

ORANGE DESIGN STUDIO.

THE RESIDENTIAL SPECIALISTS

DESIGN AND ACCESS STATEMENT
6 INGLEWOOD AVENUE

WE DESIGN.

WE MANAGE.

WE BUILD.

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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.

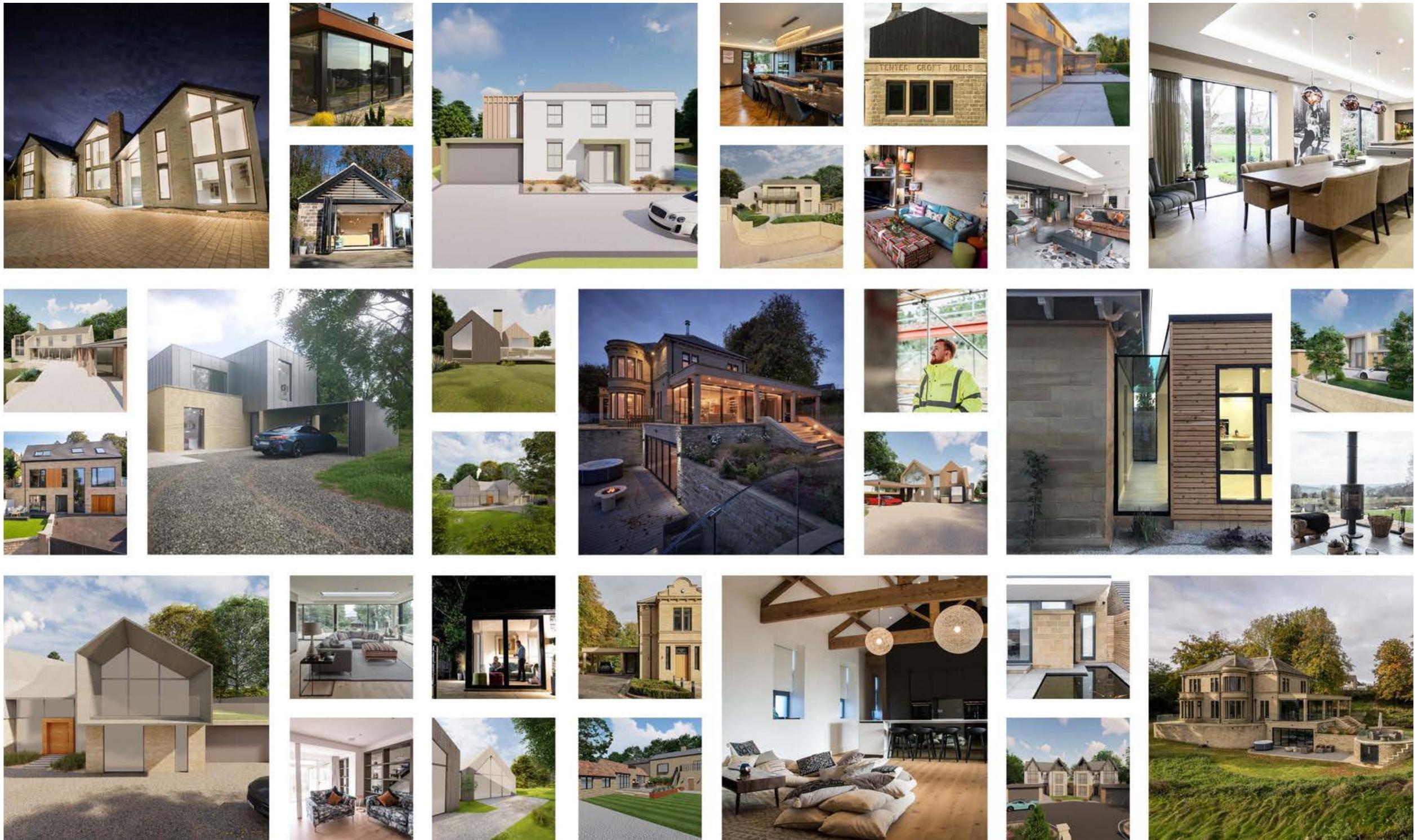
The studio environment has an open company culture with a focus on client service and teamwork.



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INTRODUCTION.

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1.0 INTRODUCTION.



This design statement has been prepared to track the journey and ideas of the proposed development of the site on Inglewood Avenue in Birkby, Huddersfield. We intend to demolish the existing dilapidated 70's style house in replace for a more attractive contemporary home with beautiful features and sustainability credentials.

This statement has been prepared using a combination of site information, topographical surveys and Kirklees Council planning policy information. This document aims to identify and examine the context of the site, its topography, track the design development and offer an insight into the reasoning behind the architectural language of the scheme.

