

Potential Mixed Use Development New Veterinary Surgery

At Riverside Works, Woodhead Road, Honley HD9 6PW
On Behalf of Donaldson's Vets Ltd

Supporting Statement:
Response to LA Planning Consultation in relation to Design Matters

Local Authorty Comment 1

Local Authorty Comments 2 & 3

Local Authorty Comment 4

The statement has been produced to be able to be read in a clear manner & be understood by all parties involved in consultation during the application process. It is intended to be a positive tool to fully explain our design intent to Calderdale Council Officers & any Third Party Consultees.

Document Ref: C1098 451	Revision Number: 0		
	Initial Issue		
Author:	Kevin Dawson		
Position:	Director		
Date of Issue:	15 April 2025		
Notes:			

Local Authority Comment 1

Local Authority Comment 1

Local Authority Comment 1

The front elevation of the single storey section is the 'primary' frontage of the building and is considered to be lacking in aesthetic qualities.

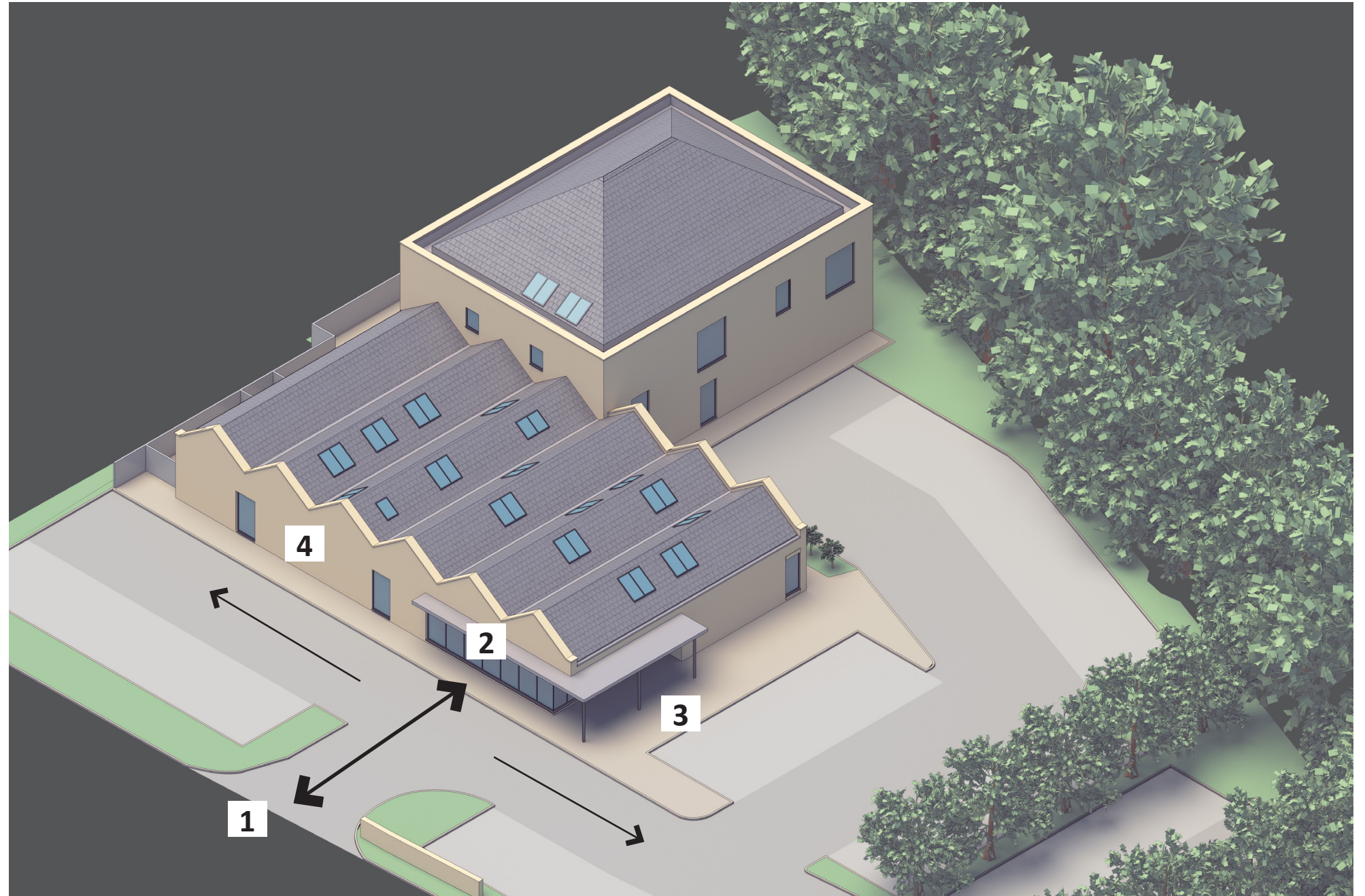
Ultimately, this elevation needs to be an attractive feature in its own right. Consideration should be given to enhancing the design of this elevation, in the form of fenestration, to achieve an attractive and active frontage to the building.

