

ORANGE DESIGN STUDIO.

THE RESIDENTIAL SPECIALISTS

PLANNING PACK
LIGHTRIDGE ROAD, FIXBY

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.

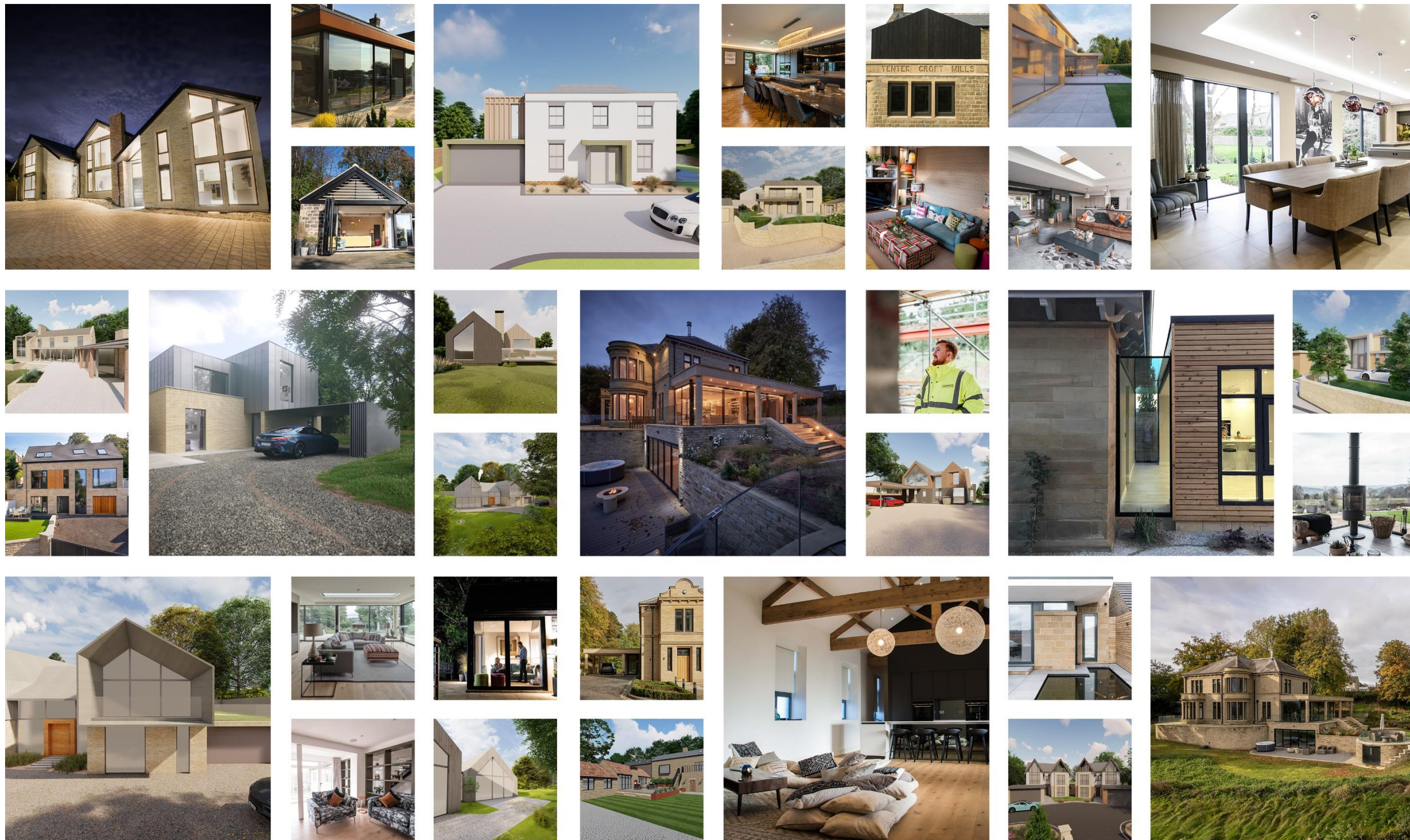
The studio environment has an open company culture with a focus on client service and teamwork.



