

ORANGE DESIGN STUDIO.

THE RESIDENTIAL SPECIALISTS

STREET SCENE STUDY
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.

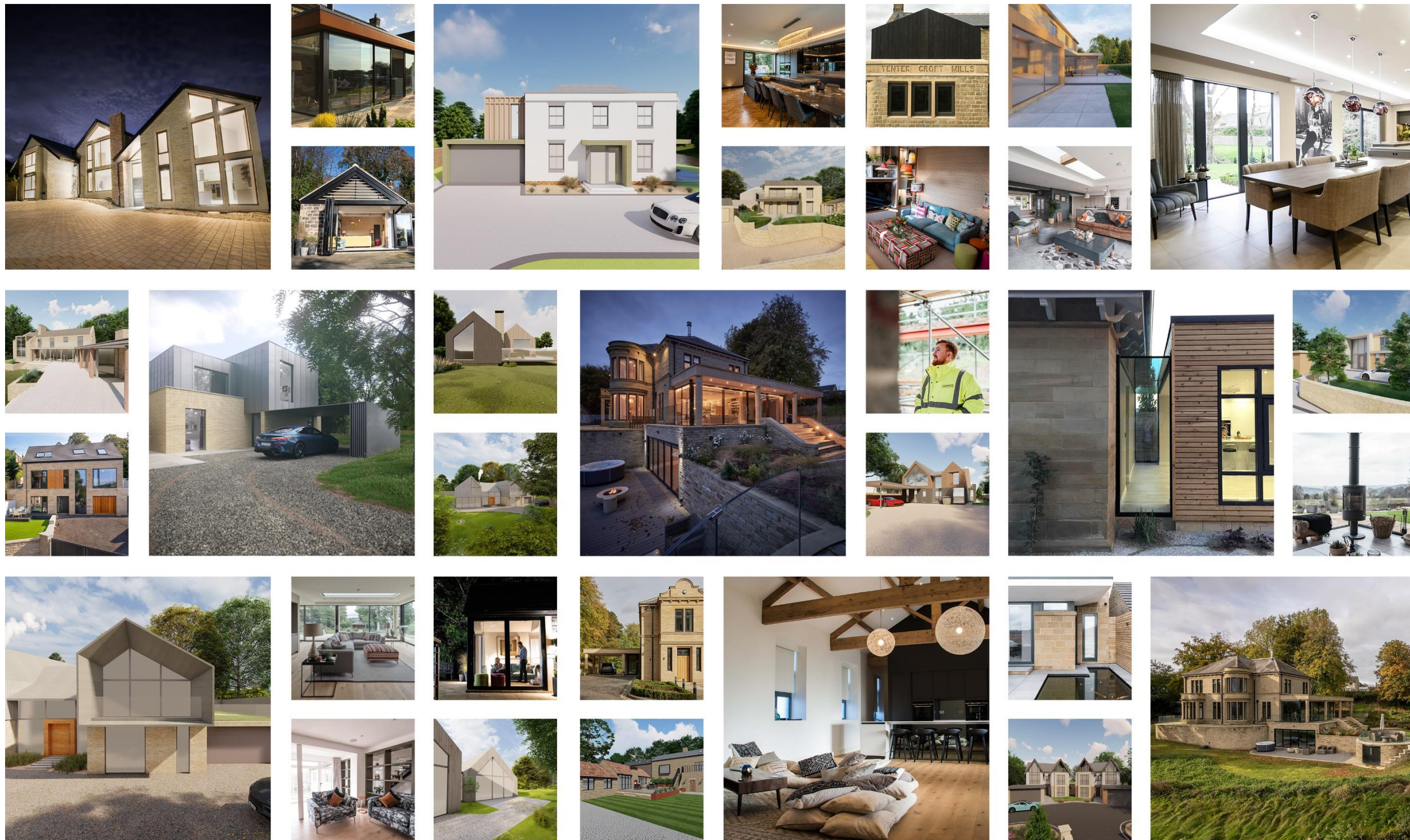
The studio environment has an open company culture with a focus on client service and teamwork.