Design Moves made in response to LA Comment

- 1 The location of the pedestrian / vehicular access to the site has been re-located following the completion of a speed survey and confirmation that the visibility splay works for this location by VIA Solutions.

The new location for the site access means that visitors immediately feel a connection to the activity inside through a visual connection (the new access route is directly opposite the extended glazed wall / corner.

- 2 The elevation facing onto Woodhead Road and Waiting Area plan have been redesigned to create a more active frontage than the original submission by increasing the amount of glazing and creating a glazed corner at the southern most point of the building.
- 3 The entrance (facing south) is positioned as the returning section of the glazed corner (item 2) within a subtractive run of panelling linked to a projecting canopy which reaches into the car park and provides shelter on the approach.
- 4 There is a need for the elevation to be more solid opposite the car parking spaces to the north of the site entrance due to the privacy which is required in a veterinary consulting room. Glazed panels are to be formed in strategic locations offering visual connection from circulation spaces to the inside and outside.



Site Plan Drawing
Design Moves made in response to LA Comment

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Ground Floor Plan Drawing

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First Floor Plan Drawing

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- 1

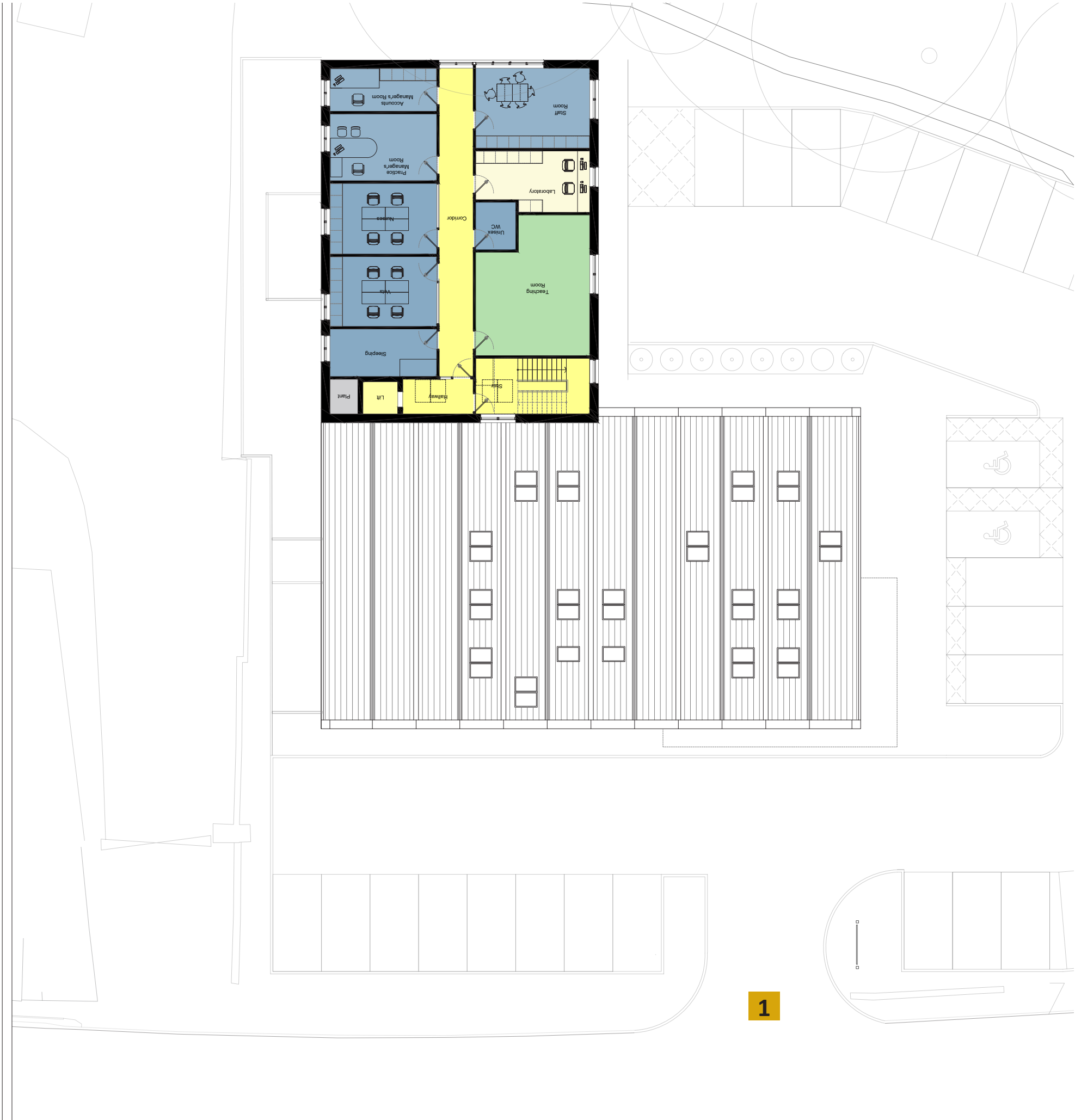
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Roof Plan Drawing

