ORANGE DESIGN STUDIO.

THE RESIDENTIAL SPECIALISTS

DESIGN & ACCESS PACK

99 KNOWL ROAD

WE DESIGN.

WE MANAGE.

WE BUILD.

ORANGE DESIGN STUDIO.

a taste of ORANGE.

Orange is a young, visionary and award winning architectural design studio. Which is based on the high street of Mirfield, in the heart of Yorkshire. The practice was formed in 2012.

Lead by designer, Jake Hinchliffe, The practice has built it's reputation on engaging with clients briefs and turning their thoughts into amazing, well crafted, homes and spaces.

They have built a commercial reputation amongst many professionals in the construction industry for delivering technically challenging projects, in some cases making the impossible, possible.

Orange have a real passion for working alongside likeminded clients on residential projects to create fantastic homes and spaces for people to reside and enjoy.

From their creative design studio, Orange has full capabilities for handling projects of different sizes, ranging from bespoke home extensions, bespoke residential commissions, and creative housing developments.

The studio environment has an open company culture with a focus on client service and teamwork.









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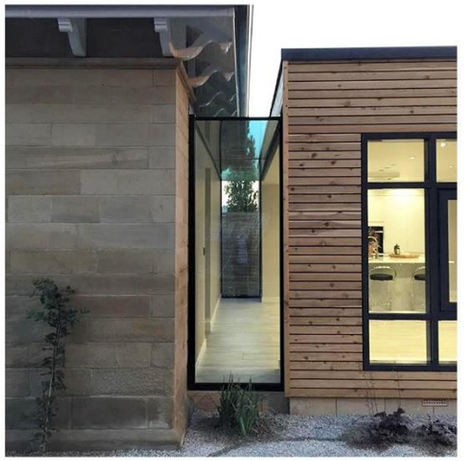










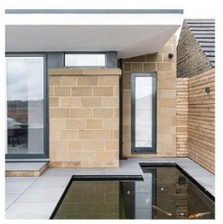















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INTRODUCTION.



This design statement has been prepared for the proposed development of the plot to the south of 99 Knowl Road, accessed off Knowl Road, to develop the site for a bespoke & contemporary development with associated works.

This statement has been prepared using a combination of site information & topographical survey.

The site has had previous approval for a single detached under application 2019/60/91529/E by Kirklees Council.



INTRODUCTION.

Orange Design Studio were commissioned by our client. 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 can inform the planning 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 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.

The aim of the redesign is to work with Kirklees Council's planning department to create a scheme that is viable and worth developing whilst being sympathetic to the local surroundings.

CONTEXT.



The site is located northern end of Knowl Road which is in walking distance to Mirfield town centre and within driving distance of Brighouse, Huddersfield, Wakefield and Leeds City Centres.

The urban context of the surrounding dwellings is of a high density. The road has a mixture of house types and residential styles with prominent materials such as stone and slate with brick, render & tile also within close vicinity of the plot. In the wider area there are a number of detached, semi-detached, townhouses, terraces, and bungalows.

The immediate surroundings of the site are residential and private residential amenity spaces to the south, west and east with a small number of commercial uses adjacent to the plot to the north-west.

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 to north of Mirfield Town Centre accessed off of Knowl Road.

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

LAND USE

The existing dwelling and site is vacant and the surrounding land is used as residential amenity space that serves 99 Knowl Road. The existing dwelling is stone built with slate roofing.

ACCESS & MOVEMENT

The application site's boundary fronts onto Knowl Road with access to be maintained to serve the proposed dwellings with a separate access formed for 99 Knowl Road.

