

ORANGE DESIGN STUDIO.

THE RESIDENTIAL SPECIALISTS

DESIGN AND ACCESS STATEMENT - REV A

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.

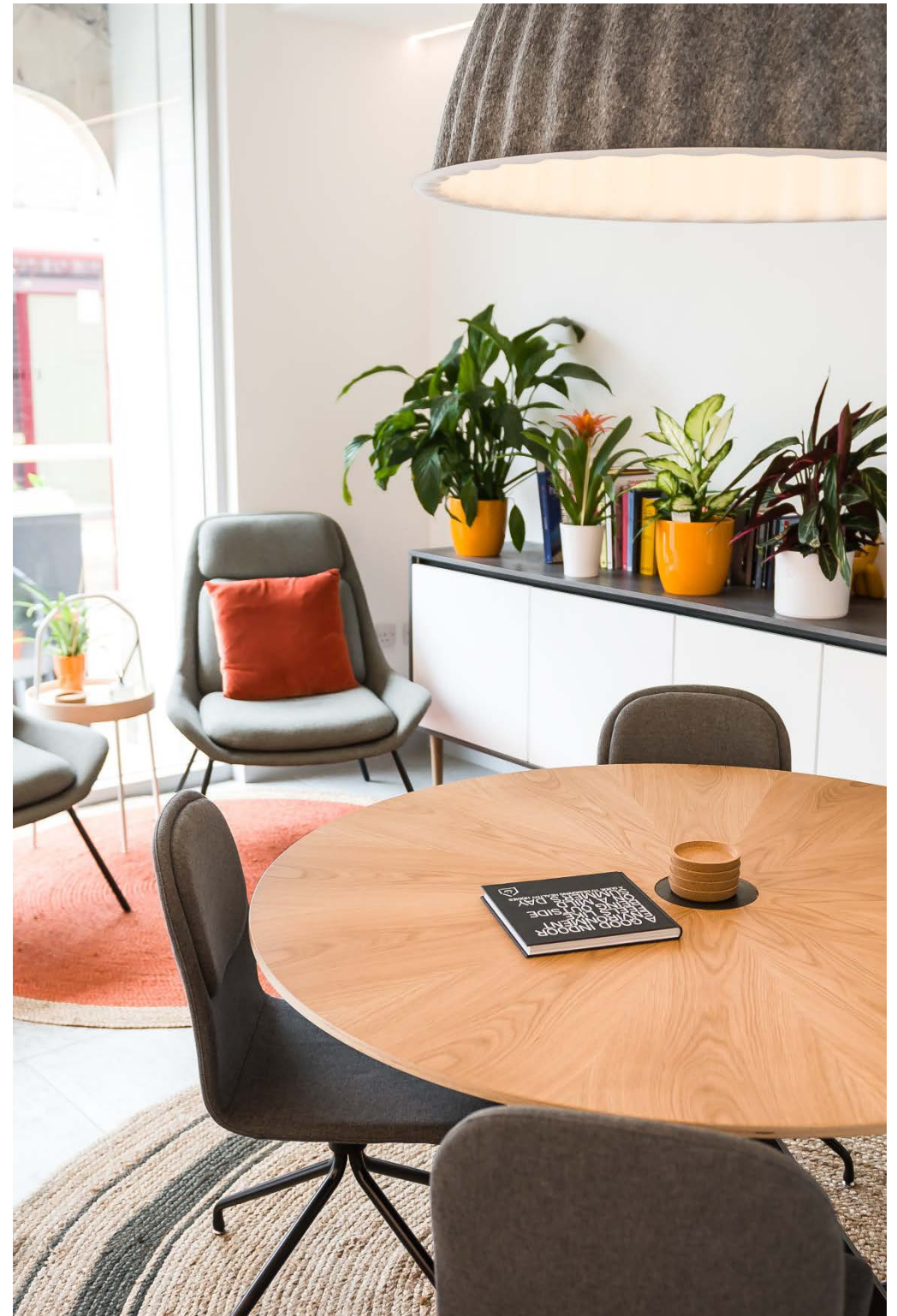
Lead by designer, Jake Hinchliffe, The practice has built it's reputation on engaging with clients briefs and turning their thoughts into amazing, well crafted, homes and spaces.

