

ORANGE.

DESIGN PACK

YEW TREE FARM, FARNLEY TYAS

ORANGE DESIGN STUDIO.

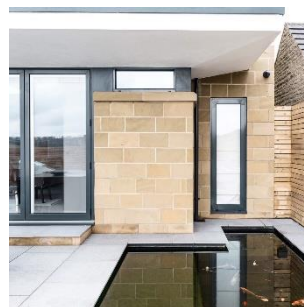
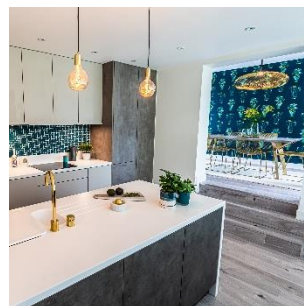
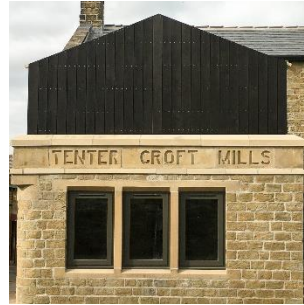
Orange is a young, visionary and award winning architectural design studio based in the town of Mirfield, in the heart of Yorkshire.

Lead by designer, Jake Hinchliffe, The practice has built its reputation on engaging with clients briefs and turning their thoughts into well crafted homes, places of work and places of enjoyment.

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 to the south of Yew Tree Farm, accessed off Farnley Road, Farnley Tyas. The project aim is to create a sympathetic residential development in keeping with the rustic character of the rural Yorkshire style of Farnley Tyas whilst adding some contemporary elements into the series of house types.

This statement has been prepared using a combination of site information, topographical survey and pre-application information received from the initial consultation with Kirklees 2018/20336.

The application is a result of the site being allocated for residential development in the adopted local plan.



INTRODUCTION.

Orange Design Studio were commissioned by our client Radcliffe Developments (Farnley).
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
- Create dwellings that have significant merit of design & architectural interest
- Provide a high quality planning and design pack to support the proposals

The purpose of this design pack is to provide a clear and logical document that demonstrates the design process and that can inform the planning application process in relation to current and relevant policy. The statement acts as a supporting document for the proposed works to assist in determining an appropriate level of development for the site.

The presentation responds to the requirements of the Town and Country Planning (Development Management Procedure) 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 work has already been carried out under previous pre-planning consultations to discuss the redevelopment of the site.

The aim of the pre-app was to gauge the key parameters to the development and the initial feedback from Kirklees council and their stakeholders.

The result was a positive outcome, which highlighted certain restrictions which we are working around where possible.

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 centre of Farnley Tyas Village accessed off of The Village and Farnley Road. The site mainly falls within Farnley Tyas Conservation Area and sits adjacent to St Lucius C of E Church.

The site is surrounded by primarily residential dwellings with a large mixture of property types, sizes and styles. To the south and west are agricultural fields which are designated as greenbelt in the adopted local plan.

LAND USE

The existing buildings and site is vacant. The surrounding land is overgrown and unused but was previously used as an agricultural farm yard. The existing farm structures currently extend into the greenbelt.

ACCESS & MOVEMENT

The application site's boundary fronts onto The Village which looks north towards the Golden Cock. There is also the main access into Farnley Tyas from Farnley Road, Woodsome Road and Honley Road.

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

SITE.



The site sits in the north-east corner of the linear form of development that runs along Butts Road. There are several significant views into the site from both outside the site and from within the site.

A prominent view of the site is adjacent to the Golden Cock from Woodsome Road as well as the rear of the agricultural buildings from Farnley Road.

LOCAL CHARACTER.



Along The Village and Farnley Road there are a large range of house types with a mixture of larger detached properties to smaller terrace and semi-detached homes.

The proposed site identifies the use of Natural Stone and Stone Slate Roofing along with other details that will harmonise with the local vernacular style.

