

ORANGE DESIGN STUDIO.

THE RESIDENTIAL SPECIALISTS

DESIGN, ACCESS & PLANNING PACK
PAUL LANE, MIRFIELD

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.

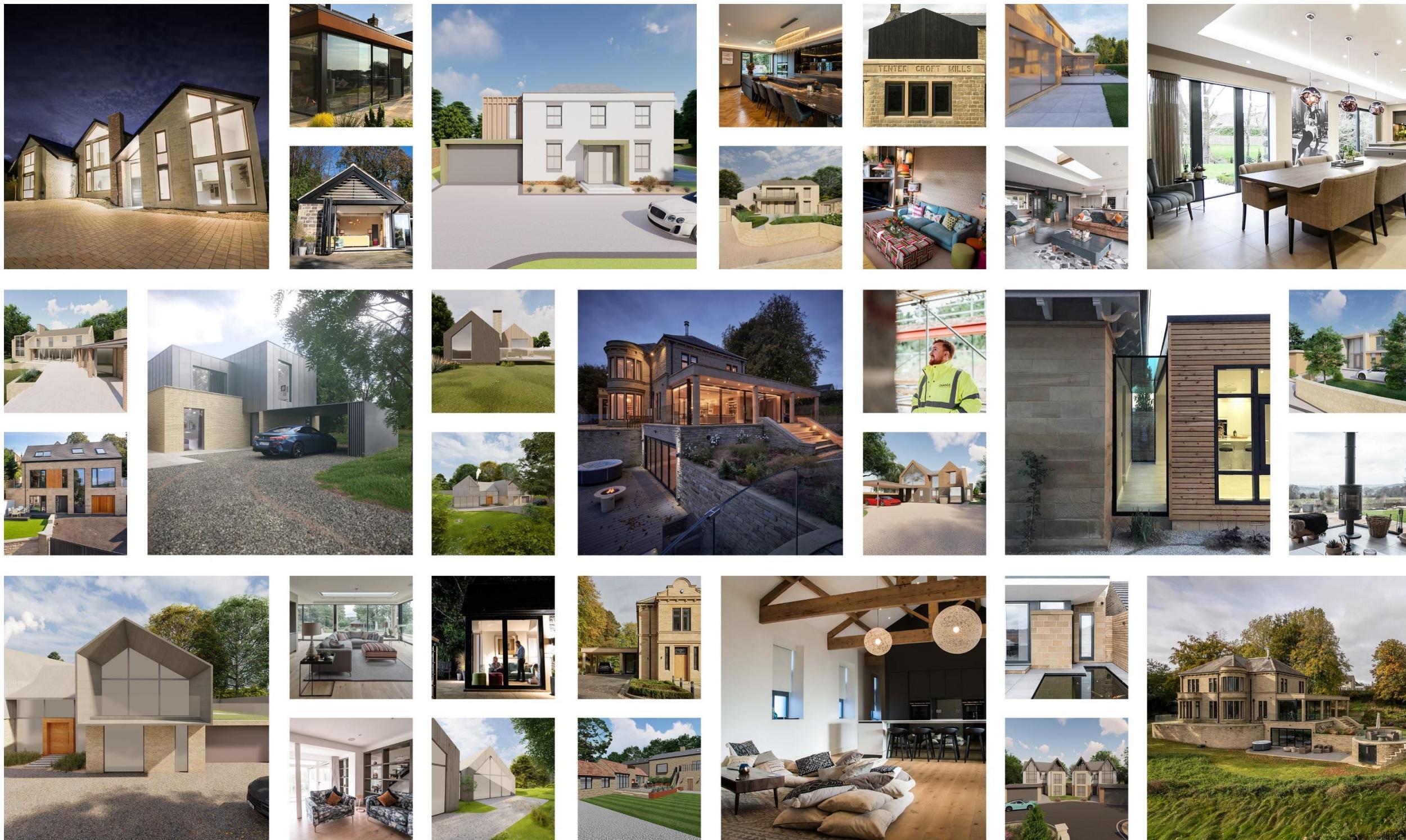
The studio environment has an open company culture with a focus on client service and teamwork.



