



Design and Access Statement

Redwings Lodge Baldock, Great North Road, Hinxworth,
Hertfordshire, SG7 5EX

Proposed Extension to Existing Hotel

Ref – AA-632-DAS

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1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the extension of the existing Redwings Lodge hotel at Great North Road, Hinxworth, Baldock. The statement has been prepared in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order and sets out the design principles and access considerations informing the proposal.

The proposal seeks to extend the existing 40-bed hotel by the provision of 51 additional guest bedrooms within a two-storey extension, increasing the total number of bedrooms to 91. The development will operate as an integral part of the existing hotel use.

This statement should be read alongside the submitted drawings and technical reports, including the Transport Statement, Framework Travel Plan, Car Park Management Plan, Flood Risk Assessment, Drainage Strategy, Arboricultural Impact Assessment, Preliminary Ecological Appraisal, Bat Survey and Biodiversity Net Gain Assessment.

2. Site Description and Context

The application site comprises an established roadside hotel located on the eastern side of the A1 southbound carriageway near Baldock, Hertfordshire. The site lies outside any defined settlement boundary and within a predominantly rural context, however it forms part of a wider cluster of developed uses accessed via a long-established left-in / left-out junction onto the A1.

The wider site includes - the existing Redwings Lodge hotel, - Brookside Lodge to the south, - Cotey's Restaurant to the north with residential flats above, and associated car parking and servicing areas.

The site is generally flat in nature and is largely screened by existing development, boundary vegetation and the alignment of the Strategic Road Network. There are no statutory landscape, ecological or heritage designations affecting the site.

3. Planning History and Pre-Application Engagement

Pre-application discussions were undertaken with the Local Planning Authority. Comments received at pre-application stage related primarily to - the scale and footprint of the proposed extension, - impact on openness, - transport, parking and access, - landscape and ecology considerations.

Following receipt of pre-application advice, the scheme has been materially revised and reduced. In particular - the overall gross external area of the extension has been reduced, - the design has been refined to improve visual cohesion with the existing building, - supporting technical work has been updated to reflect the revised proposal.

These changes demonstrate a positive and proportionate response to pre-application advice.

4. Design Principles

The overarching design objective is to deliver a functional and well-integrated extension that responds positively to its context, minimises land take, and respects the established character of the existing hotel and wider site.

The design principles are: - continuity of use within an established hotel complex, - a cohesive architectural form that reads as a logical extension of the existing building, - minimisation of visual and landscape impacts, - retention and enhancement of existing landscape features, - compliance with highway safety and operational requirements.

5. Amount

Existing Development

The existing hotel comprises: - Ground floor GEA: 633.2 m² - First floor GEA: 592.6 m² - Total existing GEA: 1,225.8 m²