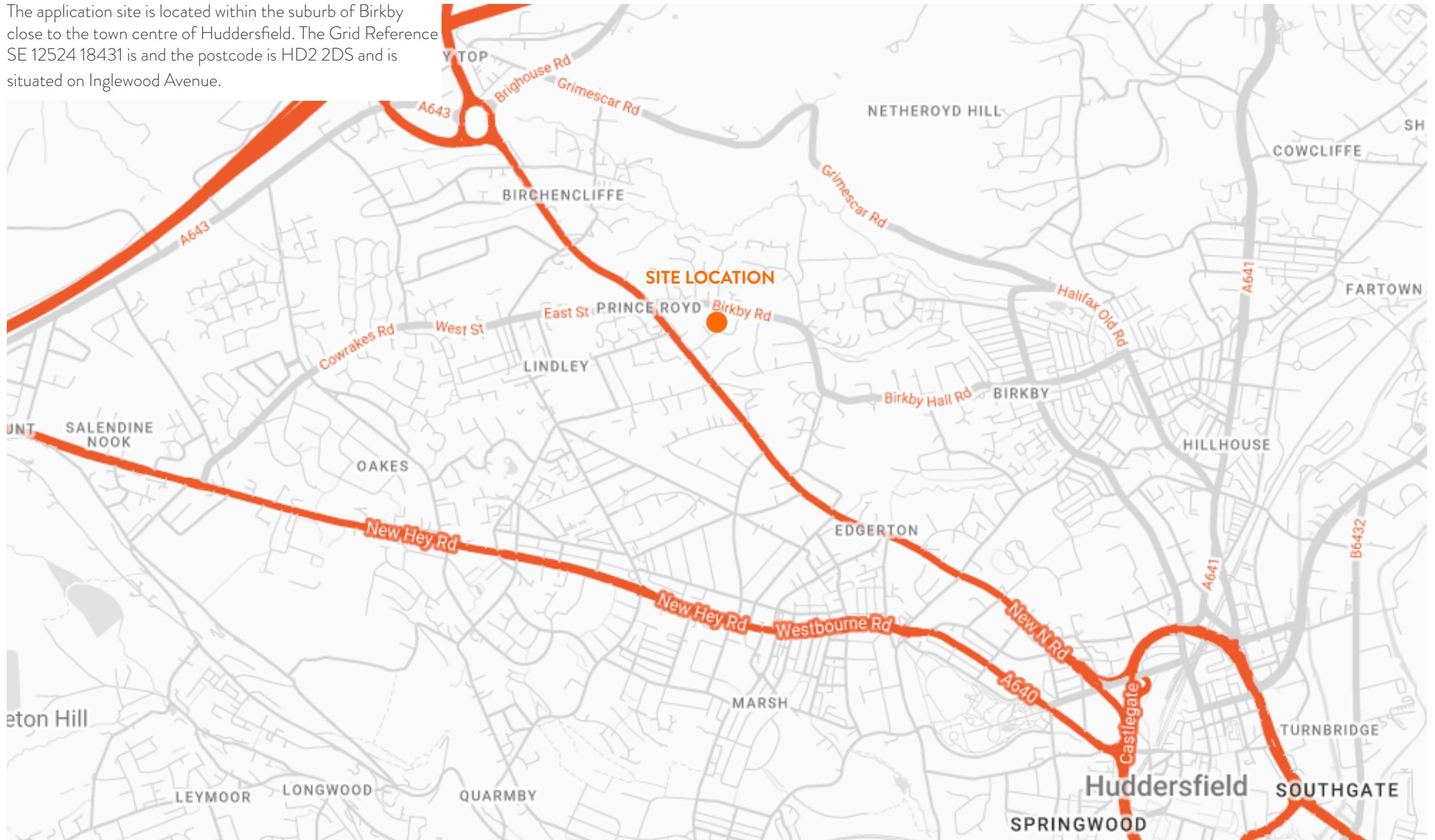
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2.0 SITE LOCATION .

The application site is located within the suburb of Birkby close to the town centre of Huddersfield. The Grid Reference SE 12524 18431 is and the postcode is HD2 2DS and is situated on Inglewood Avenue.



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3.0 SITE CONTEXT AND ANALYSIS.



The site is located in Birkby a stones throw away from Lindley and approximately 2 miles away from Huddersfield Town Centre managed by the local authority of Kirklees. Birkby was a very affluent suburb during Victorian times with several large one off residential homes still in use. In more recent times Birkby has seen significant residential development with projects ranging from small high quality developments to large one off bespoke homes.

The site currently comprises of a large but unassuming residential dwelling which is low rise in from the street view but increases in height to the rear to match the site levels. The internal layout incorporates split floor levels and is in need of significant re-mediation work and re-design hence the proposal to demolish the existing dwelling and construct a new contemporary dwelling in its place. The site is in a particularly favourable position with significant distance between neighbouring properties.

Privacy between properties is well established with mature hedges and trees surrounding the perimeter of the North/East/west Boundaries. The proposal will set out to offer a robust, high quality and contemporary scheme that will significantly improve upon the sites current use and appeal as well as raising the general appearance of the street.

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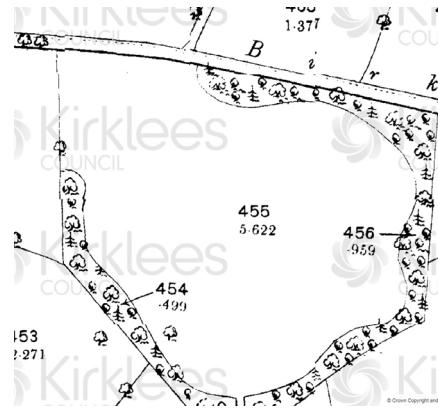
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3.0 SITE CONTEXT AND ANALYSIS.

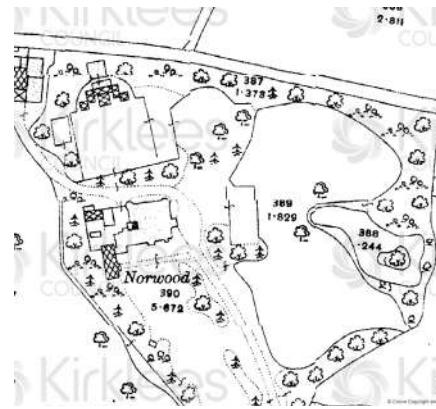


The site is nestled within the quiet street of Inglewood Avenue just off Birkby Road. The overall plot is generously sized and is surrounded by other large detached properties.

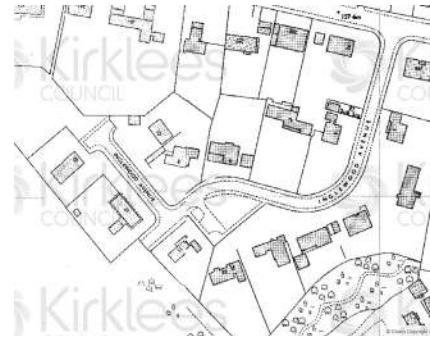
3.0 SITE CONTEXT AND ANALYSIS.



1893



1922



1965



1990



PRESENT

The above historic Ordnance survey maps show the site and its evolution from 1893 until the present day.

The site appears to have initially been open countryside with no man-made development. A large Victorian house was then built known as Norwood House with vast amounts of land. The site was then used to form part of a tennis court/bowling green. As the requirement for housing density increased the site was then redeveloped during the 60's into several smaller plots and the highway design has remained largely the same since.

Our site benefits from previous approvals for development and the current building is beyond economical repair and of little architectural merit.

4.0 LOCAL CHARACTER.



The surrounding area consists of a range of residential properties comprising a range of tradition and some contemporary styles of form, scale and materials. The immediate context is a traditional country side style with various 60's 70's properties in between. The material palette for the area is a mixture of traditional stone, brick, render, slate, zinc and timber cladding with architecture ranging from 18 century to 1960's to contemporary styles.

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5.0 PLANNING CONTEXT.

2013/62/93939/W DEMOLITION OF EXISTING DWELLING AND ERECTION OF DWELLING WITH DETACHED GARAGE



INGLEWOOD AVENUE - PROPOSED DESIGN CONCEPT

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Research into previous applications on the site show the above scheme which was submitted in December 2013. The proposal looked to demolish the existing dwelling in replace of a larger, detached dwelling with associated external works.