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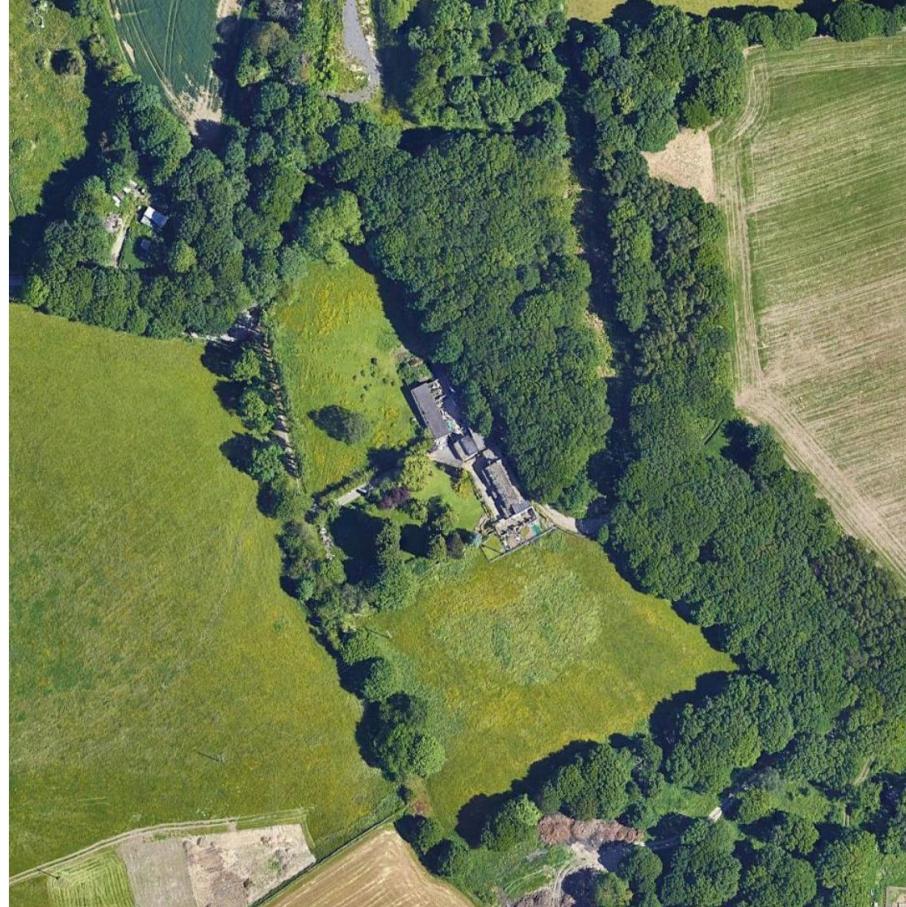
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INTRODUCTION.



This design statement has been prepared for the proposed development of the plot to the south of Paul Lane, Mirfield to develop the site for the demolition of a domestic storage building and replacement single contemporary dwelling.

This statement has been prepared using a combination of site information, topographical survey and pre-application information.

PROJECT BRIEF.

The brief is to create a 'one-off', contemporary home that makes use of the semi-rural site ideally utilizing views, landscape, topography and natural light.

The ideal home would include the following;

- Five Bedrooms
- Five En-suite Bathrooms
- An Open-Plan Kitchen, Dining & Living area
- A series of more formal living areas such as games room, library and gym.
 - External balcony area
- Integrated landscaping elements that are linked with the interior
 - Garage & Workshop Area
 - Leisure rooms in basement

The desired design language is contemporary but with a nod to the sites rural setting, with the interior style utilising rich and contemporary materials and details.

The house is to be around 350 – 400M2 in terms of gross internal floor area.

SITE CONTEXT.



The site is nestled between Paul Lane and

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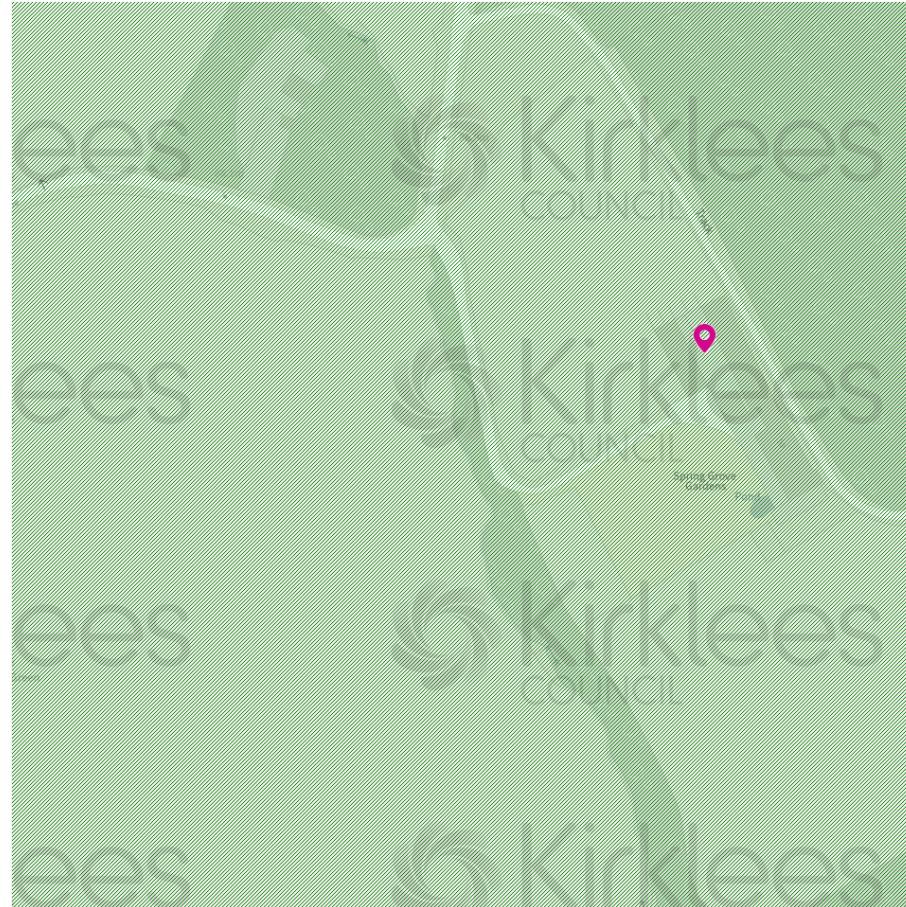
PLANNING HISTORY.