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INTRODUCTION.



This design statement has been prepared for the proposed development of the north of Lightridge Road, Fixby to develop the site for the demolition of an existing home and garage and erection of three new dwellings.

This statement has been prepared using a combination of site information, topographical survey and local planning policy information.

PROJECT BRIEF.

The brief is to create a small development of bespoke and contemporary homes that makes use of the screened and landscaped site, the orientation and natural light.

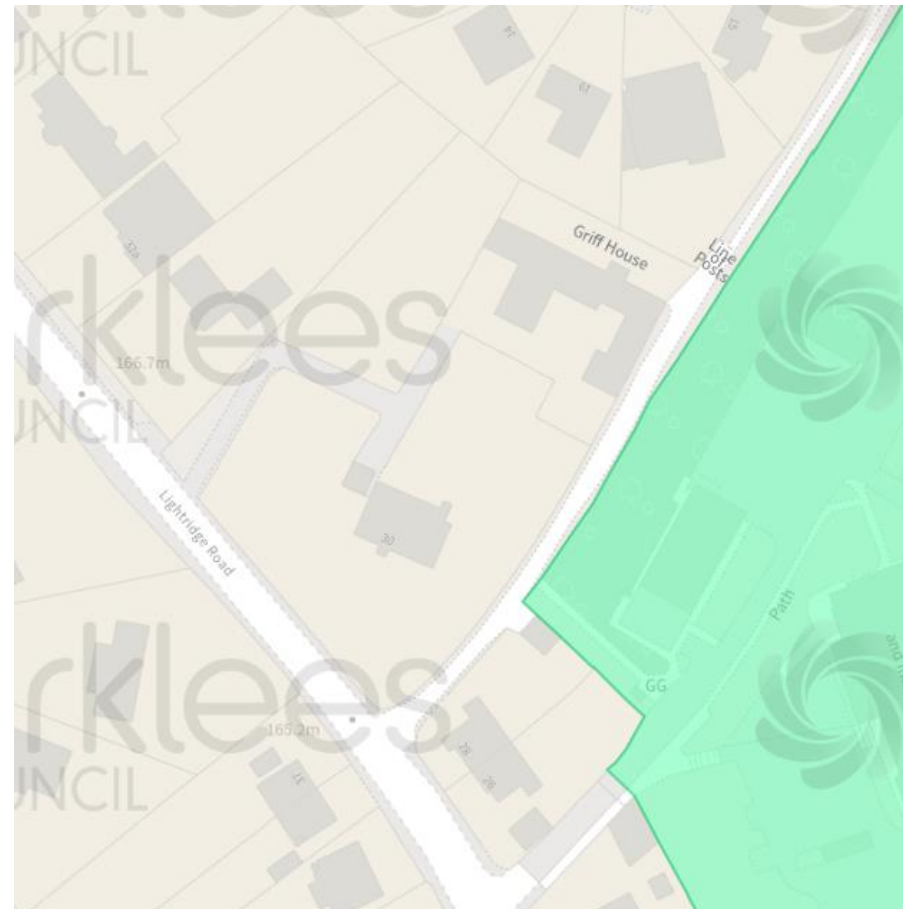
The ideal home would include the following;

- 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 Areas

The desired design language is contemporary, with the interior style utilising rich and contemporary materials and details.

The house is to be around 400 – 450M2 in terms of gross internal floor area.

SITE CONTEXT.



The site is nestled between Lightridge Road and Griff House. The site was one of the first developed plots along Lightridge Road. Number 30, was build around 1850 with the stables and coach house building (now Griff House) being constructed shortly after.

The site is unallocated in the local plan and in a well established residential area. It also benefits from being in a sustainable location which would be an ideal site for residential development. The adjacent site to the east is allocated as public open space.

