

# Design & Access Statement

Extension and Alterations

at

Badgers Hill, Orchard Drive, Linton.

**October 2023**



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## Contents

1. BACKGROUND INFORMATION .....	3
2. INTRODUCTION .....	4
2.1. SITE LOCATION .....	4
3. PLANNING POLICY .....	5
3.1. National Planning Policy.....	5
3.2. Local Planning Policy .....	5
3.3. Relevant planning information.....	6
3.4. Pre-Application Consultation.....	6
4. USE .....	6
4.1 EXISTING USE .....	6
5. PROPOSED DEVELOPMENT .....	6
5.1 DESIGN CONSIDERATIONS .....	7
5.2. MATERIALS.....	13
6. AMOUNT .....	13
7. ACCESS.....	13
8. SUSTAINABILITY.....	13
9. CONCLUSION.....	14

# 1. BACKGROUND INFORMATION

## PROJECT DESCRIPTION

Extension and new loft space to form enlarged kitchen/living space and additional first floor accommodation.

## SITE ADDRESS

Badgers Hill, Orchard Drive, Linton. LS22 4HP

## CLIENT

Mr & Mrs P Levy

## ARCHITECT

A & J Architects Ltd

## SITE OWNERSHIP

Mr & Mrs P Levy

## 2. INTRODUCTION

This Design and Access Statement has been prepared on behalf of Mr & Mrs Levy for the proposed extension to Badgers Hill.

The Design and Access Statement provides an overall assessment of the proposed development, identifies the design parameters and principles, considers the pre-application advice and sets out our analysis of the relevant planning policies to be considered.

### 2.1. SITE LOCATION

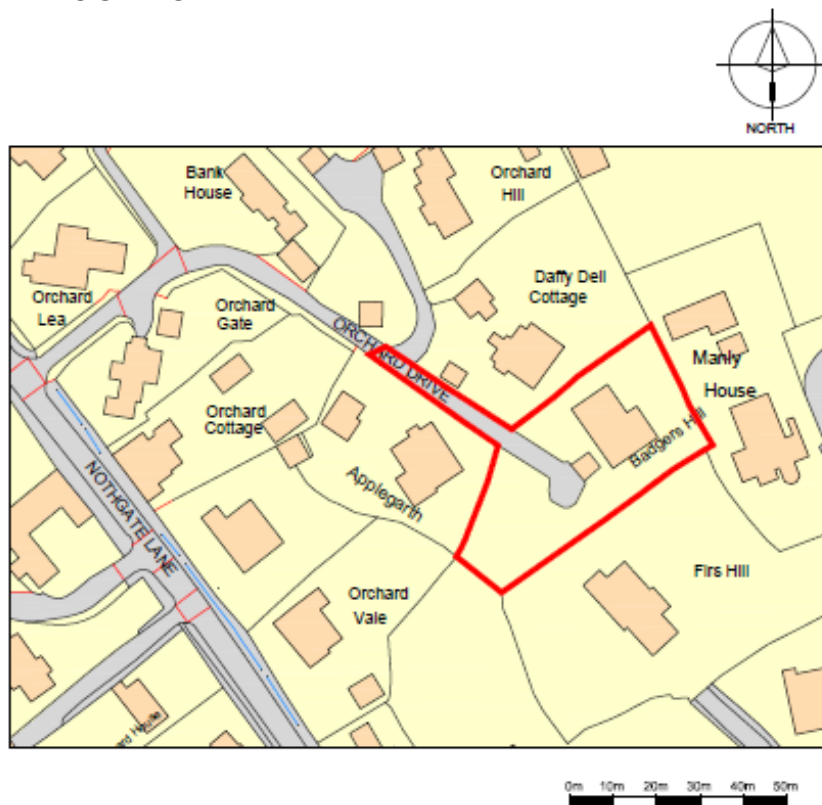


Figure 1 Location Plan (nts)

The site is located at the end of a private drive, Orchard Drive, off Northgate Lane in Linton.

The surrounding properties are predominantly large, detached houses, with generous sized plots. The topography is sloping and many of the properties are set into the hillside.

The site is situated outside the Linton Conservation Area.

The site is located within Flood Zone 1 on the Environment Agency's flood maps and is therefore at low risk of flooding.

