

ORANGE.

DESIGN CONCEPT AND ACCESS STATEMENT FOR
21 to 27 ROUND INGS, ROUND INGS ROAD, HUDDERSFIELD

DECEMBER 2020

Revision A;

Modified 16 02 2021 to clarify the intention of the existing barn on site

Modified 16 02 2021 to clarify the intention of the change of use to form domestic curtilage

INTRODUCTION.

This design document has been prepared to illustrate the design concept proposed at 21 to 27 Round Ings.

The scheme as proposed aims to deliver an rejuvenation of Grade II existing buildings and residential amenities.

This document is to be read in conjunction with the full planning application documents and drawings. Any illustrations and images within this document do not take precedence over the formal application scheme drawings and are intended primarily to illustrate points made in the text



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PROPOSAL.

Planning consent is sought for the refurbishment of 21 to 27 Round Ings to maintain and enhance the existing residential amenities and provide adequate vehicle and pedestrian friendly access. The proposal consists of refurbishing and extending the existing terrace and attached barn along with the demolition and rebuilding of an ancillary detached barn.

SITE DESCRIPTION.

The site is located within green belt semi rural area adjacent to similar style properties.

The terrace style building is described by Historic England as Grade II listed with hammer dressed stone, pitched stone slate roof, stone brackets to gutter. The property comprises of terrace houses with attached barn and detached barn. The property features a range of sashes with glazing bars, bipartite sashes with glazing bars and 6-light stone mullioned windows with glazing bars. The terrace has an attached barn with round-arched cart entrance and small round-arched window above.

The property is accessed off Round Ings Road via a single track access drive. The single track extends along the length of the rear of the property with the front of the property overlooking a communal lawned area which carries through around the elevation to the detached barn.

The property is set within a site area of approximately 3.85 acres which surrounds the properties with open aspect views.

The property is currently vacant with some signs of disrepair.

SITE DETAILS.

21 to 27 Round Ings
Round Ings Road
Outlane
Huddersfield
HD3 3FQ

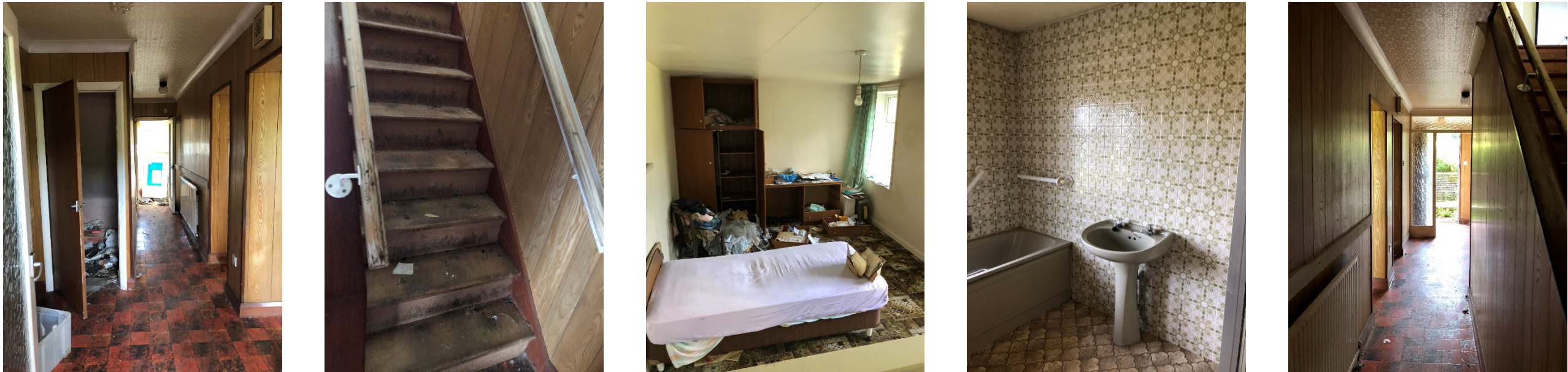
Terrace and attached barn



EXISTING EXTERNAL PHOTOGRAPHS.



EXISTING INTERNAL PHOTOGRAPHS.



PLANNING POLICY CONTEXT.

Consideration has been given to planning policy and guidance with a brief description of relevant points noted below.

