

Design & Access Statement

Winch Hill House, Winch Hill, Luton, LU2 8PB

Erection of 2no new dwellings.

Job ref: 24280 – August 2024



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1. The Site

1.1. Site Summary

The application site within the grounds of Winch Hill House, a large detached property set in extensive grounds east of Luton Airport.

The curtilage of the property includes a formal garden and an existing outbuilding/barn which benefits from planning permission to convert to 2no residential properties. Also within the residential curtilage is an area of woodland.

The site is accessed via a vehicular access off Winch Hill Road which serves the existing dwelling and the consented homes.



Figure I - Aerial View (Google Earth)

1.2. Site Location



Figure II - Site Location Plan

1.3. Existing Site Plan

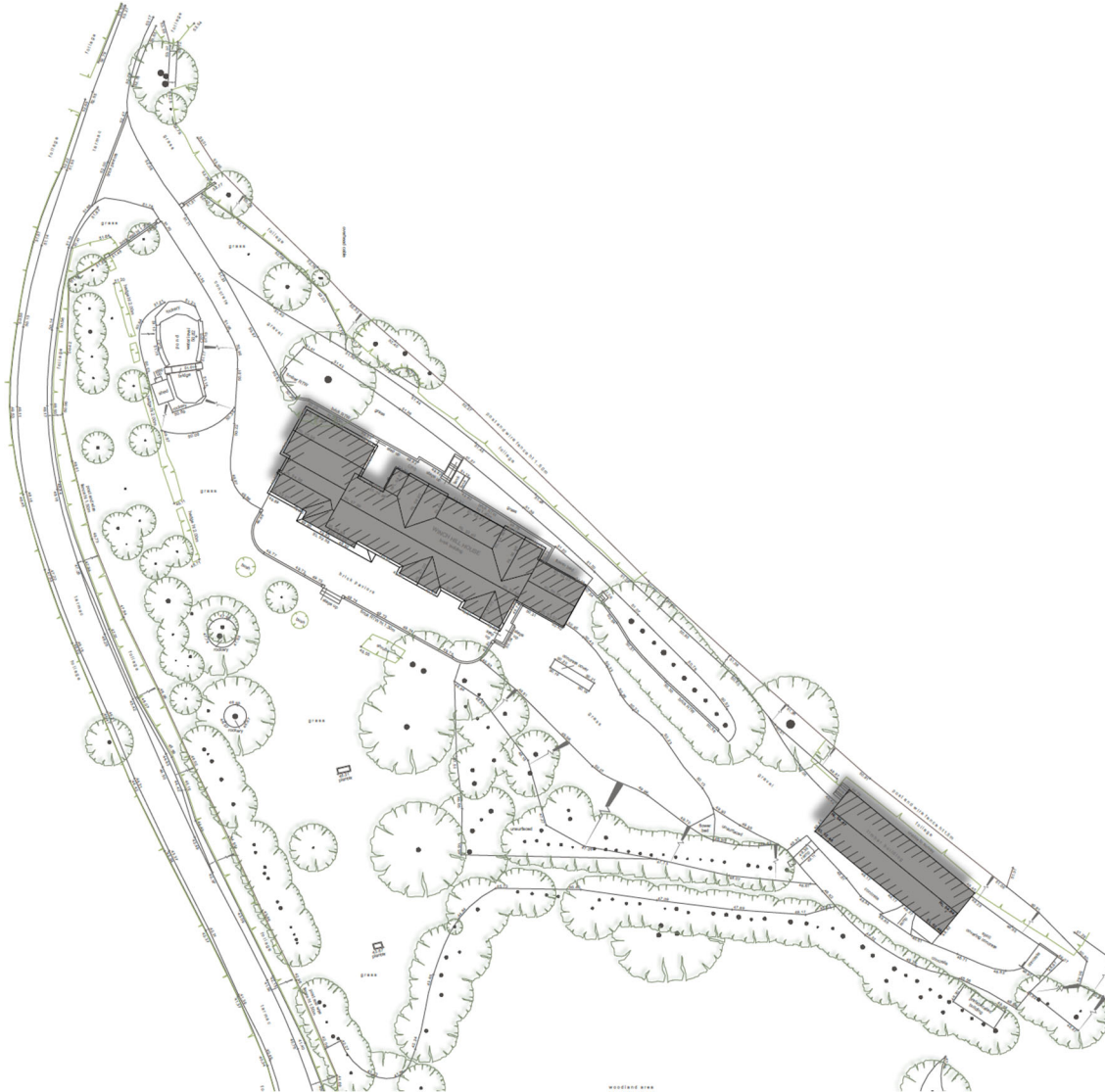


Figure iii - Existing Site Plan

1.4. Flood Risk Assessment.

The site is clearly within Flood Zone 1 and therefore at a low probability of flooding.



