# ORANGE DESIGN STUDIO.

THE RESIDENTIAL SPECIALISTS

## PLANNING SUPPORTIVE STATEMENT.

## ST HELEN'S GATE

## 44 ST HELEN'S GATE, ALMONDBURY, HUDDERSFIELD

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# 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.

Led 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 has 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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# EXECUTIVE SUMMARY.

## PURPOSE

This document explains the rationale behind the proposed development. It shows how the design responds to the site, its surroundings, and relevant planning policies. It justifies key decisions such as layout, scale, and appearance.

## SITE OVERVIEW

The stone built property is situated within the historic semi-rural town of Almondbury. The property sits directly opposite King James' School on the heavily sloped road of St Helen's Gate. The property is semi-detatched and sits within a small cluster of three homes on the border of the conservation area.

## SITE ACCESS AND CONNECTIVITY

The site can currently be accessed by vehicle or by foot. A driveway sits to the left of the property and could hold approximately 3 cars in one line. The pedestrian access is set up from the road and can be accessed via a small stairway that leads directly to the front door of the property.

## DEVELOPMENT OVERVIEW

The proposal seeks to add a wrap around extension to the property with a single and double storey section included. An external garage is also proposed to be added to the site at the end of the existing driveway. Each of the developments will be in-keeping with the existing property and will use stone as the primary material. To accommodate the new garage, the existing driveway has been extended to create a larger turning space for vehicles.

# THE SITE.

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# SITE LOCATION.




The above map shows the wider context of the site in 2026.

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# SITE LOCATION.



The above image shows the close context of the site in an aerial manner in 2026.

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# SITE DESCRIPTION.





