

ORANGE DESIGN STUDIO.

PLANNING DESIGN PACK.
THE BEEHIVE, HUDDERSFIELD.

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.

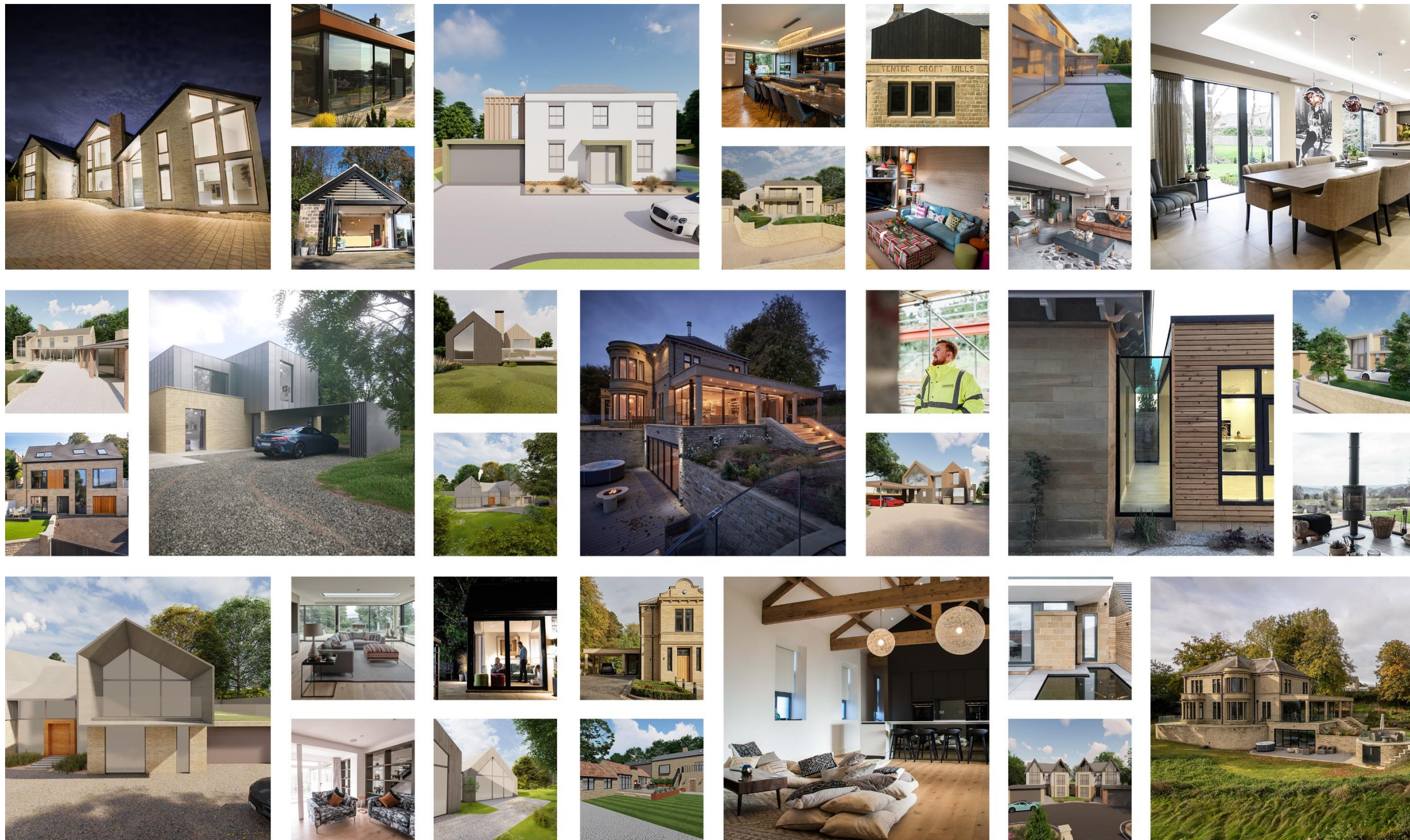
The studio environment has an open company culture with a focus on client service and teamwork.



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hello@orangedesignstudio.co.uk

01924 650930



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INTRODUCTION.



This design statement has been prepared for the in support of a full planning application and material change of use for a vacant unit at The Beehive, accessed via Longwood Road, Huddersfield.