Figure IV - Flood Risk Map

1.5. Planning History

23/01401/TDCMIN

Technical Details Consent for conversion of existing redundant barn located approximately 40 metres to the east of Winch Hill House into two dwellings (technical details following approval for permission in principle ref 21/00019/PIP granted on 23.03.2021). (as amended by drawing no. 01D received 24th July 2023).

Approved 22/01/2024

21/00019/PIP

Permission in Principle: Conversion of existing redundant barn located approximately 40 metres to the east of Winch Hill House into two dwellings.

Approved 24/03/2021

1.6. Existing Photos



Figure v - Existing access & view to Winch Hill.



Figure vii - View of outbuilding from existing track.



Figure vi - Existing outbuilding.



Figure viii - Eastern end of existing outbuilding.

2. Proposal

2.1. Summary

This application seeks full planning consent for the erection of two 1.5 storey replacement dwellings following the extant permission to convert the existing barns into two dwellings.

The principle of development is established and the replacement with new dwellings would permit a higher quality grade of construction as well as an improved external design.

External materials would consist of red facing brickwork, timber cladding, and upvc windows.

2.2. Use & Amount

The existing and proposed use of the site is Residential C3. The dwellings proposed are both 3-bedroom in size.

2.3. Layout

The layout of the proposed development follows the linear layout of the existing barns and extant permission.

2.4. Scale

The proposed will be 1.5-storeys in height above ground. Proposed heights will be the same height as the extant permissions and existing buildings.

2.5. Landscaping

Existing landscaping features on the site will be generally retained, and important areas such as the woodland are not included within the site area.

Detailed landscaping proposals are requested to be conditioned on any planning approvals for the site.

