



The Lodge, Hindley  
Design and Access Statement - Plant Room  
July 2022

studio mos architect

## 1.0 Introduction

This Design and Access Statement (DAS) supports a householder application for the addition of a plant-room housing the support systems for two external air-source heating systems for Hindley Lodge, a dwelling in the village of Hindley. This application should be considered in addition to an already existing planning application for the dwelling, reference 22/00336/FUL.

The village is located near Stocksfield, and is inhabited by a series of large dwellings whose predominant materials are sandstone and slate. The lodge itself, was constructed in the early twentieth century and designed with a nod towards the arts and crafts movement. That said, this householder application looks to propose a small plant room on the south elevation, and two external air-source heating systems with an output capacity greater than those stipulated by permitted development.



## 1.2 Proposed Overview

As an overview, the map to the right indicates the location of the proposed plant room. It will be fairly well hidden from view given its location on the site. The proposed plant room will be single storey and house the support systems for the two external air-source systems.

A single door will allow access to the plant room with sufficient space for maintenance. The plan to the right also indicates the presence of the boundary lines to the surrounding properties and roads. Please note, that the proposed plant room and air-source systems will be no nearer than 3 meters away from any given boundary.

The plant room will be constructed using insulated sandstone walls, and a mono-pitch slate covered roof. All materials will match the existing building for continuity of appearance.

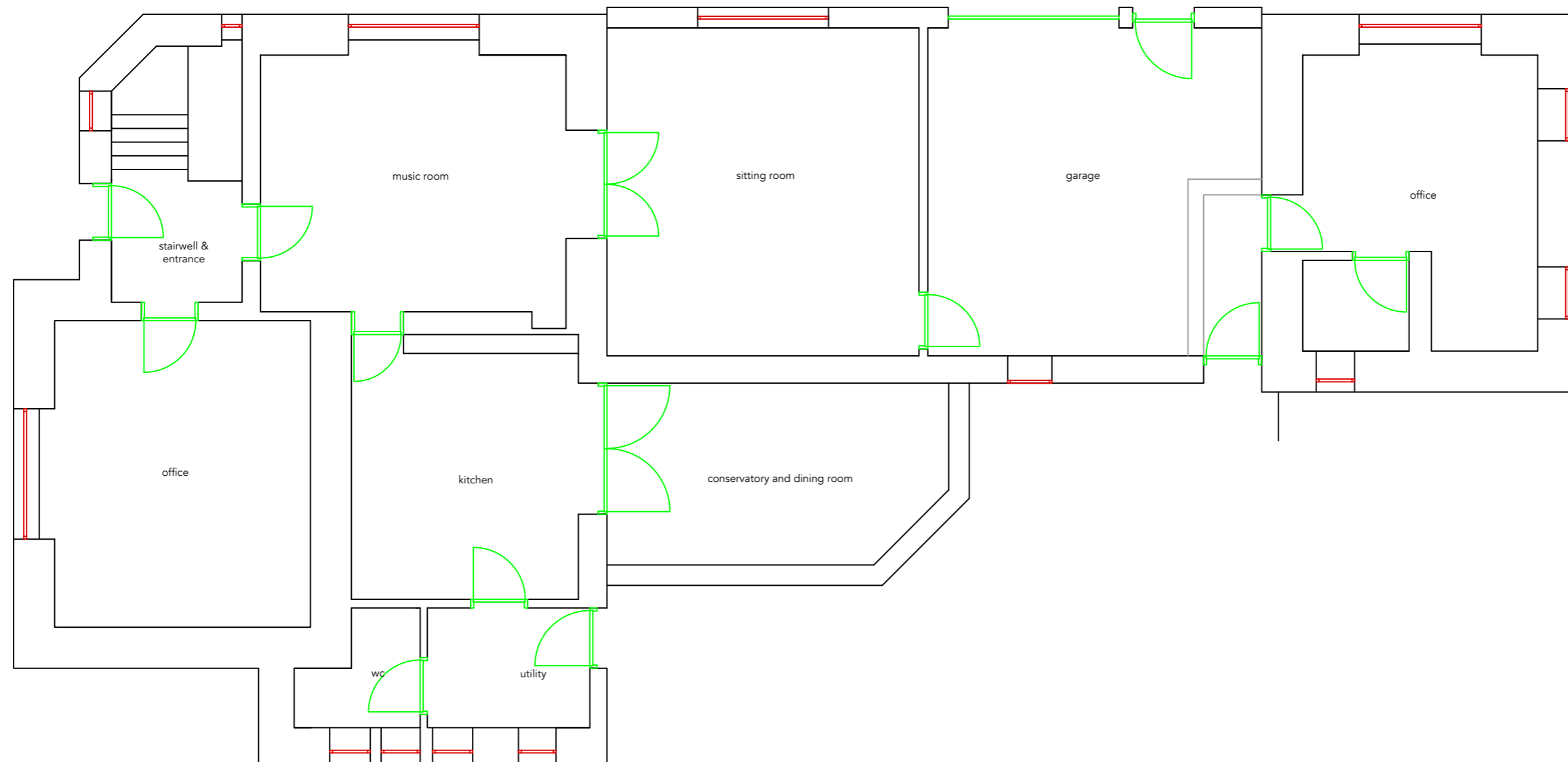


existing drawings

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Do not scale the drawing.  
Use figured dimensions in all cases.  
Check all dimensions on site.