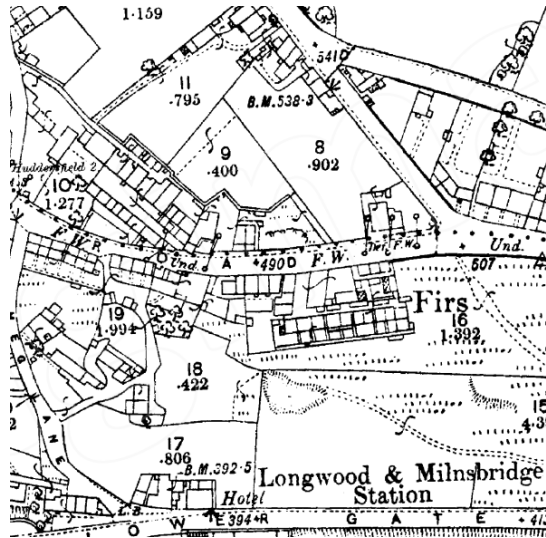
This statement has been prepared using a combination of site information, desktop research and local and national policies.



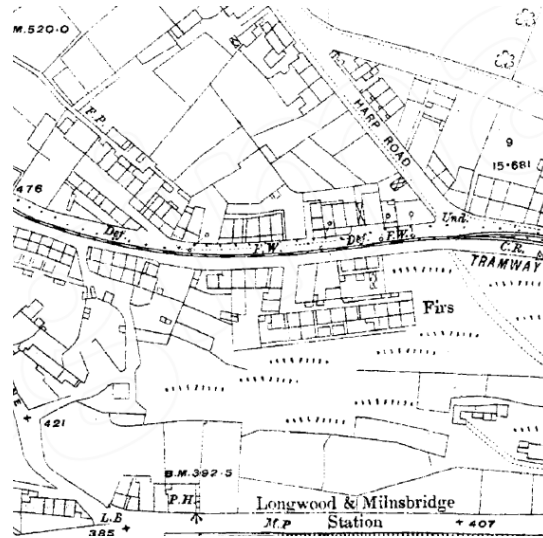
SITE LOCATION AND CONTEXT.

The Beehive is an established building located on Longwood Road within a predominantly residential area between Longwood and Paddock. The site sits at the junction of adopted highways and is surrounded by a mix of traditional stone-built terraced dwellings and smaller-scale commercial premises. The land slopes from North to South towards Milnsbridge. The building is well connected to the local highway network and public transport routes along Longwood Road. Externally, the site comprises the main building footprint with areas of hardstanding to the front and sides, currently used for access and parking. Boundary treatments vary around the site and include fencing and walls of differing age and condition.

SITE HISTORY.



1890s.



1910s.



1960s.



2000s.

The earliest known use of the site is particularly unclear, however historic evidence indicates that the site was previously occupied in part by terraced housing.

PLANNING HISTORY.

89/06953: Change of use from offices, workrooms, showroom and storage of semi-precious stones to computer showroom.

Decision: Granted Conditionally.

90/06890: Change of use of premises to offices with ancillary storage and workshop.

Decision: Conditional Full Permission.

2005/95085: Change of use/alterations to convert existing industrial unit to form 6 flats with associated parking.

Decision: Conditional Full Permission.

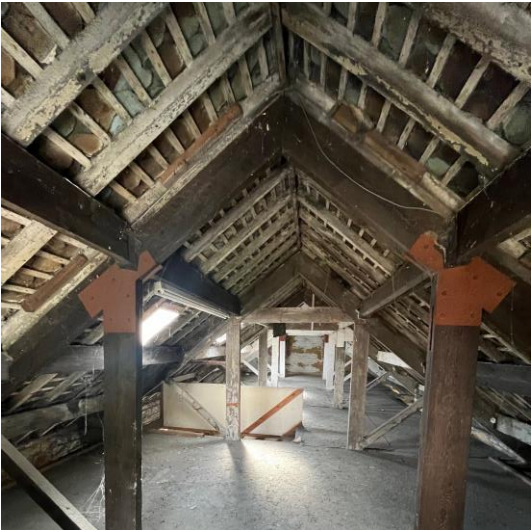
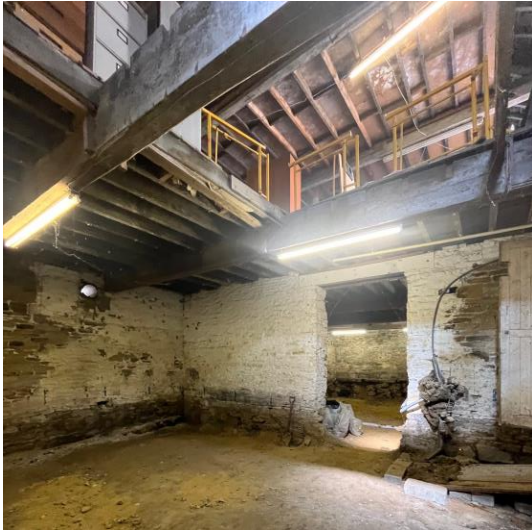
2011/92037: Installation of solar panels, rainwater harvesting tanks, external alterations to building and erection of boundary wall/fence.