2.6. Proposed Site Plan

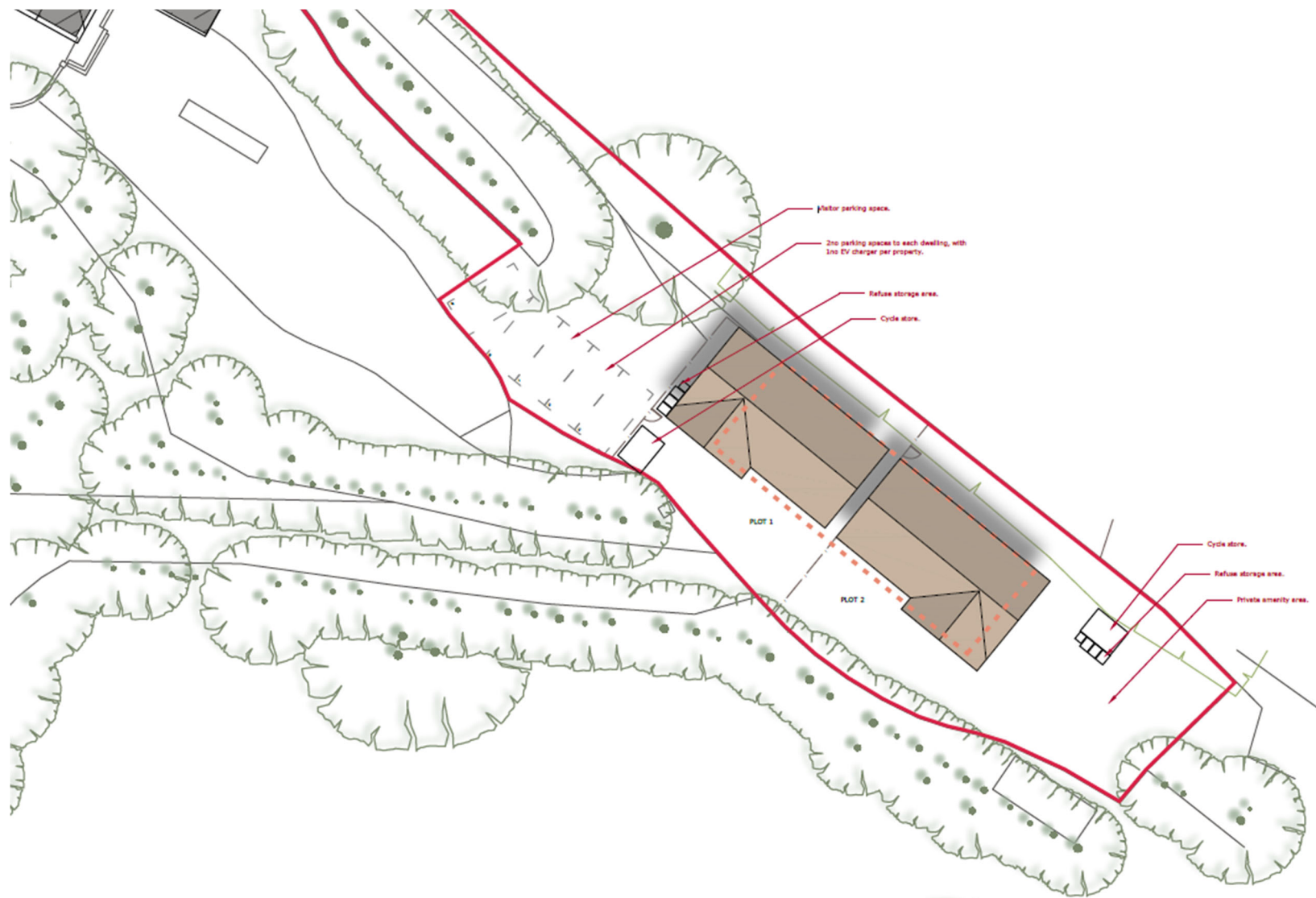


Figure ix - Proposed site plan.

3. Design

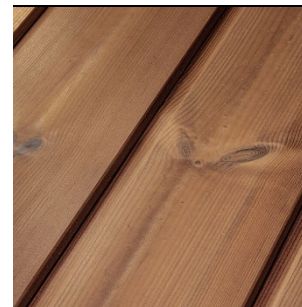
3.1. Summary

This application proposes a contemporary design or similar rural design to the extant permissions, with timber clad barns off a brick plinth course.

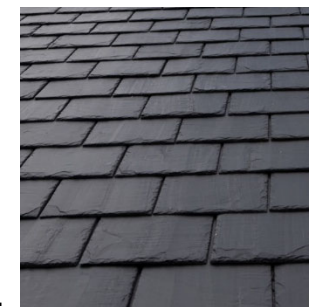
The design of the property has been focused around a traditional roof form, with a gable roofline running front to back, and a smaller front gable projection. The design will be consistent with the existing barns, with the addition of the forward facing gable which replicates the roofscape variety of Winch Hill, replicating architectural features.

The external facades will primarily be finished in cladding with a natural slate roof.

3.2. Materials



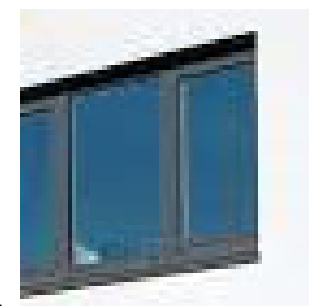
Timber hardwood
or composite
cladding.



Slate tiles.



Red facing
brickwork.



Upvc windows.

4. Access & Transport

4.1. Site Access

The existing access onto Winch Hill will be used to serve both the existing and new dwellings on the site, as per the extant consent.

4.2. Vehicle and Cycle Parking

Vehicle parking on site will be provided via two off-street parking spaces. The parking provision on site total 2no spaces in total which meet local planning policy requirements. Visitor parking can be facilitated on-site.

Existing parking arrangements to the donor property are unaffected.

Secure cycle parking will be provided within a shed or similar.

4.3. Refuse Collection

Waste and recycling bins will be stored within the private garden area and be taken to roadside on collection day for collection directly from Winch Hill.

All refuse bins will be provided in accordance with the local authority requirements.

4.4. Utility Connections

Mains electric, water, and broadband are located within Winch Hill and assumed connections to all will be easily provided.

Fast broadband will be supplied to the property to provide a minimum speed of 30-mbps in accordance with the building regulations.

Surface water drainage will be taken away either via a soakaway located on site, subject to investigation.

5. Sustainability

5.1. Environmental Considerations

Part L of the building regulations sets out the minimum criteria for building homes in this country, and despite the global drive to make homes more energy efficient, this is yet to happen.