LISTED BUILDINGS.



The site encompasses and site adjacent to four listed buildings;

The Old Dairy – Listing Number : 1392517 – Grade II (To be restored & converted into three dwellings)

No 65 The Village & The Old Barn – Listing Number 1313314 – Grade II (To be restored & barn converted into one dwelling)

No55 The Village – Listing Number 1392520 – Grade II

Yew Tree Barn – Listing Number 1392518 – Grade II (To be restored & converted into four dwellings)

A number of the buildings have serious defects and structural issues as noted in the structural report, these repairs will be carried out and the buildings converted to provide a viable and permanent use.

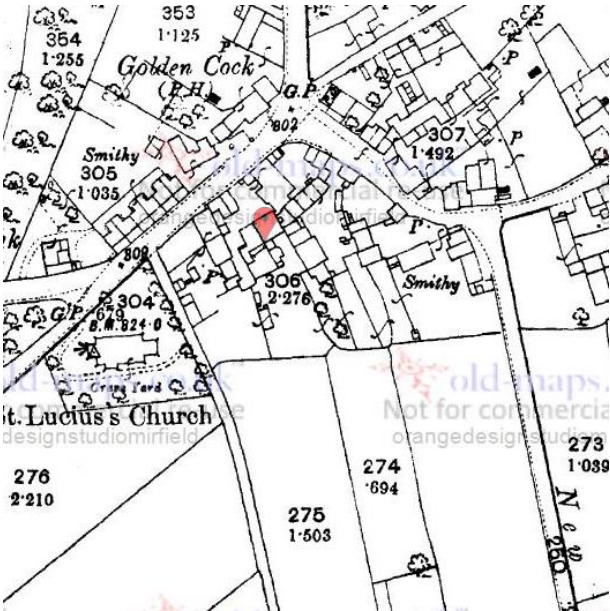
DEMOLISHED BUILDINGS.



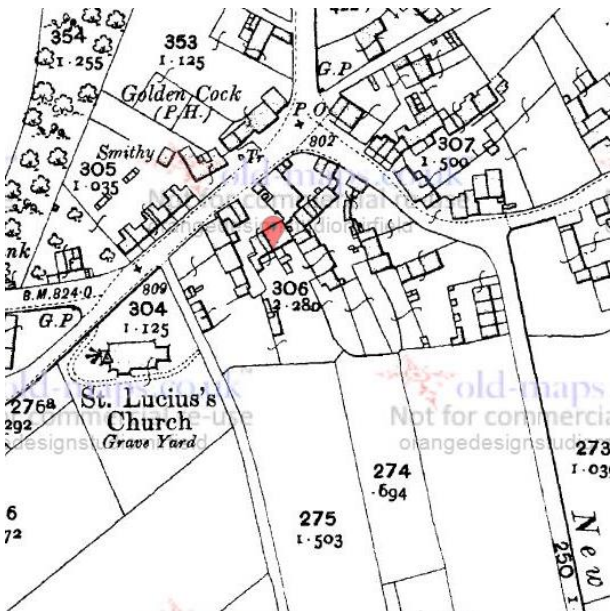
All of the redundant agricultural buildings are to be demolished including one, two storey, stone built block which was acknowledged in the pre-application consultation. It was suggested that a building of similar proportions was built towards the entrance of the development.

Plot 17 has been designed using similar proportions to this demolished building and is also link-detached to plot 18 to create a similar character to the existing building. It also features a false loading point on the side facing elevation which is a prominent elevation to the entrance of the site.