Decision: Conditional Full Permission.

SITE PHOTOGRAPHS (EXTERNAL).



SITE PHOTOGRAPHS (INTERNAL).



THE PROPOSAL.

The proposal comprises:

- Change of use of a vacant unit to provide self-storage units and office accommodation.
- Internal alterations to form secure self-storage areas, office space, circulation routes and ancillary facilities.
 - Re-slating of the existing roof and incorporation of solar panels.
 - Provision and reconfiguration of car parking spaces.
 - Provision of secure cycle storage.
 - Removal of existing lean-to roof.
 - New and improved boundary treatments.
 - Render to the Eastern Elevation, to match the existing.
- Associated internal and external alterations, including access arrangements and minor façade changes where appropriate.

The development seeks to bring a vacant building back into active and beneficial use for the residents of Kirklees, supporting local employment and business activity.

DESIGN PRINCIPLES.

Amount and Layout: The amount of the development is limited to the existing building envelope, with no extensions proposed. The internal layout has been carefully designed to efficiently accommodate self-storage units and office spaces while maintaining safe and logical circulation routes.

Scale: The scale of the building remains unchanged. External works are modest and proportionate, ensuring the building continues to sit comfortably with its surroundings.

Appearance: The appearance of the building will be largely retained, with improvement focused on maintenance, sustainability, efficient function, and visual enhancement. Roof re-tiling will use materials appropriate to the existing building, to match existing, and solar panels will be sensitively integrated to minimise visual impact. Boundary treatments will be upgraded to provide a consistent and secure edge to the site, improving both appearance and functionality.

Landscaping and External Spaces: The proposal includes rationalisation of external areas to provide clear vehicular and pedestrian routes, car parking, and cycle storage.

ACCESS STATEMENT.

Vehicular Access and Parking: Vehicular access to the site will continue to be taken from Longwood Road, via the existing points with no proposed alterations to the public highway.

Car parking provision will be formalised and clearly marked to serve staff and visitors, including short-stay parking associated with the self-storage use. Electric Vehicle charging points will be incorporated.

The proposed level of parking is considered appropriate for the nature of the development and its location.

Pedestrian and Cycle Access: Pedestrian access into the site will be improved and clearly defined and separated from vehicular routes where practicable. Secure cycle storage will be provided to encourage sustainable modes of transport for staff and visitors.

SUSTAINABILITY AND ENERGY EFFICIENCY.

The proposal builds upon principles established in the 2011 Planning Approval, by incorporating sustainability measures into the refurbishment of the building.

These measures include:

- Re-slate of the roof and incorporating solar panels to generate renewable energy.
 - Re-use of the existing building structure, reducing embodied carbon.
- Upgrading building fabric and services as part of the internal works to improve energy efficiency.
- Incorporate dedicated Electric Vehicle (EV) charging points to serve the premises, supporting the transition to low-emission transport and ensuring the development is future-proofed in response to the growing uptake in electric vehicles.

The development represents a sustainable approach to redevelopment, aligning with national and local objectives for low-carbon development.

IMPACT ON NEIGHBOURING AMENITY.

The proposed change of use and associated works are not expected to result in any significant adverse impact on neighbouring properties. The self-storage and office uses are low-intensity in nature and compatible with the surrounding mixed-use context.

Noise, disturbance, and traffic movements are anticipated to be limited and largely contained within normal daytime operating hours.

PLANNING POLICY CONTEXT.

The proposal has been assessed against the National Planning Policy Framework, which promotes the effective use of previously developed land, sustainable development, and the re-use of existing buildings. At a local level, the development aligns with policies that support:

- Economic growth and diversification.
- The re-use of vacant and underutilised buildings.
- Sustainable design and energy efficiency.
- Development that respects local character and amenity.