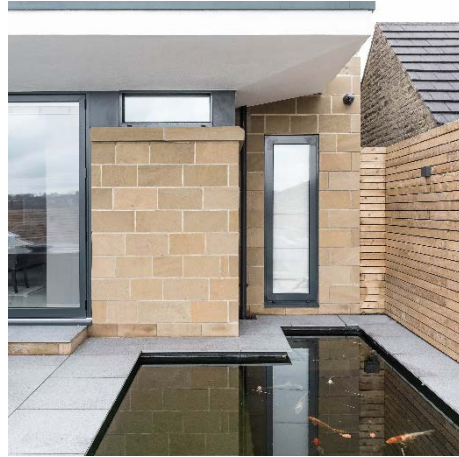
They have built a commercial reputation amongst many professionals in the construction industry for delivering technically challenging projects, in some cases making the impossible, possible.

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

1.0 INTRODUCTION.



Intro

This document has been prepared for the proposed development of the above site situated to the East of the Historic Market Town of Shipley. The intention is to develop the existing disused Working Mens Club into residential Apartments to with associated works.

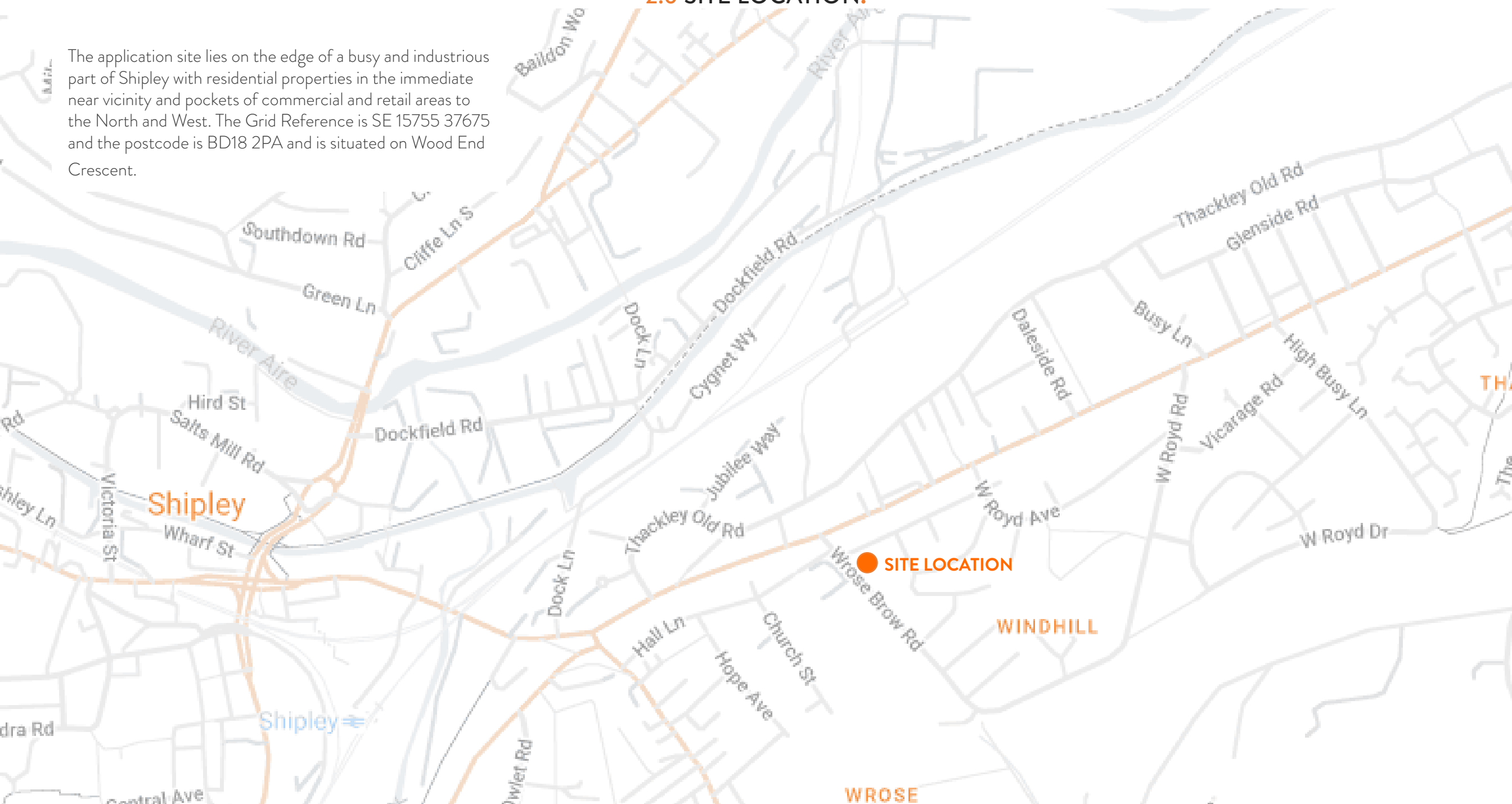
This statement has been prepared using a combination of Desk Top Research, Kirklees Council Planning policy information and NSS and seeks to explain the design principles and give justification for the proposal.