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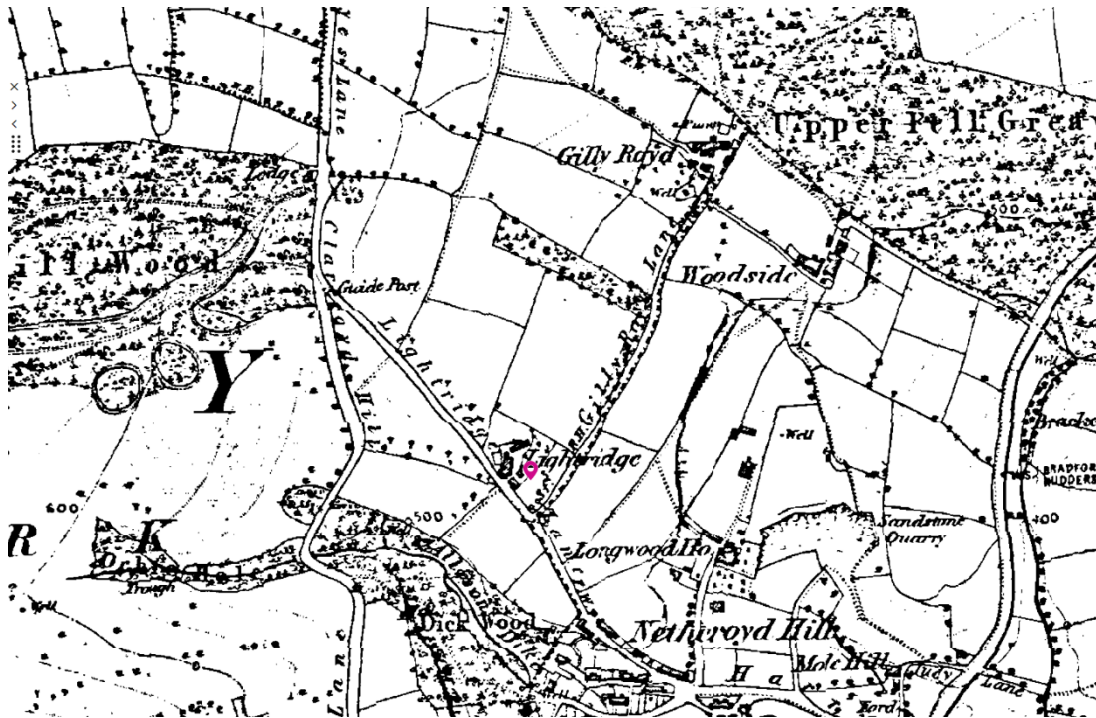
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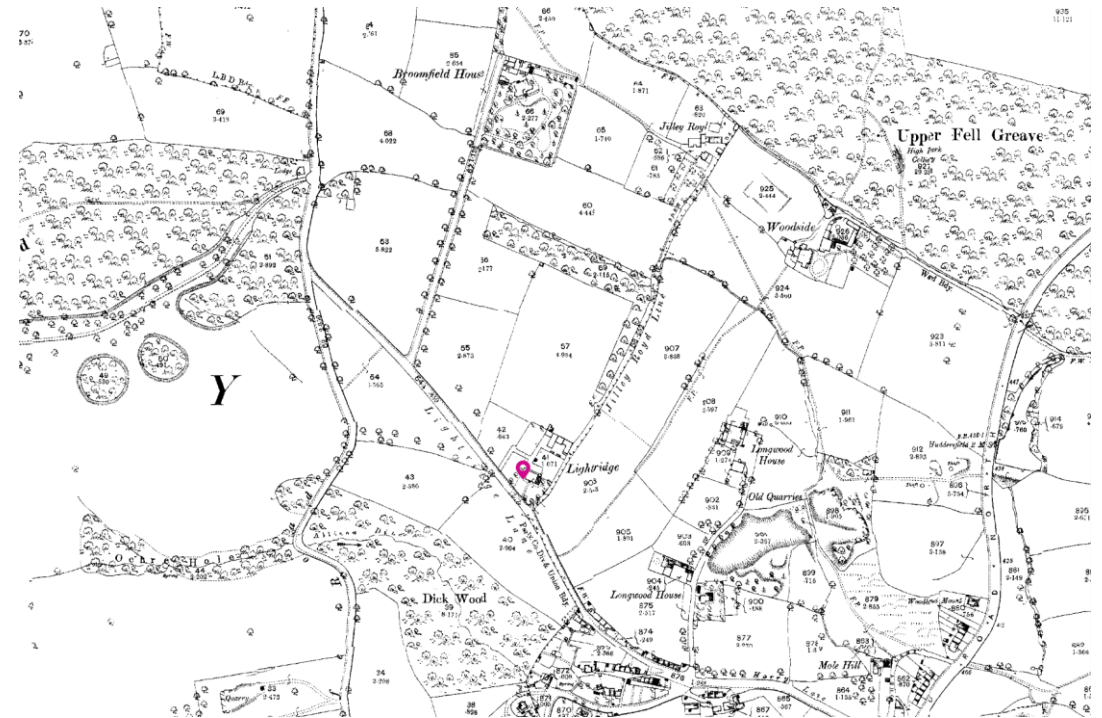




STREET SCENE HISTORIC ASSESSMENT.