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02	PLANNING DRAWINGS	MB	MB	01/07/22

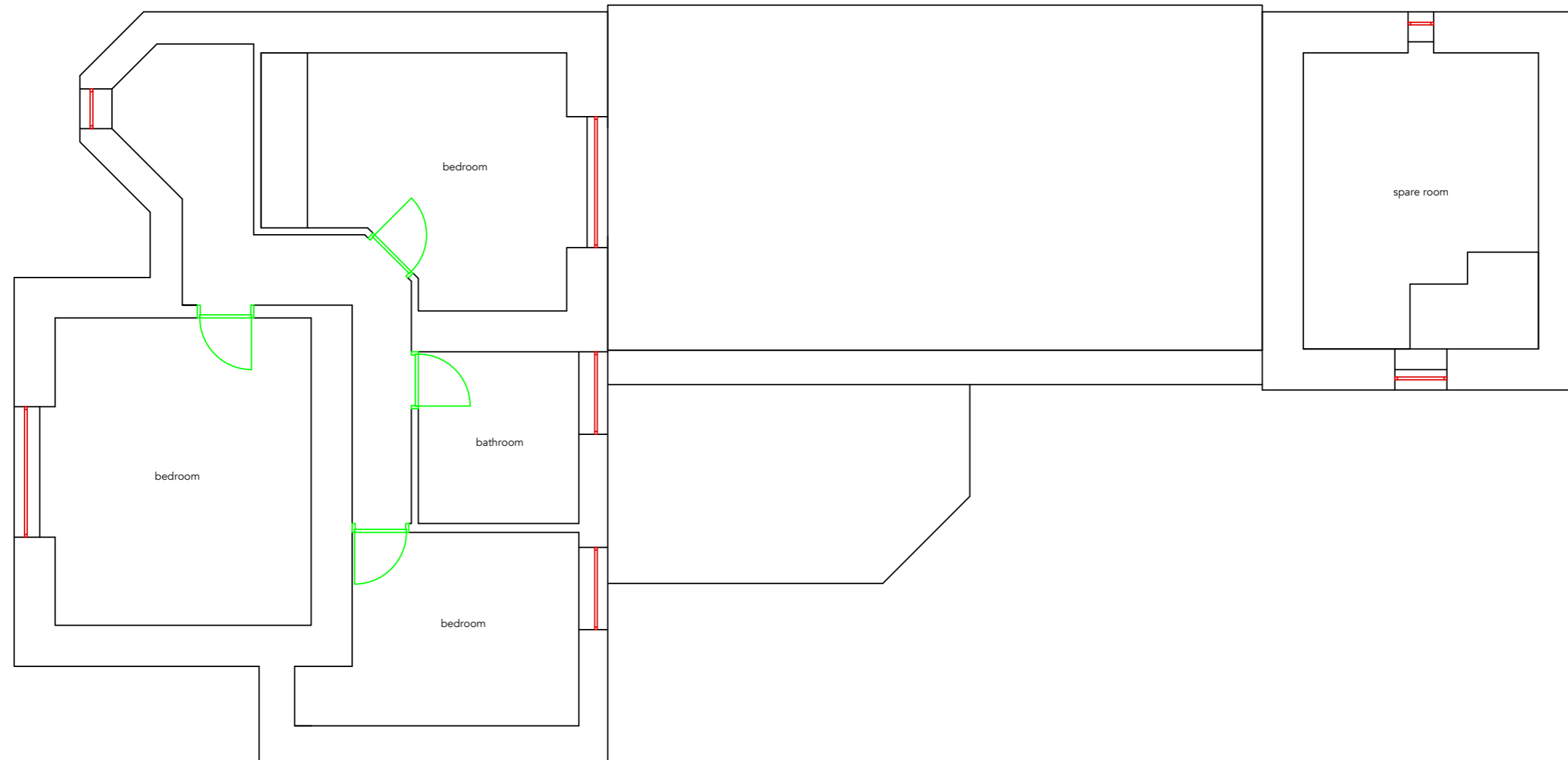
PROJECT NUMBER 1025  
PROJECT NAME The Lodge, Hindley  
CLIENT Tom & Kate  
DRAWING NAME EXISTING  
GROUND FLOOR

DRAWING NUMBER 1025\_GA\_100  
REVISION 002  
SCALE AT A3 1:75@A3

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01	MDB SURVEY	MB	MB	27/09/21
02	PLANNING DRAWINGS	MB	MB	01/07/22

