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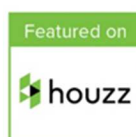
Design & Access Statement

PLANNING APPLICATION FOR EXTENSIONS, OUTBUILDINGS AND LANDSCAPING
AT HILLCROFT, FROGHALL ROAD, FROGHALL, ST10 2HQ



Photo courtesy of Google Maps

November 2023



Introduction/Context

This statement is produced to support a planning application for extensions to the dwelling, a replacement outbuilding and other landscaping works at Hillcroft, Froghall.

The dwelling currently is a two-storey rendered building with a brick plinth course up to window cill height. The roof is a series of two storey hip ends with the addition of a first-floor flat roof over a previous extension. There is a single storey gable outrigger off the rear of the dwelling which houses an external coal store and WC. There is also a single storey uPVC porch to the rear that has a flat roof.

The current outbuildings on site consist of a modern timber framed shed, adjacent to the remnants (floor slab and dwarf walls) of a pig sty. It is believed above the current blockwork structure would have been a timber framed roof, which is no longer present, although large piles of dilapidated building materials are present on the site, which may be older structures that have been demolished. In addition to these, there is the slab and low-level brick courses of a small (single garage sized) building, and a flat roofed prefabricated single garage that serves the current dwelling.

Proposal

Alterations to the dwelling include a two-storey side extension to the East and a single storey rear extension, over the existing driveway. The new walls shall be rendered to match the existing with an off-white finish. The roof shall use plain clay tiles to match the existing and new windows and doors shall all be replaced with anthracite framed uPVC units.

All outbuildings will be demolished and removed from the site to allow for the construction of a new garage and carport structure. This is positioned on the higher ground level of the site, above a new retaining wall which shall be constructed around the driveway area. The proposed building will be a timber frame structure with a plain clay tiled roof to match the main dwelling. The external walls shall be clad in horizontal timber boards. Of the three bays, two shall be open fronted to allow vehicle parking, and the third bay shall be an enclosed store with timber doors to the front.

Use/Amount

Whilst the current dwelling and residential curtilage have a clear domestic use, the scale of the outbuildings on site suggest they were previously used for commercial activities. There is no desire from the applicants to carry out any commercial operations on the site and would like to restore the SSSI area of woodland to its natural state whilst they continue to live on the site.

Layout

The ground floor layout of the dwelling now has an open plan kitchen and dining room in the new single storey extension. The ground floor element of the two-storey side extension will contain a utility, pantry and WC. The first-floor layout has been reconfigured to provide three good sized bedrooms and an improved bathroom in the existing space, then an additional master bedroom with ensuite is proposed on the first-floor level of the side extension.

The layout on site allows the extensions to fit well within the current parameters of the site. The new outbuilding is positioned to avoid conflict with the trees to the North of the dwelling and improve car manoeuvrability across the split-level driveway.

Scale

The floor area of the existing dwelling is 119.4m ²	}	277.2m
The combined floor area of the existing outbuildings is 157.8m ² .		
The proposed floor area of the dwelling is 170.5m ²	}	218.9m ²
The proposed floor area of the proposed outbuilding is 48.4m ²		

There is a net reduction in floor area when considering the wider proposals across the site. The largest outbuilding is of a size suitable for a commercial pig rearing use, so this area would be considered brownfield within the wider greenbelt. By removing this and the other outbuildings, this area will be restored to greenbelt.

NPPF supports improvements to sites within the greenbelt in paragraphs, 141, 145 (g) and 170 (d,f). These policies involve *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures, and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or*
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

Appearance

The appearance of the extensions are in keeping with the existing dwelling. New walls and roofs, and opening are to match the scale, design and materials currently used. The design follows the style of the existing dwelling with the main roof being hipped, and the current flat roof over the first-floor bathroom being replaced with a hipped structure to match. The replacement of the current conservatory style porch with a timber framed open porch is a great improvement over the existing structure.



The appearance of the proposed outbuilding is in keeping with the rural surrounding, it has a hipped roof to match the main dwelling and help reduced its massing. This area of the site will be vastly improved following the removal of the current dilapidated structures, leaving a single, more attractive building in their place.

Landscaping/Access

The existing vehicular access from the highway shall be retained. The current driveway falls away from the roadside to the dwelling where there is car parking. The land then slopes back up as you approach the existing outbuildings to the North of the dwelling. The current surface material is a loose stone material. The sloping access up to the proposed carport can be widened and made to be a consistent gradient to aid vehicle movement.



The East and North side of the dwelling has a retaining wall around the perimeter of the house and existing garage. This has failed structurally, so it is to be removed and rebuilt to new parameters which take into account the demolition of the existing single garage. This cut out area can be backfilled, and the new wall will follow the footprint of the extension to allow for a level pathway around the dwelling. The new retaining structure shall be constructed using brickwork to match the dwelling. Where the garden curtilage slopes down from North to South alongside the dwelling, the gradient of this area shall be unified to suit the levels between the new extension and boundary fence. At the front of the dwelling, there is a small patio area in front of the door. This is to be extended out further to provide a more useable space.



Ecology

A separate Ecological assessment survey has been provided which recommends the introduction of new wildlife habitat. Two integrated bat boxes are proposed to be installed on the side elevation of the two-storey extension. These are to be at eaves height and face the open woodland to the East of the site. Also, bat access ridge tiles have been included on the proposed outbuilding. The area currently covered by the slabs of existing outbuildings will be returned to natural ground which will naturalise over the years and in turn provide new habitat opportunities for a wide range of local wildlife. The cleared area within the SSSI shall be left to naturalise, but it is proposed that a mix of native, shade loving wildflower are sowed across the area to help achieve a net gain in biodiversity across the site.

Sustainability

Due to poor construction and escalating issues with the thermal efficiency of the dwelling, it is proposed that the external walls shall have external wall insulation added and be re-rendered, in an off-white finish, to match the existing. This improvement, combined with the replacement of all existing windows and doors, and new wall constructions will provide a very efficient thermal envelope around the whole building and increase its efficiency greatly.