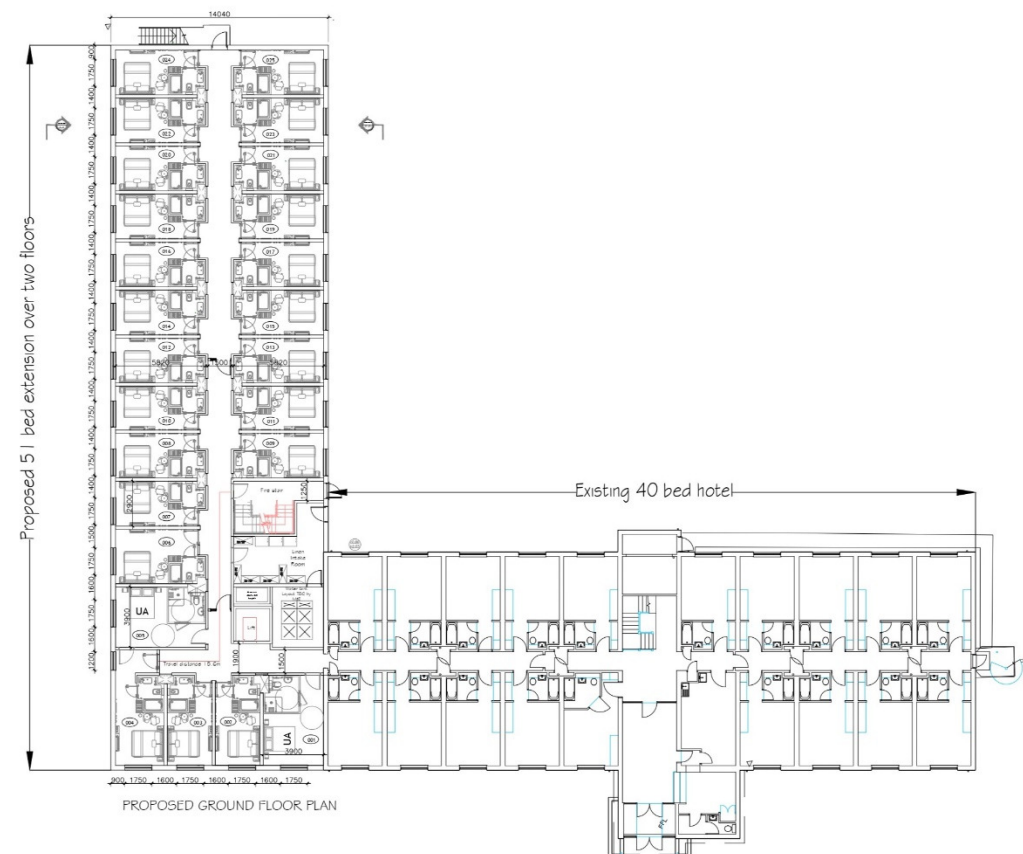
Proposed Development

The proposal comprises a two-storey extension providing: - Ground floor extension GEA: 653.3 m² - First floor extension GEA: 653.3 m² - Total extension GEA: 1,306.6 m²

The total proposed gross external area of the hotel would therefore be approximately 2,532.4 m².

In land-take terms, the proposed ground floor extension is comparable in scale to the existing ground floor footprint, representing approximately 103.18% of the existing ground floor area. The proposal therefore results in only a modest increase in ground floor coverage.

The scheme has been reduced from the pre-application submission, which proposed a larger footprint and overall floor area.