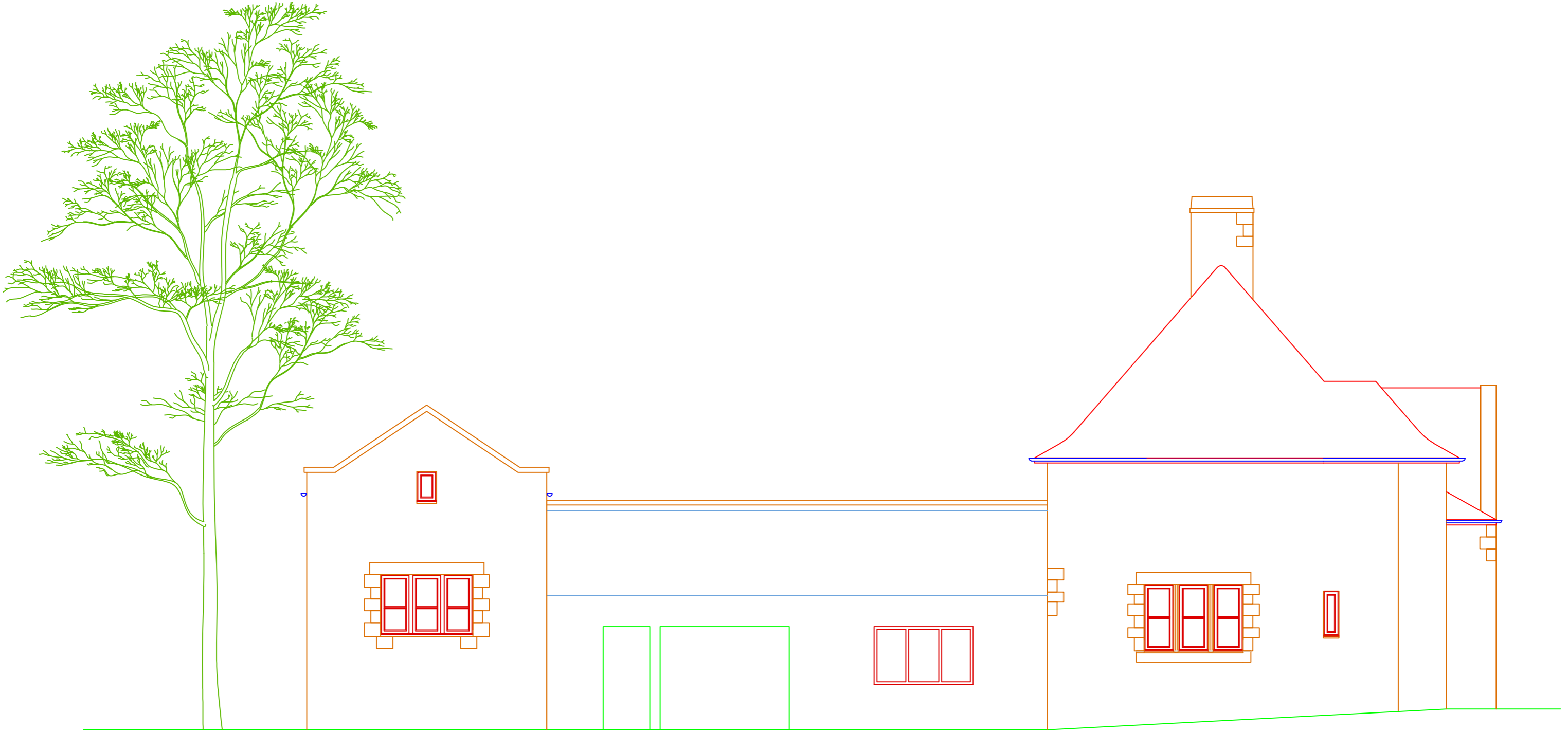
PROJECT NUMBER 1025  
PROJECT NAME The Lodge, Hindley  
CLIENT Tom & Kate  
DRAWING NAME EXISTING  
FIRST FLOOR

DRAWING NUMBER 1025\_GA\_101  
REVISION 02  
SCALE AT A3 1:75@A3

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REV	DESCRIPTION	DRWN	CHKD	DATE
01	MDB SURVEY	MB	MB	27/09/21
02	PLANNING DRAWINGS	MB	MB	01/07/22

PROJECT NUMBER 1024  
PROJECT NAME The Lodge, Hindley  
CLIENT Tom & Kate  
DRAWING NAME EXISTING  
SOUTH ELEVATION

DRAWING NUMBER 1025\_ELE\_100  
REVISION 02  
SCALE AT A3 1:75@A3

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02	PLANNING DRAWINGS	MB	MB	01/07/22

PROJECT NUMBER 1025  
PROJECT NAME The Lodge, Hindley  
CLIENT Tom & Kate  
DRAWING NAME EXISTING  
EAST ELEVATION