Design Moves made in response to LA Comment

- 1

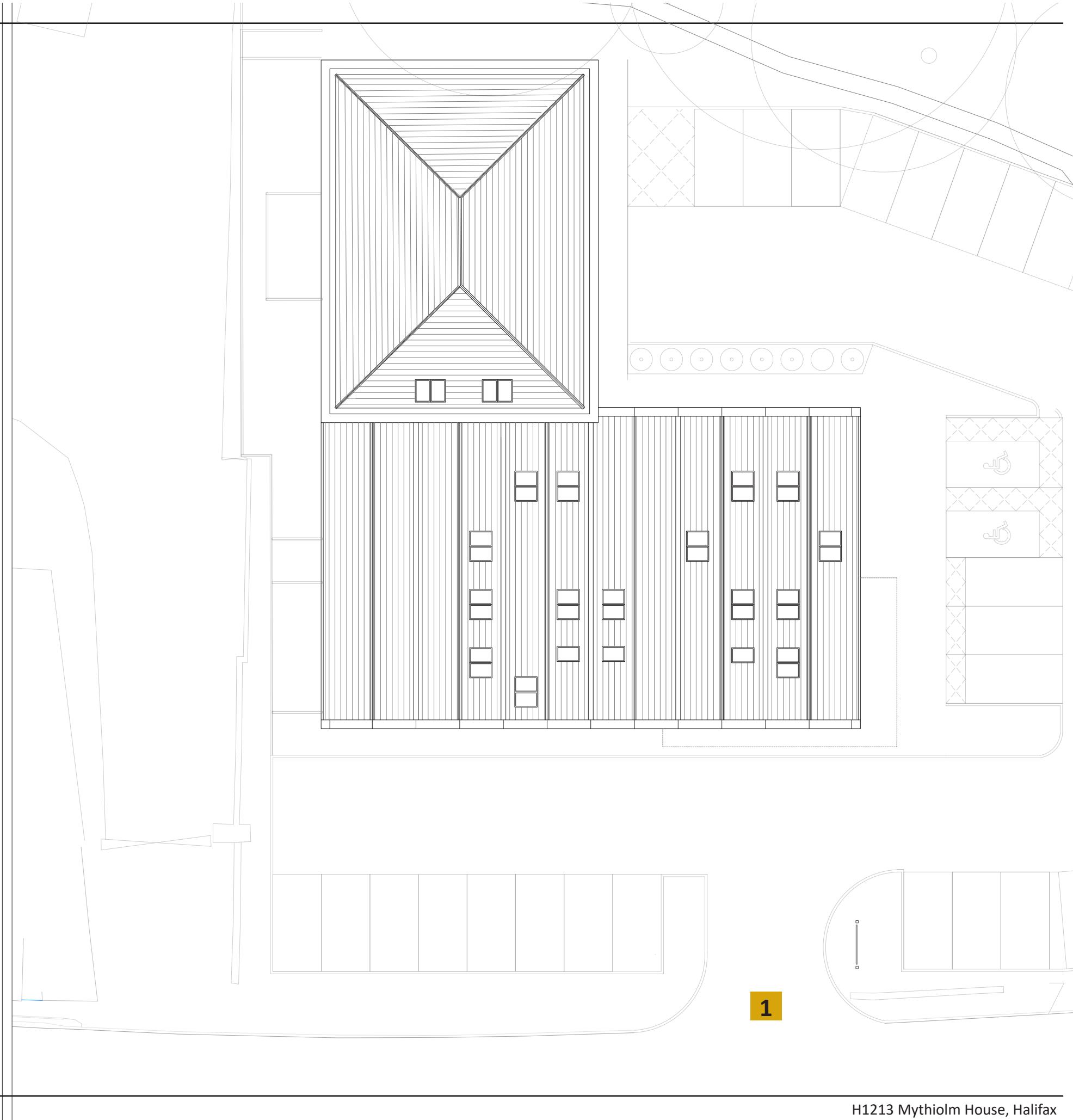
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Local Authority Comment 2 & 3