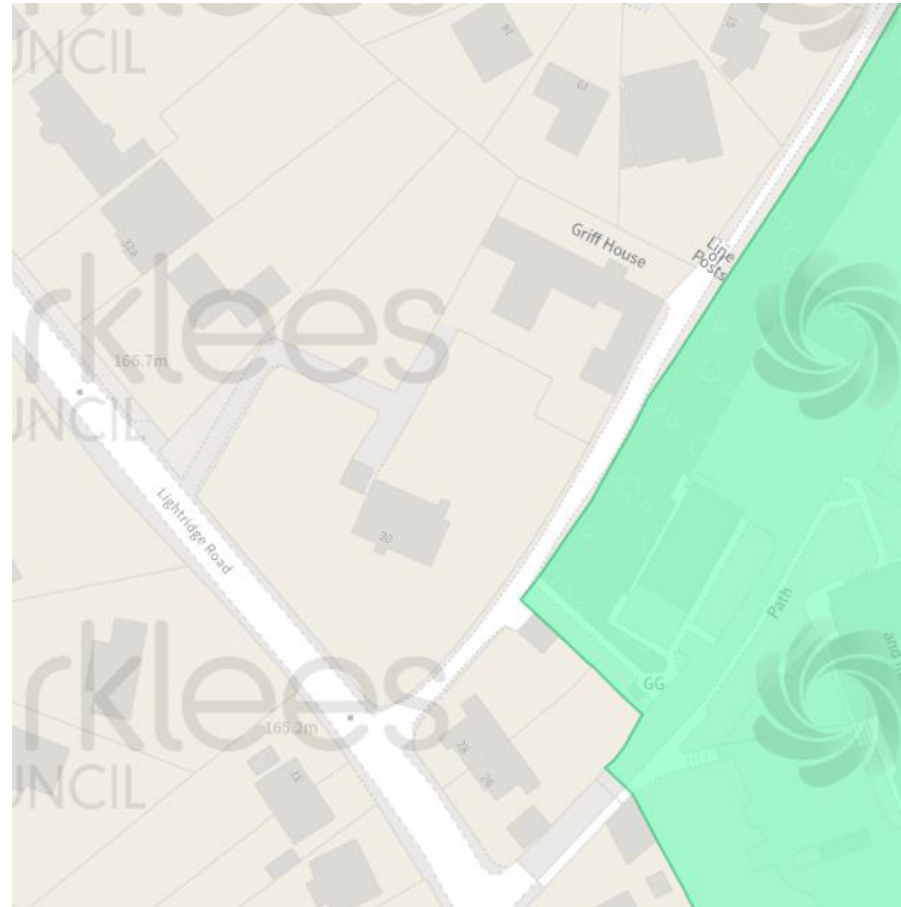


PLANNING HISTORY.

2005/92573
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
APPROVED.

Feedback from the 2005 outline application consultation, feedback was supportive towards the principle of demolition of the existing dwelling and erection of a residential development.

LAND ALLOCATION.



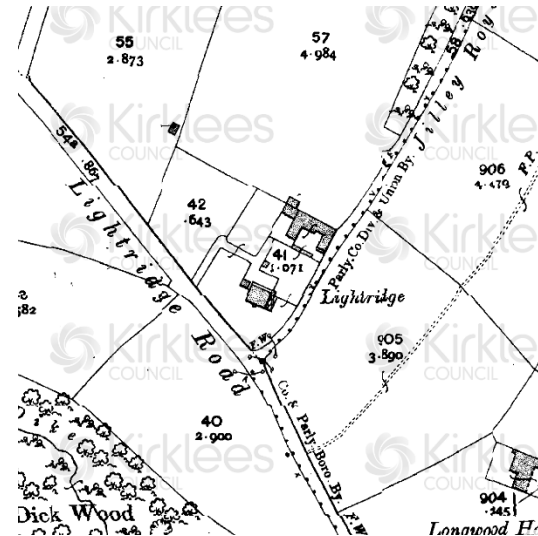
The site is unallocated under the adopted Kirklees Local Plan.
However, given the site has previously been approved for residential development and is in a sustainable location, policy will apply LP1 will apply.