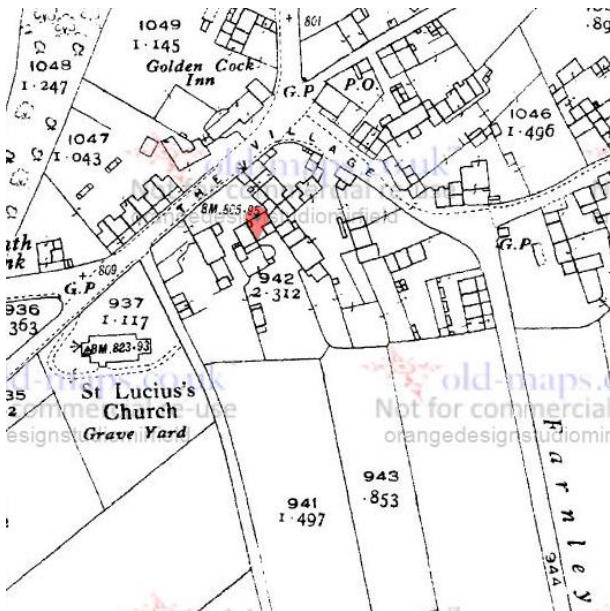
HISTORIC DEVELOPMENT.



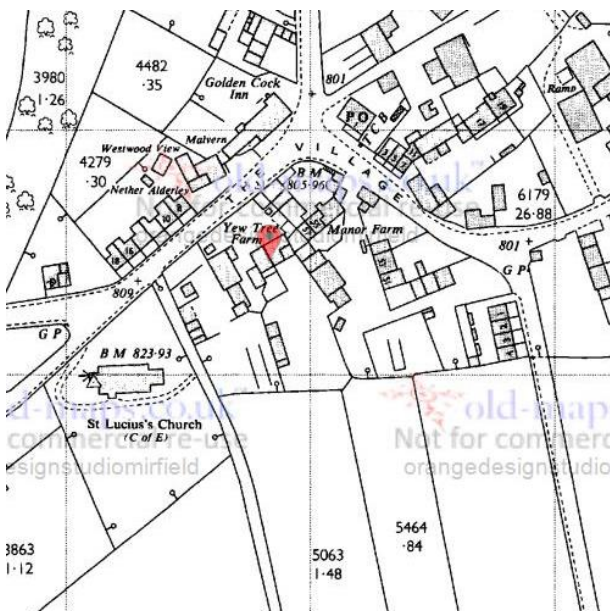
1893.



1906.