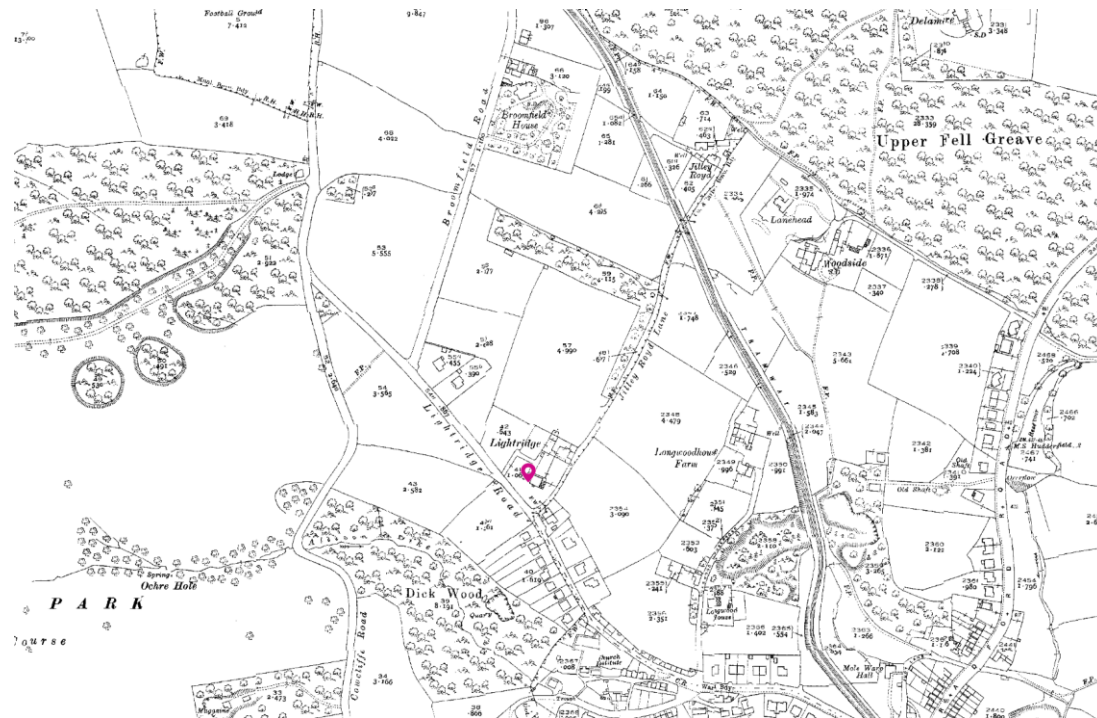
1850s



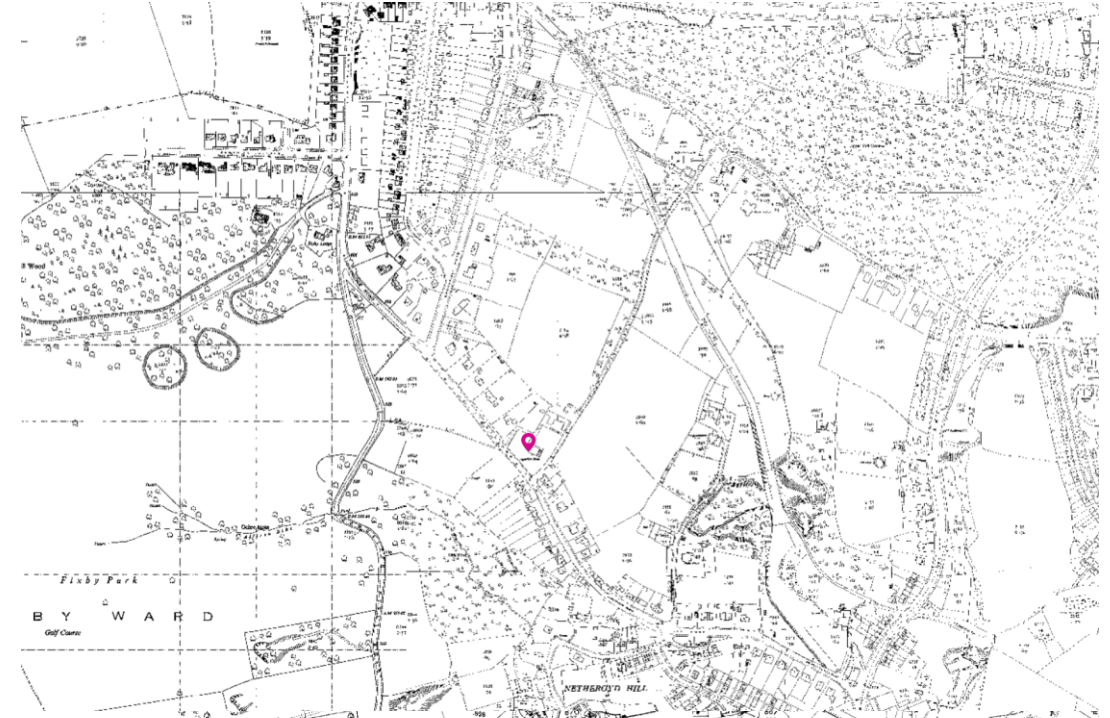
1890s

The proposed site for this development is one of the earliest to be established on the street. Between the 1850s and 1890s, the original building on this site was demolished to accommodate a new property, which still stands today. This history establishes a precedent for regeneration, demonstrating that the absence of historical significance will eventually lead to the turnover of development which is essential for the ongoing improvement of the area.

STREET SCENE HISTORIC ASSESSMENT.



