

ORANGE DESIGN STUDIO.

THE RESIDENTIAL SPECIALISTS

DESIGN & ACCESS
MARSH LANE

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.

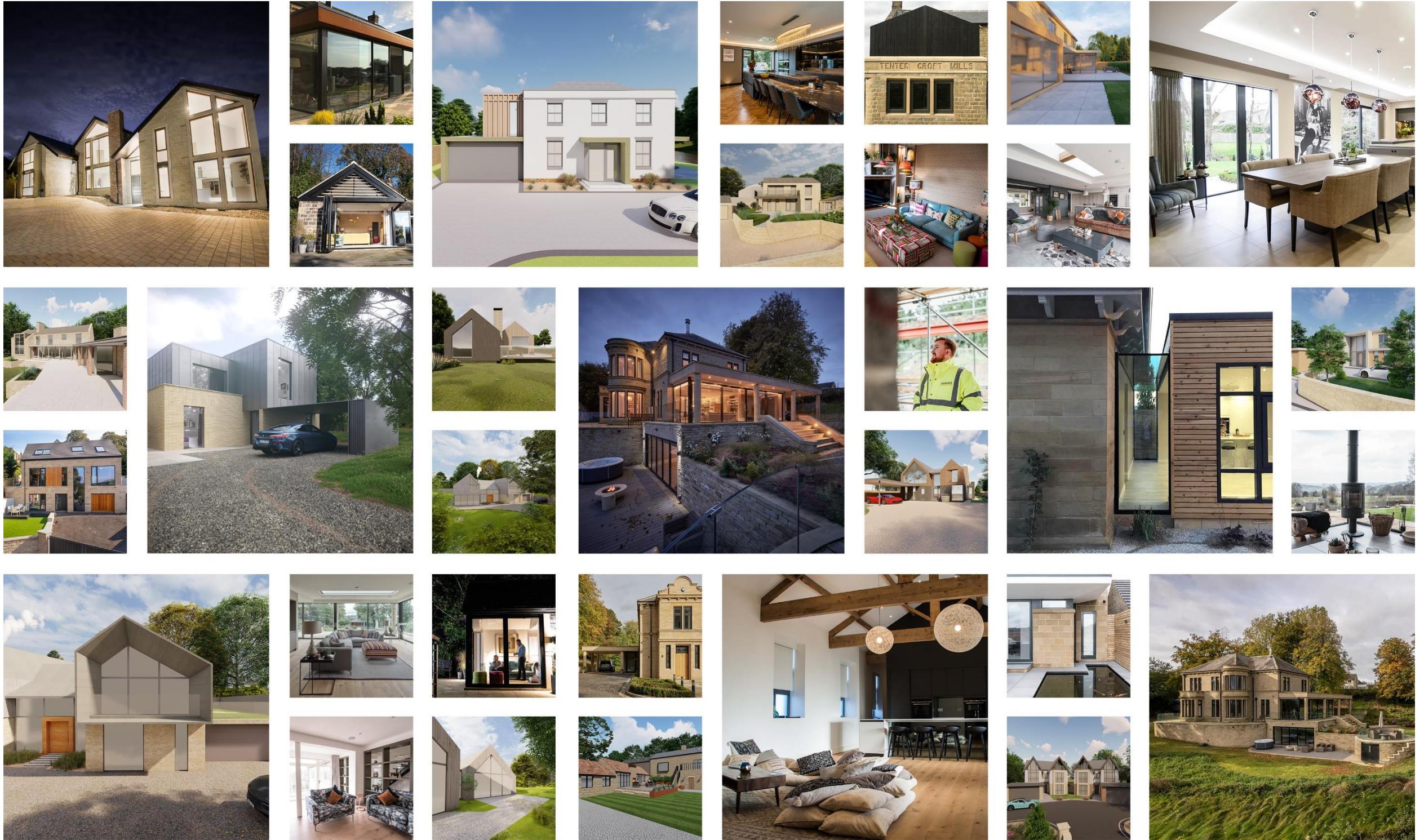
The studio environment has an open company culture with a focus on client service and teamwork.