2002/93755
OUTLINE APPLICATION FOR 1 NO. DWELLING.
REFUSED.

2022/90297
OUTLINE APPLICATION FOR ERECTION OF RESIDENTIAL DEVELOPMENT.
WITHDRAWN.

Feedback from the 2022 Pre-Application consultation, feedback was supportive towards the principle demolition of existing residential storage building and erection of a replacement dwelling.

LAND ALLOCATION.



**The site is allocated as greenbelt under the adopted Kirklees Local Plan.
However, given the site has previously been developed the site will relate to Policy LP57 of the adopted local plan strategy.**

The policy states;

Proposals for the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided that:
In the case of replacement buildings, the new building must be in the same use as and not be materially larger than the building it is replacing;
The proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access; and
The design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.

SITE HISTORY.



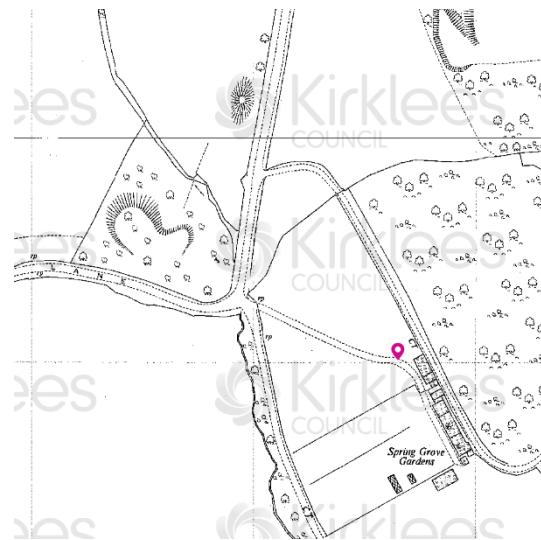
1893.



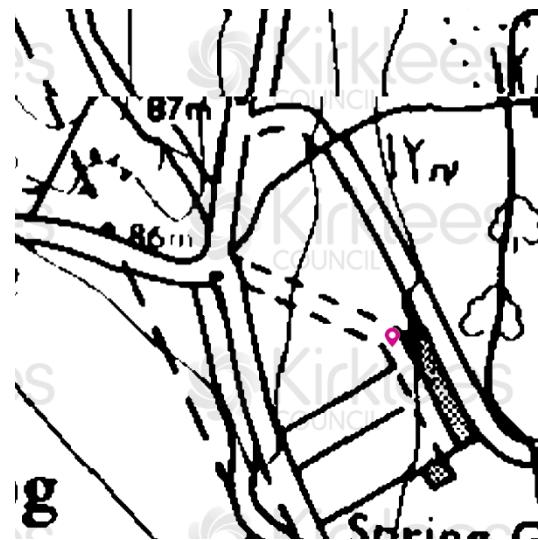
1907.



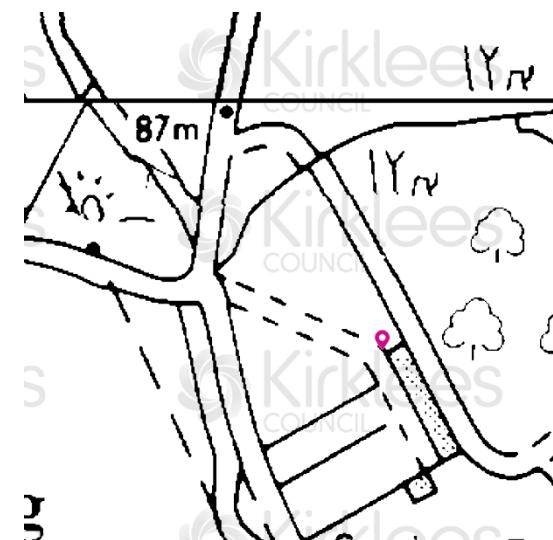
1933.



1955.



1980.



1990.



SITE ANALYSIS.



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SITE ANALYSIS.

The site sits in a prominent position in its surrounding landscape. With views in and out of the site, it provides an opportunity to create a special design that is of visual interest and architectural merit.

The views out of the location of the proposed replacement building are spread across the site in the directions of north, south and west.

The topography of the site increases towards the top south easterly point where the existing building is located.

Access from Paul Lane can be achieved and a private access which is separate to that of Spring Park Gardens can be created to run alongside.

There are a number of trees at the other side of the northern boundary which is not within our site's curtilage.

DESIGN ASPIRATION.