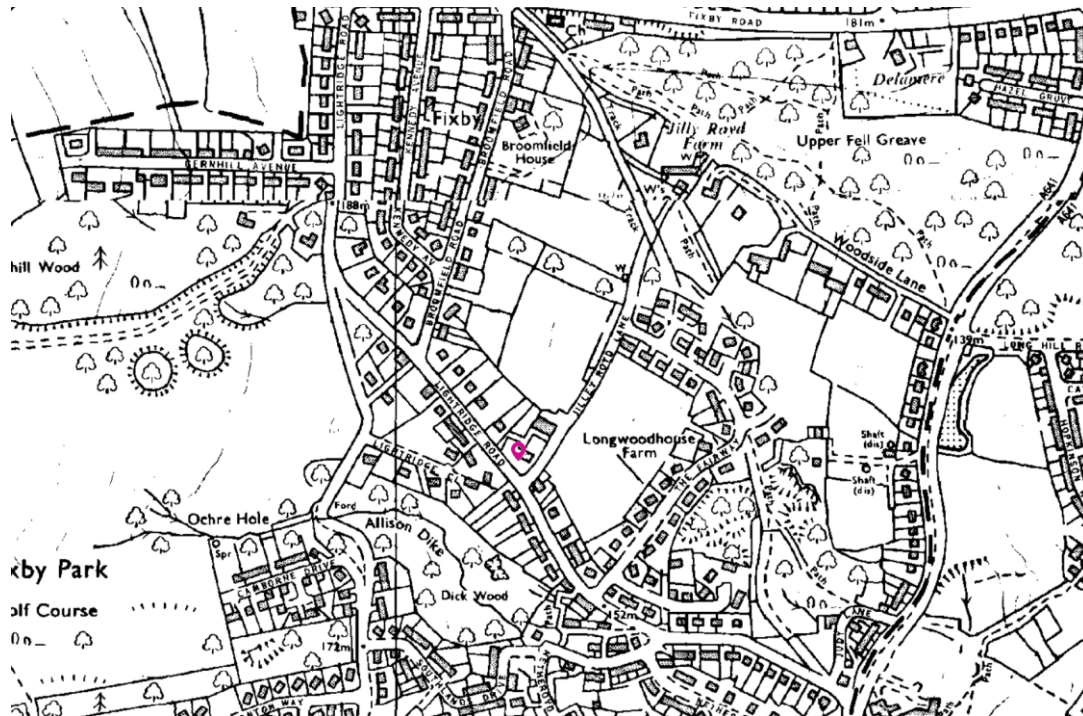
1930s



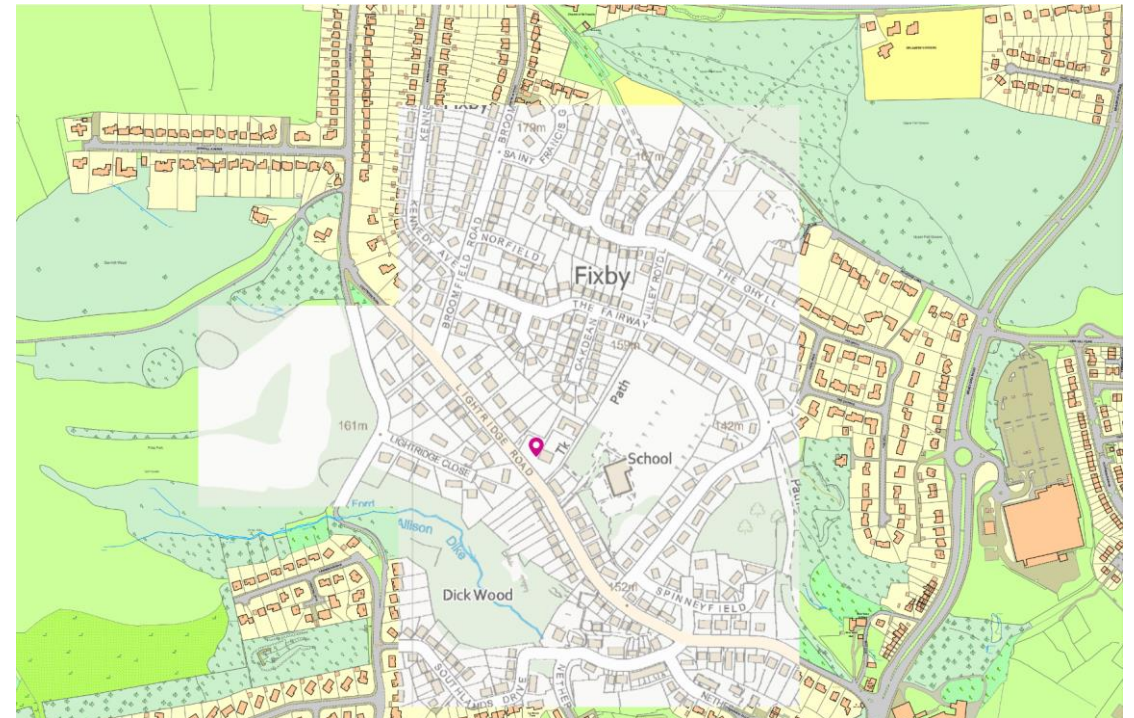
1950s

The 1930s marked the introduction of additional residences on the south side of Lightridge, many of which remain today and represent the initial wave of distinctive architectural styles in the area. Development on the north side of the road began in the 1950s, further enhancing the street and contributing to the diverse mix of housing. With most of the street scene developed during the post-war era, it is evident that ongoing regeneration and development will be necessary as the existing low-quality housing stock ages over time.

STREET SCENE HISTORIC ASSESSMENT.