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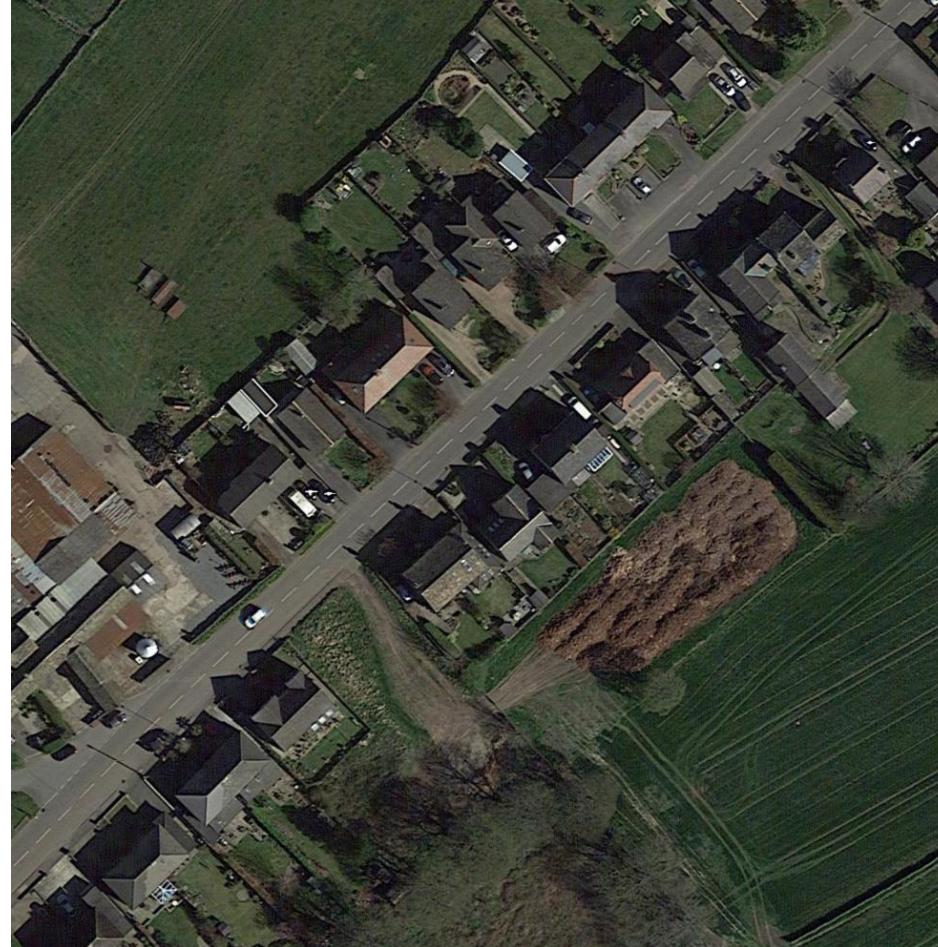


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INTRODUCTION.



This design statement has been prepared for the proposed development of the plot to the east of Marsh Lane, Shepley , to develop the site for a development consisting of seven dwellings with associated works

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



PROJECT BRIEF.

Orange Design Studio were commissioned by Halstead Homes. The brief was to create a development that would achieve the following;