- I. Green Belt – The scheme is centred around improving the existing amenities which are lacking and are particularly poor in relation to access. The existing layout of gardens and vehicle routes has been maintained with increases in areas created to comply with access regulations. Whilst vehicle access will be formed in paving all other areas, including car parking spaces will be formed using limestone gravel and screened with planting in order to maintain the rural site aspect.
- II. Design Principles – The proposed scheme centres around maintaining and rejuvenating the existing building architectural features and heritage. The scheme features extensions which have been designed to provide a juxtaposition to the existing architecture. The transparent nature of the extensions will not hide the original building design but look to maintaining its architectural identity. The clear definition between what is a new extension and an old building has been designed to protect the character of the home. These extensions comprise of one style of glazed single storey to two properties and one double storey proposals with a glazed link between the terrace layout and detached barn. To promote our approach at maintaining the existing architectural massing these proposed extensions have been dropped well below the existing ridge lines. The final building addition is to replace the detached barn which will be formed in vernacular materials in order to replace and maintain the existing site layout.
- III. Quality of Design – The design proposal fully addresses the internal aspect of the scheme as well as the external space/architecture. The design philosophy is to provide modern family focused space internally with people friendly/safe access and circulation externally with adequate garden and play space. The external area has defined vehicle routes, parking areas and pedestrian circulation. The interior design schemes features family kitchens, family breakout spaces, bedrooms/playrooms with usable storage space with house WC's and Ensuites.
- IV. Materials – All materials to the existing buildings will be made good where necessary and or matched in nature and execution. New materials primarily to the extensions will be predominantly formed with transparent materials, namely glass and Zinc fascia flat roof structures. As mentioned, external materials to car parking spaces will be formed using limestone gravel along with stone
- V. Extension to dwelling – The proposed scheme features extensions in an attempt to adapt the building to meet current residential needs and provide a sustainable group of dwelling for the future.

Cont'.....

Detached Barn.



Anticipated style of extension.

PLANNING POLICY CONTEXT cont'.....

VI. Vehicle Access - The existing site has little to no provision for vehicle parking along with poor vehicle access and visibility at the entrance to the site. Presently any vehicles parked outside of 'their' property would be blocking the road. Current pedestrian provision is limited to circa a one meter strip of pavement adjacent to the rear property with no pedestrian access onto or around the site.

The proposed scheme, as mentioned using access regulations, now provides full pedestrian access from Round Ings Road and throughout the site along with various identified 'pedestrian crossing areas' within the scheme. The site entrance has been made wider with provision to safely accommodate a refuse vehicle with off road pick up and vehicle turning space. The proposal now provides adequate parking for a modern family and space has been provided for visitors. The proposed scheme seeks to have vehicle parking 'away' from the main building and at the opposite side of the site to the garden/play spaces. All parking spaces will be formed in limestone gravel hardstanding



Existing Vehicle access.



DOMESTIC CURTILAGE – PARKING AREAS.