BLACK BARN



The Black Barn by Studio Bark is a linear minimalist black timber clad, elevated home which has a clean linear concept that is carried throughout.

The scheme encompasses a break at FF level by creating a partially sub-merged layer and a upper level formed out of a contrasting material which creates not only a visual break but a mitigated impact on the openness of the site.

The roof structure is vaulted internally, but gradually changes form, from one end of the building to the other which adds an extorted perspective on the external appearance.

The scheme utilises black charred timber cladding and reclaimed stone at lower levels.

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DESIGN ASPIRATION.

THE BIG FAMILY HOUSE



The Big Family House by ArchiSpektras is a great example of a home in a rural setting.

The house is split into three individual volumes, each of which is individually designed to suit the accommodation of each. Splitting the home into these series of spaces creates a really efficient floor plan which flows really well.

The design of the interior and exterior material pallet is rich yet understated to reduce impact on the rural setting.

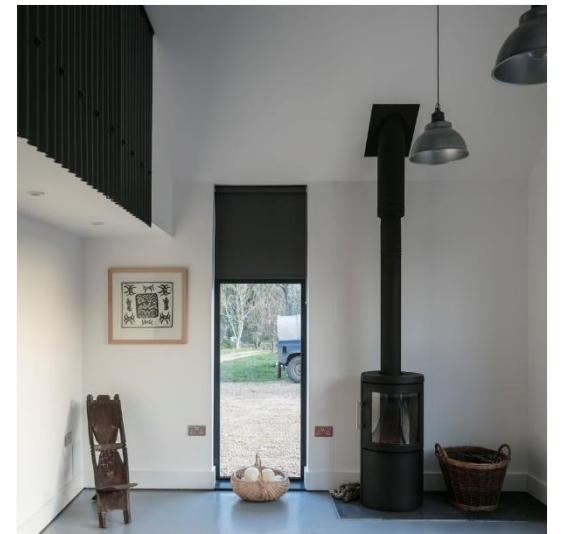
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DESIGN ASPIRATION.

NORTH COTSWOLDS



This Contemporary addition to a 19th Century stone cottage was designed to reflect the agricultural character of traditional farm buildings in the North Cotswold, by Eastabrook Architects.

The use of Corrugated steel cladding with a black finish really reduces the impact of the building against the traditional cottages and also softens the buildings into the wider landscape.

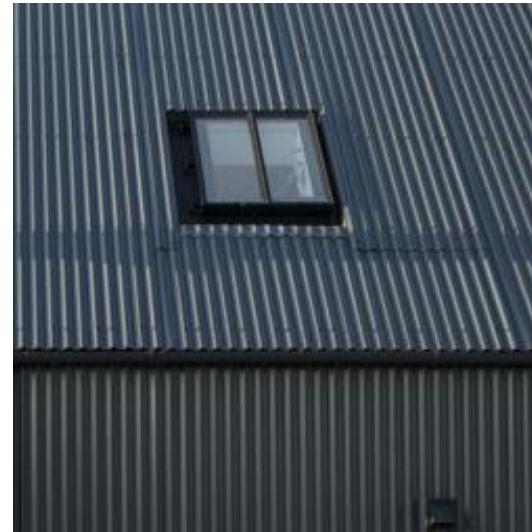
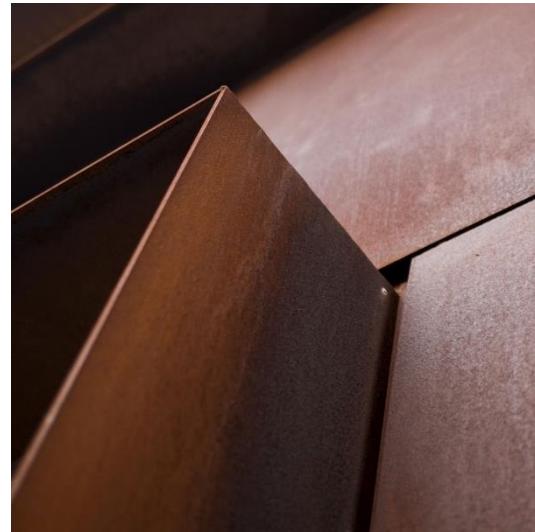
The material provides a clean and distinct linear form in that of agricultural & rural proportions.

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EXTERNAL MATERIALITY.