Functions of the document

- To examine the context of the site and surrounding area and show how the proposal integrates seamlessly into the area.
- Examine the narrative and illustration of the constraints and opportunities of the site.
- To provide appropriate information on the detailed design of the scheme in terms of layout, scale, amount, appearance and access.

2.0 SITE LOCATION.

The application site lies on the edge of a busy and industrious part of Shipley with residential properties in the immediate near vicinity and pockets of commercial and retail areas to the North and West. The Grid Reference is SE 15755 37675 and the postcode is BD18 2PA and is situated on Wood End Crescent.



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3.0 SITE CONTEXT & ANALYSIS.



The site sits East of the Town centre of Shipley in the Woodend district and covers an area of approximately 0.094 Ha (0.23 acres) The immediate surrounding area is well established with Medium to High density residential housing to the East and South of the site with a number of local amenities such as Supermarkets, small businesses offering various goods and services, Churches, Schools, and various open, public Green Spaces. The building that currently sits on the site requires considerable renovation and restoration including new windows/ doors, external remodelling, single storey roofs lifting and a full interior strip out. The current building is understood to be of 70's build and offers little features of Architectural merit, therefore a full revamp and modernisation is required to attract potential occupants and address the local Authority's demand for quality but affordable housing.

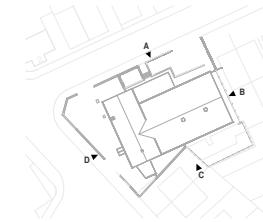
The proposal will set out to offer a robust, high quality and realistic scheme by making use of an existing structure and lifting the overall appeal of the area.

4.0 LOCAL CHARACTER.



The surrounding area consists of a range of residential properties comprising a range of traditional and some contemporary styles of form, scale and materials. The immediate context is mostly 60/70's housing with various modern developments in-between and a mix of modern/historic industrial buildings, as well as a notable listed building opposite the site. The material palette for the area is a mixture of brick, new/old stone render, slate, aluminium and timber cladding with architecture ranging from 18th century to 1960's to contemporary styles.

5.0 TOPOGRAPHY.



A - Existing North Elevation
1:100



B- Existing East Elevation
1:100



C - Existing South Elevation
1:100



D - Existing West Elevation
1:100

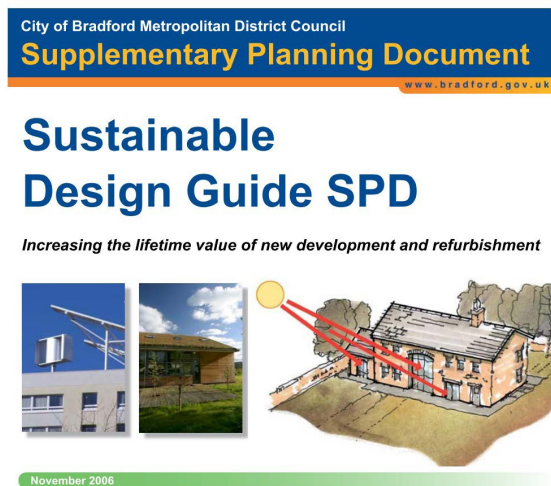
Topographical Analysis

The application site has a gentle slope along the two roads that intersect the site - Wood end Crescent and Wrose Brow Road. Since the proposal looks to reduce the existing footprint the topography will present little concern to the site. The proposed external works include creating additional car parking and mix of soft and hard landscaping to elevate both the function and appearance of the site which offers little benefit to anyone at the present time.

6.0 PLANNING CONTEXT.

Introduction

This section sets out key national and local design policy which together with desktop research and a detailed survey have informed the development proposals.