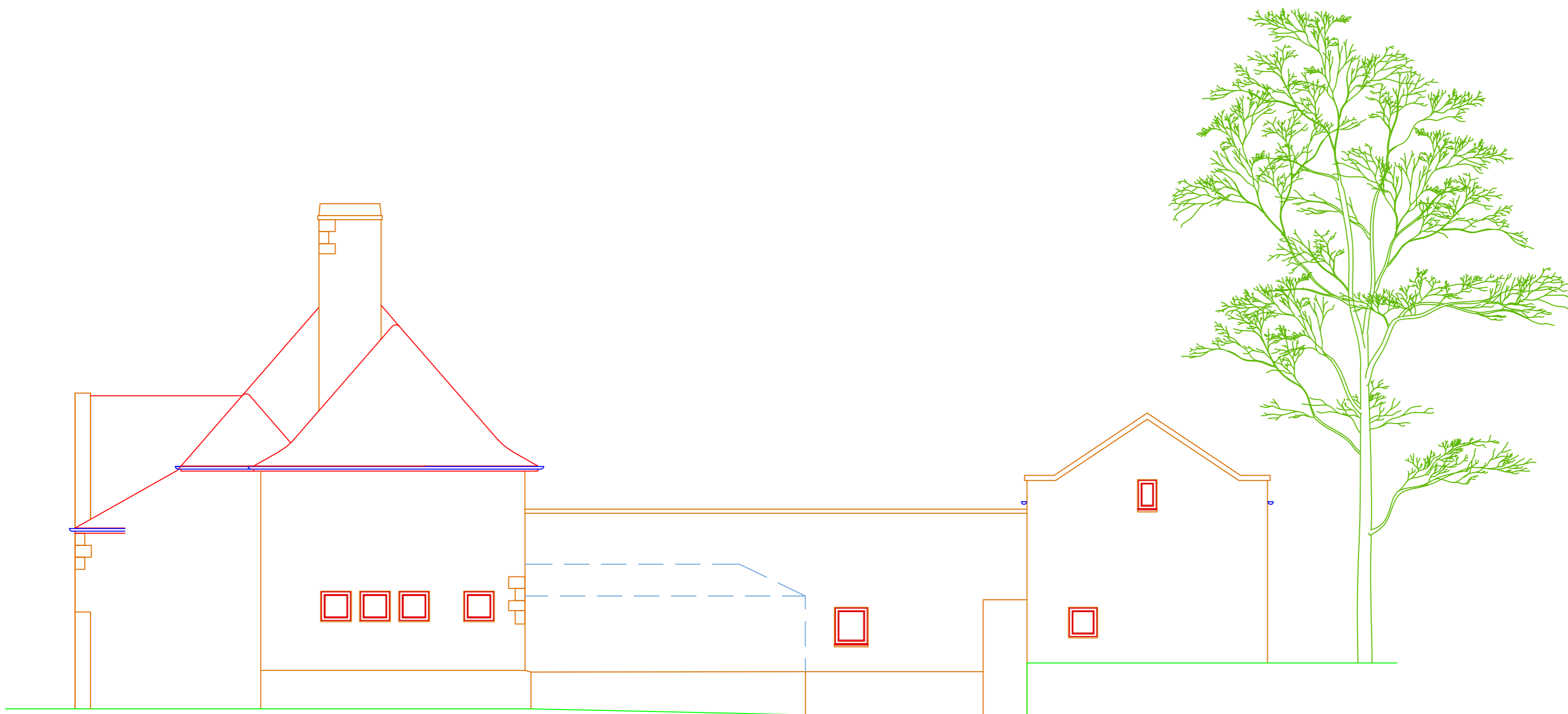
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REVISION 02  
SCALE AT A3 1:75@A3



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01	MDB SURVEY	MB	MB	27/09/21
02	PLANNING DRAWINGS	MB	MB	01/07/22

PROJECT NUMBER 1024  
PROJECT NAME The Lodge, Hindley  
CLIENT Tom & Kate  
DRAWING NAME EXISTING SOUTH ELEVATION