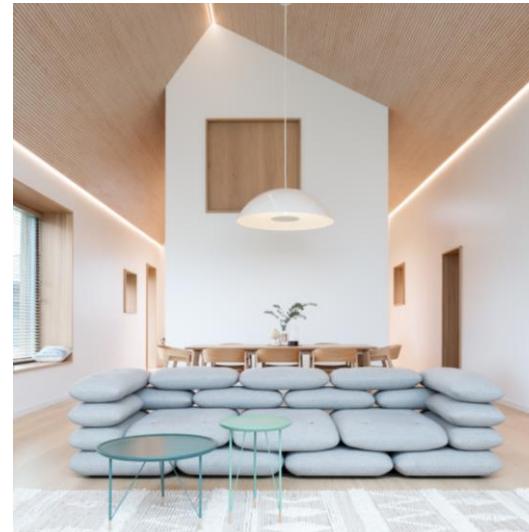
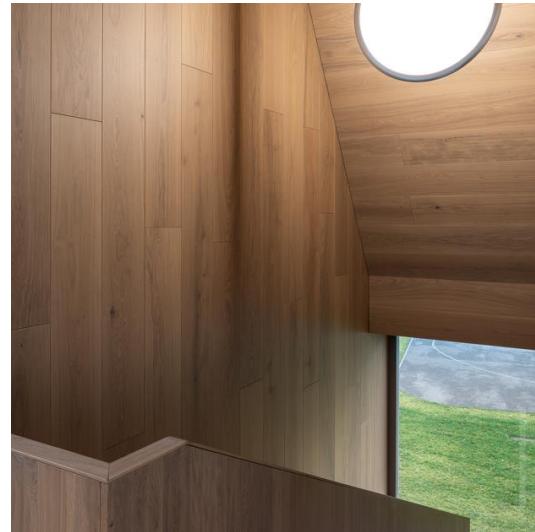
Looking into the sites rural style and setting, it would be prudent for the design to lend itself to this style in the form of materiality.

We are proposing to use a weathered timber in the upper elements of the walls with corrugated sheet roofing material in a darker colour shade to match the timber. We are then proposing the use small amounts of Cor-Ten details around stone formed window openings, roofing trims, etc.

At the lower levels of the build we are proposing to use a reclaimed Yorkshire stone.

These finishes will be softened when combined with the greener, external landscaping elements.

INTERNAL MATERIALITY.

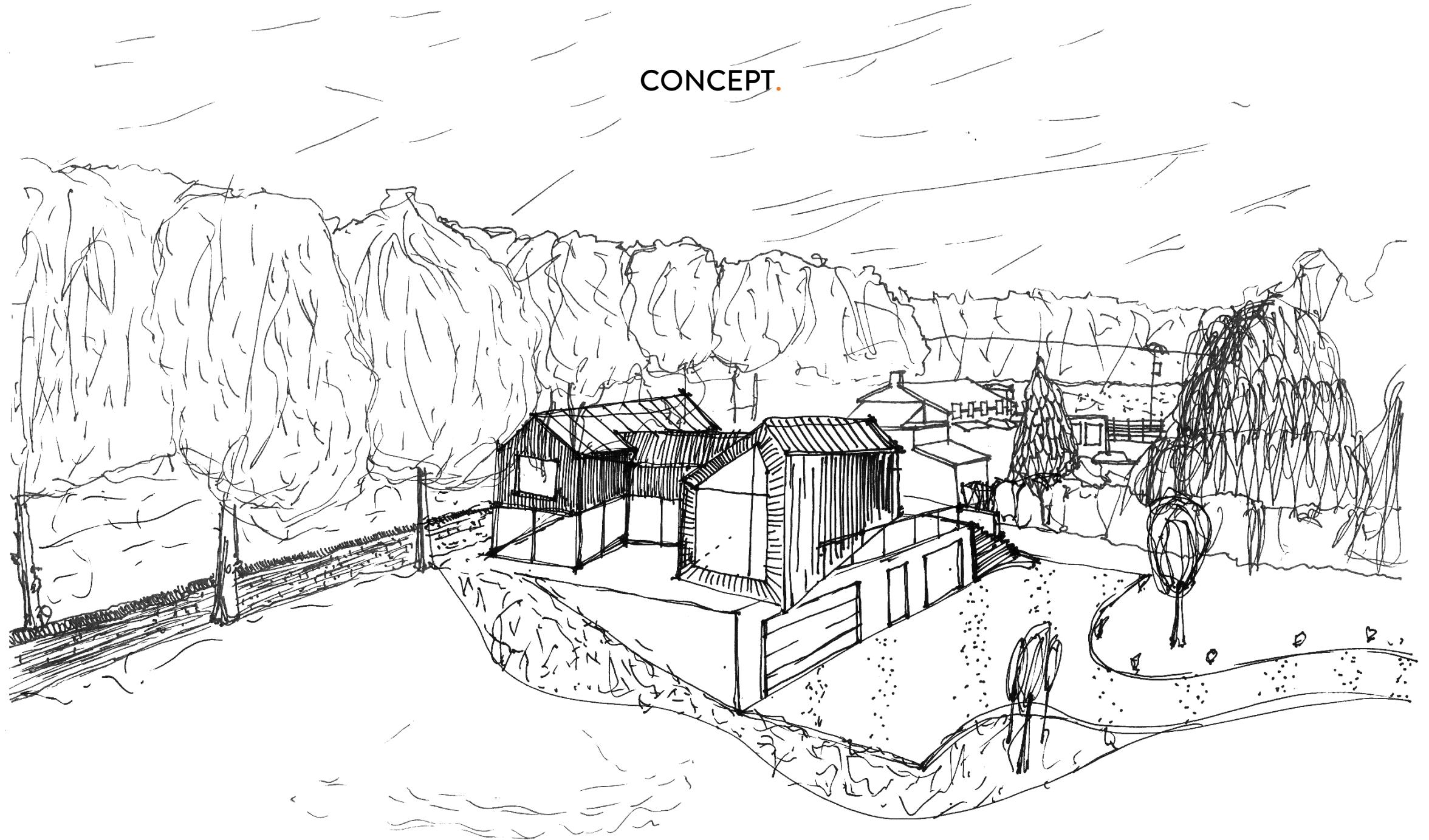


We are looking to create a clean, minimal but rich interior.