The applicant has received pre-application advice which has been referred to during the design process (Ref PREAPP/23/00017)

### **3. PLANNING POLICY**

#### **3.1. National Planning Policy**

The National Planning Policy Framework ('the NPPF') includes a presumption in favour of sustainable development that encompasses sustainable economic, social and environmental development.

#### **3.2. Local Planning Policy**

##### **Core Strategy Select Review (2019)**

- General Policy – Sustainable Development and the NPPF
- Spatial Policy 13 – Strategic Green Infrastructure
- Policy P10 – Design
- Policy P11 - Conservation
- Policy P12 – Landscape
- Policy T2 – Accessibility and New Development
- Policy G8 – Protection of Important Species and Habitats
- Policy G9 – Biodiversity Improvements

##### **Unitary Development Plan Review (2006): GP5, BD6, N19**

- GP5 - Development control considerations including impact on amenity
- BD6 - Alterations and Extensions
- N19 - Development in and adjacent to Conservation Areas

##### **Natural Resources and Waste Development Plan Document**

- General Policy – Sustainable Development
- LAND2 – Development and Trees

##### **Linton Neighbourhood Plan**

- A1 – Design of Development

**SPGs/SPDs:** Householder Design Guide SPD, adopted in 2012; Transport SPD, adopted in 2023.

##### **Other Documents**

The Guideline Distances from Development to Trees Document, adopted by the Council in 2020.

### 3.3. Relevant planning information

06/05836/FU 8.2m high external platform lift and raised covered walkway to side of dwelling house – WITHDRAWN

06/07052/FU 8.4m high external platform lift to side of dwelling house - APPROVED

### 3.4. Pre-Application Consultation

Pre-application advice was sought and received on 24<sup>th</sup> April 2023. Reference PREAPP/23/00017. Reference is made to this response within this document.

## 4. USE

### 4.1 EXISTING USE

The property is a domestic dwelling and the proposal does not change this.

## 5. PROPOSED DEVELOPMENT

The property needs modernisation and the applicants would like to have a larger open plan kitchen/living/dining space that takes advantage of the far reaching views from its location. The previous owners had added a stand alone lift to the property which is somewhat incongruous with the host dwelling. The aim is to create a home which is connected and appears well thought out and provides a “flow” through the house and external areas. There is a large terrace over the lower ground floor accommodation and the intention is to build over part of this to take advantage of the existing structure.



Figure 2 View of Badgers Hill from the drive

## 5.1 DESIGN CONSIDERATIONS

One of the issues was how to incorporate the lift within the roof of the house and make it more easily accessible to the property. The designs submitted for the pre-application advice had sought to raise the existing roof so that its ridge would be higher than that of the proposed extension roof over the terrace. The roof to the lift was modified so that it would connect to the proposed extension roof. However, this created an uncomfortable appearance where there would have been a gap between the tops of the windows and the raised roof, the proposed feature window was also viewed as being uncomfortably dominating along with the mismatch in roof styles and designs and it was felt that the whole appearance was over complicated.



Figure 3 Proposed Southwest Elevation as submitted for pre-application advice (nts)

The new design has considered how best to incorporate the lift, provide the required extension and make the building appear cohesive. Because there is a significant slope on the site, the neighbouring buildings to the north of the property are significantly higher than the current house. The ridge level of the house to the rear is approximately 6.5m higher than that of Badgers Hill. The distance from Badgers Hill to the next property directly to the south is almost 100m and is screened by mature trees.



Figure 4 View to the south from the terrace – trees screening Orchard Vale beyond.



Therefore, there is scope for the introduction of a new single roof perpendicular to the existing roof that will have a higher ridge level but maintain the same eaves level. This will allow the kitchen to extend over the terrace, incorporate the lift tower and give a more cohesive appearance to the house. The new gable would sit on top of the existing stone wall to the terrace. Another important consideration in the design is the effect of overheating. The existing conservatory is too hot during the summer and too cold in the winter. It is important, therefore, given the southern aspect of this elevation to address overheating but also to maximise the potential of the sun.

The proposed feature window will allow views out but proportionally within the gable it is kept to a smaller scale than that submitted with the pre-app so that there is more solid walling than glazing. The window is still large but not over-dominant in the gable. To prevent overheating, external louvres are proposed so that the high level summer sun is deflected but the low level winter sun can offer its solar gains.

Solar photovoltaic panels are proposed on the southern slope of the existing roof to take advantage of the orientation and reduce the use of fossil fuel for the future.