Local Authority Comment

Local Authority Comments 2 & 3

Stone is the overwhelmingly predominant material of the area.
Therefore, natural stone is expected to be the primary facing material for the building. Failure to use stone as the primary material would cause the building to appear incongruous, failing to reflect the local character.

The use of timber cladding, to the extent proposed, is opposed.
If timber cladding is to be considered, it should be a secondary subservient material and evidence should be submitted as part of the application to evidence that it would be appropriately maintained to keep a high-quality finish. This would require a maintenance plan and, ideally, case study examples of timber use in a similar environment.

Design Moves made in response to LA Comment

- 1
- The design of the buildings has been revised to use natural stonework as the predominant facing material.

Local Authority Comment 4

Local Authority Comment

Local Authority Comment 4

The design inspirations are not considered to work appropriately at this site.

The building, as currently proposed, has the mass, scale, roofing form and overall silhouette of a traditional mill, but with modern materials and fenestration that results in a design which does not reflect the best design features of either traditional or modern design.

Design Moves made in response to LA Comment

- 1 The roof form of the single storey element is key to how the Consulting Rooms below will function.



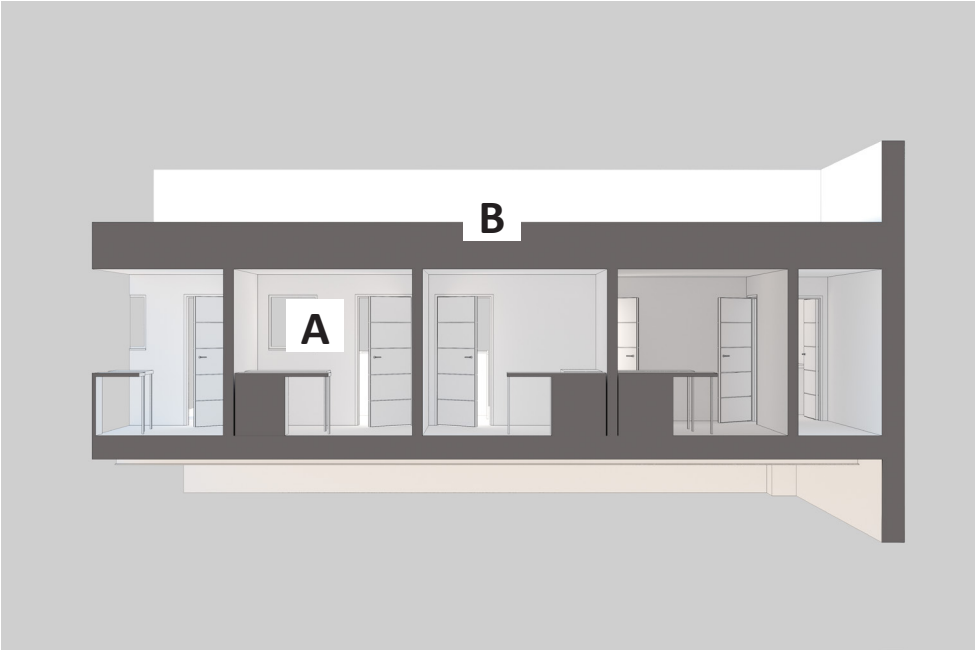
Design Moves made in response to LA Comment

- 1

We note your compliment regarding the Somerset Road surgery and one thing which we learnt from ‘in use’ studies after delivering that project is that the Consulting Rooms suffer because they are positioned in the depth of the plan with no natural light.
- 2

The roof form of our proposition, designed as a series of ridges and valleys allows roof windows to be fixed at an appropriate height to create a sense of light and space.

The extension which is currently being constructed at Somerset Road has roof windows in the new Consulting Rooms and this is something that the practice are looking to implement on all future schemes.