Proposed ground floor plan



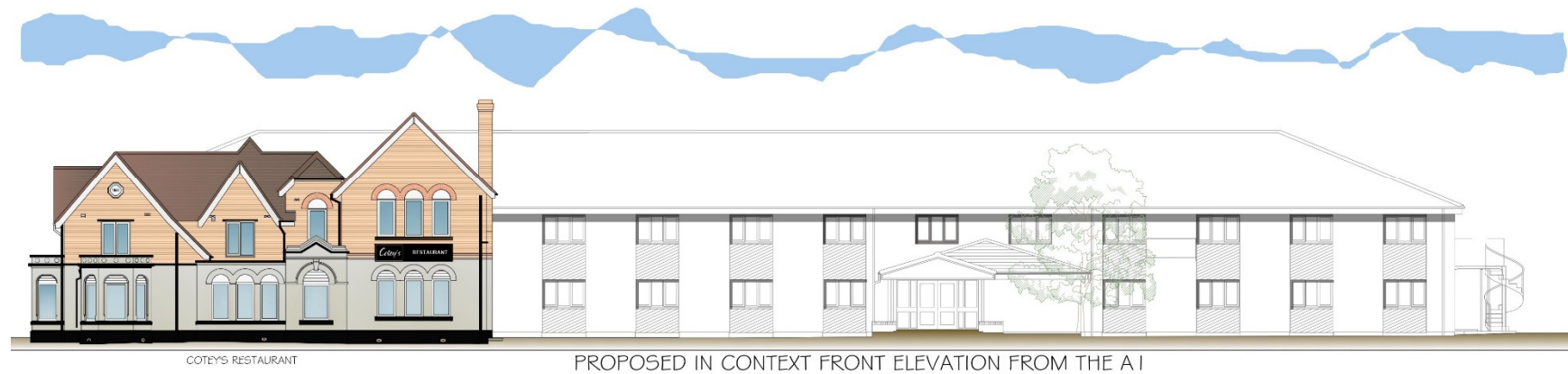
Proposed first floor plan

6. Scale and Massing

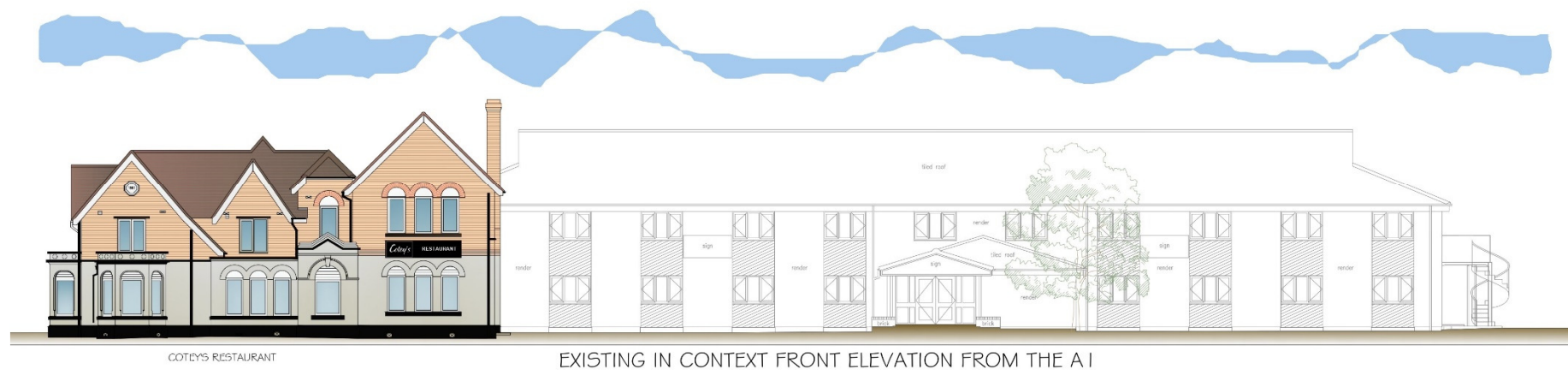
The proposed extension is two storeys in height, matching the scale of the existing hotel building. The ridge and eaves heights are designed to align with the existing structure, ensuring that the extension reads as a subordinate and coherent addition rather than a visually dominant form.

As part of the design evolution, the existing Dutch gable roof element is proposed to be removed and replaced with a hipped roof form. This results in a simplified and more consistent roofscape across the existing building and the proposed extension, improving visual integration without increasing overall roof height.

The scale of the development is considered appropriate for its location within an established roadside hotel complex and does not result in undue visual prominence. The extension is largely located to the rear of the existing hotel and is largely visually obscured from views along the A1 by the existing Cotey's Restaurant building fronting the road, further limiting the perception of scale when viewed from the Strategic Road Network.



Proposed in context front elevation



Existing in context front elevation

7. Layout

The layout of the extension has been informed by: - the existing building arrangement, - retained access and parking circulation, - tree retention and root protection areas, - operational servicing requirements.

The extension is largely positioned to the rear of the existing hotel and utilises land which is currently undeveloped and forms part of the wider site. The layout has been informed by operational requirements, tree retention and access arrangements, with parking, servicing and pedestrian circulation retained within the established site framework to ensure safe and efficient operation.