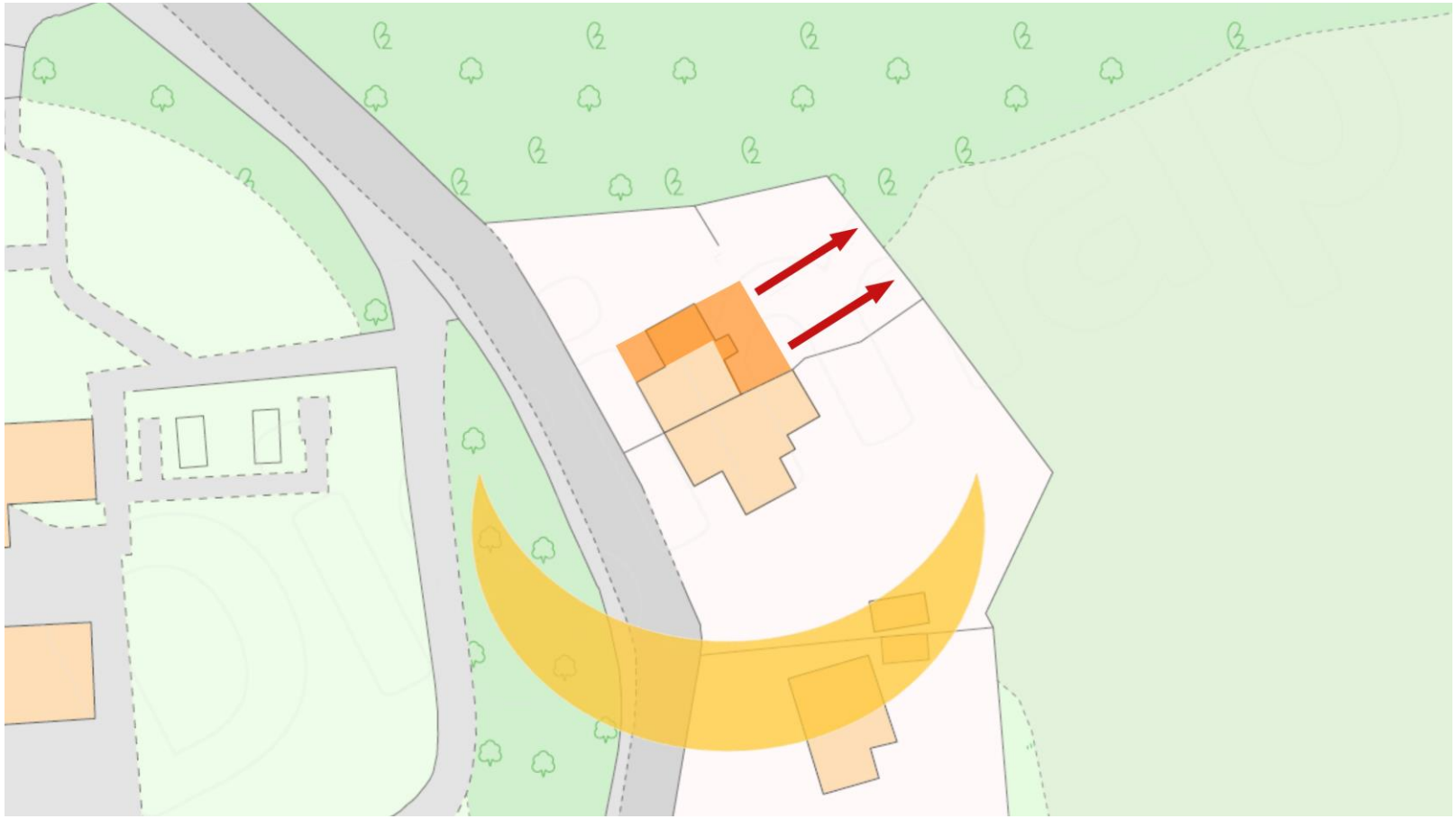

The property still maintains its historic features to the front and rear, with the existing extension being built to match, however the property is now in need of a respectable refresh.

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# SITE ANALYSIS.



All of the views the property possesses are towards the rear, making this the perfect place to focus the new extension. There is scope to remove the existing side extension to create a larger L shaped extension.

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# PLANNING HISTORY.

**2005/62/93507/W2**

This application was submitted in August 2005. It proposed that a two storey extension was to be added to the left of the property. This two storey extension would include a lounge and WC on the ground and a bedroom on the first floor, each accessed by one single opening on both floors.

The decision was made to approve this planning application in October 2005.

The works were undertaken and the extension is still situated on the site today.

# DESIGN.

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# PROPOSED FLOOR PLANS & ELEVATIONS.





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# MATERIAL DIRECTION.





## YORKSHIRE STONE

This material is proposed to be used for the various extensions in order to match the material of the existing property.

## OAK

This material is proposed to be used to construct the porch that attaches to the side of the property.

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# VISUALISATIONS.



This visualisation is taken from the rear of the property, showing how the property interacts with the neighbouring house aside.



This visualisation shows how the new proposal will alter the rear elevation of the property.

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# VISUALISATIONS.



This visualisation is taken from the front of the property, showing how the property interacts with the neighbouring house aside.



This visualisation shows how the new proposal will alter the front elevation of the property.

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# VISUALISATIONS.



This visualisation is taken from further down the road, showing how the property interacts with the neighbouring house aside.



This visualisation shows how the new proposal will alter the street elevation of the property.

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# VISUALISATIONS.



This visualisation is taken from the front of the property, showing how the property interacts with the neighbouring house aside.



This visualisation shows how the new proposal will alter the front elevation of the property.

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# VISUALISATIONS.



This visualisation is an aerial view of the property, showing how the property interacts with the neighbouring house aside.



This visualisation shows how the new proposal will alter the aerial view of the property.

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# ACCESS.

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# VEHICULAR AND PEDESTRIAN ACCESS.



The red line indicates the pedestrian access to the property. The orange line indicates the vehicle access to the property.

Each access leads to the new porch at the side of the property.

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# POLICY.

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# POLICY COMPLIANCE SUMMARY.

| POLICY | KEY REQUIREMENTS | COMPLIANCE |
|---|---|---|
| LP24 - Design | • This policy requires development to achieve a high standard of design that responds positively to the character, context and identity of its surroundings.<br>• It considers factors including scale, massing, layout, materials, appearance, landscaping and the relationship with neighbouring buildings, ensuring development is well-integrated and does not cause unacceptable harm to local character or residential amenity. | • The proposal has been designed using the same material as the existing property, ensuring the character of the extension does not hamper the existing building and its neighbour, preserving the local character of the property but also the area.<br>• Due to the neighbouring property also having rear and side extensions, the new extensions on no.44 do not look out of proportion upon massing the proposal.<br>• The extension is positioned on the north side of the property, therefore will not prove to have a detrimental impact on the daylighting of the neighbouring property. |
| LP35 – Historic Environment | • This policy seeks to protect, conserve and enhance Kirklees' historic environment, including heritage assets and their settings.<br>• Development should respond sensitively to the significance and character of historic areas, ensuring proposals do not cause unacceptable harm to heritage assets or their surroundings. | • As Almondbury is regarded as a historical settlement, this policy will apply to the proposed development.<br>• All the original features of the property, such as the stone heads and cills and the corbels, have been maintained and applied to the new extensions.<br>• The host dwelling does not sit within the Almondbury conservation area. Though, due to its close proximity the designated area, we have made sure the design remains sympathetic to the defined vernacular. |