We would be looking to use a combination of refined natural materials such as;

- Birch Panelling
- Marble & Stone
- Polished Concrete
- Glazing

CONCEPT.



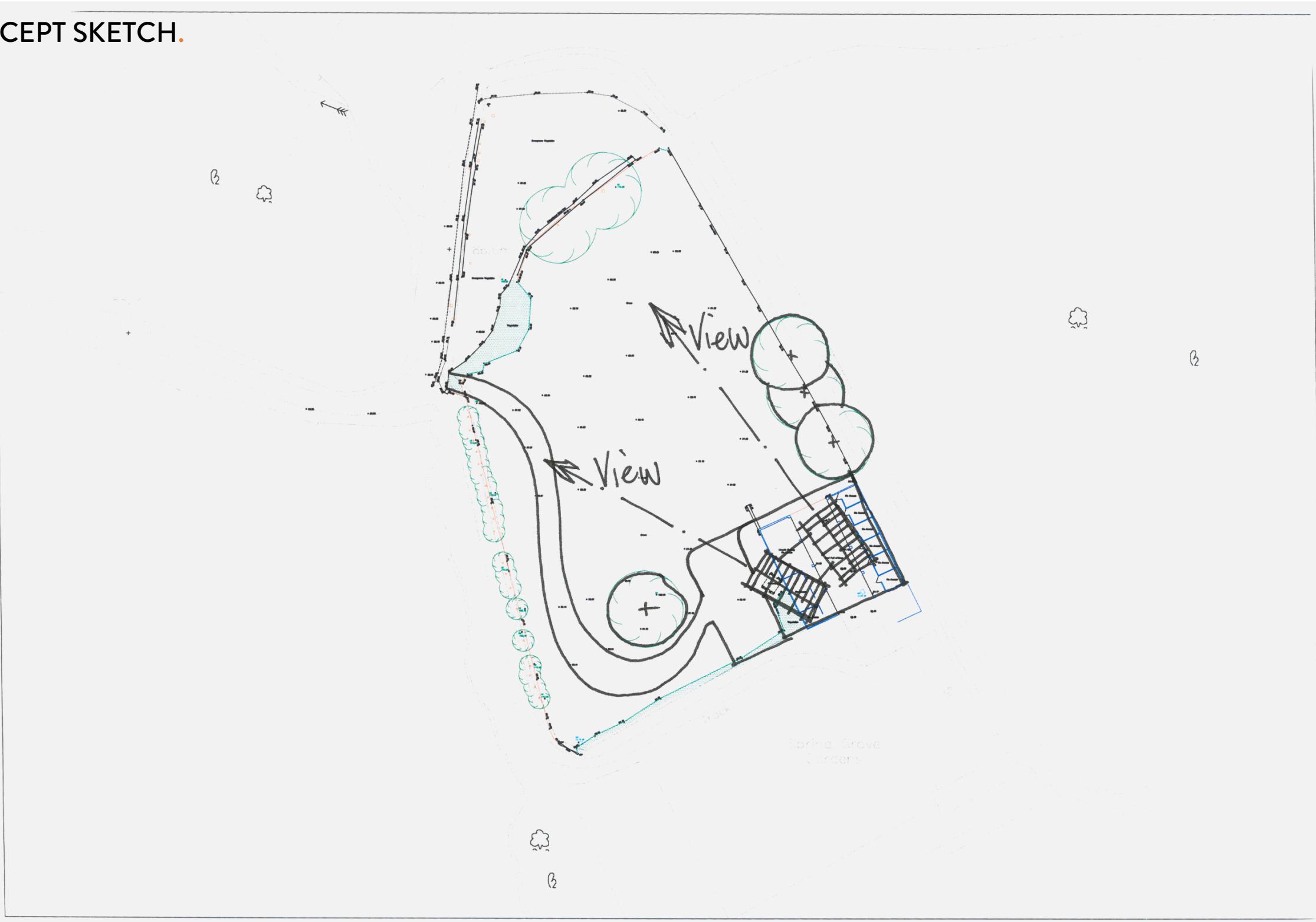
J. S. L. i.

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CONCEPT SKETCH.



SITE MASSING DESIGN



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CONCEPT DEVELOPMENT.

Looking over the suggested concept ideas, we discussed building orientation, and how this should be lead by the site views, natural light and the pockets of space that are available for amenity.

It was felt that the latter three schemes, although suitable, did not meet the client's criteria and desired design style as much as SK01 did.