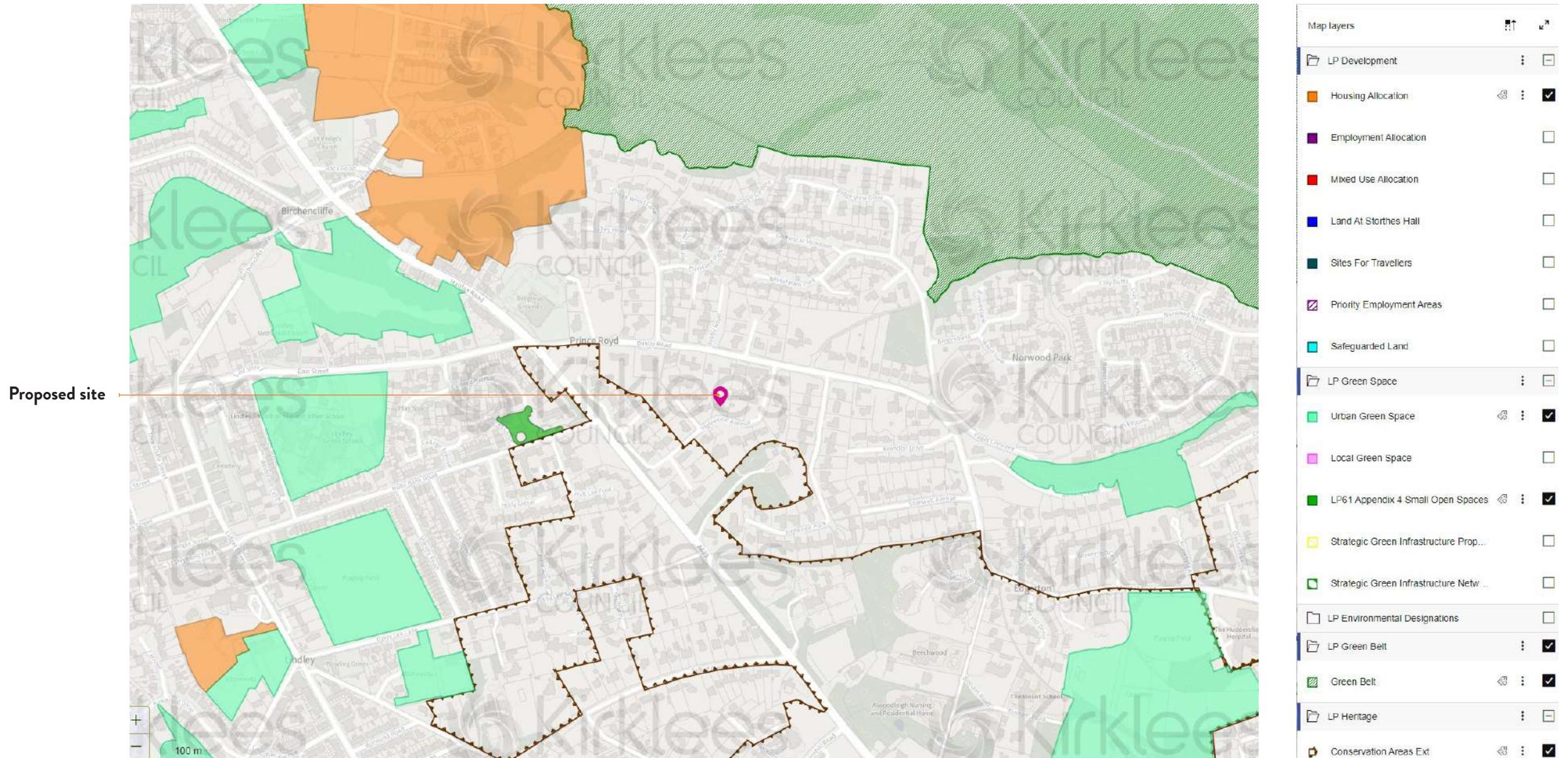
This application was approved in May 2014 and forms a strong precedent for the desire to develop this site from all interested parties.

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5.0 PLANNING CONTEXT.



The plan above demonstrates that the site does not sit within a Conservation area and is surrounded by Green Belt land to the north. Various pockets of Urban Green Space exist to the East and West of the site as well as some areas of housing allocation to the West and North West. The site sits between numerous one off and gated developments that exist along Inglewood Avenue.