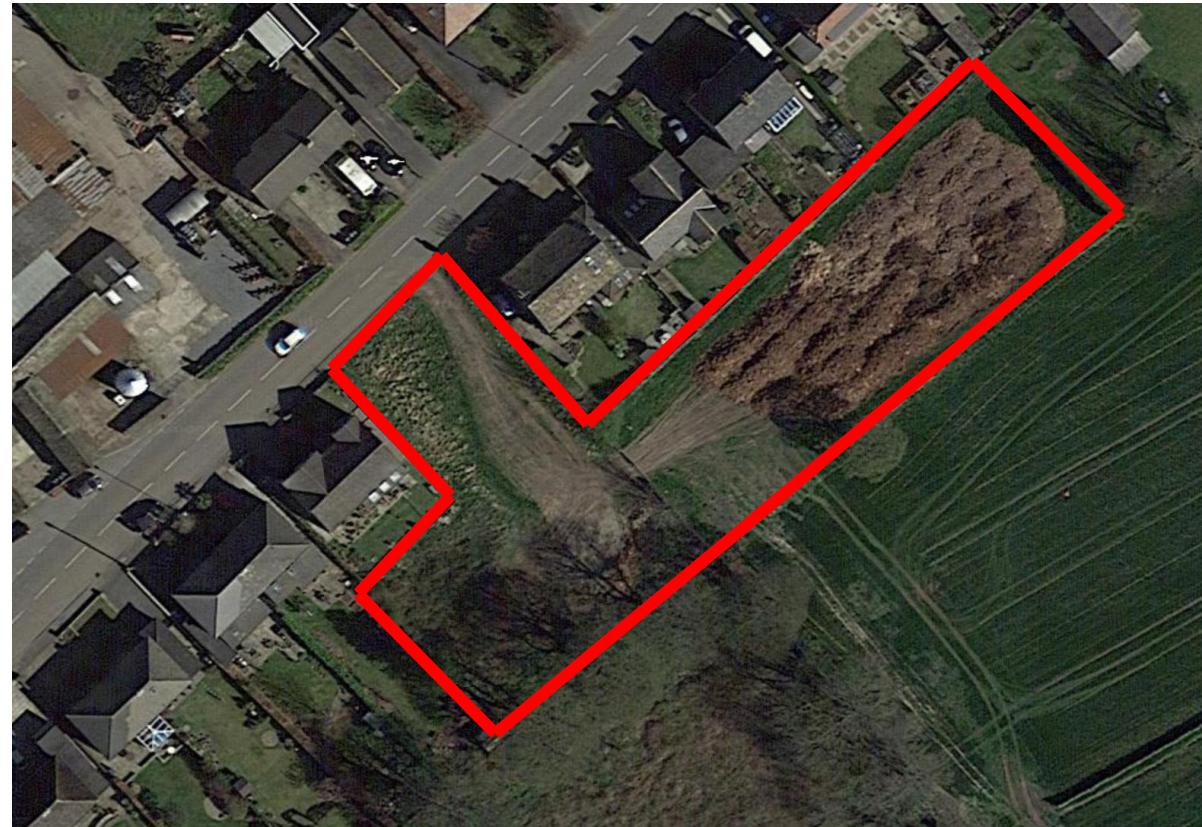
- High Quality Housing with an appropriate density for the site
- Flexible and Open internal space planning that create optimal living arrangements.
- Provide a high quality planning and design pack to support the proposals

The purpose of this design statement is to provide a clean and logical document that can inform the consultation process in relation to current and relevant policy. The Design & Access statement acts as a supporting document for the accompanying planning application drawings but also highlights the design process and approach.

The Design & Access statement 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.

Considerable pre-application advice has been sought from Kirklees Council during the design evolution of this project following a formal pre-application consultation procedure. Since this, a number of design amendments were made resulting in alterations to housing density and mix. Along with this further information was gathered from key consultants to address concerns about site history and how the proposals were to mitigated.

SITE CONTEXT.



The site is located along the eastern side of Marsh Lane, to the south west of Shepley Centre.

The urban context of the surrounding dwellings is of a medium density. The road has a mixture of house types and residential styles with prominent materials such as stone, slate and red brick. There is a mixture of detached, semi-detached and terrace homes along the street.

Properties ranges from 1800s to 2000s.

The immediate surroundings of the site are residential with private residential amenity space and open green space to the south east

SITE 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 southwestern side of Shepley village off of Marsh Lane.

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

LAND USE

The existing site is vacant and the surrounding land is used as residential amenity space with open green space to the south east. The land is overgrown and unused.

ACCESS & MOVEMENT

The application site's boundary fronts onto Marsh Lane with access location proposed to be from an existing site entrance with dropped kerb to the northwestern boundary with good visibility and site configuration.

The proposed site road layout has been designed to adoptable standards with access for refuse and service vehicles.

Pedestrian and cycle access will be altered accordingly with new dropped kerb and access point constructed to adoptable standards.