1980s



2000s

The area experienced additional development into the 1980s, with the only significant change since then being the establishment of Fixby Primary School. As there has been little alteration in terms of overall volume, many properties along the street have undergone renovations and redevelopment over time. This has resulted in the area lacking a cohesive architectural style or distinct character. While some common characteristics have been noted in the subsequent slides, numerous standalone properties now exist that do not contribute to any unified aesthetic on the street scene.

STREET SCENE ASSESSMENT.



Approximate age: 2020s

Key Features: Prominent front gabled dormer window, front facing gable end

Material Palette: Buff 150mm coursed stone, ashlar stone heads and cills, anthracite grey UPVC windows and doors, grey slate roof tiles, grey lead cladding, stone corbels



Approximate age: 2000s

Key Features: Prominent front facing gable, lean to oak framed porch

Material Palette: Buff 150mm coursed stone, ashlar stone heads and cills, timber windows and doors, red concrete plain roof tile



Approximate age: 1940s

Key Features: Prominent front facing gable, multiple bay windows and mock timber framing, rolled lip chimney pots

Material Palette: Off-white render, red clay roof and walling tiles, green timber windows and doors



Approximate age: 1930s

Key Features: Art Deco style, flat roof, circular windows and rounded corner windows, arched entry porch

Material Palette: White render, white PVC windows, blue doors

Approximate age:
Key Features:
Material Palette:

STREET SCENE ASSESSMENT.



Approximate age: 1980s
Key Features: Steep pitched roof from ground floor eaves level, front facing gable, 300mm stone heads
Material Palette: Rubble coursed stone with extruded mortar, waney edge timber cladding, grey concrete roof tiles, white upvc windows



Approximate age: 1980s
Key Features: Front facing gable, split level roof, dual chimney pots, vertical coursed brick heads and cills
Material Palette: Red brick, grey slate roof, white upvc casement windows



Approximate age: 1960s
Key Features: Timber framed porch, front facing gable with stone quoins
Material Palette: White render, rubble coursed stone, black painted timber, red brick, grey roofing tiles



Approximate age: 1950s
Key Features: Hipped roof with a two storey side extension, projecting bay window, distinctive ridge tiles
Material Palette: Peddle dash, red brick, red walling tiles, white pvc windows and doors, grey roof tiles with red ridge tiles, stone heads

STREET SCENE ASSESSMENT.



Approximate age: 1980s
Key Features: Split level driveway, lean-to porch, cantilevered bay window
Material Palette: Rubble coursed stone, white pvc windows, concrete roof tiles, white balustrading



Approximate age: 2000s
Key Features: Triple gabled frontage
Material Palette: 150mm coursed stone, off-white render, grey concrete roof tiles



Approximate age: 1940s
Key Features: Steep pitched roof from ground floor eaves level, front facing gable, 300mm stone heads
Material Palette: Rubble coursed stone with extruded mortar, grey slate roof tiles, white upvc windows



Approximate age: 1950s
Key Features: Central gable, dormer bundalow, stone projecting chimney stack
Material Palette: Coursed Yorkshire stone, oak front door with white pvc windows, grey slate roof tiles

STREET SCENE ASSESSMENT.



Approximate age: 1940s
Key Features: Hipped roof, projecting porch and front bay windows
Material Palette: White render, buff coursed stone, white pvc windows



Approximate age: 1940s
Key Features: Hipped roof, covered porch and front bay windows
Material Palette: Pebble dash, red brick, red roofing and walling tiles, buff stone



Approximate age: 1940s
Key Features: Projecting porch with pointed pediment, rubble coursed stone, stone heads on front facing gable
Material Palette: Yorkshire stone, timber projecting porch, stone roofing tile, white upvc windows



Approximate age: 1940s
Key Features: Hipped roof, curved bay windows, arched window with stone surround
Material Palette: White render, coursed Yorkshire stone, anthrasite pvc windows, red roofing tile with concrete ridge tiles

STREET SCENE ASSESSMENT.



Approximate age: 1930s

Key Features: Double gabled front, projecting porch, gabled garage front, arched gateway, panelled oak door

Material Palette: White timber, rubble coursed stone, oak doors, stone roof tiles



Approximate age: 1940s

Key Features: Hipped roofs, triple chimney pots

Material Palette: Grey pebble dash, concrete roof tiles and ridge tiles



Approximate age: 2000s

Key Features: Double height glazing, Ashlar stone surrounds, velux windows, dual pitched roof

Material Palette: Buff 150mm coursed stone, ashlar stone heads and cills, timber windows and doors, red concrete roof tile



Approximate age: 1960s

Key Features: Flat roof garage, hipped roof, projecting first floor bay

Material Palette: Yellow render, irregular coursed stone, white pvc windows, concrete roof tile

STREET SCENE ASSESSMENT.



Approximate age: 1980s

Key Features: Arched regency window, regency style sash windows, projecting stairwell

Material Palette: Red brick, concrete roof tile, white timber windows



Approximate age: 1920s

Key Features: Mock Tudor false timber gable cladding, side dormers with hipped roofs, glazed porch

Material Palette: White render, false timber cladding, red brick, pebble dash, clay roof and ridge tiles



Approximate age: 1920s

Key Features: Stone mullions, Projecting stone bay, symmetrical front façade, metal framed windows
Material Palette: Coursed Yorkshire stone, red clay roof tiles, ashlar stone window surrounds, white metal framed windows



Approximate age: 2000s

Key Features: Projecting glazed porch, full height glazing at first floor, varied roof heights

Material Palette: White render, anthracite grey aluminium windows, concrete roof tiles

STREET SCENE ASSESSMENT.