The policy states;
When considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Proposals that accord with the policies in the Kirklees Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate

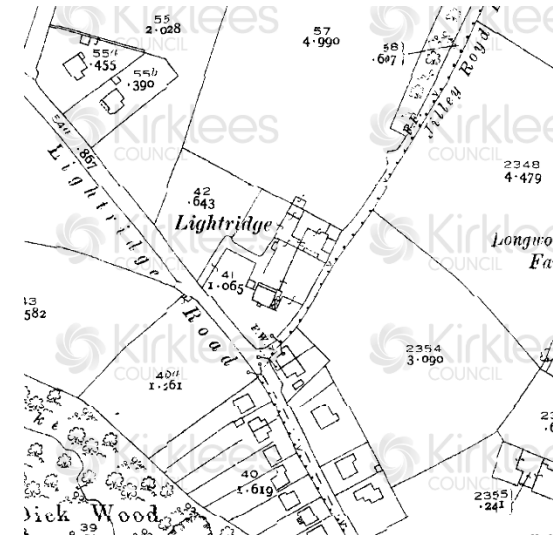
SITE HISTORY.



1854.



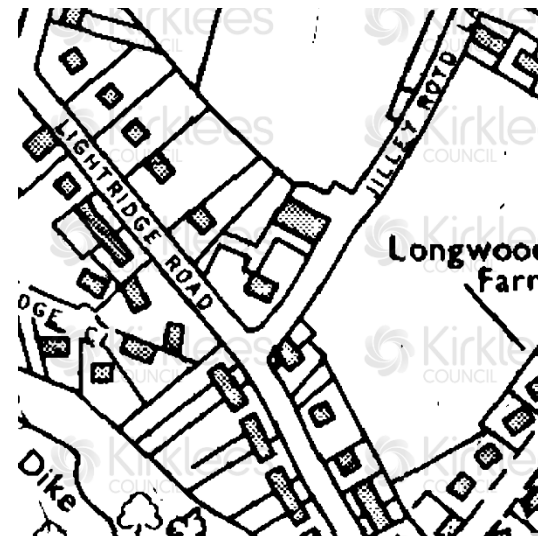
1907.



1933.



1965.



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 to the south alongside internal views, it provides an opportunity to create a special design that is of visual interest and architectural merit.

The topography of the site increases towards the north of the site but overall the site does not have abnormal topography and would accept further development without being overly constraint.

Access from Lightridge Road is already in place which serves the existing dwelling. However, further development would intensify the use of this access, which would result in the access requiring either improvement or relocation to achieve the correct access standards and visibility splays required for a road of this type.

There are a number of mature trees along the southern, and western boundaries however these are not subject to a TPO. The client does have an aspiration to retain as many of these as possible to keep the boundaries and landscaping established.

DESIGN ASPIRATION.