“OUR VISION IS FOR GREEN, SAFE, INCLUSIVE AND DISTINCTIVE NEIGHBOURHOODS THAT CREATE HEALTHY COMMUNITIES FOR ALL”

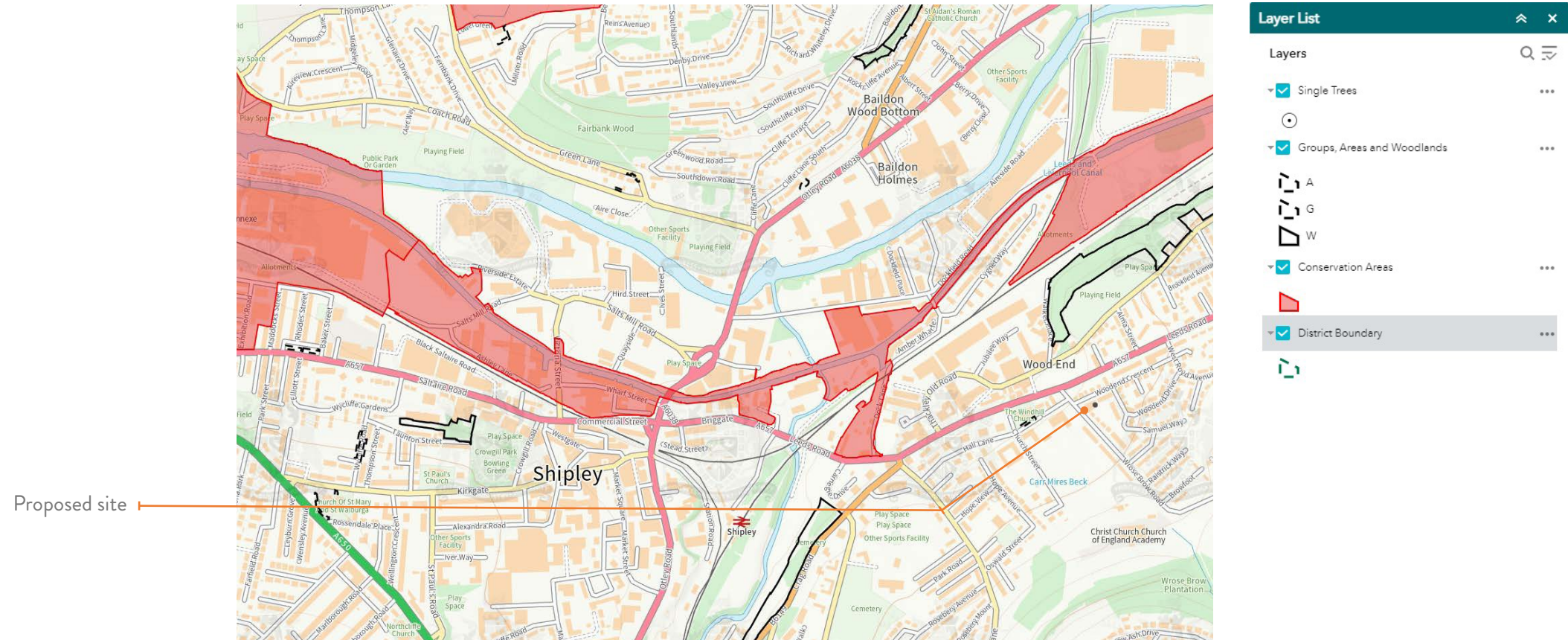
Homes and Neighbourhoods - A guide to Designing Neighbourhoods in Bradford

- A broad range of adaptable and efficient homes that are affordable to build, buy, rent and run. Our scheme aims to address this requirement directly by offering a range of different sized apartments to suit a variety of people in what is a very convenient and appealing location.
 - Green streets and spaces and connected networks of green infrastructure - The current site offers little in the way of landscaping or green spaces. The proposal will include both soft and hard landscaping with a shared garden to the rear and lots of opportunity for planters and potted plants to encourage wildlife and biodiversity.
- Accessible, inclusive and connected places with clear pedestrian routes. Parking for cars has been calculated using the guidance set out in this document with the provision for cycle storage to encourage users to travel via alternative means and increases social interaction with neighbours.
 - Healthy and connected neighbourhoods that promote well-being and community filled life.
 - Neighbourhoods with identity, reflecting the districts varied character and heritage. The proposals gives reference to the surroundings with a sympathetic choice of materials which are typical of a residential development.
 - Opening up views and designing to make the most of the topography and ground.
 - Using resources efficiently to achieve climate resilient development. The opportunity to incorporate renewable and efficient energy such as Air source Heat pumps, PV panels and a suitably insulated/ventilated building fabric.
 - Making design and planning processes work together.

