# EXTENSION TO DWELLING TO FORM A NEW HOUSE IN MULTIPLE OCCUPATION AT 'BROOKSIDE', GREAT NORTH ROAD, HINXWORTH, BALDOCK, SG7 5EX

## DESIGN & ACCESS STATEMENT

DEC. 2017



Ref: CHQ.17.15018-DAS

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# 1.00 APPLICATION & SITE LAYOUT

The existing site is that of a sizeable detached Victorian house situated within grounds measuring around 0.25 hectares in total, recently providing commercial kennels to the general public.

The site is currently accessed from the A1 Great North Road via the south-bound carriageway with its point of access located immediately after that to the adjacent Redwings Lodge hotel.

The aforementioned hotel consists of a detached two storey building consisting of 40 bedrooms together with an ample car park.

The site is well landscaped with swathes of trees along its perimeter acting as screening from the adjacent dual carriageway and adjoining sites. The driveway and turning area is surfaced in gravel whilst the bellmouth into the site is surfaced in tarmac.

Although it is recognised that the application site falls within 'Rural Areas beyond the Green Belt' (saved Policy 6 of the North Hertfordshire District Local Plan), this application seeks to satisfy the criterion that the proposal will meet an identified rural housing need, in compliance with Policy 29. In addition, having consulted North Hertfordshire Planning Authority, the informal advice given was to submit the proposals for an extension and the details will be reviewed as part of a full planning application.

The proposal comprises the demolition (and possible partial conversion) of the garage, outbuilding, former kennels and associated store at ground floor level to facilitate a two storey extension to the north west; north east and south east of the original building. The intended design is such that it complements the existing property and is not out of keeping with the area as a whole. The neighbouring hotel has set a precedent for a development of this nature, although the hotel itself will remain significantly larger than the proposal which is the subject of this application.

The proposed development is intended to result in a House in Multiple Occupation (HMO) with an emphasis on providing much needed accommodation for individuals in the local community, thus aiming to satisfy the above stated policies within the Local Plan.

By virtue of its remote location, there will be no negative impact on neighbouring properties and likewise no over-shadowing. In the event that overlooking is considered to be a concern, then future tree screening is envisaged or alternatively, obscure glazing to the first floor up to 1700mm (above the finished floor level).

As the applicant owns the neighbouring hotel, then it is proposed that vehicular access to the site is gained by forming a new thoroughfare from the hotel car park to the driveway. The existing site access from the A1 will also be retained.

Existing car parking space will be utilised however, should the need for further parking arise, then either the hotel car park will be made available or, alternatively, there is scope to enlarge the existing car parking area.

The scale of the proposal is such that it will not be out of proportion with the size of the site itself and the garden will be largely unaffected by the extension since, in addition to the portion which will sit on the footprint of the structure to be demolished, the extension will also occupy part of the existing paved patio area. Hence, the impact on the landscape will be negligible.

## 2.00 SITE & DESIGN CONTEXT

The site known as 'Brookside' is irregular in shape, sitting to the south of the Redwings Lodge hotel and to the east of the Great North Road. It is identified as being within the village of Hinxworth although, in actual fact, it is situated 1.7 miles from the centre of the village. Beyond the site is an expanse of countryside, however, there are a number of buildings in the local vicinity; one being Tudor Oaks Lodge (hotel and restaurant) and the former restaurant to the front of Redwings Lodge which is currently undergoing refurbishment.

The house itself is dominated by the original brick clad two storey element with its front elevation facing the highway. To the rear, it is single storey with a pitched clay tile roof to match the main part of the building. The remaining garage and outbuildings are also largely of a matching brick finish.

The proposal will consist of facing brickwork and roof tiles which will aim to complement the original but will also incorporate timber weather-boarding and slate roofing to provide a visual contrast whilst not being incongruous. The areas of flat roof (as indicated on the roof plan) will be finished in grey coloured single ply membrane, or similar.

# 3.00 DESIGN SOLUTIONS

The proposal is for a two-storey extension to an existing dwelling, following the partial demolition of the single storey element, to form a new H.M.O.

**i) Use**

H.M.O with associated drive and car park (the latter being existing).

**ii) Amount/Density**

The works are contained within the application site which measures 0.25 hectares in area.