DRAWING NUMBER 1025\_ELE\_102  
REVISION 02  
SCALE AT A3 1:75@A3

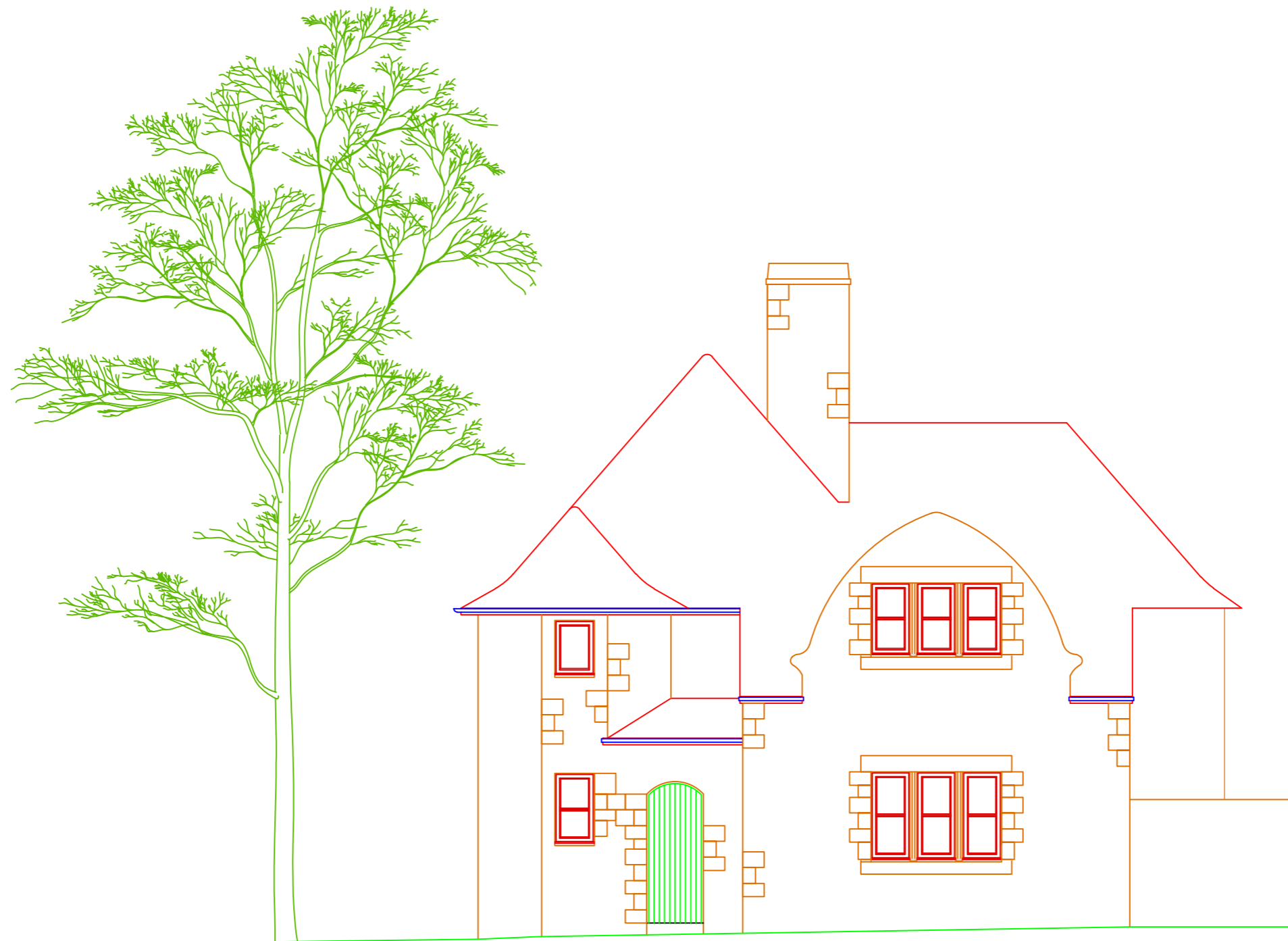
SOUTH ELEVATION - EXISTING @1:75

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02	PLANNING DRAWINGS	MB	MB	01/07/22

PROJECT NUMBER 1025  
PROJECT NAME The Lodge, Hindley  
CLIENT Tom & Kate  
DRAWING NAME EXISTING  
WEST ELEVATION

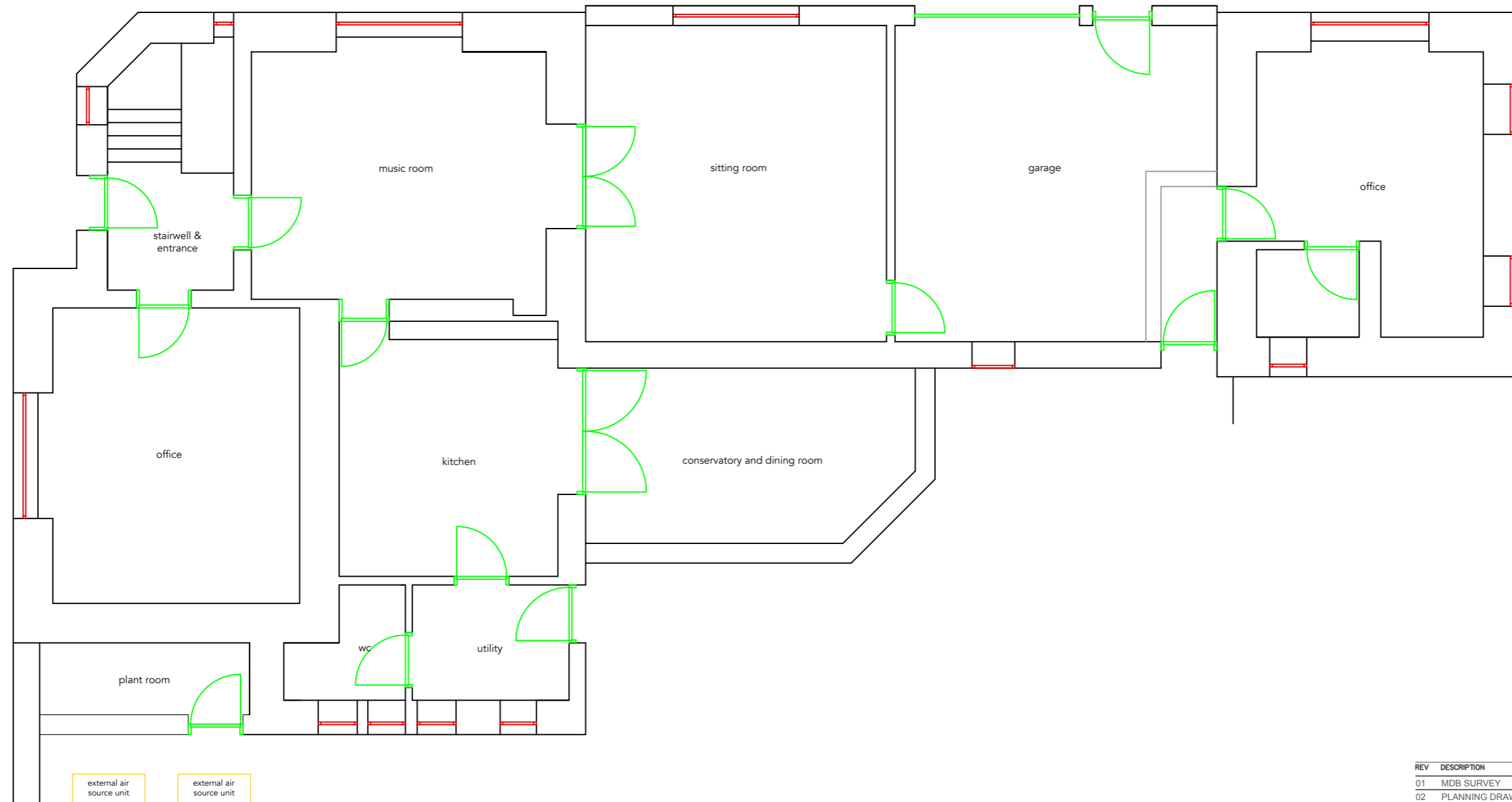
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REVISION 02  
SCALE AT A3 1:75@A3