Sustainable Design Guide SPD

“...development that meets the needs of the present without compromising the ability of future generations to meet their own needs” Brundtland Commission Report, 1987.


6.0 PLANNING CONTEXT.





The plan above demonstrates that the site does not sit within a Conservation area.


<https://cbmdc.maps.arcgis.com/apps/webappviewer/index.html?id=bfd3c162377c40858f3a23878f3b19de>

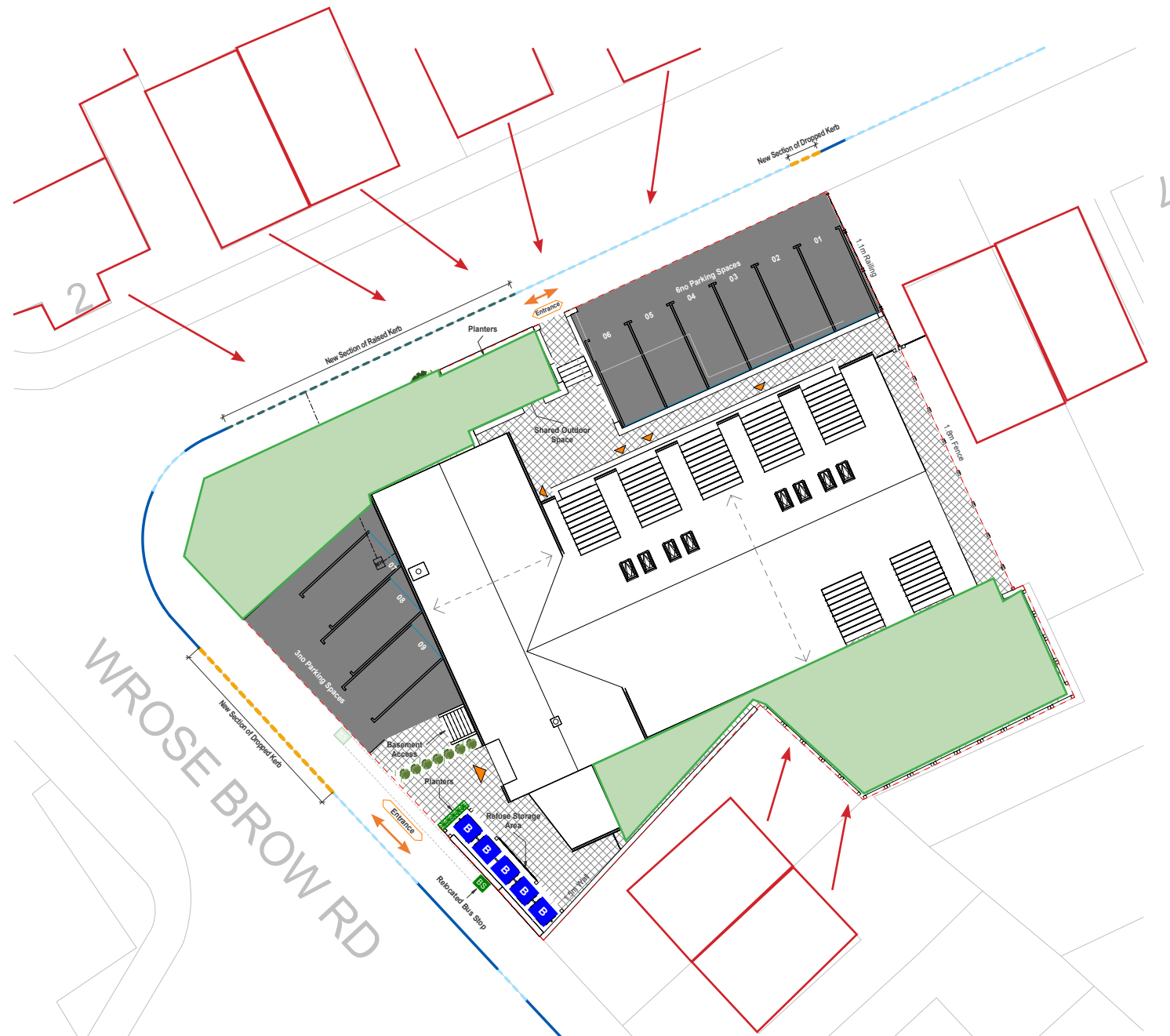
7.0 OPPORTUNITIES AND CONSTRAINTS.