In terms of potential overlooking of neighbours, this has already been mentioned in terms of distance from the directly opposite property (Orchard Vale) but also in respect of Applegarth there is no worse overlooking than currently from the terrace. The gable window reduces the width of available viewpoints towards Applegarth and it should be noted that although the window is tall, the space behind is a double height atrium and therefore any views out will be from the ground floor level.

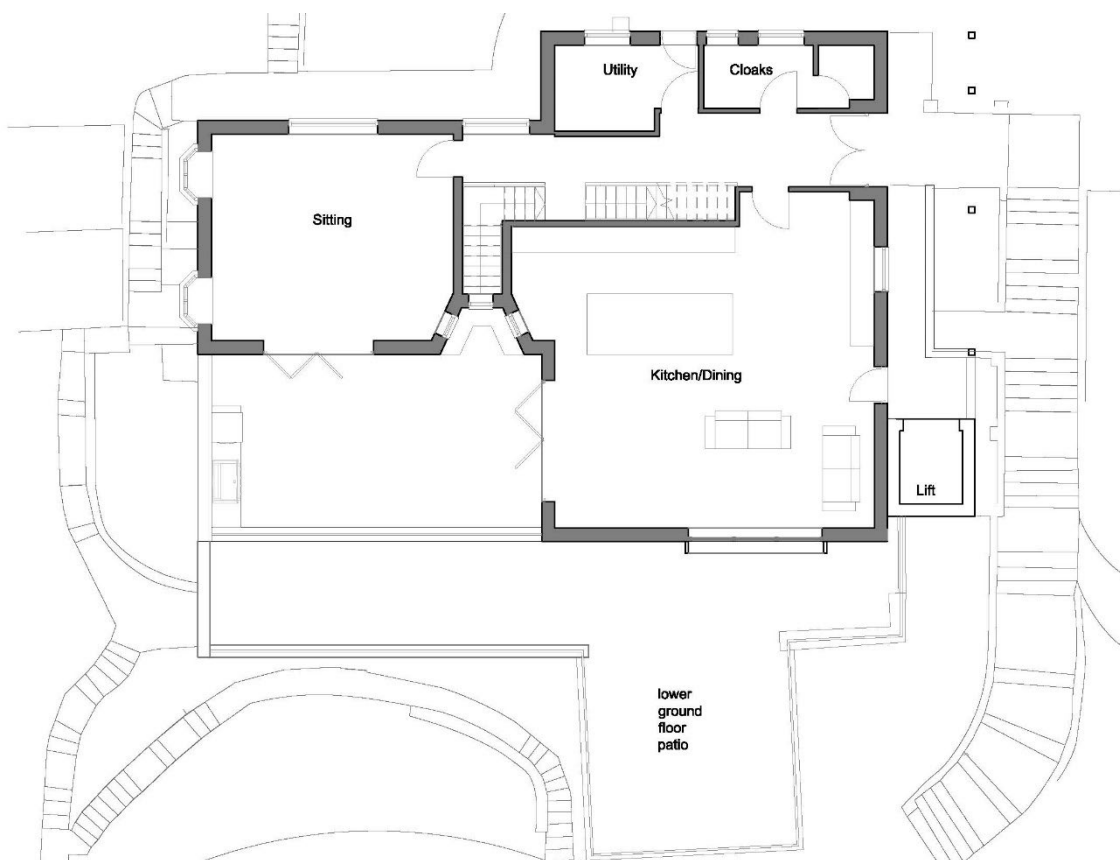


Figure 5 proposed ground floor (nts)



The new roof will also allow for a covered walkway along the southeast elevation which connects the lift with both a new kitchen entrance and the main entrance to the house. It is noted that trees around the site make a positive contribution to the Strategic Green Infrastructure corridor and by using the existing building footprint to build from there will be no impact on the surrounding trees. There is one ornamental tree that would need to be removed which is sited to the left of the main entrance (see Figure 2 Tree at entrance) as it would be affected by the new overhanging roof. However, it does not offer a great deal in terms of the Strategic Green Infrastructure corridor and could be replaced by another tree elsewhere in the garden.



Figure 6 Tree at entrance



Figure 7 Proposed Southwest Elevation (nts)

Other aspects that made the pre-app proposal appear overcomplicated included the retention of the existing balustrading and replicating it at the lower ground level terrace which occurs in front of the bedroom windows. The fenestration is also somewhat haphazard and therefore the windows are to be replaced with door and window combinations to give visual continuity. The garage at the front appears as a second thought to the main house and by incorporating it as part of the lower ground floor terrace it ties back into the host dwelling.