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

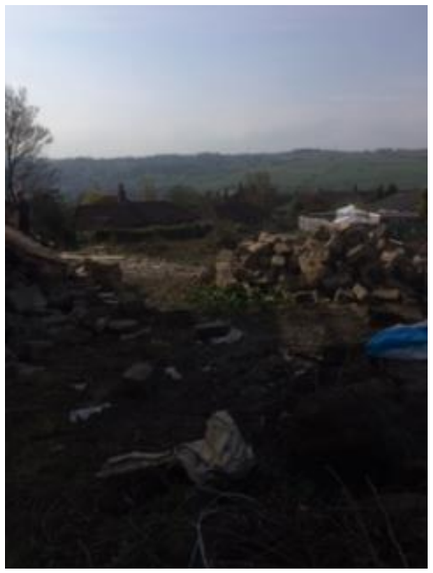
BOUNDARIES

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 Eastern, Southern & Western boundary we are proposing a combination of 1.8m timber fenced screening dense shrubbery & planting and 3m Pleached Trees to help mitigate any harm on visual amenity from surrounding dwellings. The northern boundary providing access onto Knowl Road from the site will be a mix of low level planting alongside a 900mm dwarf wall to allow clear unobstructed views out of the site when entering Knowl Road. The boundary of the existing amenity space to 99 Knowl road is proposed to be a dwarf wall with timber fencing and planting. Along the proposed shared boundaries we are intending on a combination of 1.8m timber fenced screening & planting which will screen each proposed new dwelling.

SITE.






The site sits in the north-west corner of open break between Leeds Road & Soothill Lane in a small concealed pocket of land.

The site is well screened along the northern and western boundaries by mature trees but is open to the greenbelt along the eastern boundary. The Images above show how the site can be viewed from the open greenbelt from the east. These open elements can be mitigated with the proposed low level screening combined with appropriate scale and bulk as part of the proposal.

The site has no architectural merit and does not contribute to the greenbelt or local area.

The site adjacent to Soothill Manor, originally forming part of the wider site. Subsequentially the site has been split into five elements, i.e. The Manor, The Lodge, The applicant site, The bungalow and the adjacent gatehouse.

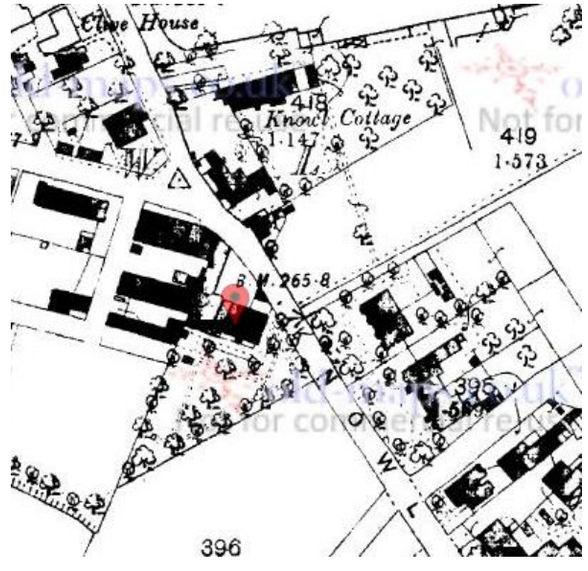
HISTORIC DEVELOPMENT.



1854.



1890.



1893.



1933.



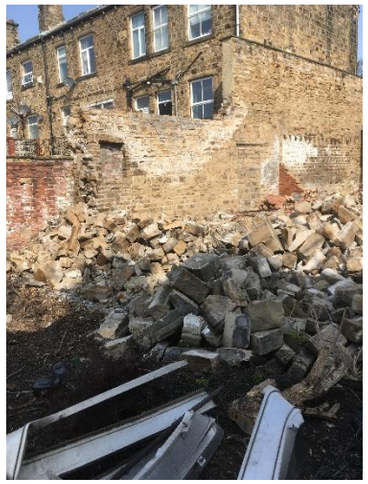
1963.



1969.

99 KNOWL ROAD.







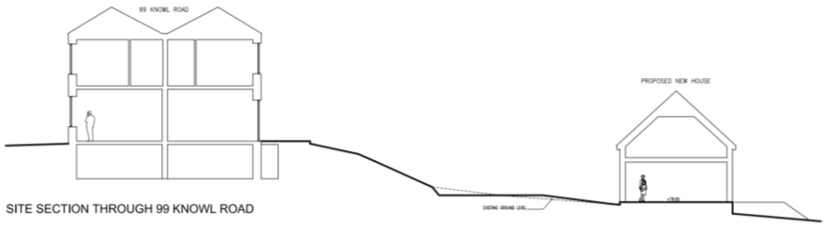

99 Knowl Road is a single dwellinghouse on a large sloping plot with boundary constraints including the topography and neighbouring houses adjacent.

The existing house and access to the proposed development is orientated towards the norther boundary.

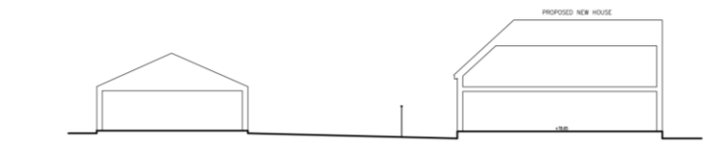
The developments primary living area will be orientated to the south to maximise the views and natural light.