A dwellings sustainability covers everything from how it is built, including materials sourced, how it is heated, how it preserves energy, and how it operates in the long term.

The property will be constructed with a fabric-first approach to ensure the property initially looks to preserve energy and limit heat loss. The property will be heated via an air source heat pump, which is fast becoming a popular efficient way of heating homes to move away from gas, with space heating via underfloor heating.

Draft proofing and cold bridging will be designed out through the implementation of accredited details, and an air test will be carried out on the property on completion to ensure it performs extremely well in preserving heat.

The property will be fitted with a rainwater butt in the garden to promote sustainable water usage, and the dwelling will be designed to ensure that the daily design usage does not exceed 110 litres of water per person per day, which is lower than the National Housing Standard.

Solar panels will be installed on the property roofscape to generate renewable power consistently to power the home.

An electric car charging point will be included as standard.

5.2. Ecology & Biodiversity

The site aims to only improve biodiversity levels, to provide a net gain. The site has little existing ecological value, and what trees and hedging are on the site will be generally retained.

New planting will significantly enhance ecology opportunities, and bee bricks, bat, and bird boxes will all be fitted in and around the premises.

5.3. Home Offices

Considering the recent Covid-19 pandemic there is a growing emphasis on working from home, and a need for sufficient space in new homes to do so. As such, the property proposed is provided with ample home office space, in most instances sufficient for more than one person.

This naturally promotes sustainability through the reduced need for cars and offers flexible working arrangements for future occupiers.

5.4. Part M4(2) Compliance

Part M4(2) sets out the optional requirements relating to accessibility and adaptability to dwellings. This requires properties to generally have:

- Level access approaches.
- Improved internal movement requirements.
- Ground floor WC enhancements including showers.
- Provision for future lifts / hoists.

In accordance with the above, the proposed property will generally meet this requirement.

5.5. Lifetime Homes

Lifetime Homes policies mean that as families age the dwelling is already adapted, or can be through slight modification, to greatly aid accessibility. The proposed dwelling has been designed to meet all 16 criteria of the key criteria as follows:

Criteria:	Achieved:
On plot parking	Parking spaces are 2.4m wide with capability to widen to 3.3m.
Approach to dwelling from parking	Level or gently sloping transfer surface between parking and dwelling entrance.
Approach to all entrances	All entrances to have level or gently graded approach.
Entrance standards	Entry lights will be provided to doors with level thresholds only. Doors will be of a sufficient width to allow access.
Stairs	Staircases will be ambulant disabled style with low risers and deep treads.
Internal doors and halls	All hallways will be a minimum of 1m wide and doors to main rooms will generally be minimum 750mm wide.
Circulation space	Achieved through careful space planning of furniture in key rooms.
Entrance level living space	Living room on ground level of all dwellings.
Potential for entrance level bed.	Space allocated within living rooms of all dwellings.
Entrance level WC and shower drainage	Entrance level WC of sufficient size provided with drainage installed for future shower addition.
WC and bathroom walls	Studwork bathroom walls will be lined with plywood to provide structural rigidity.
Stairs and potential lifts	Area highlighted within dwellings for future lift installation.
Potential for disability hoists	Floors will be installed structurally capable for future installation of hoists. Some bedrooms will have en-suite facilities.
Bathrooms	All bathrooms to have accessible bathrooms, all with shower facilities.
Glazing & window handles	Shallow window sills throughout with accessible controls.
Location of service controls	All switches and sockets will be positioned at a height band between 450mm and 1200mm over finished floor level.