The proposed change of use and associated works are considered to be consistent with these policy objectives.

When assessed against the Kirklees Local Plan as a whole, the proposal represents an appropriate and sustainable form of development. It brings a vacant building back into productive use, supports economic activity, makes efficient use of previously developed land, incorporates sustainable design measures, and achieves an appropriate standard of design.

POLICY LP1.

Presumption in Favour of Sustainable Development: Policy LP1 establishes a positive framework for decision-making where development proposals contribute to the economic, social and environmental objectives of the Local Plan.

The proposal would bring a long-vacant building back into productive use, delivering economic benefits through office accommodation and self-storage. Environmentally, the scheme avoids demolition and new build development, retains the existing building fabric, and incorporates renewable energy generation through solar panels. Socially, the proposal improves the appearance, security and functionality of the site.

The proposal therefore represents a clear example of sustainable development as envisaged by Policy LP1 and the National Planning Policy Framework.

POLICY LP7.

Efficient and Effective Use of Land and Buildings: Policy LP7 seeks to ensure that land and buildings are used efficiently, particularly through re-use of vacant and underused sites and buildings within existing settlements.

The proposal directly responds to this objective by re-purposing an existing building that is currently vacant and underutilised. No additional land take is required, and the scheme makes optimal use of the existing building envelope. The approach reduces pressure for development elsewhere and aligns fully with the spatial strategy of the Local Plan. The proposal therefore strongly accords with Policy LP7.

POLICY LP10.

Use of Previously Developed Land: Policy LP10 supports development on previously developed land, particularly where it contributes to sustainable patterns of development and regeneration.

The site comprises previously developed land within an established settlement. The proposal makes effective and appropriate use of this land, bringing it back into beneficial use without extending the built footprint. The development represents a sustainable form of regeneration consistent with the objectives of Policy LP10.

POLICY LP11.

Sustainable Design and Low Carbon Development: Policy LP11 required development to minimise energy use, reduce carbon emissions, and incorporate sustainable design measures where practicable.

The proposal incorporates roof re-slating and installation of solar photovoltaic panels, contributing to reduced operational energy demand and carbon emissions. In addition, the retention and adaptation of the existing structure significantly reduces embodied carbon when compared with demolition and redevelopment.

The scheme therefore demonstrates a positive response to the requirements of Policy LP11 and the Council's climate change objectives.

POLICY LP21.

Transport, Accessibility and Highway Safety: Policy LP21 requires development to be accessible, safely accommodated within the highway network, and appropriately located in relation to existing infrastructure.

The development will continue to utilise existing access arrangements from Longwood Road and provides appropriate on-site car parking and cycle storage to support the proposed uses.

The self-storage and office uses are inherently low-intensity and are not expected to generate significant levels of traffic or servicing activity.

It is therefore concluded that the proposal can be accommodated without harm to highway safety or the efficient operation of the local transport network, in accordance with Policy LP21.

POLICY LP22.

Parking: Policy LP22 seeks to ensure that parking provision is appropriate to the nature, scale and location of development and does not give rise to highway safety concerns of on-street parking pressure.

The proposed parking provision has been carefully considered in relation to the operational characteristics of the self-storage and office uses. The level of parking proposed is proportionate and functional, and secure cycle storage is also provided to encourage sustainable travel choices.

The proposal therefore accords with the objectives of Policy LP22.

POLICY LP24.

Design: Policy LP24 requires development to demonstrate a high standard of design, responding positively to its context and contributing to local character and distinctiveness.

The proposal retains the existing scale, form and massing of the building, ensuring that it remains compatible with its surroundings. External alterations are modest, proportionate, and focused on repair, improvement and sustainability.

The scheme improves the appearance and functionality of the site without resulting in harm to visual amenity, neighbouring properties or the character of the area. The proposal therefore meets the requirements of Policy LP24.

CONCLUSION.

The proposal seeks to bring a vacant unit at The Beehive back into productive use through a well-considered change of use to self-storage and office accommodation. The development makes efficient use of an existing building, supports local economic activity, and incorporates sustainable design principles. The scale, design and nature of the proposal are appropriate to the site and its surroundings, and the development accords with relevant national and local planning policies. It is therefore considered that the application represents sustainable development and should be respectfully supported.

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ARCHITECTURAL PRACTICE

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