

Hunter's Lodge and Hunter's Cottage

Boundary split

Design and Access Statement

Hunter's Lodge- Hunter's Cottage- Proposed boundary split

Introduction

Formal boundary separation between Hunter's Lodge and Hunter's Cottage.

Address: Hunter's Lodge and Hunter's Cottage

This proposal has been compiled by Helen Newman Architects on behalf of the client, Rebecca Weissbort.

Existing site

The site of Hunter's Lodge and Hunter's Cottage has a dramatic vantage point overlooking the valley towards the Wye Valley below. Hunter's Cottage was originally an outbuilding to the existing larger property, Hunter's Lodge.

Previous owners of Hunter's Lodge renovated the cottage to house family members and then later it was used for family and friends to stay in.

When the current owner bought the property the cottage was used for family, friends to stay in and holiday lets.

Proposed development

The proposal is to formally create a legal boundary between Hunter's Lodge and Hunter's Cottage. Hunter's Cottage has been separately rented by the owners of Hunter's Lodge for a number of years. It has its own drive and has hedge and gate boundaries defined immediately around it. The proposal is to retain many of these physical boundaries but to also extend the Cottage's boundary to the garden and woodland behind.

The new boundary begins with a hedge that already separates the two properties. That line is then continued to the end of the property's existing boundary through the trees ending at a stone wall. On the other side of this stone wall are fields.

The definition of the new boundary would be with hedging.

Effect on neighbours' amenities

The proposal has no effect on neighbour's amenities as it retains the existing established drive access points and existing boundary definitions immediately around the cottage.

Ecological Issues

The boundary to the rear garden and woodland will be defined by a hedge.

Archaeology

The proposal has been designed to minimise below ground works. Limited excavation to create a fence??

Archaeological impact is expected to be minimal.

Sustainable Building & Climate Change

The proposal has no impact on sustainable building or climate change.

Access and Mobility

The proposal is accessed by the existing drives for both Hunter's Lodge and Hunter's Cottage. There are no changes proposed to the existing access provision for either dwelling.

Drainage

Hunter's Cottage is connected to a separate septic tank and rainwater drainage to Hunter's Lodge.

Flood Risk

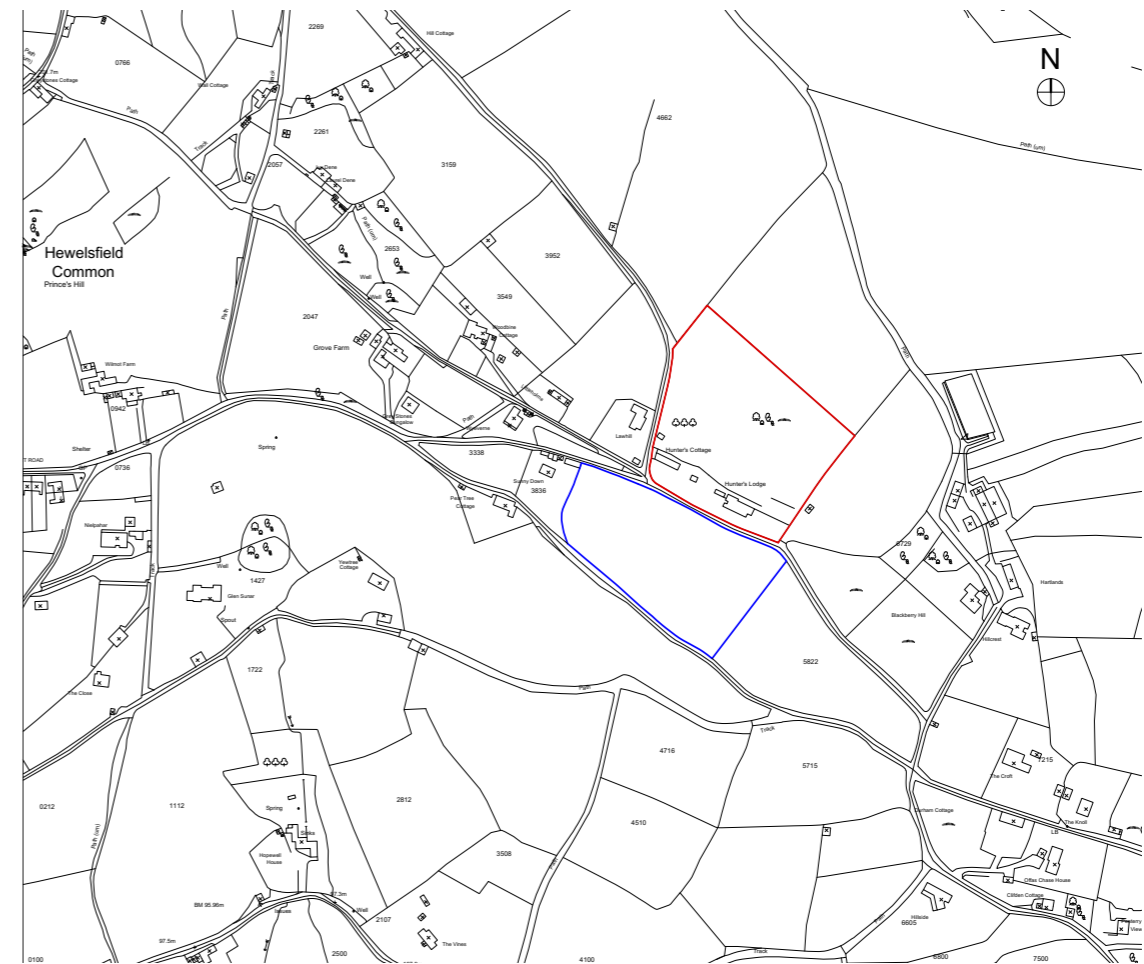
There will be no change in the flood risk already posed by the existing site.

Trees

The garden of Hunter's Lodge and Hunter's cottage has many trees including old apple trees for making cider. The new boundary line position has been established to ensure no trees will be affected.

Local economy

The proposal has no known impact on the local economy.



Extract of the existing location plan illustrating the red boundary both Hunter's Lodge and Hunter's Cottage sits within.



East elevation of Hunter's Lodge



East corner elevation of Hunter's Lodge with existing drive visible. Image illustrates the distinctive mature pine trees which would remain within Hunter's Lodge's boundary.



View towards Hunter's Cottage



View towards Hunter's Cottage



View towards garden between Hunter's Lodge and Hunter's Cottage.



View South

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