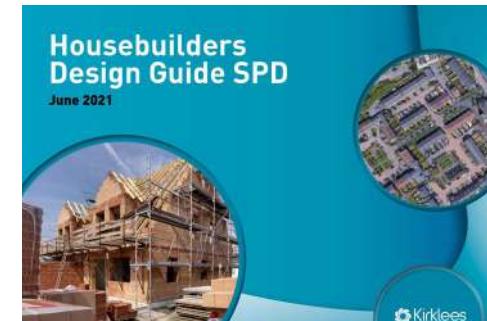
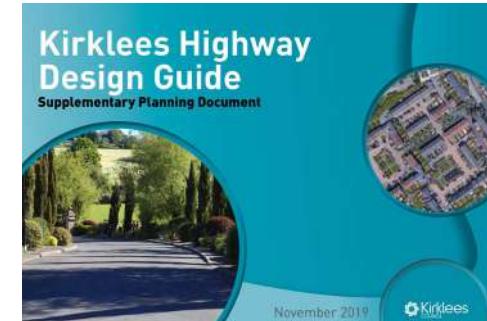
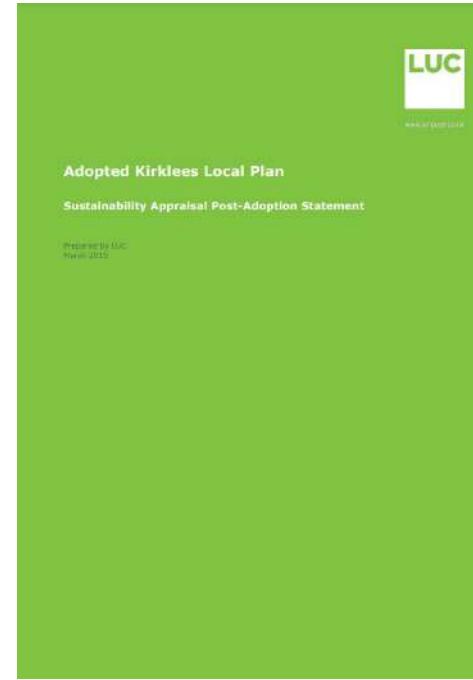
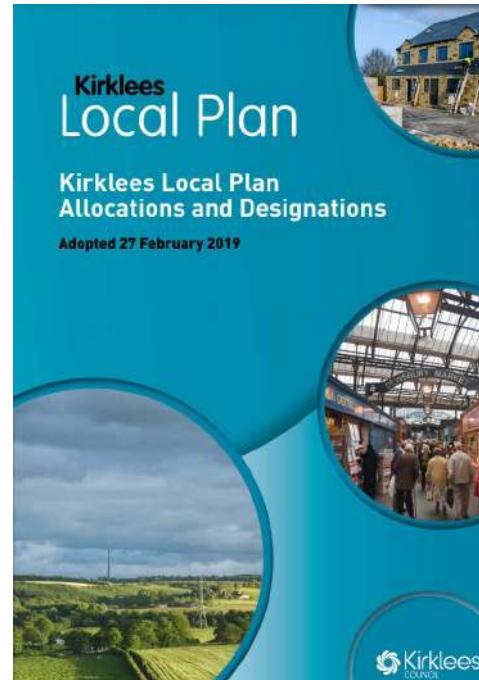
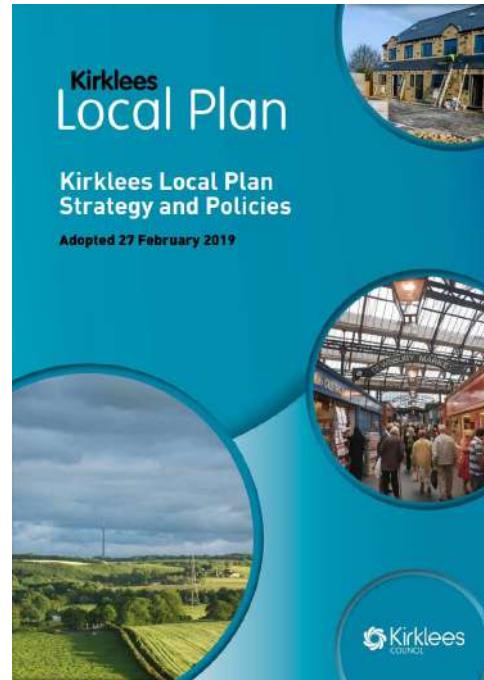
<https://mapping.kirklees.gov.uk/connect/analyst/mobile/#/main?mapcfg=Local%20Plan%20Public>

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5.0 PLANNING CONTEXT.



The Above Shows Some Of The LPA Policy And Guidance That Was Used Throughout The Design Process. The Guidance Helps Formulate Ideas, Set Standards And Steer The Overall Scheme.

5.0 PLANNING CONTEXT.

LP1 - Presumption in favour of sustainable development

The scheme aims to offer an attractive, unique and technically robust solution through the use of its materials and modern energy sources to create a building that will last for generations.

LP2 - place shaping

The proposals play on the late modernist 70's style dwellings within and around the site to create a modern/aesthetically beautiful home.

LP3 - location of new development

The proposals make use of Ip3 with excellent existing connections to transport and green links

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 currently hosts a dilapidated 70's style home. The proposal aims to address various issues through the design as well as modern construction methods.

LP21 highway safety and access

The proposal offers a secure and safe access into the site with ample space to manoeuvre An improvement on the current arrangement.

LP22 parking

Appropriate levels of parking are provided with a large double garage and large driveway with ample space for visitors.

LP24 design

The overall design evokes a high standard of design and is intended to be enjoyed by the client and future generations after them.

LP27 flood risk

The site falls within flood zone 1 and the proposed works do not increase the risk of flooding.

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 the proposed dwelling will be provided with an electric car charging point.

5.0 PLANNING CONTEXT.

Considering the information above, the site forms an ideal standard for a single. one off home of a contemporary style.

Subject to an appropriate design the site should not be impacted by the following;

- Greenbelt
- Surrounding highway infrastructure
 - Conservation Area
 - Green Space Areas
- Immediate Surrounding Properties or Neighbouring residential amenity

We believe that with all the above information considered, Kirklees Council should support the principle of a new residential development on this site.



6.0 PROJECT BRIEF.

The brief is to create a 'one off' contemporary home that takes into account the natural topography of the site as well as its other constraints and opportunities.

The client is committed to creating a home which not only suits their needs and aspirations but also incorporates a renewable and sustainable heat and ventilation systems which will ensure the general operation and day to day running of the internal environment is consistent and fully controllable.

- Full demolition of existing 4 Bed Split Level house
- New House to be pushed back 3/4m to allow room for driveway/garage
- 4 Double Bedrooms (3 on level 1 plus the guest annex)
- Maximum 2 levels with a split level on the ground floor to account for the site levels.
- Modern and minimalist design with robust and maintenance free materials used throughout.
- Low energy and future proofing of ongoing running costs is important. Air source heat pumps with underfloor heating and MVHR running throughout. Possibility to incorporate PV panels and battery storage also.
- Flexible spaces that can be opened/closed. Flow and flexibility is important.
- Storage space
- Outdoor Kitchen
- All Bedrooms to have en-suites with a bath and shower in the master suite.
- 1 Study/Office located close to the main entrance
- Open feature staircase
- Open Plan Kitchen/Dining
- Separate Living Room
- Gym to include Peleton/Treadmill/rowing machine with an attached guest annex.
- Double Garage with adjoining plant space and utility
- Gated enclosed entrance

7.0 OPPORTUNITIES AND CONSTRAINTS .

EXISTING SITE PLAN

Existing neighbouring Properties set back several meters beyond the boundary having no affect on other residents privacy/ daylighting.