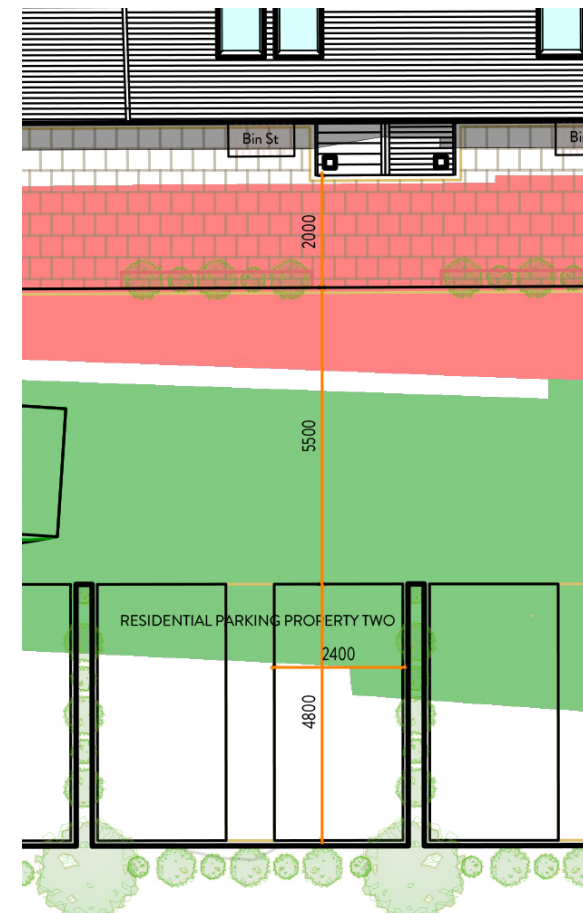
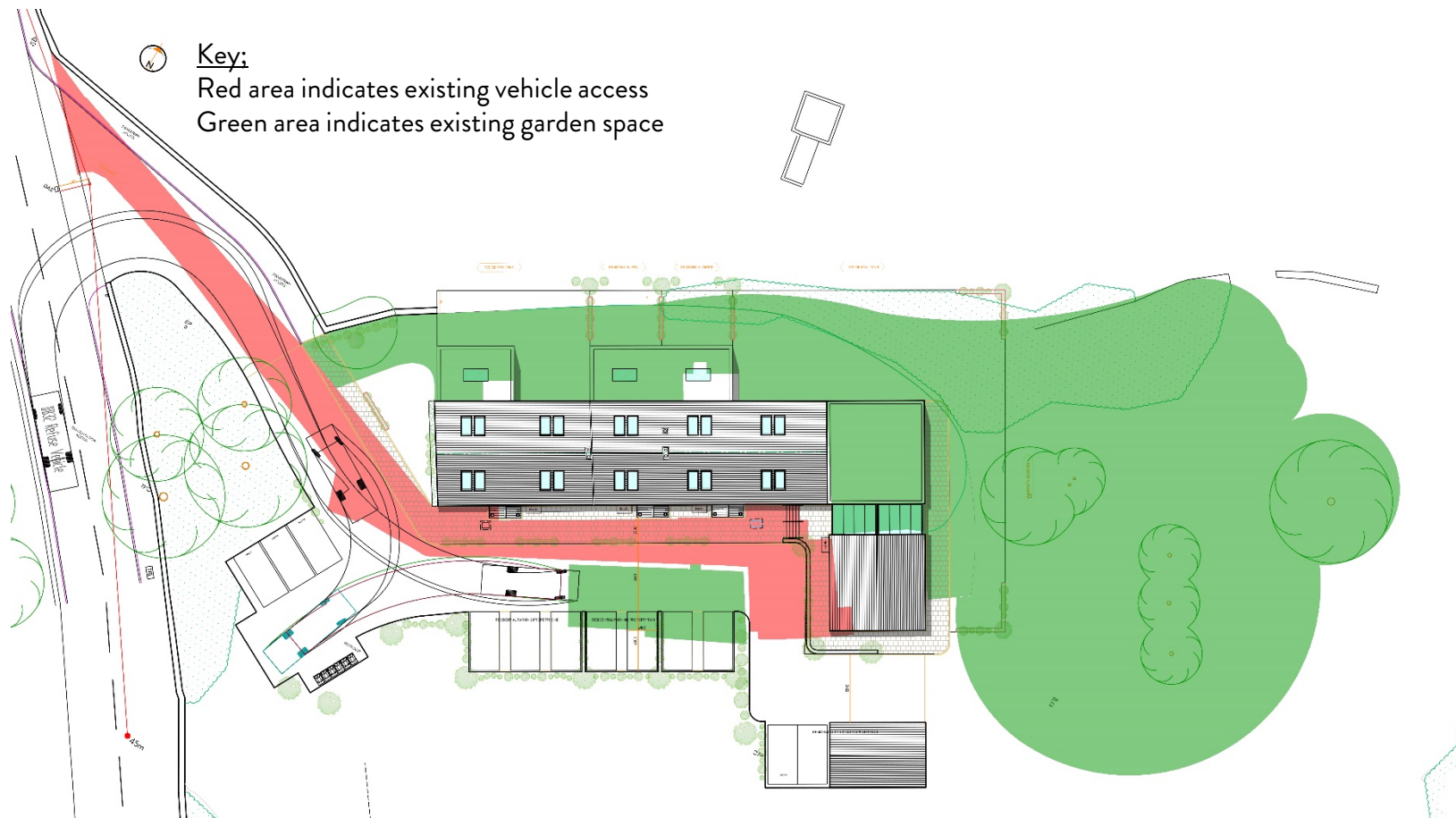
The Change the Use from paddock in order to form an extended residential curtilage, is required solely for the purposes of improving the current substandard access and parking facilities at the property.

This scheme proposal, based on using access regulations addresses the point of access to the site, car parking and vehicle turning capabilities.

The dimensional projection of the proposed scheme into the existing paddock references Table 1: Summary of Residential Street Types Section C Sharded Surface Street with the exception that an additional 2000mm Footway has been added adjacent to the house elevation in order to support the developments aim of providing full pedestrian access.

The provision of on-site parking and turning facilities and the construction of a car port on land adjoining the dwelling, would enable the future residents, refuse collections, delivery and maintenance vehicles to enter and exit the site in a forward gear. Further works to the site entrance have been proposed to increase vehicular highway visibility.