It was decided that the building should be based on the first sketch concept (SK01 – H house) on the basis that the house is rotated 90degrees CCW to pick up the westerly and north-westerly views.

This will then allow for the realignment of the access and amenity space around the proposed house, whilst reducing visibility from both Paul Lane and the Shooting Club.



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SITE MASSING DESIGN



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CONCEPT DEVELOPMENT.

After further discussions with our client and looking at the overall massing of the site holistically we made final changes which result in minor changes to the following;

- Positioning of the house.
- Elevation layout of fenestration and perimeter detailing
 - Internal space planning changes
 - Final choice of external materials

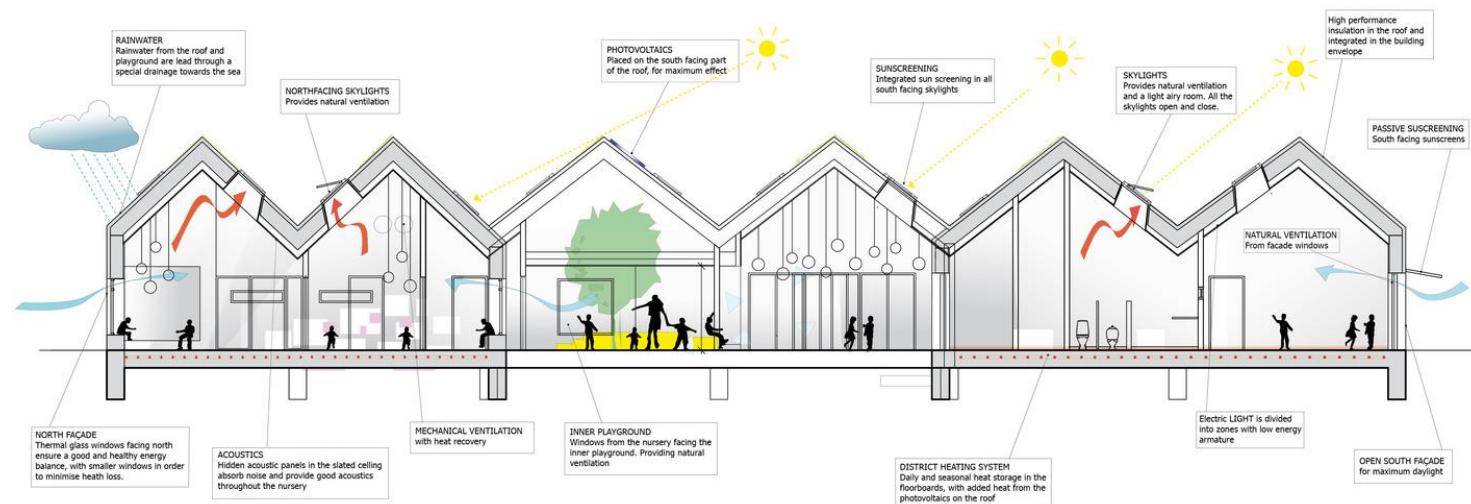
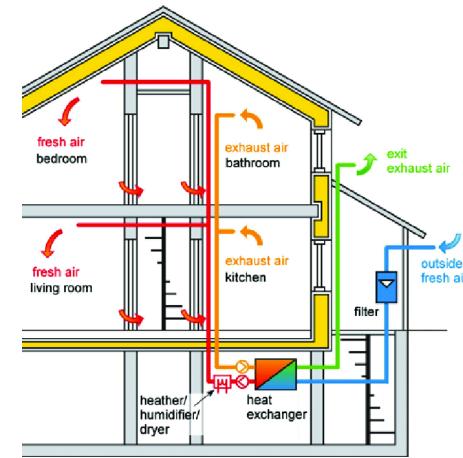
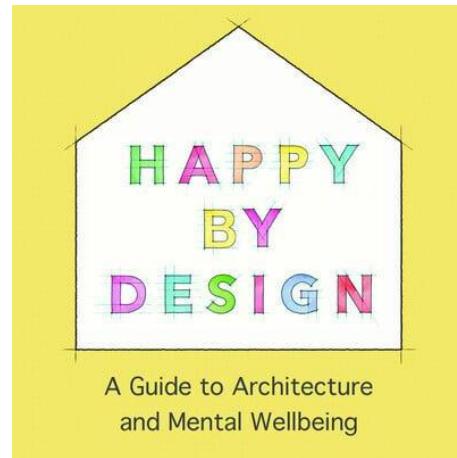
These changes have brought together the clients brief and our design teams input to deliver this final scheme which, in our opinion forms a well crafted home which would enhance and improve the setting in a way that allows for the development of an outstanding home.

SCHEDULE OF ACCOMODATION.

BUILDING NUMBER	AREA	VOLUME
Existing Building 1	142 M2	514 M3
Existing Building 2	144 M2	514 M3
TOTAL	286 M2	1028 M3
Proposed Building	322 M2	1036 M3



TECHNICAL APPROACH.