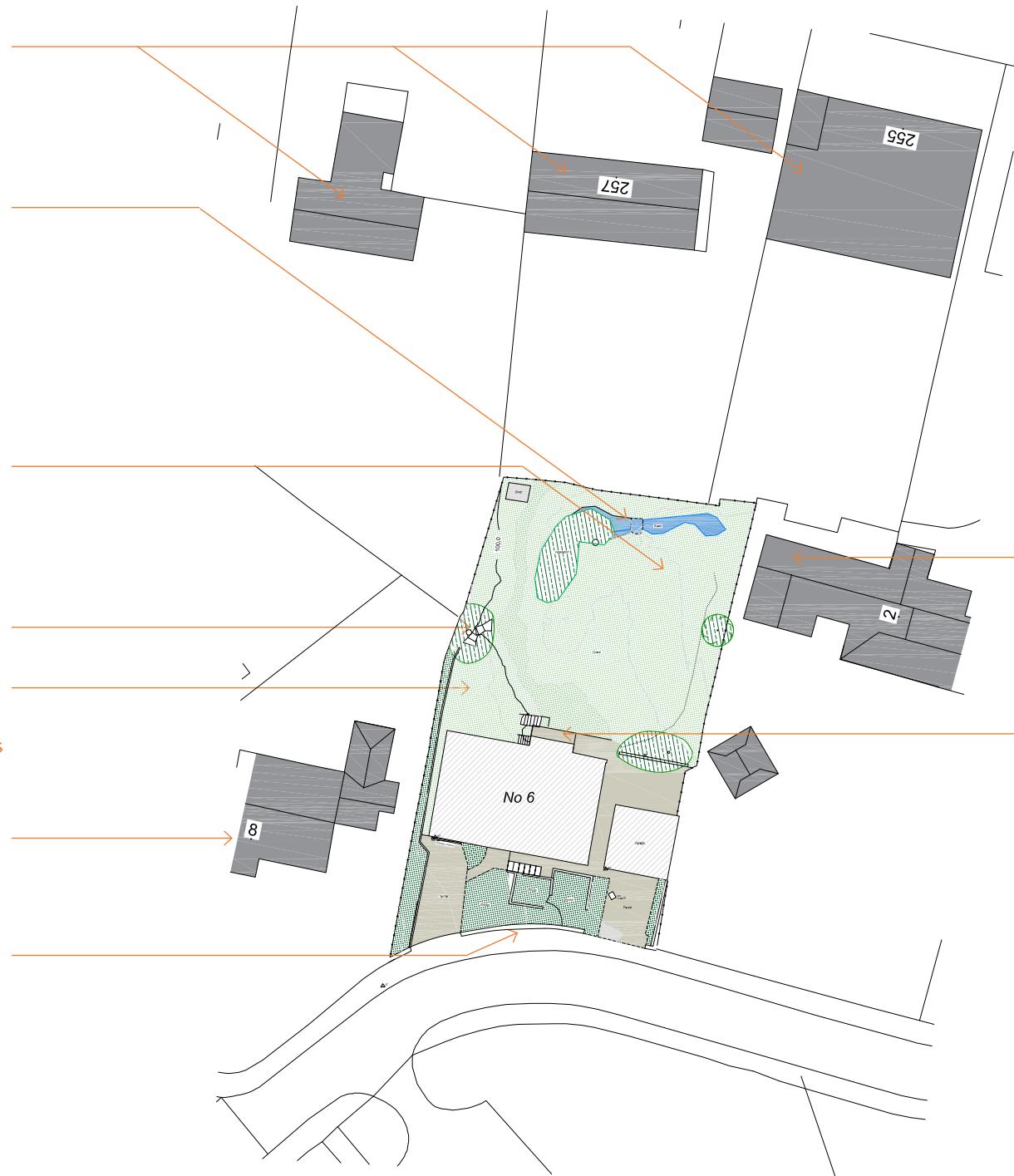
Existing Pond. Removal required to host new development with associated landscaping.

Proposed external works plan to give consideration on how to capitalise on the area of the site that will receive the most sun.

Larger Tree to be removed. Not currently listed with a TPO
Ground levels up significantly in this area. Consideration will need to be made on where excess ground can be used elsewhere to reduce the extent of excavation.

Sympathetic approach to neighbouring properties privacy (2 Storeys with a flat roof)

Site falls approx 1.5 meters from East to West at the road side



-  Existing Neighboring Dwellings
-  Existing Dwelling to be Demolished
-  Hard Landscaping
-  Soft Landscaping
-  Larger Trees/Shrubs
-  Existing Attenuation Pond

Existing, Low rise, single storey bungalow sits below the height of the sites existing boundary and therefore the proposal will not adversely impact their privacy/daylighting

Site falls approx 3.3 meters North to South with a significant level difference of around 1.8 meters from the front of the existing property to the rear. Consideration will need to be given to work diligently with the natural levels.

Given the releveling low housing density of the surrounding area the proposal will abide by the recommended separation distances stipulated in the Kirkles SPD. The primary constraints are the varying site levels and the full extent of site clearing required to begin with groundworks on site. Bore holes and trial pits will need to be excavated once the site clearing has commenced to determine the foundation design and depth. Further ground investigation reports may be required and the cost of this will need to be factored into the budget.

8.0 SITE LAYOUT AND SCHEME ANALYSIS.

PROPOSED SITE

Scale

In terms of scale the Ground floor footprint of the existing amounts to 192m² vs the proposed footprint of 272m². This is a total increase of 80m² which on balance will have little impact on the street scene and neighbours. The proposed first floor footprint amounts to just 125m² and together with the flat roofed parapet contributes to the proposals low impact and sympathetic approach to building scale and massing.

Layout

The external site layout has been adapted to suit the needs and requirements of the new residential proposal. Provision for bins has been made towards the South East boundary of the site which provides simple and convenient access for the resident and bin collection services. Bins can be placed beyond the sliding gates prior to collection day. The number of car parking spaces has been calculated using the Kirklees Highway Design Guide SPD and meets the minimum requirements as well as providing additional options for parking with the double garage.



Access

The main access through the site would be via a secure electrically operated sliding gate with built in camera and intercom. A Part K compliant ramps has been implemented along the West boundary to ensure access is possible for wheelchair/physically impaired users.

Landscaping and Sustainability

The existing frontage of the site would be softened by a small area planting set in front of the boundary. Sustainable and regenerative materials such as the timber cladding have been used diligently to mask the impact of the development and synchronise with the surrounding trees and greenery. Large areas along the sides of the proposed dwelling have been reserved for raised planting beds, offering significant landscaping potential as well as natural habitats. Despite setting the proposed building back from Inglewood Avenue we have still managed to maintain a large rear garden space which again offers flexibility and sustainability for users presently and in the future.

9.0 DESIGN ASPIRATION.

JURA HOUSE



Jura House is a contemporary new-build 5000sqft, 4no. Bedroom house set within a conservation area in Lancashire. Much like '6 Inglewood Avenue' the building replaces an existing seventies dwelling on a large plot, surrounded by open countryside.

The construction of the building is steel-frame which came as a result of the large expanse of glazing and feature cantilever. The materials palette is relatively understated and timeless with white render and grey limestone. Sections of black zinc further articulate the rear elevation to form a crisp, clean aesthetic.