# POLICY COMPLIANCE SUMMARY.

| POLICY | KEY REQUIREMENTS | COMPLIANCE |
|---|---|---|
| LP57 – Impact on Green Belt | • This policy seeks to protect the openness and permanence of Green Belt land by restricting inappropriate development, including extensions that have an unacceptable impact on openness.<br>• Development in the Green Belt is only supported where it falls within the policy's defined exceptions. | • The new proposal would increase the floor space by approximately 67% from that of the existing property.<br>• Whilst it is acknowledged that this is a large increase, it is also noted that there is no formal definition of disproportionate additions and each application must be assessed on its own merits. Previous case law has demonstrated that the assessment of disproportionate additions cannot be made purely in a mathematical way by reference to size when measured in floor space, volume or mass, but that appearance and visual impact are an important part of a proper evaluation. In this instance, weight is given to the effect of the proposal on the openness of the Green Belt and on the character and appearance of the area. The proposed development would have an acceptable scale relative to the original dwellinghouse and surrounding area, it is considered that the proposal would not have any detrimental impact on the character or openness of the green belt.<br>• Due to the neighbouring property having both rear and side extensions, although only ground floor, the new proposal falls within these projections, creating no detrimental impact on the openness of the green belt. |

# POLICY COMPLIANCE SUMMARY.

| POLICY | KEY REQUIREMENTS | COMPLIANCE |
|---|---|---|
| LP7 - Efficient and Effective Use of Land and Buildings | • This policy supports making the best use of existing land and buildings, particularly where development can improve or make better use of established sites.<br>• It encourages development to be appropriately located, designed and scaled while respecting the character and constraints of the surrounding area. | • The extension to the side of the property is proposed to replace the existing extension that was constructed in 2005 with a larger extension.<br>• The rear extension extends 5m off of the existing property, alike to that of the neighbouring property, creating a similar rear elevation. |
| LP22 - Parking | • This policy ensures that development provides appropriate off-street parking and does not create problems for highway safety or the surrounding area.<br>• For house extensions, it is particularly concerned with retaining adequate parking within the property, including sufficient space for vehicles to access and manoeuvre safely. | • The existing property had space for 2-3 vehicles to park in a line, creating a complex manoeuvring situation.<br>• The new design proposes for a detached garage to be added to the plot, which internally will house one vehicle and a workshop space.<br>• Externally the driveway has been extended allowing space for 2 vehicles to enter and exit the driveway easily. |

# CONCLUSION.

The proposal seeks to extend a semi-detached property, replacing an existing side extension and add an additional rear extension. The new design creates a better flowing environment on the ground floor, allowing for a large kitchen/dining/living space that leads directly onto the garden. On the first floor there has not been an increase in the amount of bedrooms. However, the new extension has allowed for each of the bedrooms to increase in size to make it a more sustainable family house. The new garage provides space for one car and also a workshop space.

All of the proposed developments have been designed to be in-keeping with the existing property and its surroundings. They are sympathetic to the original materials and massing and remain subservient to the host dwelling, with the historical features also being carried through to the extensions.

The proposal complies with numerous Kirklees Planning policies, with the main points being that the proposals are respectful and complimentary to the existing property, neighboring property and the wider context of the area.

The proposed development represents a well-considered design that responds positively to the site, its context, and surrounding character. It demonstrates compliance with relevant planning policies while delivering a high-quality and functional scheme. Safe, inclusive, and convenient access has been carefully integrated, ensuring the development is appropriate and sustainable.

For this reason, we respectfully ask that the application is supported and engaged with positively.

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