

# ORANGE DESIGN STUDIO.

ARCHITECTURAL PRACTICE

## JUSTIFICATION DOCUMENT.

NEWGATE GARAGE, NEWGATE, MIRFIELD, WEST YORKSHIRE, WF14 8DB,  
UNITED KINGDOM.

## INTRODUCTION.

The purpose of this document is to provide a clear and reasoned response to the objections and comments raised revolving around the application at Newgate Garage, Mirfield. On behalf of our clients, we acknowledge the comments raised and would like to provide clarity in the points raised.

## PROPOSED DEVELOPMENT.

The proposed development at Newgate Garage, Mirfield seeks the erection of an outbuilding, extension of existing garage and associated internal and external alterations.

## ENVIRONMENT AGENCY COMMENTS.

Following the Environment Agency's comments, we have revised the proposed scheme to ensure the development maintains a suitable unobstructed area for maintenance and improvement works to the riverbank. The overall width of the proposed extension has been reduced, creating an increased distance between Kingdom Hall and the proposed extension to the existing historic garage. This provides a clear and accessible area of land, located at the widest part of the riverbed, for future maintenance, emergency works, and inspection activities. This area of land is shown in dashed pink on drawing (20)002 Block Plan. This unobstructed plot of land has a total area of approximately 72 square meters. It measures about 5.26 meters wide at its narrowest point and 7.45 meters at its widest point.

In response to the Environment Agency's concern regarding the proposed works causing detrimental impact to the stability of the riverbank, we propose the use of pile and ring beam foundations. We have selected this foundation system as the most appropriate method to minimize impacts on the

riverbanks stability and hydrological processes. A typical construction detail has been provided on drawing (72)002. This foundation type offers several advantages in this sensitive location:

- Minimal Excavation: Piling requires only localized disturbance to the ground at pile locations, avoiding extensive trenching or bulk excavation that could destabilize the riverbank.
- Preservation of Bank Stability: This system will not disturb the riverbank or increase loading on adjacent sub-soils.
- Maintainable Design: In the future, if works to the riverbank are required, the pile-supported structure allows easier access beneath and around the building without the obstruction of a continuous solid foundation.

By implementing these changes, we believe the revised proposal ensures a suitable unobstructed area for maintenance and improvement works to the riverbank, reduces the likelihood of any detrimental impact on the riverbank stability, and minimizes disruption to the geomorphological and hydrological characteristics of the watercourse.

Further to the Environment Agency's comments, we have instructed a new Flood Risk Assessment to be complete, which will be sent across as soon as possible. This Flood Risk Assessment covers all the points missing in the previously submitted version, as identified in the Environment Agency's Consultation Report.

## PLANNING OFFICERS COMMENTS.

Following the planning officer's feedback, the scheme has been revised to ensure the roof design integrates more coherently with the existing building. The extension roof has been redesigned to adjoin directly with the existing roof, creating a continuous and unified appearance. This change removes the previous visual disconnect and ensures the extension reads as an integrated part of the host building rather than an incongruous addition. In response to the topography of the site, the roof has been staggered to step down in height. This design approach softens the buildings massing and follows the natural land levels, reducing the visual impact from key points. The EAVES height of the southern boundary has been set below the EAVES height of Kingdom Hall, in line with the officer's

request. The ridge level of the proposed extension is the same level as the EAVES of Kingdom Hall. This creates a more sympathetic, subservient relationship with the neighbouring building, helping the extension blend into the established street scene. In the area where the van servicing ramps are proposed, it is necessary to maintain sufficient roof height and EAVES level to allow adequate clearance when the vans are raised on the machinery. However, care has been taken to ensure that proposed EAVES level in this section is set lower than the existing EAVES levels on the gable-end element. This approach allows for the building to remain functional for its intended use while also reducing the overall visual impact of the extension.