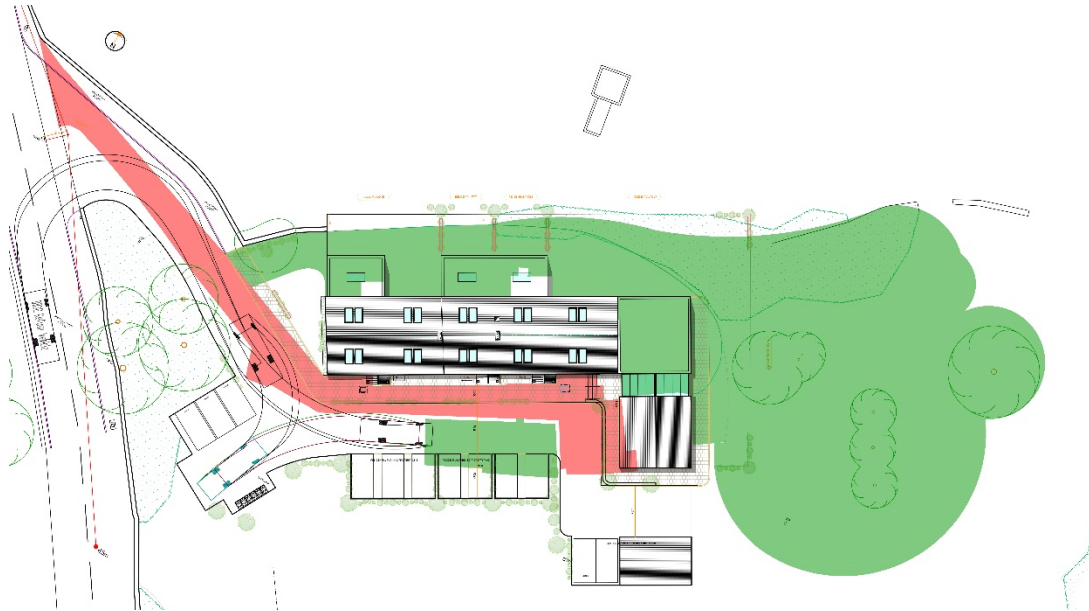
As such the proposed scheme will be of overall benefit, improving safety for all vehicle and pedestrian users of the adjacent highway and on-site circulation. On this basis, the improvement to highway safety provides justification for approval of the proposed development.



DOMESTIC CURTILAGE - GARDEN.

The proposed area allocated to garden at the front of the property projects 4.5 meters from the leading edge of the *proposed* extensions producing an increase of the existing garden by circa 1800mm and 1200mm from the existing grass line. Garden increase to the right hand side of the development projects onto what appears to be existing residential curtilage.

Trees affected appear to be existing conifers; please note, no tree preservation orders are illustrated on the Kirklees TPO site for this location.