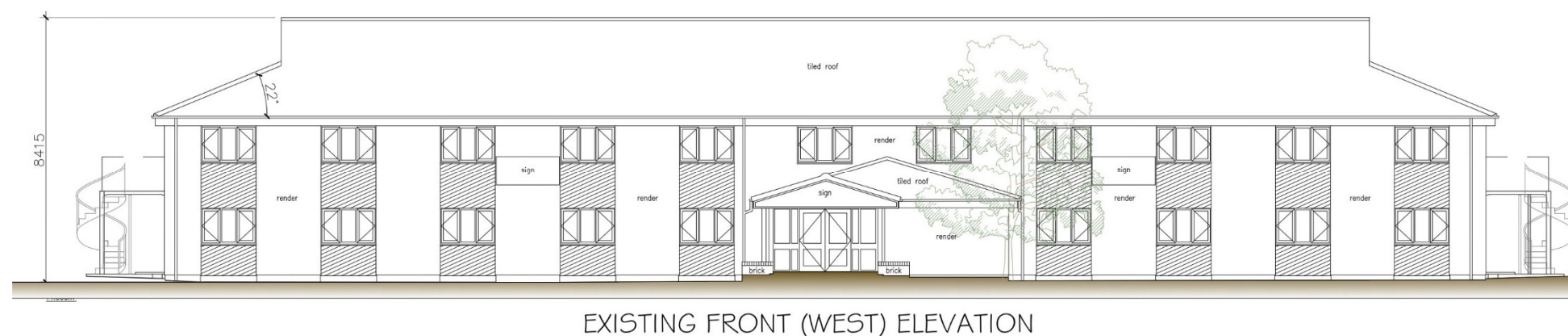
Site Layout

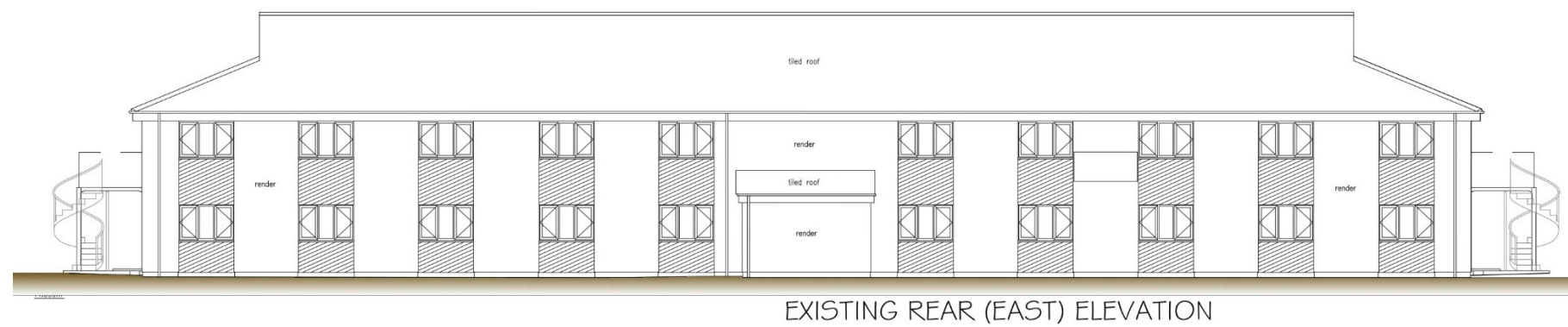
8. Appearance and Materials

The architectural approach is to replicate and reinforce the material palette and detailing of the existing hotel. This ensures continuity and avoids visual discord.

External materials include: - brown stained timber-framed windows to match existing, - brown eaves, fascias and soffits to match existing, - timber cladding between lower and upper windows to match existing, - roof tiles to match existing in colour, material and profile, - grey powder-coated metal doors for ground floor fire escape and linen intake, - grey powder-coated metal external fire escape stairs.

Indicative signage locations are shown for information only. Signage is not part of this application and will be subject to a separate advertisement consent application.





PROPOSED MATERIAL KEY

- | | |
|---|---|
| <p>1 Roof tiles to match existing (colour, profile and finish).</p> <p>2 Proposed new brown eaves, fascias and soffits to match existing in colour, material and profile.</p> <p>3 White render to match existing</p> <p>4 Brown stained timber-framed windows to match existing (profile, colour and finish).</p> <p>5 Brown stained timber cladding between lower and upper windows to match existing.</p> | <p>6 Grey powder-coated metal, for fire escape</p> <p>7 Proposed external metal fire escape stairs from first to ground floor, powder-coated grey finish.</p> |
|---|---|

PROPOSED MATERIAL KEY

- 1

Roof tiles to match existing (colour, profile and finish).
- 2

Proposed new brown eaves, fascias and soffits to match existing in colour, material and profile.
- 3