Through these design changes, the revised proposal addresses the planning officers concerns by ensuring a more coherent and sympathetic roof form, creating an enhanced visual connection and integration with the existing structure, and a reduction in perceived bulk and height when viewed from the street, which respects the local character.

A street scene drawing has been provided showing the proposed outbuilding in relation to the existing properties and boundary treatments at Huddleston Court. This demonstrates how the proposal sits within its context and allows for direct comparison of scale and massing. The EAVES and ridge heights of the outbuilding have been slightly revised to ensure the building remains visually subservient to the surrounding properties. This adjustment reduces the overall bulk of the structure, softens its impact within the streetscape, and ensures it respects the established building hierarchy. The revised scheme therefore integrates more sympathetically into the street scene, avoiding any over-dominance, remaining subservient to its context and maintaining the character and appearance of the area.

The planning officer has raised a concern regarding potential overshadowing to the existing openings on the northern elevation of Kingdom Hall, in relation to the proposed works at Newgate Garage. It is important to note that Kingdom Hall is under the applicants ownership and control, as identified in blue on the submitted location plan. The openings in question serve ancillary storage spaces and will continue to do so following the proposed development. Furthermore, due to their orientation, the openings are not affected by direct sunlight. Being located on the northern elevation of the building, and given the sun path, the façade does not receive direct sunlight and overshadowing is limited. In addition, with the revised design changes, such as reducing the ridge and EAVES level and

decreasing the overall width of the extension, these are all elements that will mean more indirect light can enter these spaces.

During the planning officers site visit, it was noted that the building has been clad in grey metal corrugated cladding. There is no record of planning permission having sought or granted for this change of materials. As the applicant cannot demonstrate that the works were undertaken more than four years ago, the cladding has been incorporated into the current application proposal for clarity and regularisation. The applicant acknowledges that the decision to install the cladding was made under a misjudged assumption of what could be carried out without the need for planning permission. However, the works were undertaken in good faith and with the intention of improving the buildings appearance. The metal cladding has replaced the former white render and has, in practice, been well received locally. It is considered to provide a visual uplift to the building and contributes positively to the surrounding street scene and it is respectfully requested that the local planning authority looks at this favourably.



2021 – WHITE RENDER.



2024 – METAL CLADDING



2024 – METAL CLADDING

The images above clearly demonstrate the improvement to Newgate Garage following the material change. In 2021, the building was finished in white render, which quickly weathered and gave the property a tired, low-quality appearance. By contrast, the 2024 photographs show the building in grey metal corrugated cladding, which delivers a far more durable, contemporary, and professional finish. The new materials are not only more appropriate for the sites commercial and industrial setting, but they also enhance the visual character of the building, presenting a cleaner and higher-quality appearance than the previous rendered treatment. This change has therefore resulted in a clear enhancement to the building and the surrounding street scene.

## NEIGHBOUR REPRESENTATION COMMENTS.

We note the concerns raised during the public consultation period, with most comments regarding existing on-street parking and traffic movement outside Newgate Garage, particularly in relation to visibility and peak-time congestion. The proposed extension and outbuilding is located on land currently within the applicants ownership and control, as highlighted on the location plan. As part of this application, the design incorporates sufficient off-street parking provision, as shown on the submitted location plan and block plan. This provision is accommodated within land owned by the applicant, including Kingdom Hall (outlined in blue), and the land where the proposed outbuilding will be located (outlined in red). These areas already provide dedicated space for vehicles associated with the garage business, and will continue to do so, continuing to reduce the reliance on on-street parking. The proposal has been carefully designed and considered to ensure it will not materially worsen existing parking or traffic conditions, and the improved on-site arrangement will help to manage vehicle movements more effectively than at present

## CONCLUSION.

It is considered that these revisions fully address the concerns previously raised, resulting in a proposal that is sensitive to its setting, consistent with established character, and compliant with relevant local and national planning policy. We trust the submitted information demonstrates the acceptability of the scheme and that the application can now be supported by the local planning authority. We respectfully request that the planning application be considered on its planning merits.