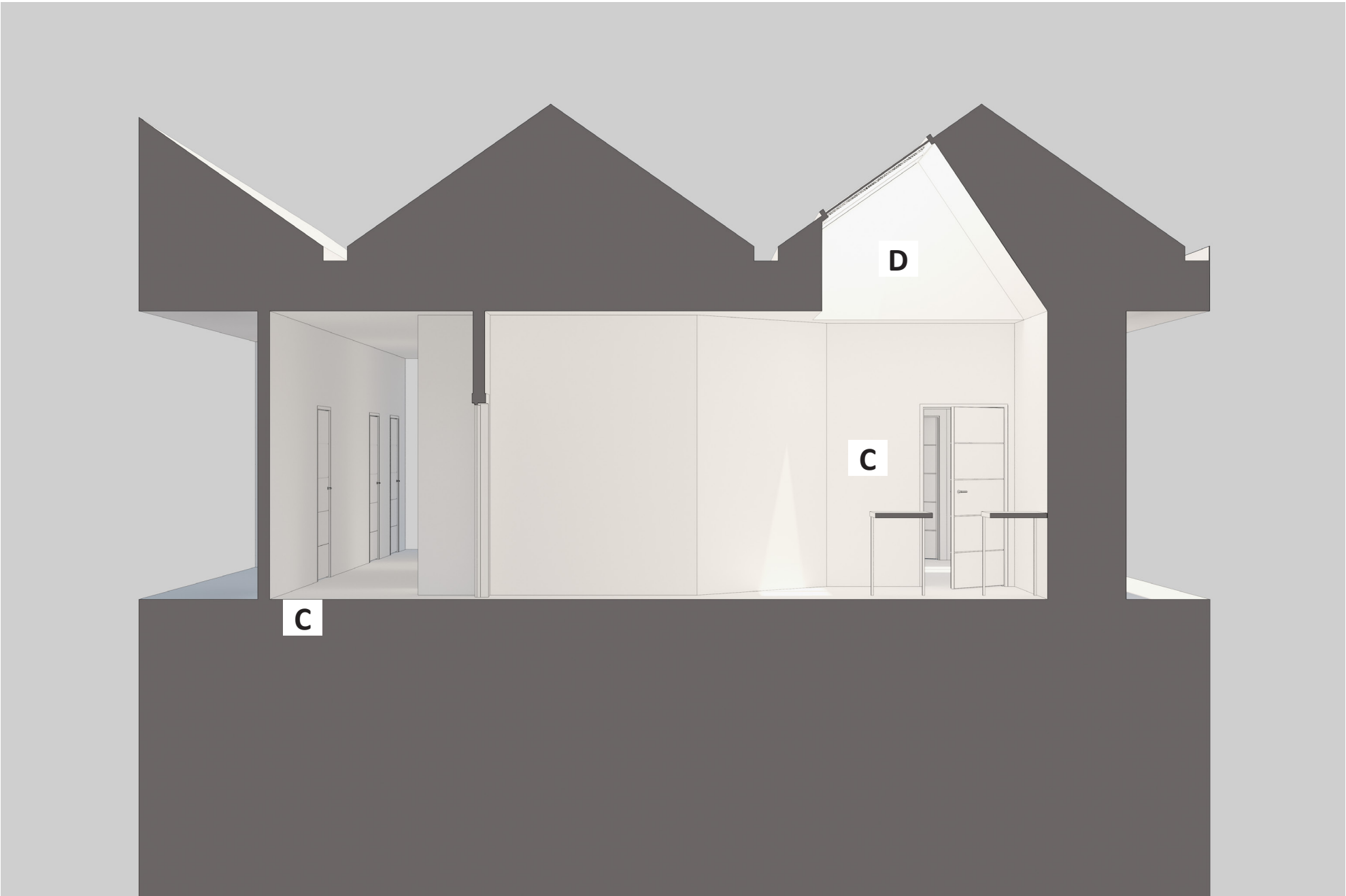
Somerset Road Section

The Consulting Rooms suffer because they are positioned in the depth of the plan with no natural light.

