a Grade II listed building with the outbuilding within the curtilage of the building. Prominent materials on site are ashlar stone & blue slate. The wider area is a mixture of detached, semi detached and bungalow properties.

Properties ranges from 1800s 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 north of Mirfield town centre. The plot is a large detached house with surrounding amenity space at the end of Oastler Grove.

The immediate adjacent plots are detached properties. The site is surrounded by residential dwellings with a large mixture of property types, sizes and styles.

LAND USE

The existing building is a single dwelling with outbuilding and private residential amenity space. The existing dwelling is a large ashlar stone built home with the outbuilding also stone built.

ACCESS & MOVEMENT

The application site's boundary fronts onto Oastler Grove.

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.

SITE.



The existing property is a late c19th stone built detached home with outbuilding.

Holmdene is Grade II listed with the outbuilding listed by curtilage. As part of the application, the host listed building will remain as existing with alterations only to the outbuilding.

PLANNING POLICY.

16.Conserving and enhancing the historic environment

185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Considering potential impacts

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Policy LP35 Historic environment.

1. Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:
 - a. the nature of the heritage asset prevents all reasonable uses of the site;
 - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
 - c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 - d. the harm or loss is outweighed by the benefit of bringing the site back into use.

The current proposal seeks to enhance the outbuilding within curtilage of the listed building whilst being sympathetic in design through the use of matching materials and restoring the outbuilding to positively improve the surrounding listed building. The existing annexes to the eastern and western sides of the outbuilding are in a state of disrepair and the outbuilding would benefit from sympathetically building extensions to give a long term viable use for the outbuilding.

PLANNING HISTORY.

Previous approved works to the outbuilding include the part demolition of the outbuilding and erection of covered terrace :

2000/62/93013/E4-Erection of 7 Detached Dwellings with Integral Garages (Within curtilage of a listed building)

2009/62/90412/E2-Erection of Conservatory (Listed Building)

2018/62/91611/E-Demolition of greenhouse, porch and outbuilding, erection of porch and outside shelter, installation of replacement windows on western elevation (Listed Building)

The proposal is to extend the outbuilding to the western side and to the eastern side where the previous greenhouse was. The proposal also looks to mitigate the crumbling walls by demolishing and rebuilding with matching materials.

The Conservation Strategy which has been adopted for the development is as follows:

- To retain as much of the historic fabric as possible
- To repair (rather than restore) the building fabric in-situ with like for like using techniques and materials contemporary with its original construction
- To express a clear articulation between the historic structure and any new interventions using a modern yet sympathetic language

MATERIALITY.



We are proposing a combination of ashlar stone & reclaimed stone to match existing and blue slate tiles.

DESIGN SUMMARY.

The proposal is of a sensitive scale to ensure the impact on the historic building is negligible while providing a contemporary usable space for the clients.

The alterations and extensions have all taking into consideration the significance of the listed building and the materials and methods of their original construction.

The proposal has been designed to take account of the Listed Building and it is hoped the proposal is sympathetic and appropriate for the extension and alterations to the coach house.

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ARCHITECTURAL PRACTICE

hello@orangedesignstudio.co.uk

01924 650930