 Residential properties looking onto the site. A sympathetic approach to the appearance, scale and materials will be required to seamlessly integrate within the residential area. The building offers little to the area in its current dilapidated state and therefore the proposals are likely to be well received by the local residents

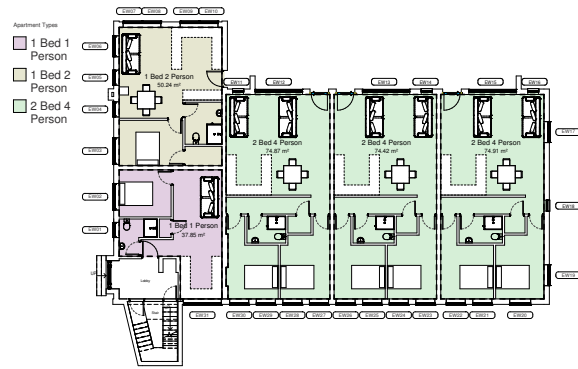
 Parking provision is sufficient to meet the requirements of the proposals offering greater flexibility to prospecting owners/renters.

 Potential for communal space with small gardens/terraces and with soft landscaping and planting that will attract biodiversity and wildlife.

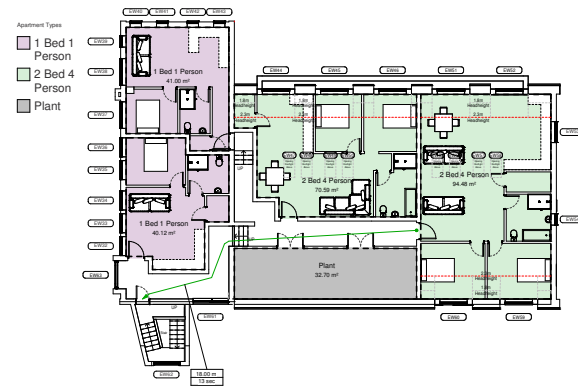
 Current entrance points to be retained where possible (drop kerbs) but external works will be required to suit new vehicle/pedestrian access.



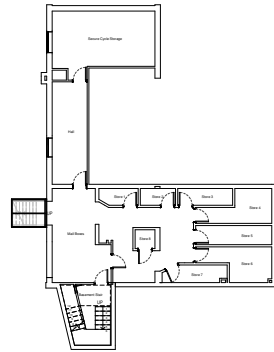
8.0 SITE LAYOUT AND SCHEME ANALYSIS.



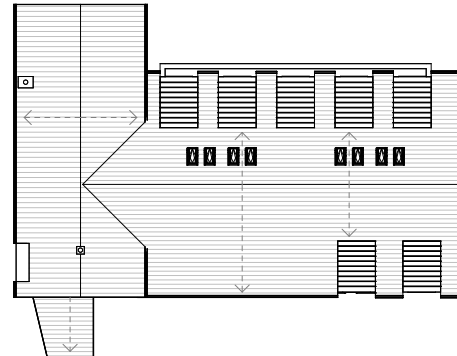
PROPOSED GROUND FLOOR PLAN
1:100



PROPOSED FIRST FLOOR PLAN
1:100

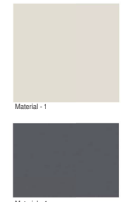
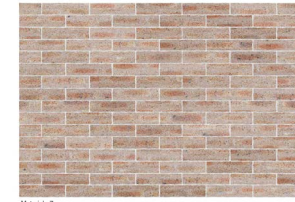


PROPOSED BASEMENT FLOOR PLAN
1:100



PROPOSED ROOF PLAN
1:100

1	High Quality Through Render in light grey/stone colour (Off White)
2	Grey Double Glazed Windows
3	Zinc/Aluminium standing seam cladding
4	High Quality Through Render in Grey
5	New Raised roof with Concrete Slates to match existing
6	White UPVC soffits, fascia and gutters to match existing
7	Red Brick to match existing
8	Grey Double Glazed Roof Light
9	Grey Aluminium Curtain Walling
10	Grey Aluminium Louvre



A - Proposed North Elevation
1:100



B - Proposed East Elevation
1:100



C - Proposed South Elevation
1:100



D - Proposed West Elevation
1:100

Scale

In terms of scale the development proposes to reduce the current footprint in favour of more communal space for parking/gardens and a more attractive elevation. The existing double storey element remains the same in height and scale. Where as the single storey element has been lifted 1200mm from wall plate level. However the roof pitch has been dropped 5 degrees resulting in a modest ridge height increase of only 455mm. New roofs for both elements are likely to be required with the possibility to reuse some of the existing concrete tiles.