proposed drawings

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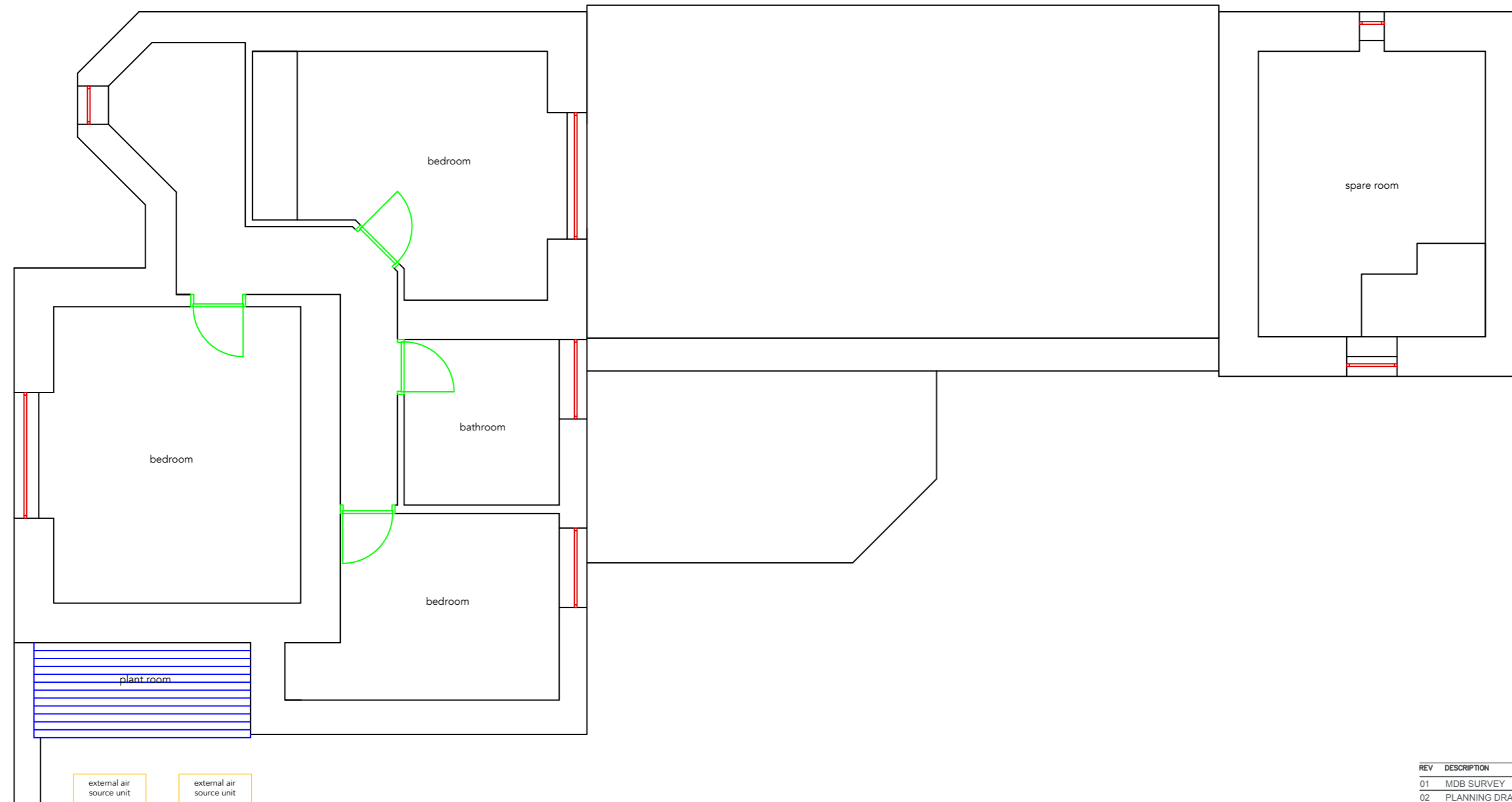
PROJECT NUMBER 1025  
PROJECT NAME The Lodge, Hindley  
CLIENT Tom & Kate  
DRAWING NAME PROPOSED  
GROUND FLOOR