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 its current use. The boundaries along the northern, eastern, southern and western boundaries are in line with the title deed for the site.

Along the boundaries we are proposing a combination of 1.8m timber fenced screening and planting to help mitigate any harm on visual amenity.

The Elevation of the plot facing the street has been designed to contribute to the frontage with stone and slate tile being proposed referencing the neighbouring properties.

SITE.



PREVIOUS PLANNING APPLCIATIONS.

99/62/91477/E6

ERECTION OF 4 NO. DETACHED HOUSES WITH GARAGES

APPROVED

2000/60/93239/E6

OUTLINE APPLICATION FOR ERECTION OF 2 DWELLINGS

REFUSED

2017/60/90272/E

Outline application for erection of residential development (2 dwellings)

APPROVED OUTLINE PERMISSION

2017/60/94299/E

Outline application for erection of 3 detached dwellings

APPROVED OUTLINE PERMISSION

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 CONSTRUCTED TO A SUSTAINABLE 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
- AREAS OF THE DEVELOPMENT WILL BE SACRIFICED TO CONTRIBUTE TO A BIODIVERSITY NET GAIN CONTRIBUTION

PRE-APPLCIATION RESPONSE.

A pre-application was submitted to Kirklees council in April 2023 to determine the level of development that could be achieved on site. The pre-application concluded the following:

“To conclude, it is likely that residential development could be supported on this site, however consideration would need to be given to the size of dwelling and the proposed density to ensure the scheme would not result in a cramped or overdeveloped site and provide adequate amenity space for future occupiers. Consideration should also be given to the design of the proposed dwellings and the wider site in the interest of visual amenity and to ensure no harm is caused to residential amenity of neighbouring or future occupiers. Should any future application be submitted, the above concerns would need to be addressed and additional information would be required in terms of full plans and elevations, site sections layout and landscaping, highway details to ensure safe access, biodiversity mitigation and net gain, land contamination, drainage and climate change.”

The concerns raised from the pre application were in relation to:

- Highway Design
 - Trees
- Residential Amenity
- Waste Storage & Collection
 - Visual Amenity

The above concerns have been duly addressed and set out within this document and shown on the proposed planning pack submitted alongside this document

PLANNING POLICY.

LP2 – PLACE SHAPING

THE PROPOSALS CREATE A RESIDENTIAL SITE IN AN AREA CONSISTING OF RESIDENTIAL DWELLING HOUSES

LP3- LOCATION OF NEW DEVELOPMENT

THE PROPOSALS MAKE USE OF LP3 BY WITH CONNECTIONS TO TRANSPORT AND GREEN LINKS 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.

LP7 – EFFICIENT AND EFFECTIVE USE OF LAND AND BUILDINGS

THE APPLICATION SITE IS AN INFILL SITE 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

LP20 – SUSTAINABLE TRAVEL

THE PROPOSAL MAKE CONNECTIONS TO SUSTAINBLE TRANSPORT LINKS AND FACILITATES THE NEEDS OF PEDESTRIANS & CYCLISTS

LP21 – HIGHWAY SAFETY AND ACCESS

THE PROPOSAL ENSURES 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

APPROPIRATE LEVELS OF PARKING IS PROVIDED FOR THE SCHEME ALONG WITH VISIT 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 THE 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

LP31- STRATEGIC GREEN INFRASTRUCTURE NETWORK

THE SITE IS IN A SUSTAINBEL LOCATION BUT ALSO WITHIN CLOSE DISTANCE TO GREEN INFRASTRUCTURE NETWORK

LP32 – LANDSCAPE

APPROPIRATE LANDSCAPING AND MITIGATION HAS BEEN INCORPORATED INTO THE SCHEME FROM THE OUTSET TO CREATE A HIGH QUALITY LANDSCAPING SCHEME.