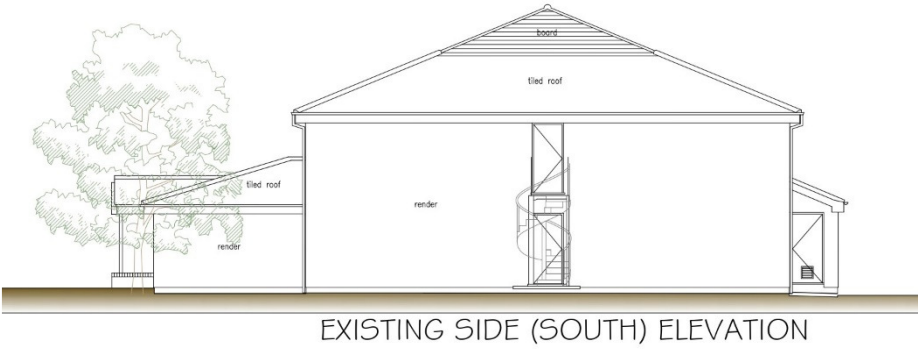
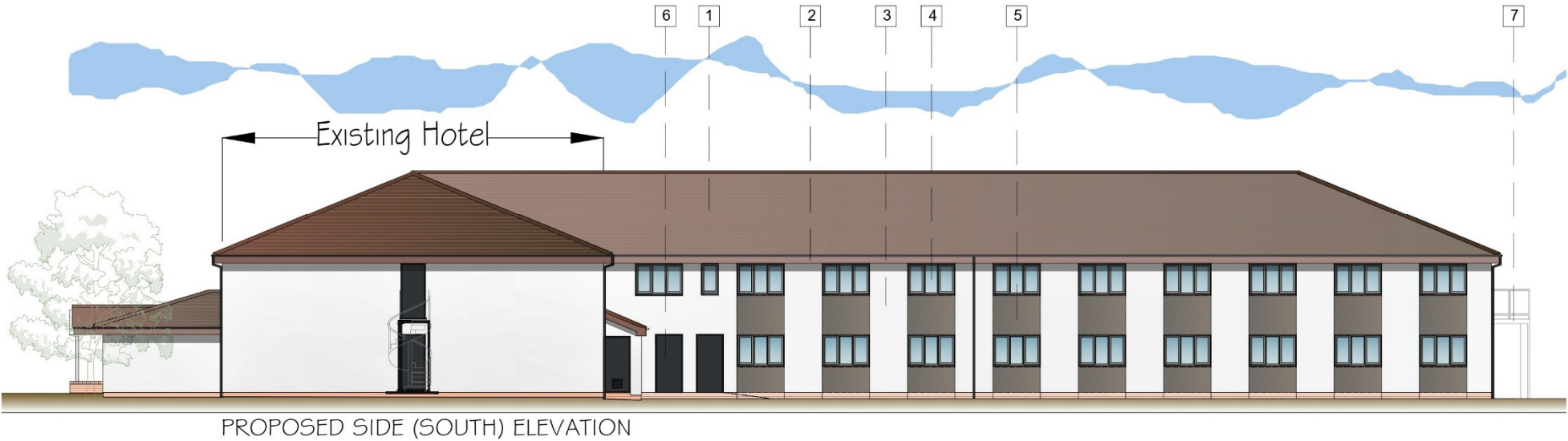
White render to match existing
- 4

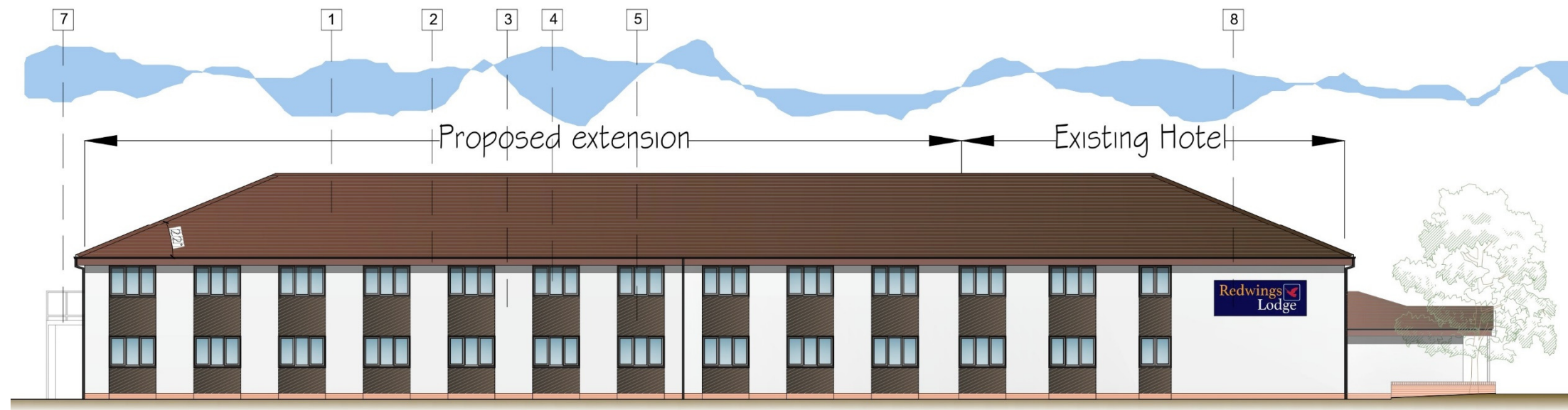
Brown stained timber-framed windows to match existing (profile, colour and finish).
- 5

Brown stained timber cladding between lower and upper windows to match existing.
- 6

Grey powder-coated metal, for fire escape
- 7

Proposed external metal fire escape stairs from first to ground floor, powder-coated grey finish.