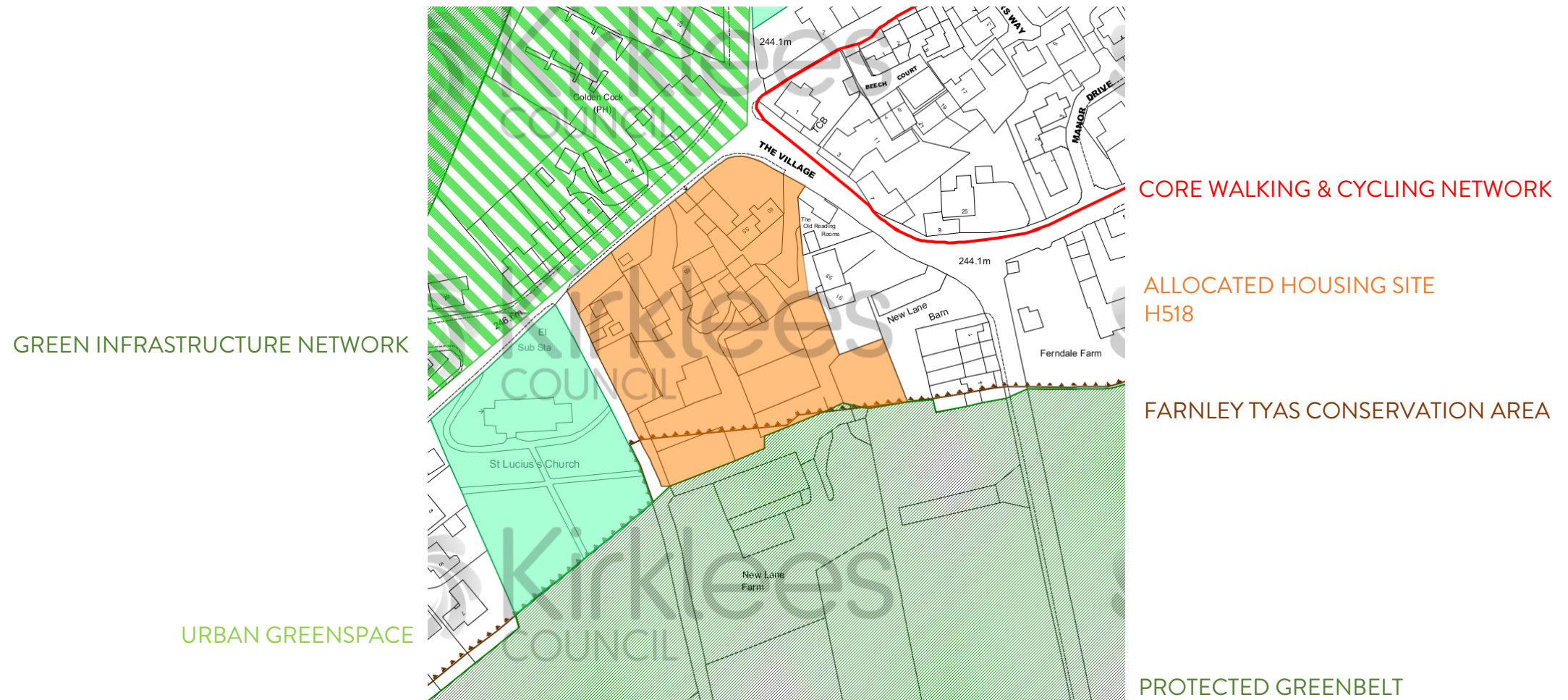
1932.



1963.



LAND ALLOCATION.



The site is allocated for residential development in the Kirklees Local Plan, which was adopted in 2019

The site allocation reference is H518 and sits adjacent to designated greenbelt, and urban greenspace.

The site is mainly within Farnley Tyas' conservation area, but the site should be developed consistently with this in mind.

The site has an indicative housing capacity of 16 dwelling plus the existing development that should be refurbished and converted as part of the development.

DESIGN ASPIRATION.