DRAWING NUMBER 1025\_GA\_200  
REVISION 02  
SCALE AT A3 1:75@A3

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PROJECT NUMBER 1025  
PROJECT NAME The Lodge, Hindley  
CLIENT Tom & Kate  
DRAWING NAME PROPOSED  
NORTH ELEVATION

DRAWING NUMBER 1025\_ELE\_200  
REVISION 02  
SCALE AT A3 1:75@A3

NORTH ELEVATION - PROPOSED @1:75

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02	PLANNING DRAWINGS	MB	MB	07/02/22

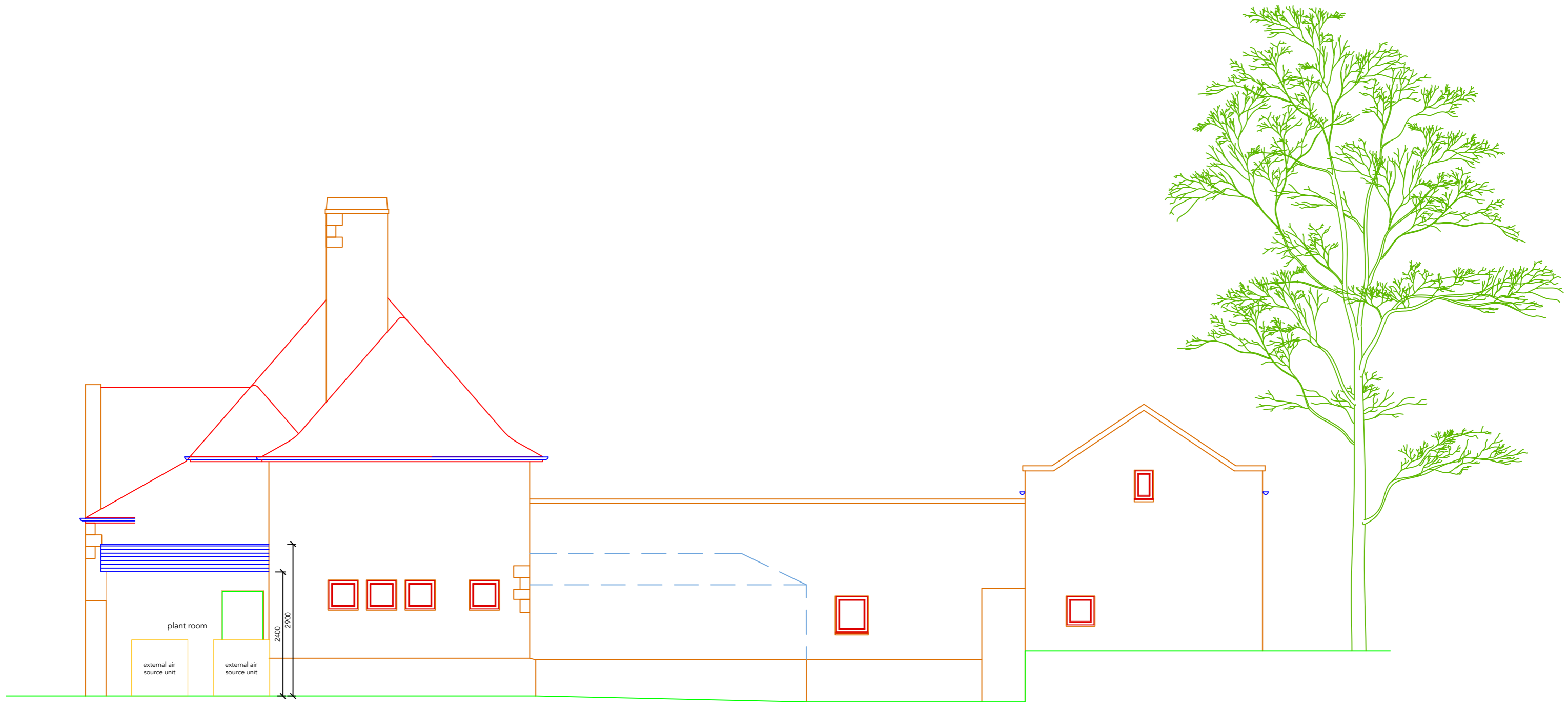
PROJECT NUMBER 1025  
PROJECT NAME The Lodge, Hindley  
CLIENT Tom & Kate  
DRAWING NAME PROPOSED  
EAST ELEVATION

DRAWING NUMBER 1025\_ELE\_201  
REVISION 02  
SCALE AT A3 1:75@A3

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02	PLANNING DRAWINGS	MB	MB	01/07/22

PROJECT NUMBER 1025  
PROJECT NAME The Lodge, Hindley  
CLIENT Tom & Kate  
DRAWING NAME PROPOSED  
SOUTH ELEVATION

DRAWING NUMBER 1025\_ELE\_202  
REVISION 02  
SCALE AT A3 1:75@A3

SOUTH ELEVATION - PROPOSED @1:75

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PROJECT NUMBER 1025  
PROJECT NAME The Lodge, Hindley  
CLIENT Tom & Kate  
DRAWING NAME PROPOSED  
WEST ELEVATION