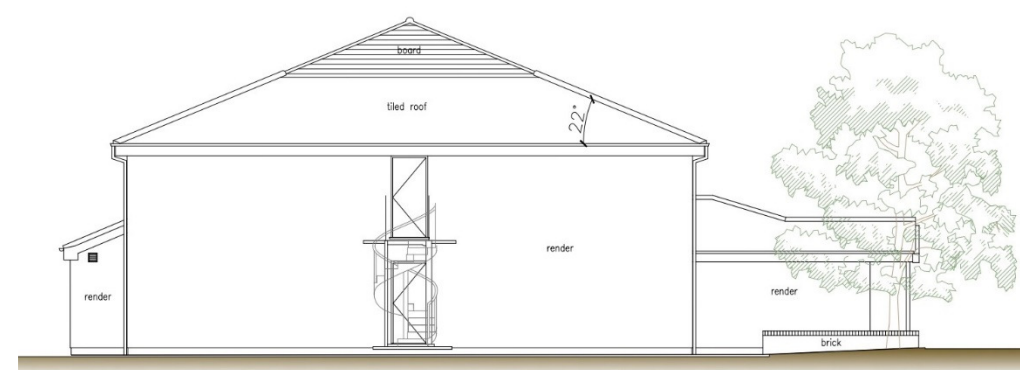




PROPOSED SIDE (NORTH) ELEVATION

PROPOSED MATERIAL KEY

- | | |
|---|---|
| <p>1 Roof tiles to match existing (colour, profile and finish).</p> <p>2 Proposed new brown eaves, fascias and soffits to match existing in colour, material and profile.</p> <p>3 White render to match existing</p> <p>4 Brown stained timber-framed windows to match existing (profile, colour and finish).</p> <p>5 Brown stained timber cladding between lower and upper windows to match existing.</p> | <p>6 Grey powder-coated metal, for fire escape</p> <p>7 Proposed external metal fire escape stairs from first to ground floor, powder-coated grey finish.</p> |
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EXISTING SIDE (NORTH) ELEVATION

9. Landscape, Trees and Biodiversity

An Arboricultural Impact Assessment has been prepared in accordance with BS 5837. The site is not subject to Tree Preservation Orders and is not located within a Conservation Area.

The layout has been designed to retain the majority of existing trees. Where tree removal is required, this primarily affects trees of low arboricultural value. Construction Exclusion Zones and appropriate ground protection measures are proposed to safeguard retained trees.

A Preliminary Ecological Appraisal, Bat Survey and Biodiversity Net Gain Assessment have been undertaken. These confirm: - no ecological designations affecting the site, - no bat roosts within buildings affected by works, - no requirement for protected species licences, - delivery of in excess of 10% biodiversity net gain on site through habitat enhancement and new planting.

The proposals will therefore result in ecological enhancement and long-term biodiversity benefits.

10. Access and Movement

Vehicular access to the site will continue to be taken from the established left-in / left-out access onto the A1 southbound carriageway. No changes are proposed to the access arrangement.

Transport matters are addressed within the accompanying Transport Statement, Framework Travel Plan and Car Park Management Plan. These confirm that: - the modest increase in traffic associated with the extension will not result in material highway impacts, - parking provision is appropriate and sufficient for the operational characteristics of the site, - access arrangements operate safely, - sustainable travel measures for staff are proportionate and deliverable.

11. Levels and Drainage

The site is generally flat. Minor site level adjustments are proposed along the length of the extension, comprising fill ranging from approximately 100 mm to 237 mm to achieve consistent finished floor levels.

A simple site section has been included for clarity, demonstrating that no significant changes to landform are proposed.

12. Access for All

Inclusive access has been considered throughout the design process. Level or gently graded pedestrian routes are provided within the site, and accessible parking bays are located close to the hotel entrance. Internal access arrangements will comply with relevant Building Regulations requirements.

13. Conclusion

The proposed extension to Redwings Lodge represents a carefully considered and proportionate development within an established hotel complex. The scheme has been revised in response to pre-application advice, reduced in scale, and supported by comprehensive technical assessments.

The proposal delivers: - a coherent and sympathetic architectural extension, - a proportionate increase in scale within an established hotel complex, - limited additional land take, carefully planned to the rear of the site, - no unacceptable impacts on landscape character, ecology or highway safety, - on-site biodiversity net gain.

The development is therefore considered acceptable in design and access terms and suitable for approval.