- A

Consulting Room
- B

Floor / Space Above, No Natural Light, Reliance on Artificial Lighting



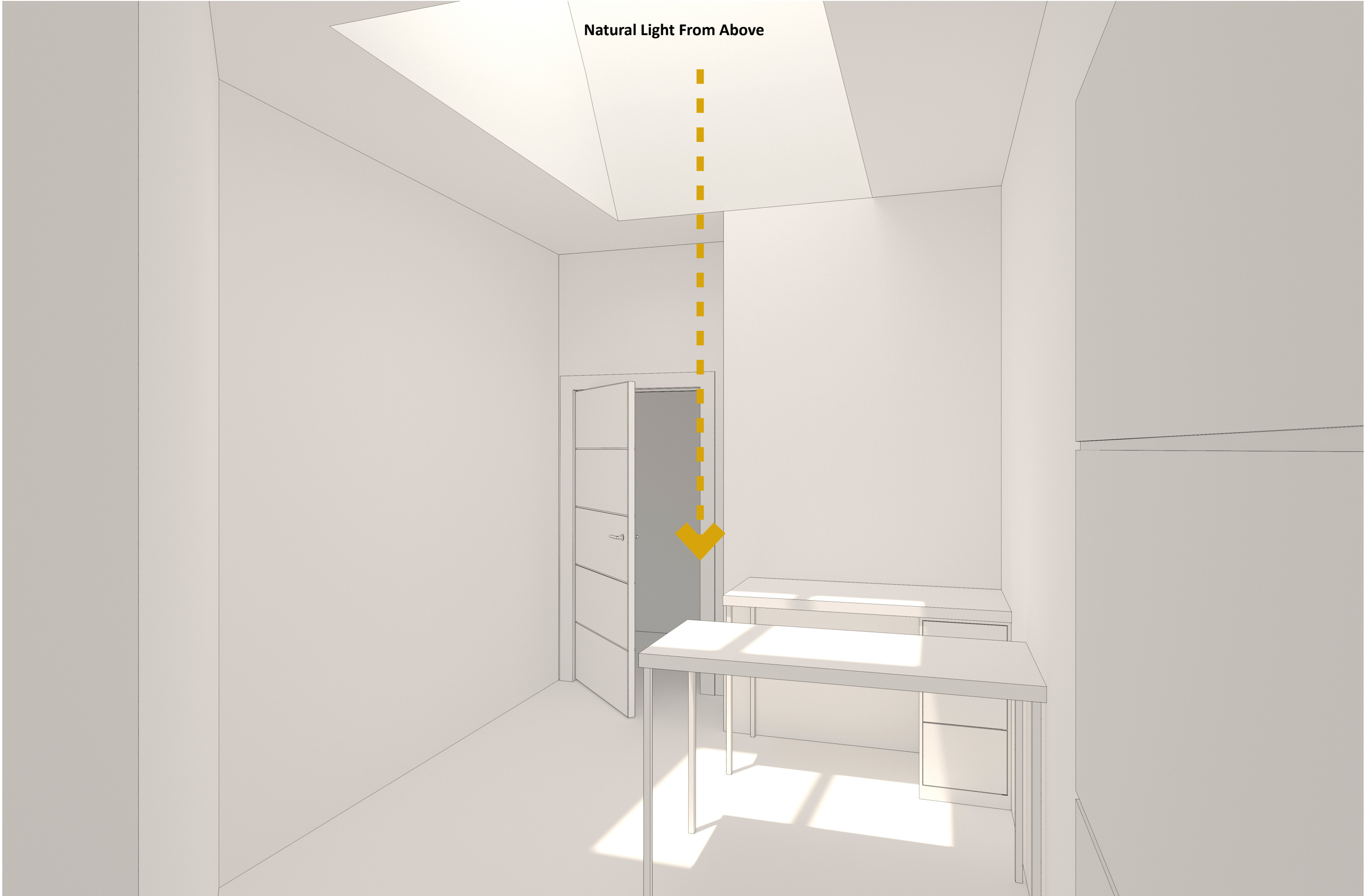
Honley Section

The roof form of our proposition, designed as a series of ridges and valleys allows roof windows to be fixed at an appropriate height to create a sense of light and space.

- C

Consulting Room
- D

Roof Window Above, Natural Light, Reduced Reliance on Artificial Lighting



Natural Light From Above

Design Moves made in response to LA Comment

- 2** We have responded to your comments in relation to materiality by confirming that the predominant facing material will be natural stonework and that the previously proposed timber cladding material has been omitted from the two storey element of the proposition.
- 3** The roof form to the two storey element has also been amended in response to your comments regarding a hipped roof and no references a more classical form whilst remembering that the building is being constructed in the 21st century.

The spaces at first floor level in the two storey section of the building have access to natural light from the perimeter glazing so there is less of a functional requirement for roof windows than in the ground floor spaces of the single storey element.