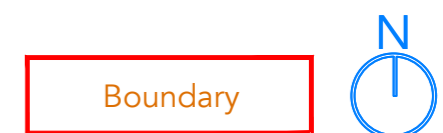
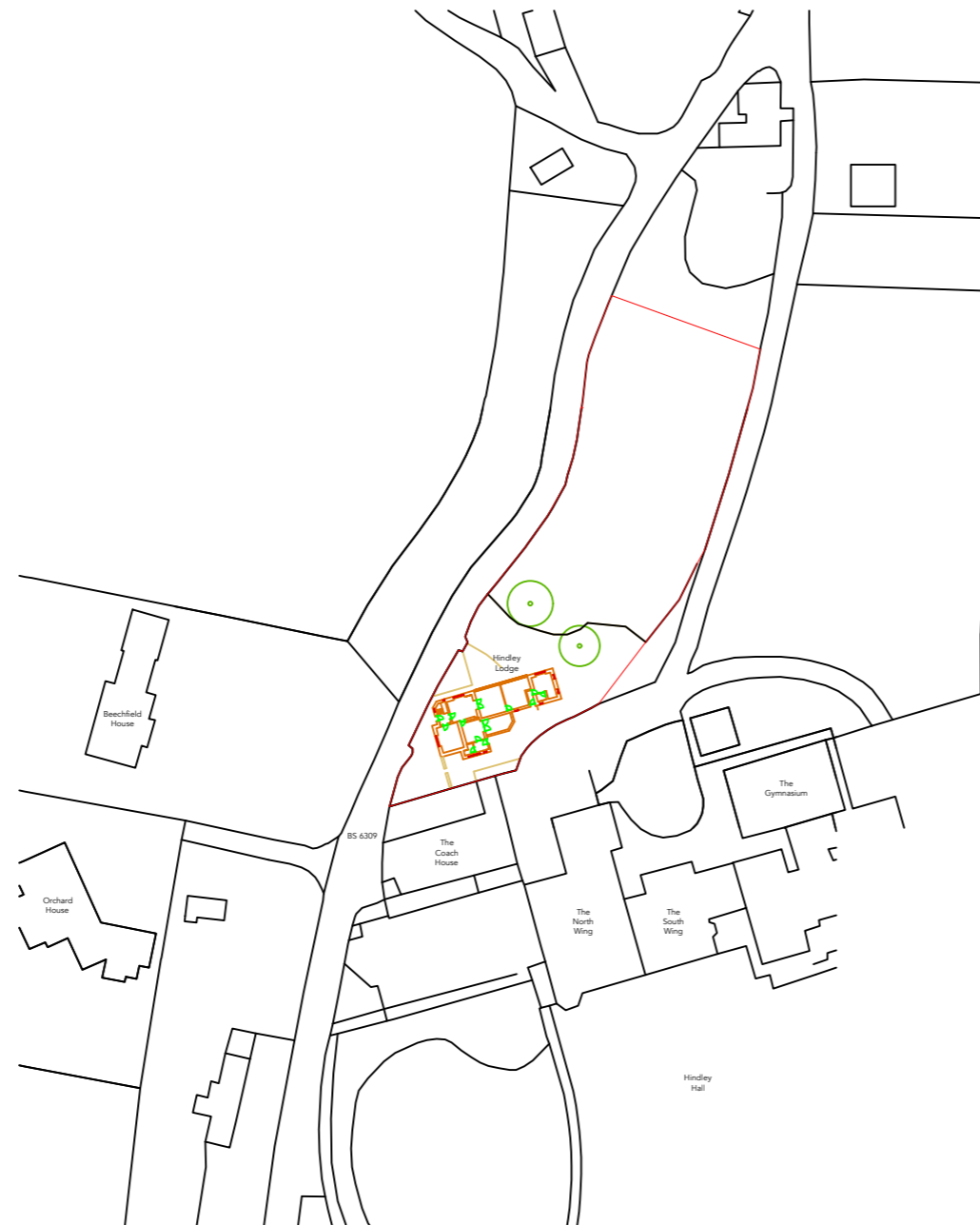
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REVISION 02  
SCALE AT A3 1:75@A3

location and site plans

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01	PLANNING DRAWINGS	MB	MB	01/07/22

PROJECT NUMBER 1025  
PROJECT NAME The Lodge, Hindley  
CLIENT Tom & Kate  
DRAWING NAME EXISTING  
LOCATION PLAN

DRAWING NUMBER 1025\_LP\_100  
REVISION 01  
SCALE AT A3 1:1250@A3

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Boundary



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01	PLANNING DRAWINGS	MB	MB	01/07/22

PROJECT NUMBER 1025  
PROJECT NAME The Lodge, Hindley  
CLIENT Tom & Kate  
DRAWING NAME EXISTING SITE PLAN

DRAWING NUMBER 1025\_SP\_100  
REVISION 01  
SCALE AT A3 1:200@A3

BS 6309

The Coach

SITE PLAN EXISTING - @1:200

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REV	DESCRIPTION	DRWN	CHKD	DATE
01	PLANNING DRAWINGS	MB	MB	01/07/22

PROJECT NUMBER 1025  
PROJECT NAME The Lodge, Hindley  
CLIENT Tom & Kate  
DRAWING NAME PROPOSED SITE PLAN

DRAWING NUMBER 1025\_SP\_200  
REVISION 01  
SCALE AT A3 1:200@A3

BS 6309

The Coach

Hindley Lodge