Amount

The scheme offers a variety of different apartment sizes as shown in the GA plans above. All apartments meet the requirements set out in the National space standards include target areas for overall GIA and bedroom area sizes. The scheme currently offers the following apartment types. Further storage lockers and a secure cycle lock-up are also provided in the basement.

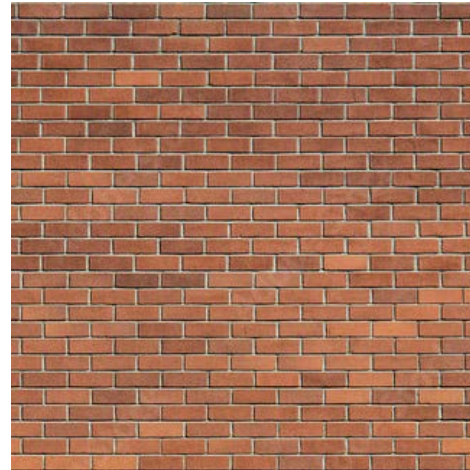
- 3no - 1 bed 1 person apartments
- 1no - 1 bed 2 person apartments
- 5no - 2 bed 4 person apartments

8.0 SITE LAYOUT AND SCHEME ANALYSIS.

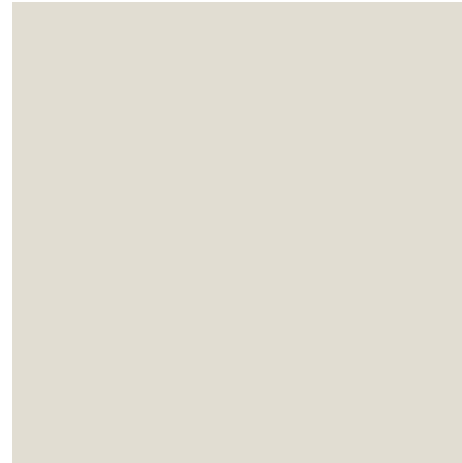
Appearance/Materials



Grey Render



Existing Red Brick - Cleaned/ re-pointed



Light Stone/Off White Render



Anthracite Cladding/Standing Seam
single ply



Concrete Tiles



Anthracite Windows/Curtain Walling

The proposed material palette aims to modernise the existing dis-used 70's building on the site taking reference from other contemporary developments in the surrounding area and introducing new materials that synchronise with the immediate residential surroundings.

8.0 SITE LAYOUT AND SCHEME ANALYSIS.

Layout

The external site layout has been adapted to suit the needs and requirements of the new residential proposal. Provision for bins has been made towards the South boundary of the site which provides simple and convenient access for both residents and bin collection services. The number of car parking spaces has been calculated using the Bradford Homes and Neighbourhoods SPD and meets the minimum requirements as well as providing adequate space for secure cycle storage.

Access

The site has two clear points of access for pedestrians and an unobstructed pedestrian pavement around the two road facing sides of the site. Vehicles will access the site via either Woodend Crescent or Wrose Brow Road via a dropped kerb that will be installed in front of each parking space. The pedestrian pavement width will be maintained as existing.

Access to the rear of the site to the shared garden space would remain secure and private and accessed by the residents of the new proposal. The entrance ways have been enhanced with subtle design cues as to their location so the front elevation reads as a residential building.

Landscaping and Sustainability

The existing front terrace area would be renovated into an shared, soft landscaped space which would improve the residents experience and enhance the street scene from its current hard landscaped and dilapidated state.

The shared garden space would be a mixture of soft/hard surfaces and planting helping to contribute to a attractive and sustainable scheme. Refuse stores would be concealed be well hidden with both the rendered wall and timber fence/gate.



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ARCHITECTURAL PRACTICE

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