LP33 TREES

THE PROPOSAL SEEKS TO RETAIN VALUABLE AND IMPORTANT TREES WITH THE DEISGN BEING INFLUENCED BY TREES ON SITE AND FOLLWING IVESTICATIONS FOLLOWING A TREE SURVEY & AIA

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

LP52 – PROTECTION AND IMPROVEMENT OF ENVIRONMENTAL QUALITY

TO ASSIST IN THE PROTECTION OF ENVIRONMENTAL QUALITY, THE SITE WILL INCREASE BIODIVERSITY WITH AREAS DEDCIATED TO THE PLANTING OF WILDLIFE ALONG WITH ALL HOUSING RECIEVEING SOLAR PANELS AND RENEWABLE TECHNOLOGIES WITH EXTERNAL ARTIFICIAL LIGHTING KEPT TO A MINMIUM.

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.

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LP33 - TREES.



Following the pre-application response, a full tree report and AIA was instructed in order to determine the quality of the trees on site and determine the final site layout taking into account the valuable and important trees.

The tree survey above accompanied with the report as part of the application lead to the site layout maintaining the trees to the south of the site with protective measures on site during construction identified

MASTERPLANNING.



The proposals clearly demonstrate how policy LP5 is achieved with provisions in place for access and service routes for the site.

The site layout also shows how waste storage and collection points will be positioned to minimise visual impact but have an ease of access.

Minimum separation distances have been maintained across the site following the pre-application process.

The layout above would provide 7 dwellings within the applicant site.

LP21 - HIGHWAYS.



Following the pre-application response, a full highways report was instructed in order to achieve the required highways safety suitable for the site for pedestrians, vehicles and service and refuse vehicles. The highways plans above accompanied with the report as part of the application clearly demonstrate good visibility, access and turning provision required

The main site access will be served by Marsh Lane which is a classified main road.

Internal site access will be served by a 5.5m shared space highway will level kerb areas and internal turning provisions.

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CONCEPT.

THE VISION

Our shared vision for the site is to create a open and contemporary development of inclusive 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 an appropriate scheme that maximises site features and works with site constraints.

Our concept utilises elements of the street scene by creating a number of different types of masses and house types that break up the site layout and also aerial massing of the site.

We have created a series of house types that provide 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.

We have broken the site plan up into different elements to create planted areas and follow sight and view lines with the main access which makes for an attractive entrance to the site upon entry.

We have utilised high quality materials that are similar to the vernacular such as natural stone, slate, along with darker timber and aluminium cladding to break up the elevations.

LOCAL CHARACTER.

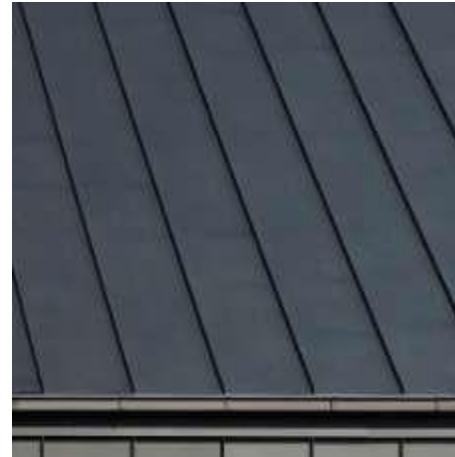


Along Marsh Lane there are a large range of house types with a mix of larger detached properties to smaller terrace and semi-detached homes.

The proposed site identifies the use of Natural Stone and Slate along with other secondary materials such as oak framing & zinc.

With this, the proposals make use of the local character by proposing a contemporary 'of it's time' scheme that relates to the vernacular palette of materials

MATERIAL PALLETTE.



We are proposing a combination of reclaimed stone, black zinc cladding, oak framing and slate tiles.

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SCHEDULE OF ACCOMODATION.

PLOT NUMBER	BED	SQ/FT	SQ/M
1	4	1798 SQ/FT	167 SQ/M
2	3	1507 SQ/FT	140 SQ/M
3	3	1507 SQ/FT	140 SQ/M
4	4	2099 SQ/FT	195 SQ/M
5	4	2099 SQ/FT	195 SQ/M
6	5	2734 SQ/FT	254 SQ/M
7	5	2852 SQ/FT	265 SQ/M
	TOTAL GIA	14,596 SQ/FT	1356 SQ/M2

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ARCHITECTURAL PRACTICE

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