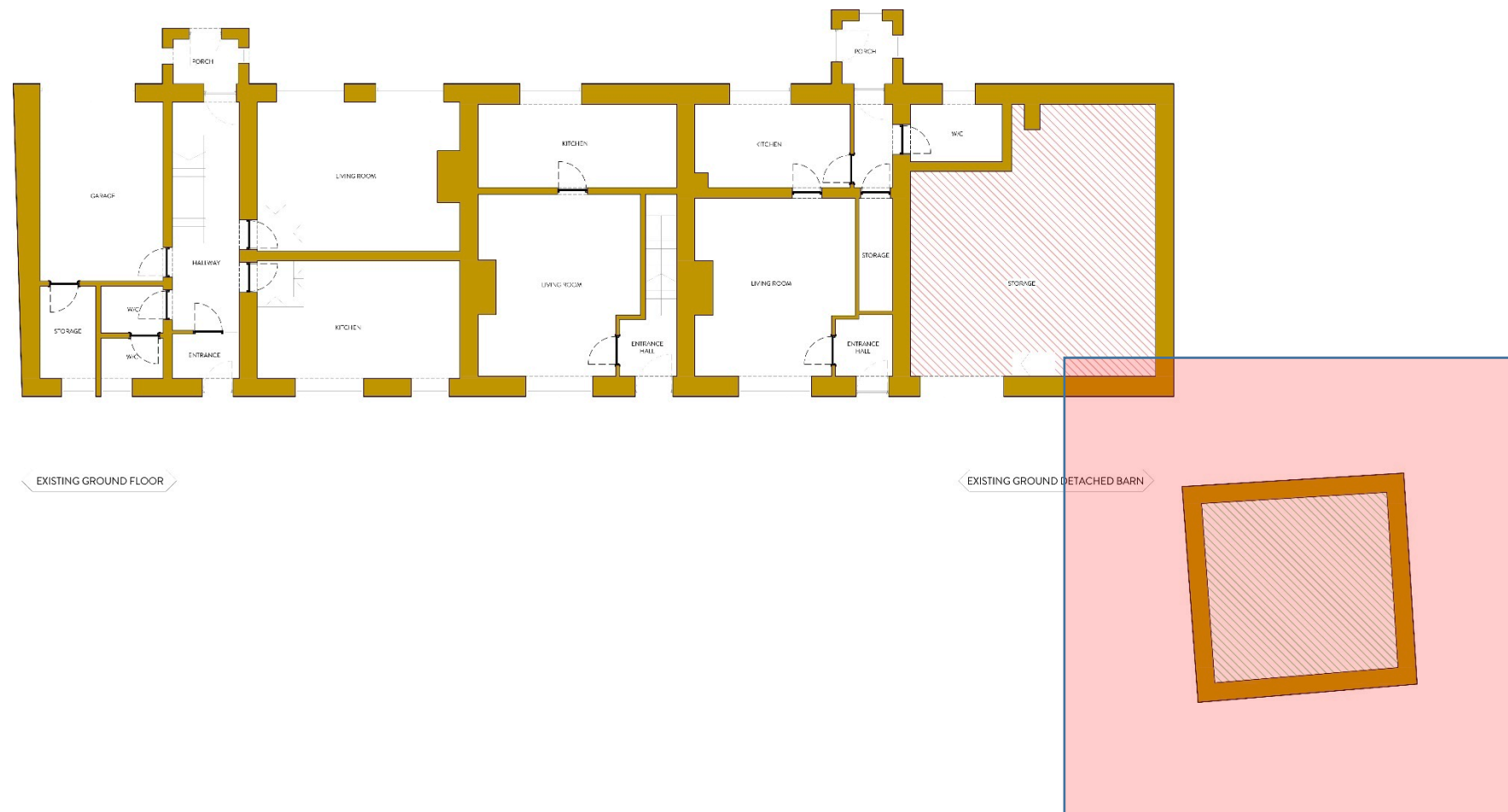
DETACHED BARN.

The scheme proposal is for the existing barn to be wholly demolished and integrated with a dwelling which will be linked to the existing listed terrace building.

Currently, the detached barn is not sufficiently structurally safe to enter and survey.

It is not known if this building falls within the listed curtilage of the adjacent dwelling. It is assumed that this is a farm building which is separate from the listed domestic dwellings. The dwellings do not appear to be farm buildings albeit that the far end of the terrace has been utilised as a storage area. The physical separation of the farm building from the residential may mean that they would be considered to be outside its curtilage as the two structures have different principle use.

Notwithstanding this, the scheme as proposed is for the replacement of this building with a new structure formed in the style of design and material used on the listed dwellings.



Detached barn.



DESIGN PROCESS.

From the start of this project, it was always the intention to rejuvenate the existing building and add space to provide a modern standard of family accommodation. In addition to comments made in Section II of the planning context; The design approach adopted for this was to create a scheme from the inside out. The design began inside with the interior scheme being significantly developed prior to the additional building space. As a result, we were able to upgrade the living accommodation by only adding additional space required to achieve this aim.

The external development with regard to the existing building would need to focus on sympathetic rejuvenation with a building clean and making good and watertight etc. The proposed extensions to the building were always envisioned as being as transparent as possible in order to retain the visual mass of the existing building. A non pastiche approach has been adopted using modern building forms which allow the structure to be predominantly glazed and achieve our transparent.

DESIGN PROCESS ASPIRATION.

Whilst we have added images below to describe our aspirations, these images are for guidance only. Image one & two probably best illustrate our aspiration to providing views of the existing building through the new extension space.



Pictures for reference only



PLANNING POLICY.

LP 1 – PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

The application site has an estimated formation during the mid nineteenth century proving it to be a sustainable development, its in envisioned that the proposed scheme encompassing modern aspirations will enable this sustainability to move forward for many years to come.

LP2 – PLACE SHAPING

The proposal maintains the existing site use and character of the existing development.

LP7 – EFFICIENT AND EFFECTIVE USE OF LAND AND BUILDINGS

The proposal is looking to modernise the living facilities of the existing buildings in order to provide efficient and effective.