**iii) Layout**

The proposed layout comprising the works previously described, as shown on drawing CHQ.17.15018-02, is considered to be in context with the site.

**iv) Scale & Appearance**

The new building will be of a design and scale which will be sympathetic with the existing building and the site itself.

**v) Landscaping**

Existing boundary treatments and landscaping will be retained where possible with alterations to the landscaped where deemed necessary to facilitate the proposal.

**vi) Performance**

The overall design and construction of the building will incorporate measures to optimise energy efficiency, acoustic performance and disabled needs, as per the current building regulations.

Sustainable measures will be utilised where possible.

Recycling, waste minimisation and use of local materials will be adopted when possible.

Foul drainage will connect into the existing foul drain on the site.

Surface water will be directed to soakaways located on site.

# 4.00 ACCESS

The existing vehicular access from the highway will be maintained whilst a new access from the neighbouring hotel car park will be introduced. The existing access will merely serve as a point of egress from the site.

Access to the building and the site will be disabled-friendly and fully compliant with Part M of the Building Regulations. Means of escape from the building will also be in accordance with the Building Regulations with sufficient space being provided to afford easy dispersal in case of an emergency evacuation.

The site will afford satisfactory access for emergency vehicles, as required under Part B of the Building Regulations.

# 5.00 SUSTAINABILITY

### 5.01 Land Use

The existing site is currently residential and the proposed use as H.M.O. will be consistent with this designation.

### 5.02 Minerals and Soil

Not applicable.

### 5.03 Waste

Where possible, waste produced will be recycled.

### 5.04 Energy

Electrical heating and power.

### 5.05 Air, Water, Noise & Light

The development will ensure that there will be no adverse impact on air, water, noise or light.

### 5.06 Nature

To the best of the applicant's knowledge, no protective species of flora or fauna such as badgers, bats, breeding birds, newts or other protected species will be affected by the development.

**5.07 Community Needs**

The proposal will be fully disabled compliant making it accessible to everybody.

**5.08 Employment Needs**

Where possible, local labour and materials will be utilised.

**5.09 Health**

Unsafe building materials will not be utilised.

Any hazardous materials on site would be stored securely and safely.

**5.10 Safety**

Safety arrangements will comply with approved document Q of the current Building regulations.

**5.11 Aesthetics**

The design of the proposal is such that it will enhance the overall site appearance and not detract from the existing building.

# 6.00 SUPPORTING INFORMATION

**6.01** The property is purchased by Shera Limited as an investment property. Although it has the same directors etc., with the neighbour property, Redwings Lodge Limited, they both will have separate title deeds etc., so that in future, if it needs to dispose of one of the two, it can be done without any compromise. Although the two properties will be joined together with vehicular & pedestrian access together with the shared parking & garden etc. It is intended that both the entrance & exit access will be retained in its present form.

**6.02** The present building with 3 bedrooms does not generate enough rental/yield income to make it a viable investment property & the property would be very difficult to sell or rent it to a private family, due to the exit onto the main road. The only way the applicant can make it a viable proposition is to extend it to create more rooms & rent it as individual rooms (HMO) & having the hotel next door would make it practical for the applicant to do it. With the shortage of affordable housing/accommodation, such a proposal would be in the interest of the council.

**6.03** Given that the proposed building footprint is already concreted or built over (brownfield), the new development will not impact upon existing land which is currently garden or lawn.

# 7.00 CONCLUSION

The proposal will consist of facing brickwork and roof tiles which will aim to complement the original building but will also incorporate timber weather-boarding and slate roofing to provide a visual contrast whilst not being incongruous.

The proposed development will result in a House in Multiple Occupation (HMO) with an emphasis on providing much needed accommodation for individuals in the local community, thus aiming to satisfy the above stated policies within the Local Plan.

By virtue of its remote location, there will be no negative impact on neighbouring properties and likewise no over-shadowing.

The scale of the proposal is such that it will not be out of proportion with the size of the site itself and the garden will be largely unaffected by the extension since, in addition to the portion which will sit on the footprint of the structure to be demolished, the extension will also occupy part of the existing paved patio area. Hence, the impact on the landscape will be negligible.