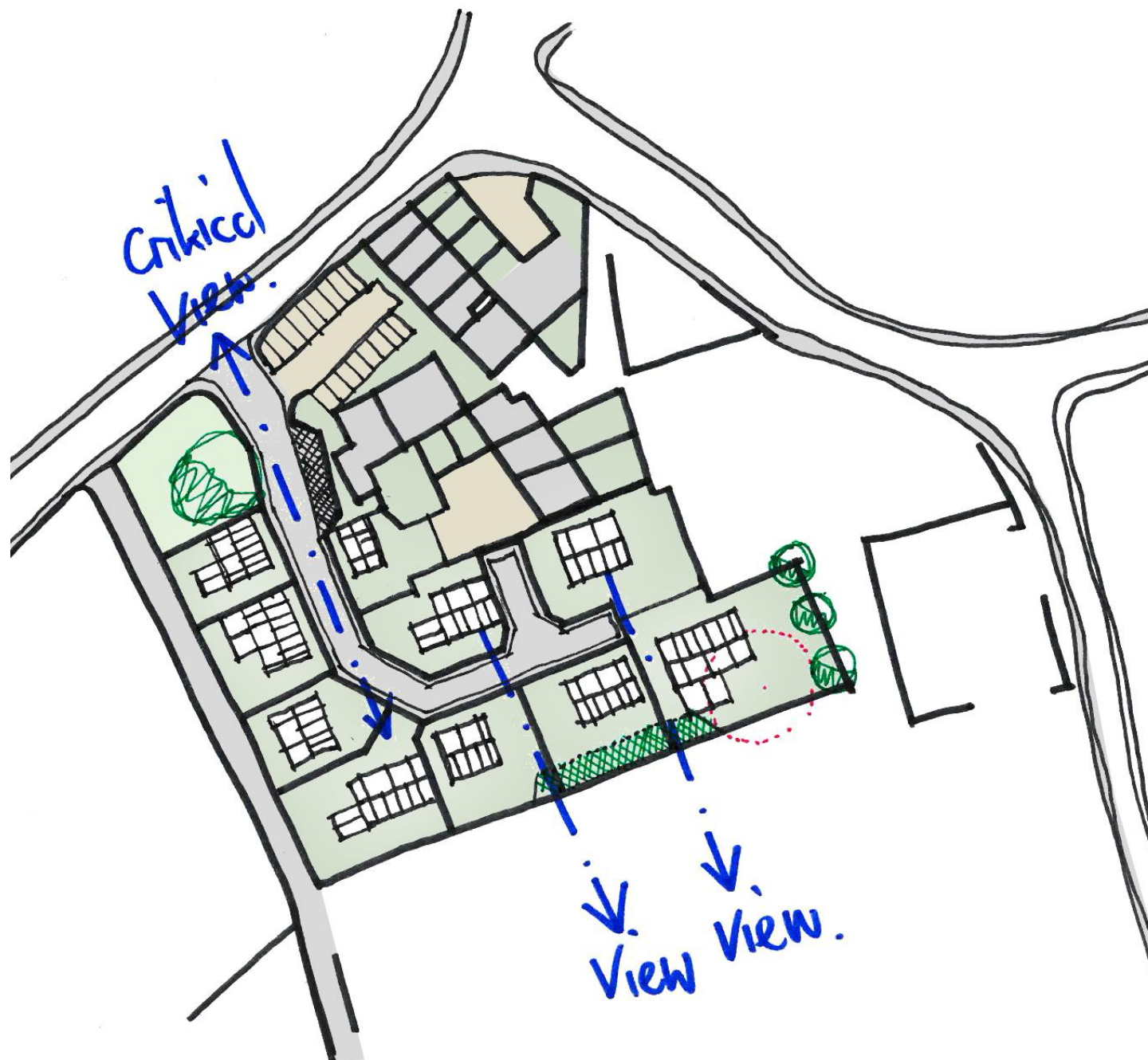
The aspiration is to have a sympathetic approach to the Farnley Tyas conservation area and rural style of the site's surroundings.

There should be a focus on improving openness and transparency through the site as well as a number of key areas for focussed views and landscaped areas.

LAYOUT ALTERATIONS.



INITIAL LAYOUT.





DESIGN CONCEPT.

THE VISION

Our shared vision for the site is to create an open and contemporary small development of beautifully crafted rural 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 potential site configurations that maximises site features and works with site constraints.

The aim is to provide a series of house types that provides efficient and contemporary internal living spaces and also have contemporary well designed and thought-out elevations that promote good design and the use of high quality materials.

The design style will utilise four key materials, reclaimed stone, stone slate, oak framing and timber cladding.

The concept is to create a development which has a number of rural and agricultural design characteristics integrated into the house types so that these appear sympathetic to Farnley Tyas' conservation area

MATERIAL PALLETTE.



The palette of materials is selective to be sensitive and appropriate to the setting of Farnley Tyas conservation area.

We proposing to use a combination of;

- Tumbled & Dyed Walling Stone
- Stone Slate Roofing
- Ashlar Stone Detailing
- Oak Frame Detailing
- Dry Stone Walling to boundaries
- Estate Railings to boundaries



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 DO NOT HINDER OR PREVENT ANY FUTURE DEVELOPMENT OF ADJACENT SITES

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 VISITOR 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

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 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

MINERALS SAFEGUARDING.

Policy LP38 states that 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 18 dwellings 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.

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ARCHITECTURAL PRACTICE

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