Table I - Lifetime Homes Compliance

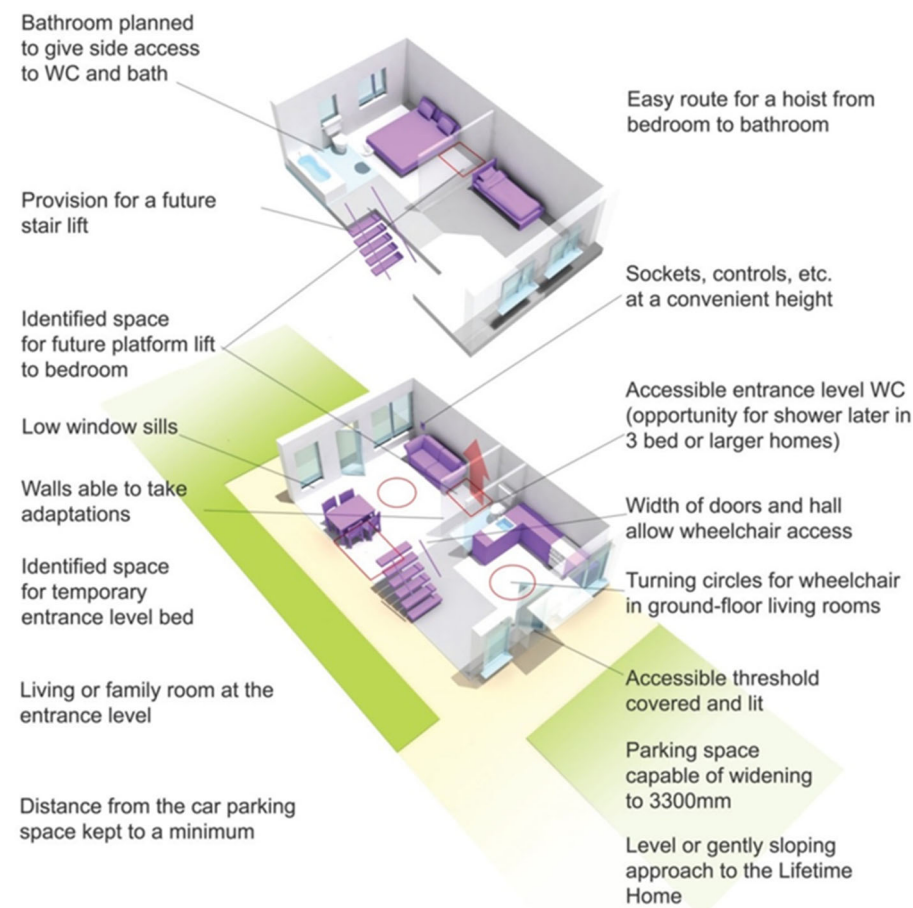


Figure X - Lifetime Homes Diagram

6. Planning Policy

6.1. Local Planning Policy

Hitchin is a main town within the NHDC Local Plan. Under the newly adopted plan, residential development has been allocated encouraging the need for new housing stock in the area.

Relevant policies and an assessment of the application against these policies from the Adopted Local Plan include:

SP1 – Sustainable Development in North Hertfordshire

Policy SP1 states that NHDC will grant planning permission for proposals that:

- Maintain the role of key settlements within the district as the main focus for housing.
- Individually create high quality developments that respect and improve their surroundings and provide opportunities for healthy lifestyle choices, and; provide the necessary infrastructure required to support an increasing population

The proposal aims to create a high quality dwelling with long-term habitation designed in. The building will promote sustainable operation with a fabric first approach to energy preservation.

SP5 – Countryside and Green Belt

Policy SP5 supports development in the Green Belt where they would not result in inappropriate development. Given the principle of development is already established and the site is previously developed land, the proposed development is deemed not to be inappropriate.

SP9 – Design and Sustainability

Development that is well designed and located, and where it responds positively to its local context should be supported. The proposal proposes a unique high-quality bespoke design and will incorporate an array of sustainability features to reduce the energy demand for occupants.

T2 – Parking

The proposed development meets local parking requirements in providing 2no on-site parking spaces and ample cycle storage.

D1 – Design

The proposal responds to its surrounding context by being of suitable scale, amount, and use. The design proposed is high-quality and contemporary to improve the existing setting. The proposal seeks to reduce energy consumption and waste through carefully considered design.

The proposal exceeds the Nationally Described Space Standards (NDSS) both in terms of minimum floor areas and fixed storage provision.

6.2. National Planning Policy

The NPPF provides the overarching planning policy framework against which all development plans are prepared and against which all planning applications should be determined. In terms of development management, the NPPF advises that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development.

Paragraph 8 establishes that there “are three dimensions to sustainable development: economic, social and environmental”.

- An Economic Role – To help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at a right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure.
- A Social Role – To support growth, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built-environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.
- An Environmental Role – To contribute to protecting and enhancing our natural, built, and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

As detailed in Paragraph 10 of the Framework, at the heart of the NPPF is a presumption in favour of sustainable development. In terms of decision making, paragraph 11 means that:

- Approving development proposals that accord with an up-to-date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application area are out-of-date, granting permission unless “the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed” or “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.

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