Sustainable technologies included PV cells and solar thermal panels. External walls were clad with 250mm thick EPS insulation and a MVHR unit makes use of the excess heat in the building. Overall the space created has had a positive impact on the users with a space they can now relax, entertain and enjoy.

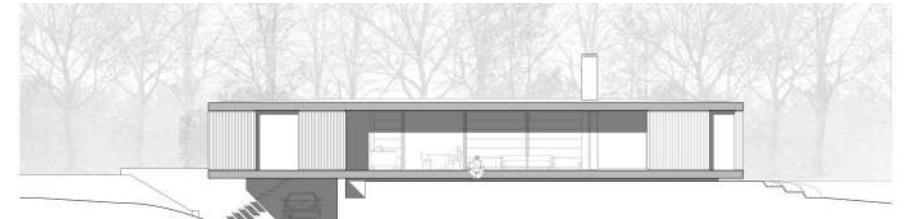
Designed by - Scott Donald Architecture

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9.0 DESIGN ASPIRATION. THE QUEST



‘The Quest’ is a private house new build home replacing a 1917 Bungalow that was beyond economical repair and of little architectural significance.

The client wanted a house for their retirement and had a keen interest in design and a love of abstract modern art so the house needed to reflect their passions. The site is heavily wooded and sloping enjoying a beautiful southerly aspect despite only being single storey. The sloping site and mature trees very much dictated the positioning of the dwelling.

The retaining wall suits the differing site levels and visually masks the vehicular route, maintaining a clear view from the living spaces across the South facing valley. The house cantilevers over the retaining wall to deal with the level changes and views and is achieved by making the concrete floor and roof act as one homogeneous structure.

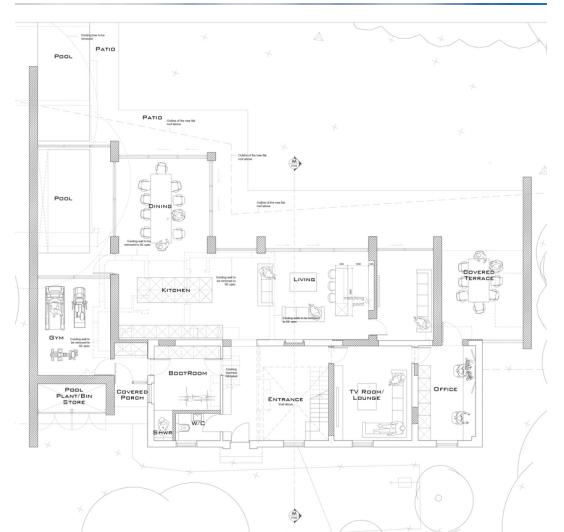
Designed by - Storm Architects

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9.0 DESIGN ASPIRATION. THE ATHLETES HOUSE



The Athletes House is a private bespoke extension located in Hampshire which has aimed to tastefully and seamlessly blend in with the 1950's Georgian Style home that existed there before. The balance between contemporary and traditional styles has been achieved through the use of materials and grounded choice of interior decor.

The new building contrasts the old, box-like, house with a series of walls and roof planes that define spaces without enclosing them. Brick planes stretch out into the garden and focus the views, while the open plan kitchen, dining, and living area flow between them. The continuation of the masonry from inside to out, large format glazing, and a continuous floor finish are all used to blur the threshold between inside and out.

Covered external areas provide much need shading and shelter from the British whether to allow external area to be used year round. The pool and gym are situated in their own zone and recessed elegantly into the building facade.

Designed by - AR Design Studio

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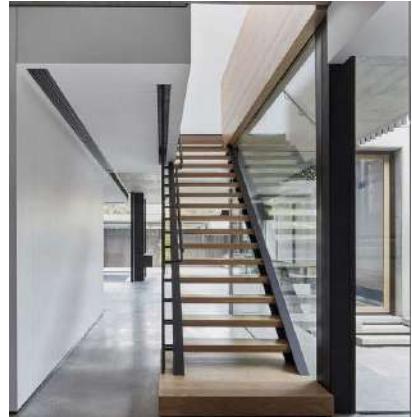
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9.0 DESIGN ASPIRATION.
EXTERNAL



9.0 DESIGN ASPIRATION.
INTERNAL



11.0 DESIGN DEVELOPMENT.



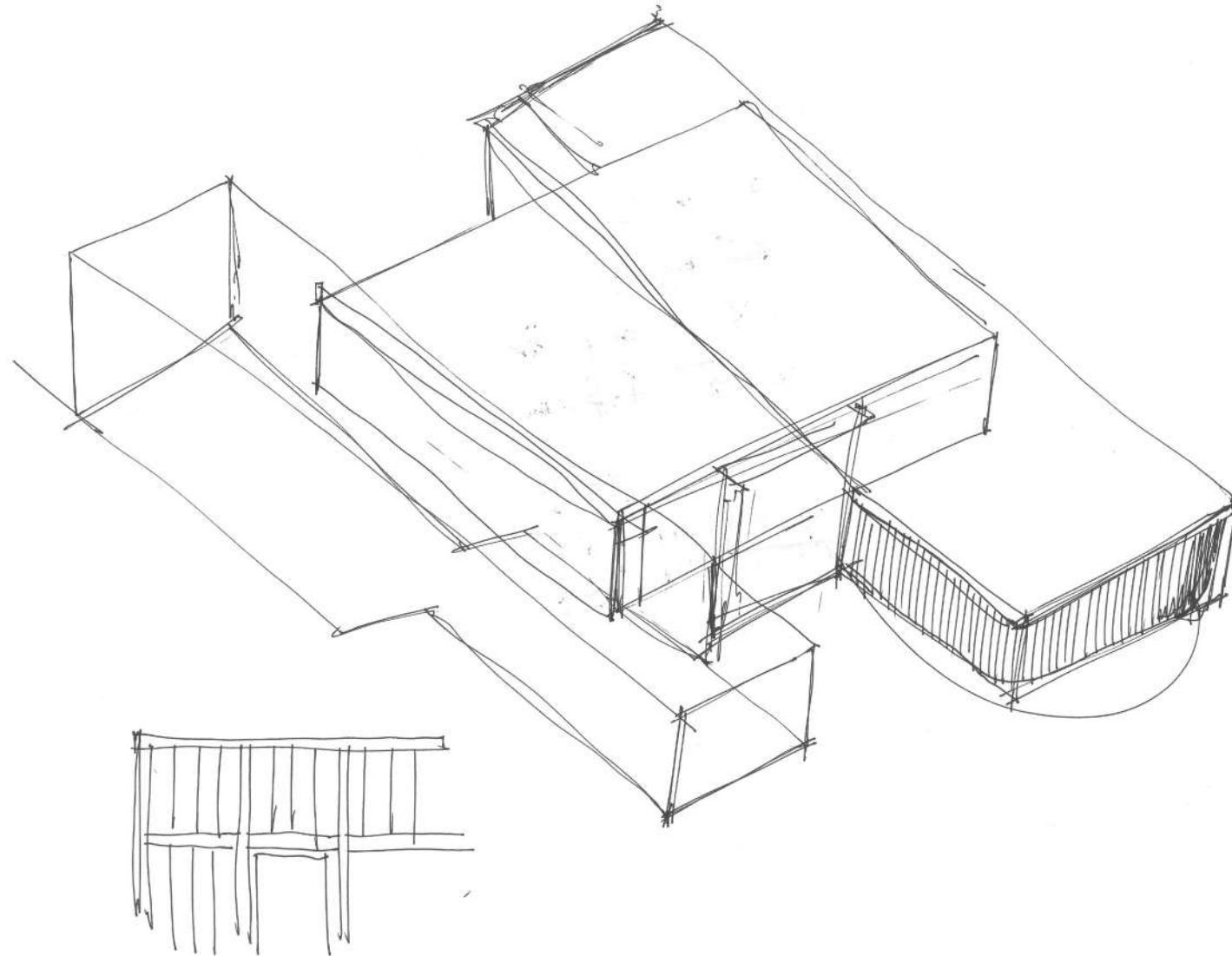
Part of the design process involved exploring and experimenting with room adjacencies in response to the evolving client brief and site opportunities. We began by firstly rationalising the challenging site levels with a scheme that offers a split level at ground floor and a separate guest annex that can be accessed via the rear garden without descending down any steps. This guest annex is also linked to the main house via the workout studio that overlooks the garden. The Kitchen/Dining/ Living areas are flexible and open plan making best use of the sites main view points.