Approximate age: 1980s

Key Features: Stone quoins, ashlar stone heads and cills, projecting pvc fascia

Material Palette: 150mm coursed stone, white pvc windows, concrete roof tiles, brown pvc door, white pvc gutters and fascias



Approximate age: 1980s

Key Features: Oak framed porch, projecting garage, bungalow

Material Palette: White render, oak frame, black pvc fascias and gutters, semi-uniform coursed stone, eggshell aluminium doors and gutters, concrete roof tile, ashlar stone heads and cills



Approximate age: 1990s

Key Features: Stone corbels, arched projecting stairwell window, ashlar stone surrounds

Material Palette: Coursed punch faced stone, buff ashlar, stained timber windows



Approximate age: 1930s

Key Features: False tudor framing, projecting circular bay, projecting lean-to porch

Material Palette: Rough set pebbldash, false timber framing, white pvc windows with metal framing, red brick, concrete roof tiles

STREET SCENE ASSESSMENT.



Approximate age: 1960s
Key Features: Hipped roof, projecting bay windows, staggered stone quoins
Material Palette: Yellow render, Yorkshire stone with extruded mortar, concrete roof tiles



Approximate age: 1950s
Key Features: Flat roof extruded across frontage, Covered porch, full height glazing at first floor, projected ground floor level
Material Palette: Grey roof felt, White timber fascias and soffits, PVC windows, semi-uniform coursed stone



Approximate age: 1930s
Key Features: False tudor framing, projecting timber framed porch and balcony, curved bay windows
Material Palette: Rough set pebbledash, false timber framing, white pvc windows with metal framing, red brick, concrete roof tiles



Approximate age: 1940s
Key Features: Projecting brick string course, front bay window, projecting front gable
Material Palette: Red brick, white pvc windows, red concrete roof tile

PLANNING RESPONSE.

Dwelling 1 – Concerns in respect of the overall scale, size, layout and design of the dwelling. Therefore to overcome Officers concerns please look at incorporating the below changes:

- Remove a substantial amount of glazing from the buildings – no double height glazing but more traditional smaller panels, with stone heads and cills.
- Remove balcony area from the front of the dwelling.
- While stone heads and cills are considered to be acceptable the provision of larger ‘blocks’ around the windows and doors as shown on plans are not considered to be sympathetic or reflective of other dwellings in the area.
- Remove a floor from the garage and reduce in width by removing WC and staircase, also remove link between garage and dwelling.
- Concerns over the rear elevation of the dwelling facing Lightridge Road, this should be revised to have the front of the property facing Lightridge Road, with parking retained to the rear. The proposed covered terrace area should be moved to the side of the property (or to the northern elevation) to try and ensure that the southern elevation appears as the front/principal elevation.
- Remove double pitched gable elevations – replace with single gable elevation (more in character) and drop the ridge height of the pitch down (drop pitched roof to accord more with that shown on dwellings 2 and 3 – set down from the gable).

Dwelling 2 – Same as above.

- While stone heads and cills are considered to be acceptable the provision of larger ‘blocks’ around the windows and doors as shown on plans are not considered to be sympathetic or reflective of other dwellings in the area.
- Removal of link between dwelling and garage.
- Remove balcony area from the front of the dwelling.
- Remove a substantial amount of glazing from the buildings – no double height glazing but more traditional smaller panels, with stone heads and cills.
- Concerns over the rear elevation of the dwelling facing Lightridge Road, this should be revised to have the front of the property facing Lightridge Road, with parking retained to the rear. The proposed covered terrace area should be moved to the side of the property (or to the northern elevation) to try and ensure that the southern elevation appears as the front/principal elevation.
- Remove second floor from garage and reduce ridge height.
- Remove double pitched gable elevations – replace with single gable elevation (more in character) and drop the ridge height of the pitch down.

Dwelling 3 – Same as above.

- Dwelling appears squeezed into the site, thus resulting in an appearance of overdevelopment. This property needs to be sufficiently reduced in size to ensure that there is a suitable amount of space around the dwelling.
- While stone heads and cills are considered to be acceptable the provision of larger ‘blocks’ around the windows and doors as shown on plans are not considered to be sympathetic or reflective of other dwellings in the area.
- Remove a substantial amount of glazing from the buildings – no double height glazing but more traditional smaller panels, with stone heads and cills.
- Remove double pitched gable elevations – replace with single gable elevation (more in character) and drop the ridge height of the pitch down.
- Removal of links between garage and dwelling.
- Remove second floor from garage and reduce ridge height.
- Remove covered terrace area to the side of rear of the dwelling.

Gym – Concerns in respect of location and size/design.

- Can the gym be brought closer to the proposed dwelling (away from neighbouring property) as it feels somewhat detached at the moment.
- Please can it also be reduced in overall size to ensure it is not overpowering on adjacent residential dwellings.

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PLANNING RESPONSE.