LP21 – HIGHWAY SAFETY AND ACCESS

The proposal is looking to modernise the highway and pedestrian access to the site.

LP22 – PARKING

The proposal is looking to modernise the parking accommodation for residents and visitors alike along with commercial vehicles.

LP27-FLOOD RISK

The proposal will not increase the flood risk in this area

LP30- BIODIVERSITY AND GEODIVERSITY

There will be no significant loss or harm to biodiversity as the proposal aims to minimise the impact on biodiversity and provide net biodiversity gains through good design and habitat creation where opportunities exist. The scheme addresses this by mimicking the existing site layout and providing addition planting and green areas. Planting is proposed to be removed at the entrance to the driveway in order to achieve the upgraded safe vehicle egress from the site.

LP32 – LANDSCAPE

The proposal will blend external parking into the existing landscape with planting and natural finishes, with this in mind additional car ports adjacent the existing building have not been added to the scheme in order to maintain the existing landscape context.

LP51 – PROTECTION AND IMPROVEMENT OF LOCAL AIR QUALITY

The proposal aims to assist local air quality by providing each dwelling with an electric car charging points

EXISTING MATERIALS.



Existing windows and
hammer dressed stone.



Existing stone roof tiles.



Existing external door.



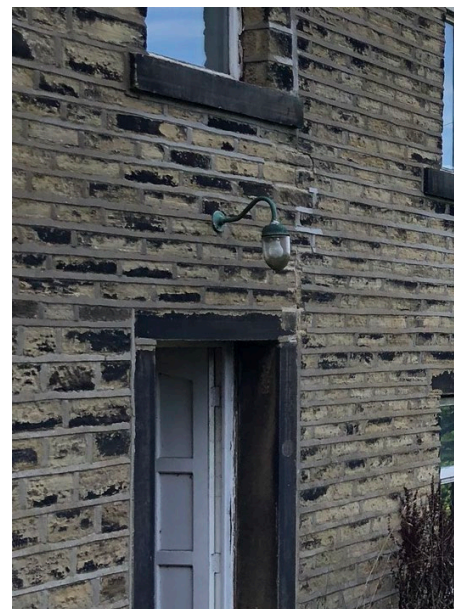
Existing internal door.



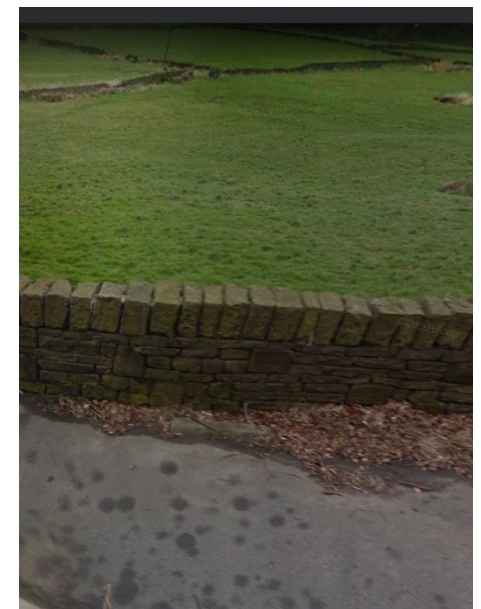
Existing fireplace.



Existing internal ceiling,
walls & floor.

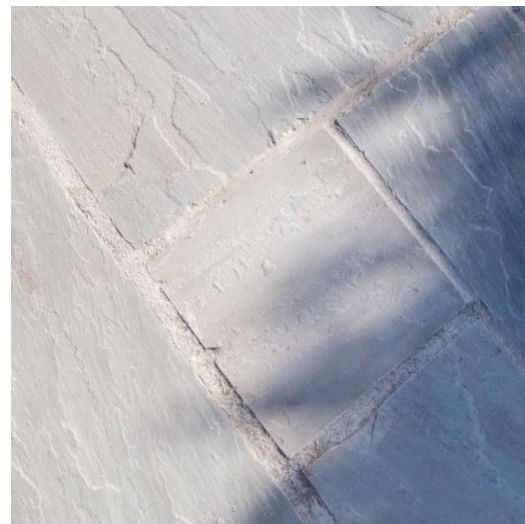


Existing external light.



Existing boundary wall.

MATERIALITY.



Pictures for reference only

OTHER PROJECTS BY THE CLIENT.



ORANGE DESIGN STUDIO.



ARCHITECTURAL PRACTICE

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