11.0 DESIGN DEVELOPMENT.



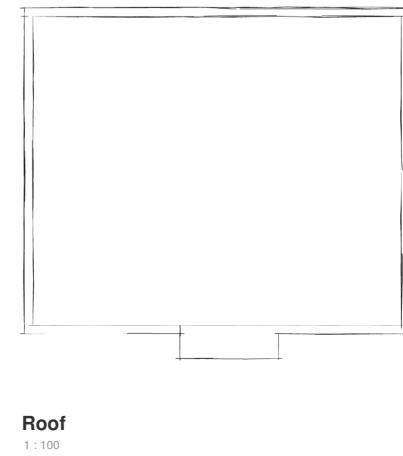
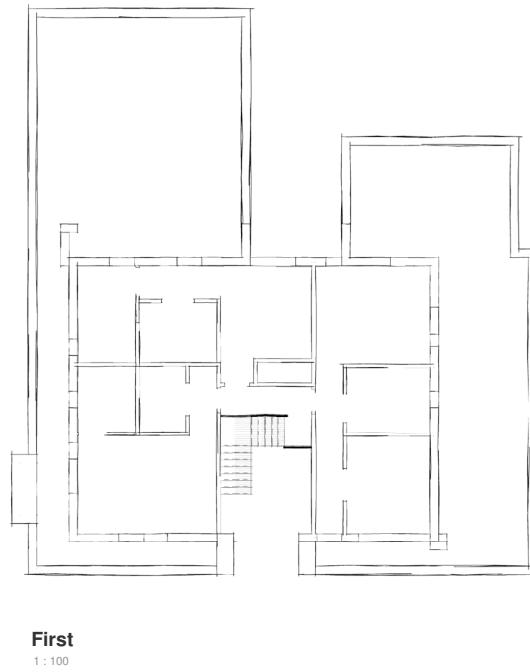
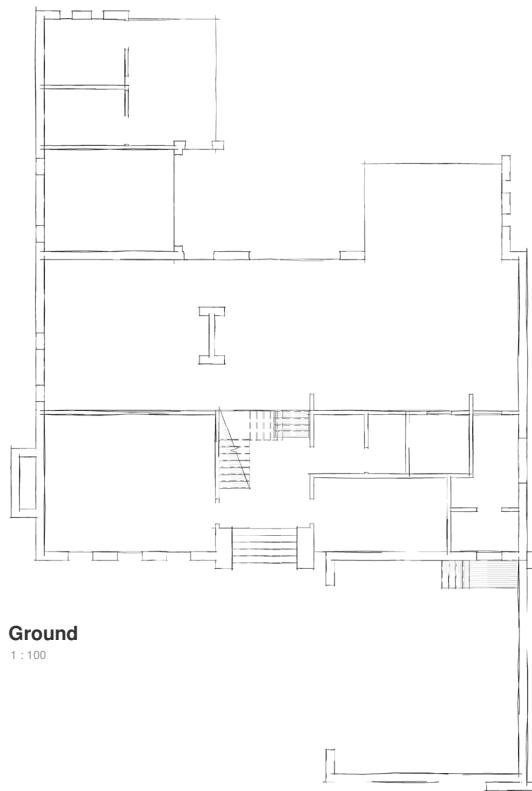
This adjacencies diagram looks to create a more balanced and linear arrangement between the Kitchen/Dining and Living spaces. The ground floor is split into three main divisions with the possibility which makes for a practical organisation of the internal space. The first floor is on a much smaller footprint but still meets the required number of bedrooms whilst creating a contemporary and minimalist 'stacked' massing.