‘While stone heads and cills are considered to be acceptable the provision of larger ‘blocks’ around the windows and doors as shown on plans are not considered to be sympathetic or reflective of other dwellings in the area.’

Under Chapter 11 of the NPPF, planning decisions should support development that makes “efficient use of land” taking into account the need for different types of housing, local market conditions, infrastructure, the prevailing character of the area, the desirability of promoting regeneration or change, and the importance of securing well-designed, attractive and healthy places. Along Lightridge Road, there is no single dominant house type as demonstrated by the study across the previous pages in this document. The existing developments show considerable variety in plan, height, orientation, roof style, material usage and prominent features. The variation and lack of distinctive style would therefore leave some viable space for flexible development in order to create progressive new housing that makes ‘effective’ use of the previously developed site.

Prominent features have however been included within the design. The inclusion of stone surrounds creates interest within the proposed dwellings, brings forward this particular construction material to create a striking and contemporary element, whilst in our opinion still remains sympathetic to the area through its use. The same goes for the use of two pitched gable elements to the front and back of the property. Multiple dwellings on the street have introduced this as a style in the area and if anything it has become more common than single gabled properties now, which would contradict the comment regarding the single gable providing a greater sense of character.

LP24 encourages high-quality and contemporary design that newly introduced features such as this provide. This contributes significantly to the overall development of the wider street scene by providing new housing stock that is of it’s time, as opposed to being pulled back by previous housing types and styles that limits progression.

Concerns over the rear elevation of the dwelling facing Lightridge Road, this should be revised to have the front of the property facing Lightridge Road, with parking retained to the rear. The proposed covered terrace area should be moved to the side of the property (or to the northern elevation) to try and ensure that the southern elevation appears as the front/principal elevation.

Many sites on this street feature dense vegetation of a significant height along the road facing boundary, as well as being well set back from the roadside. This has created a significant level of screening, that not only protects residential amenity but also sets precedent for the irregular placement and orientation of properties in the area. The orientation of the proposed dwellings at present still utilises the gabled elements to create a primary elevation that faces the roadside, whilst adhering to LP24 by means of providing a high standard of amenity for future and neighbouring occupiers. By creating a central courtyard that the properties front onto, private amenity space can be positioned in locations that are not overlooked and elevates the quality of residential design and comfort. The advice in Chapter 12 of the NPPF, “Achieving well-designed places”, should also be taken into account, in particular that planning decisions should aim to ensure that developments will function well, add to the overall quality of the area, optimise the potential of the site to accommodate development and create safe and accessible environments.

‘Remove a substantial amount of glazing from the buildings – no double height glazing but more traditional smaller panels, with stone heads and cills.’

The comments relating to reducing the level of glazing will significantly detract from the ambition to implement modern heating methods. Modern glazing technologies offer superior insulation and energy efficiency compared to traditional small windows. Retaining large glazed areas supports sustainable design principles by maximizing solar gain and reducing the reliance on artificial lighting and heating. This not only minimises the environmental impact of the development but also aligns with the UK’s commitment to reducing carbon emissions and promoting energy-efficient living. This ensures the proposal aligns with the NPPFs aim to ensure dwellings are functional as well as attractive.

The reduction of windows to form small, single openings also runs the risk of confusing past and present development. High levels of glazing can serve as a distinctive feature that sets new developments apart while harmonising with traditional elements such as the stone surround previously discussed. This approach fosters a dialogue between old and new, ensuring that the development is both innovative and respectful of the surroundings. Policy LP24 clearly sets out the ambition of the council to encourage progressive and new methods of construction to improve the quality of design. This level of glazing is common amongst modern properties given the increase in overall habitable wellbeing and link to the outdoors that it promotes, alongside the previously mentioned passive solar gains.

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PLANNING RESPONSE.

‘Remove a floor from the garage and reduce in width by removing WC and staircase, also remove link between garage and dwelling.’

The massing of the garage currently does not impact any of the surrounding sites and will not be visible from the streetscene. The garage of Plot 2 neighbours the adjacent garage, Plot 3 the adjacent barn and Plot 1 has the garage situated to the rear, screened on the eastern boundary by trees and foliage. We are willing to remove the shared gym building from the proposal, however if we do so this provision will likely become situated in the garage space at first floor level.

‘Remove balcony area from the front of the dwelling.’

There is already precedent set for front balconies in one of the adjacent properties to the site. Given the current placement of the dwelling on the site, this balcony is well set back from the road and is also screened by the projecting gables to either side. This negates any risk of overlooking that would detract from residential amenity issues.

Gym – Concerns in respect of location and size/design.

- Can the gym be brought closer to the proposed dwelling (away from neighbouring property) as it feels somewhat detached at the moment.
- Please can it also be reduced in overall size to ensure it is not overpowering on adjacent residential dwellings.

We are willing to remove the gym from the site in order to help reduce impact on the site and any impact on the neighbouring site.

The provision of three new properties within the site that are to be occupied by one family, create a safe place for multi-generational living and is designed around communal aspects and relationships between the housing. This contributes to healthy place making, with private and shared residential amenity being overlooked by primary living spaces, aiding in allowing younger generations to grow up in a safe environment.

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.