The plot has had a previous approval for one dwelling to the rear of the existing dwelling with private amenity space.

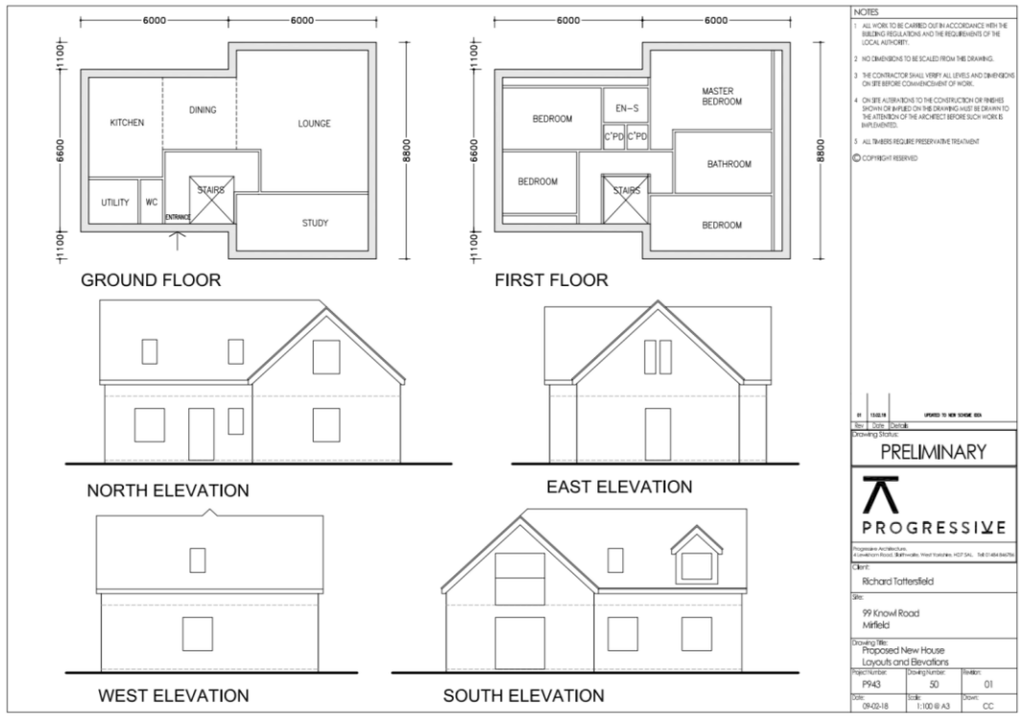
PREVIOUS APPROVAL.

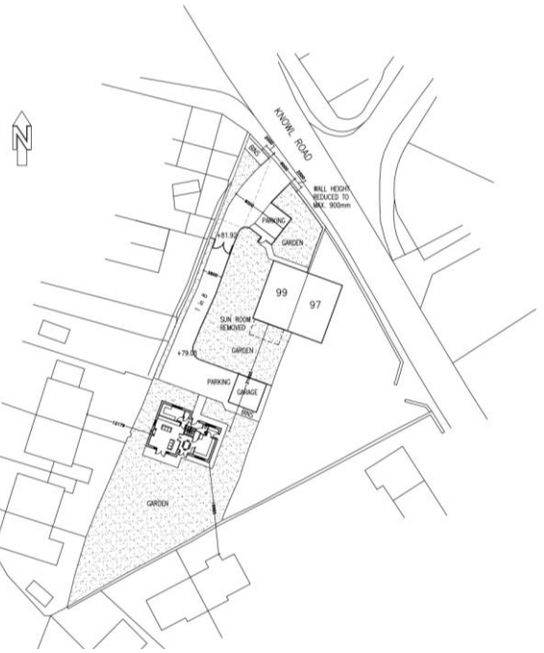


SITE SECTION THROUGH 99 KNOWL ROAD



SITE SECTION THROUGH 1 YORK GROVE





The previous approval was a detached 1.5 storey home.

It makes use of light and modern materials such as stone and zinc.

Despite the above, the scheme is not viable due to size and location making it unviable to develop.
This combined with surrounding changes in land allocation and changes to the property market have meant that construction works have stopped whilst an alternative and more appropriate proposal is sought.

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