11.0 DESIGN DEVELOPMENT.

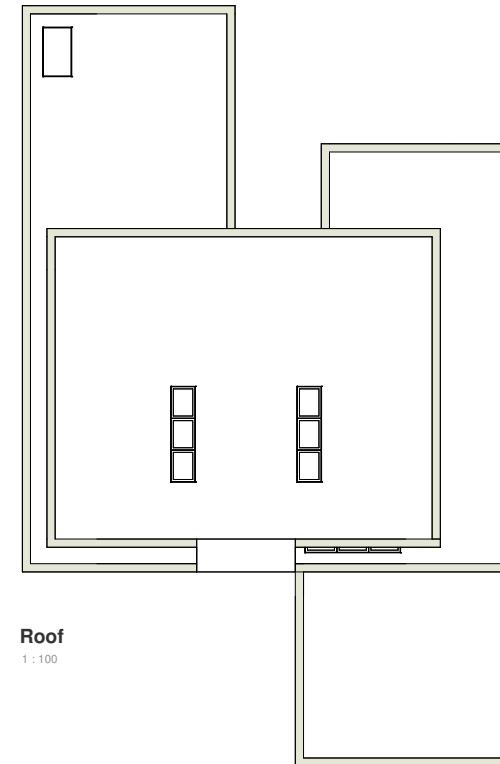
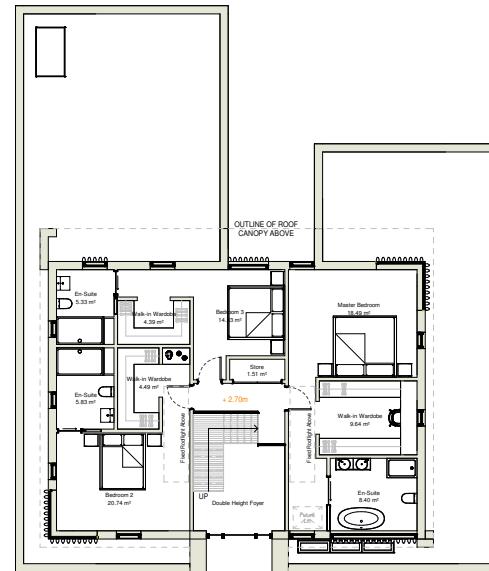
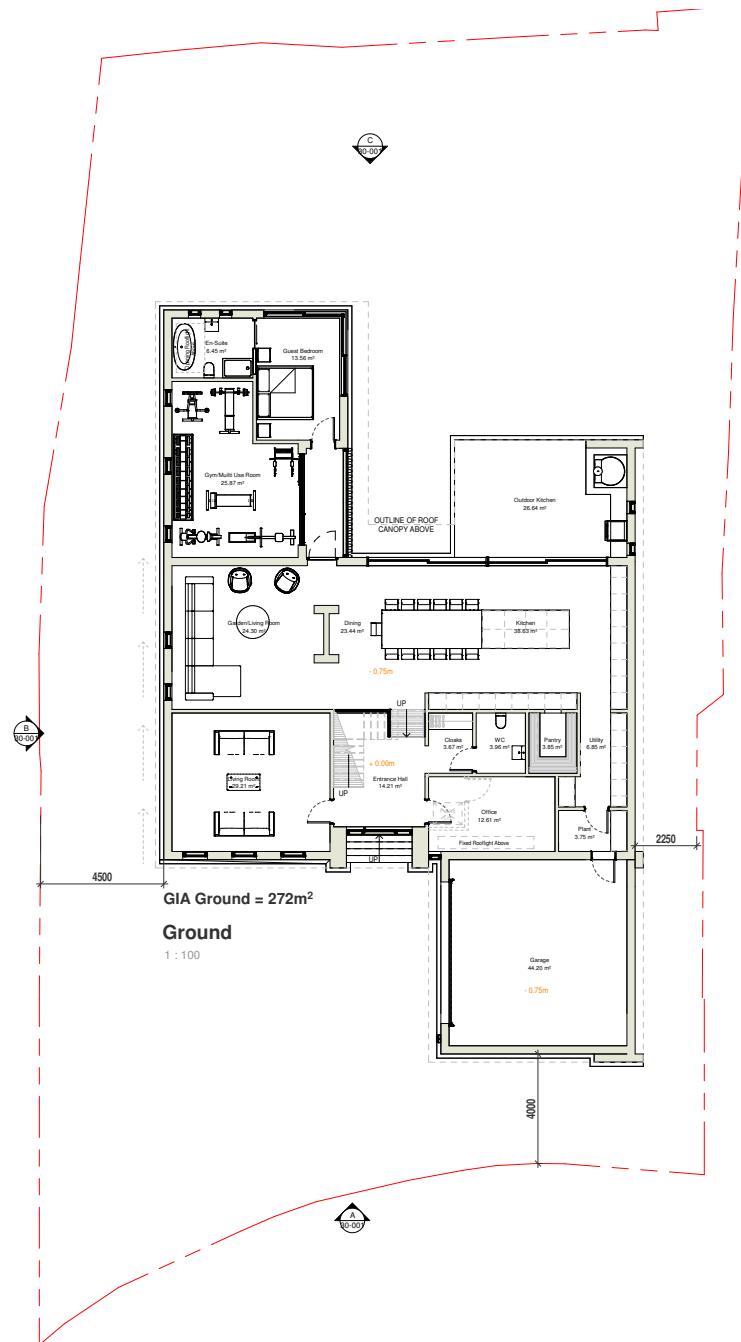


The overall massing and form of the proposal lends itself not only to the site, but the client's specific requirements. The ground floor footprint spreads adequately across the site whilst maintaining a large driveway area and spacious rear garden as well as ample distances to boundaries. The proposal is kept low in its impact due to the flat roof which will appease planners and neighbours alike. The initial sketch above shows some early ideas of how the building could utilise two rectangular masses stacking to create an ultra-minimalist and modern feel. The challenge was then to get the two masses to marry and work together seamlessly to create an attractive design.

11.0 DESIGN DEVELOPMENT.



12.0 PROPOSED PLANS.



12.0 PROPOSED PLANS.



Proposed South Elevation - A
1 : 100



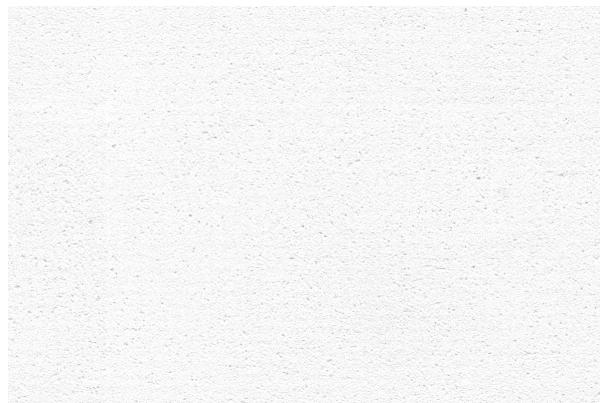
Proposed West Elevation - B
1 : 100



Proposed South Elevation - C
1 : 100



Proposed East Elevation - D
1 : 100



White Render



140mm Smooth Faced Grey Stone



Dark Grey Accoya Cladding

12.0 PROPOSED PLANS.



Site Section A-A
1 : 100



Site Section B-B
1 : 100

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13.0 RENDER FRONT.



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13.0 RENDER AERIAL.



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