The technical approach to the project is to provide a healthy environment without compromise on sustainability. We aim to design and build a super insulated, air tight home which benefits from both active and passive house approaches such as mechanical ventilation systems combined with passive design techniques. Another main focus of the technical design is utilising the sites natural light provisions throughout the internal spaces which is proven to improve the physical health and mental wellbeing of the buildings occupants.

MUST WATCH : <https://www.velux.co.uk/indoorgeneration>

TECHNICAL APPROACH.

We are aspiring to create a technically advanced structure that is as efficient and sustainable as possible using passive house standards to reduce the carbon footprint and energy usage of the build.

The following is the specification for construction as follows;

External Fabric.

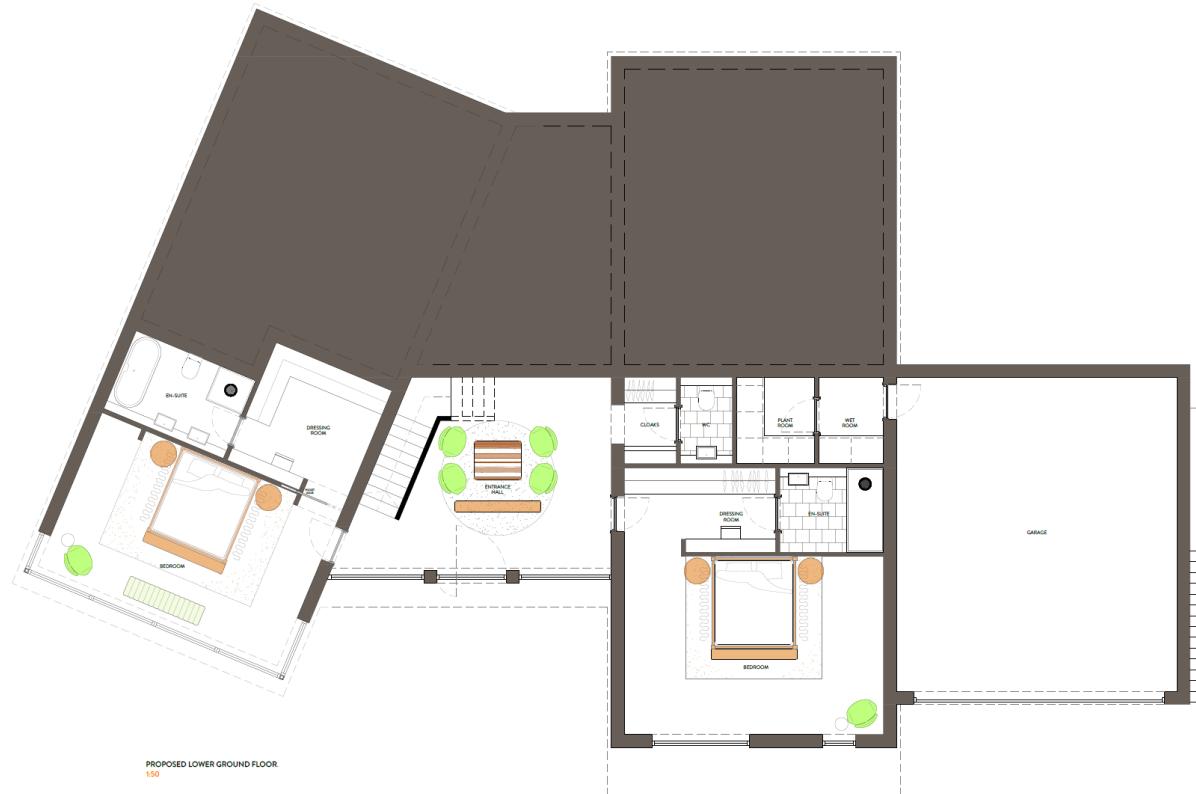
The external construction shall be super insulated concrete formwork which will then be clad in reclaimed stone at lower ground floor level and weathered Accoya timber cladding at ground floor level. The roof will be formed using structurally insulated panels over glulam engineered timber beams which will then be clad over in standing seam zinc with integrated flush solar panels. Internally, the property will benefit from being treated with 'passive-purple' air tight membrane to reduce air leakage, heat loss and condensation build up completely. The target air leakage rating is 10 at 50 pascals. We will achieve 1.5 at 50 pascals.

Electric.

The house will benefit from on roof, and on ground solar panels for the main electricity supply. There will be no mains connection. The solar panels when combined with battery back up will allow for electricity storage, which enables the home to be 'off-grid'

Heating.

We are proposing to heat the home using an electricity driven air source heat pump which will run from the battery back up and will warm the home using under floor heating & cooling. Due to the home being super-insulated, we will benefit from an MVHR system which will reuse warm stale air, and combine it with cool fresh air. This reduces heat loss by up to 98% when combined with the above proposed system and specifications.





PROPOSED FRONT ELEVATION.
1:100

PROPOSED SIDE ELEVATION.
1:100

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PROPOSED SIDE ELEVATION.
1:100

PROPOSED REAR ELEVATION.
1:100

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