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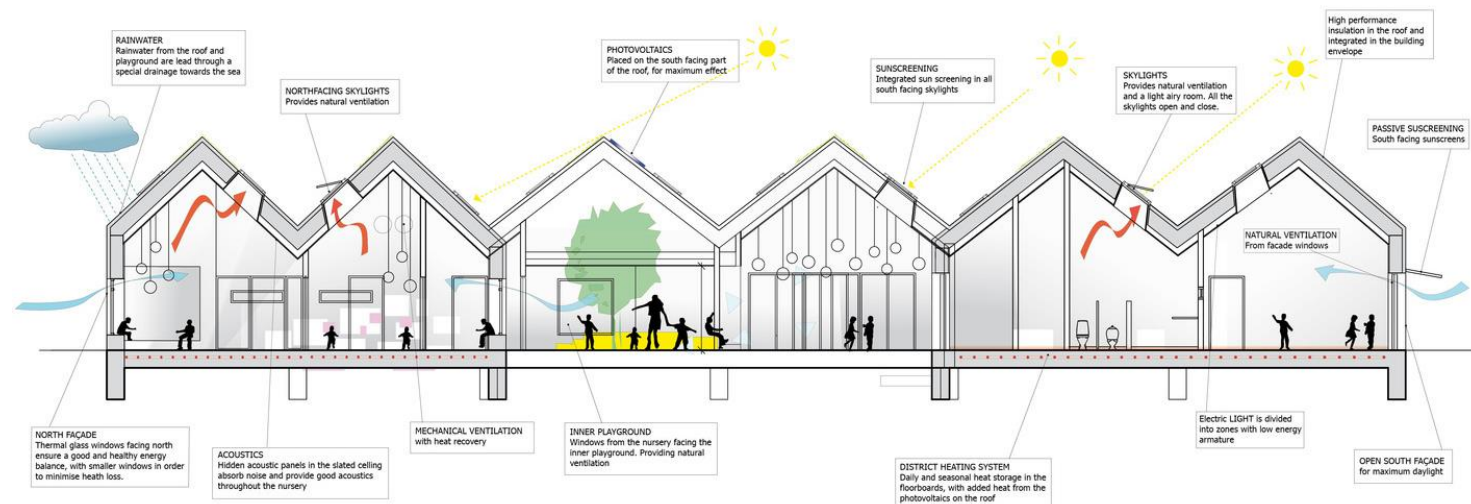
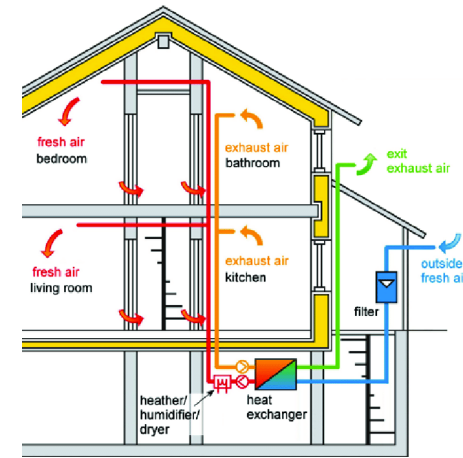
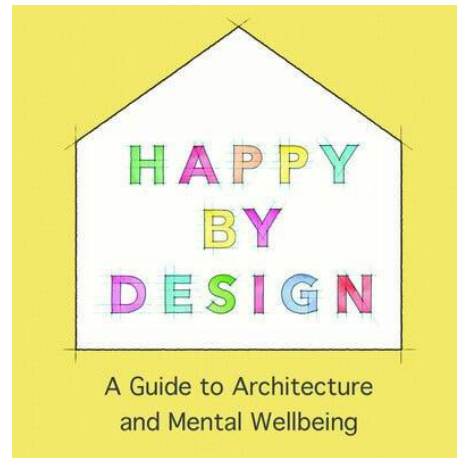
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TECHNICAL APPROACH.



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>

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PLANNING POLICY.

LP2 – PLACE SHAPING

THE PROPOSALS CREATE A RESIDENTIAL SITE IN A SUSTAINABLE LOCATION WHICH IS IN A WELL ESTABLISHED RESIDENTIAL AREA

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. THE SITE DOES NOT PREVENT OR OBSTRUCT ANY ADJACENT ALLOCATED DEVELOPMENT

LP7 – EFFICIENT AND EFFECTIVE USE OF LAND AND BUILDINGS

THE APPLICATION SITE IS AN INFILL SITE WHICH IS IN A SUSTAINABLE LOCATION WHICH HAS PREVIOUSLY BEEN IDENTIFIED AND APPROVED FOR RESIDENTIAL DEVELOPMENT

LP11- HOUSING MIX AND AFFORDABLE HOUSING

THE PROPOSALS CREATE AN APPROPRIATE MIX OF HOUSING FOR THE SITES LOCATION. THE DEVELOPMENT PROVIDES THREE HOMES FOR A MULTI-GENERATIONAL FAMILY, PRIVATE DEVELOPMENT

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 IMPROVES HIGHWAY SAFETY BY RELOCATING THE SITE ACCESS, PROVIDING ADEQUATE VISIBILITY, ALONGSIDE TURNING AND REFUSE PROVISIONS

LP22 – PARKING

APPROPRIATE 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 SUSTAINBLE LOCATION BUT ALSO WITHIN CLOSE DISTANCE TO GREEN INFRASTRUCTURE NETWORK

LP32 – LANDSCAPE

APPROPRIATE 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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