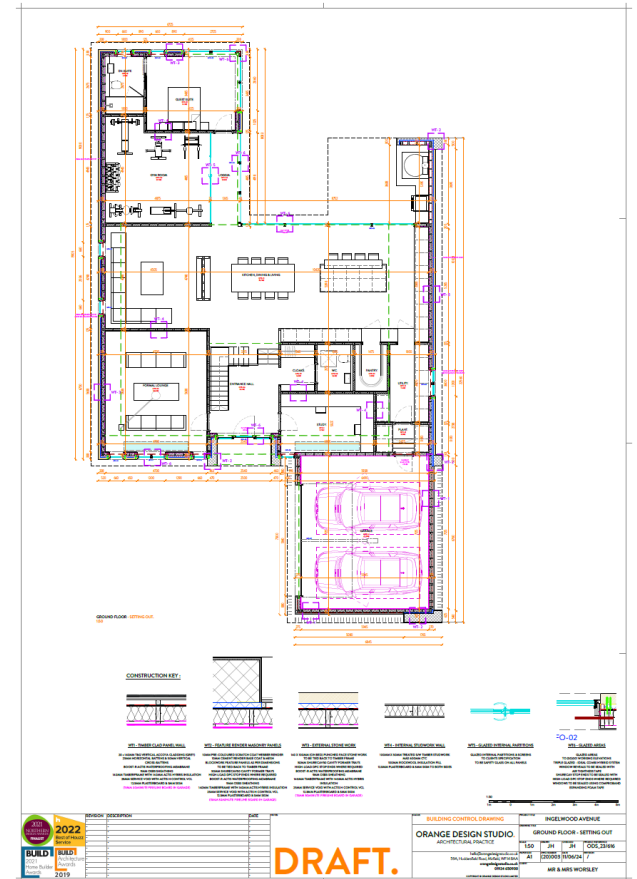
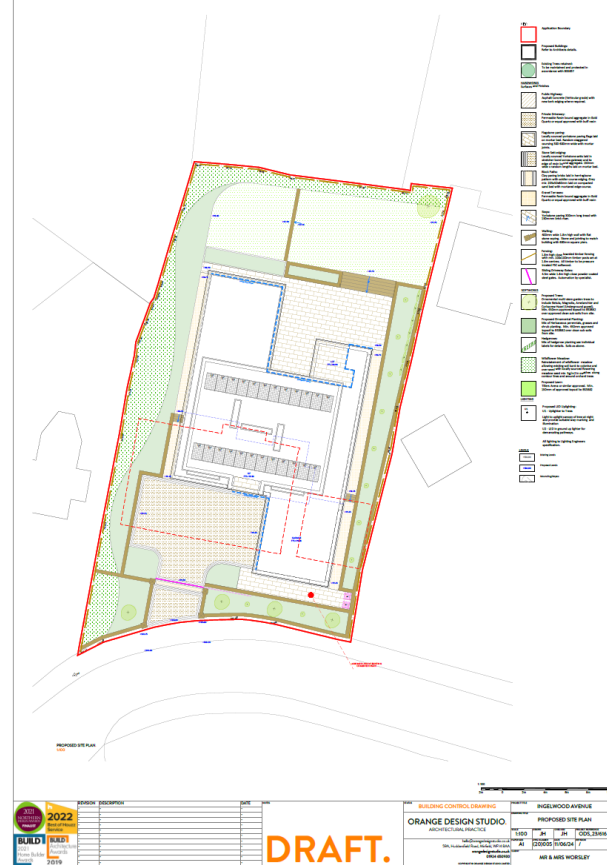
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APPLICATION PRECEDENT .

2023/92933 – 6 INGLEWOOD AVENUE – REPLACEMENT DWELLING



SIMILARLY TO LIGHTRIDGE ROAD, AND OTHER ROADS AROUND HUDDERSFIELD, THE STREET SCENE OF INGLEWOOD AVENUE WAS DEVELOPED IN A SINGULAR FASHION WHICH RESULTS IN INDEPEDANT, UNIQUE PLOTS, AS OPPOSE TO A COHESIVE STYLE. THIS PRESENTS A CHARM WHICH IS SEEN ACROSS MOST OF KIRKLEES STREETSCENES FROM THE EARLY 1800S TO 1970S WHEN LARGER COHESIVE DEVELOPMENTS BECAME MORE POPULAR AS HOUSING DEMAND INCREASED.

APPLICATION 2023/92933 IS A GOOD EXAMPLE OF A CONTEMPORARY ADDITION TO THE STREET SCENE IN AN AREA WHERE EACH HOUSE IS INDIVIDUAL AND THE WIDER STREET SCENE HAS A LARGE ARRANGE OF ARCHITECTURAL STYLES, MATERIALS AND DETAILS. THIS WAS SUPPORTED BY KIRKLEES UNDER THEIR CURRENT LOCAL PLAN AND SPDs AND QUOTED THE HIGH QUALITY DESIGN UNDER LP24.

THE APPROVED DWELLING IS DESIGNED AND BUILT OF ITS TIME USING CONTEMPORARY CONSTRUCTION TECHNIQUES SIMILAR TO THE OTHER HOMES IN THE AREA, THAT WERE ALSO BUILT OF THEIR TIME AND THE TIME OF CONSTRUCTION.

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