The balustrading is replaced by clear glazing to simplify the appearance and remove quite a dominant feature.

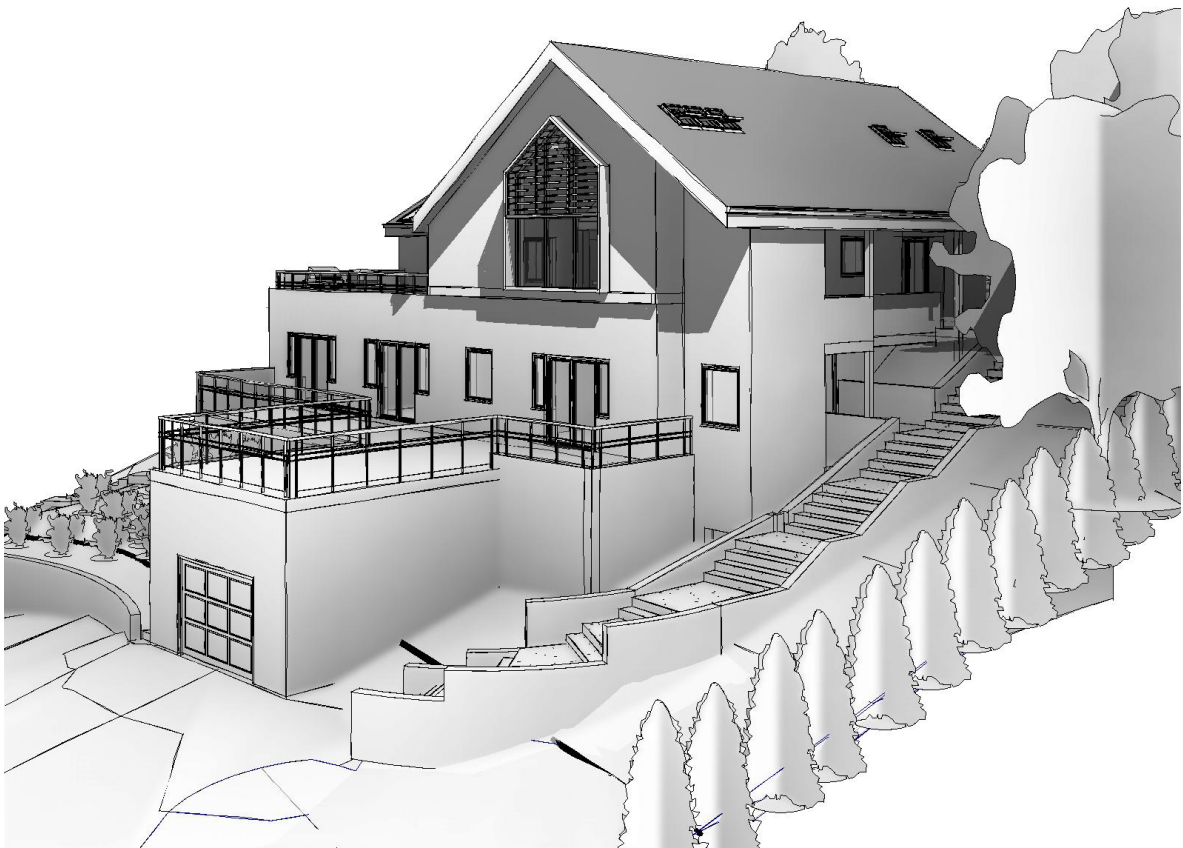
Whilst the new gable will have a more dominant impact on the property it is not considered to be incongruous. The gable will give the property a feature that ties the various built elements together. The sloping site allows it to blend back into the landscape and the proposed new roof ridge will be approximately 4.5m lower than the ridge of the property behind therefore not having a significant impact on its neighbour. The view from the north is shown in Figure 11.



*Figure 8 3D view of southern elevation*



*Figure 9 3D view of western elevation*



*Figure 10 3D view of eastern elevation*



Figure 11 View from north

The introduction of a new roof at this point allows for the provision of additional accommodation within the roof space as a bedroom and home office. The gable at the rear does not directly face the elevations of the neighbouring properties to the north.

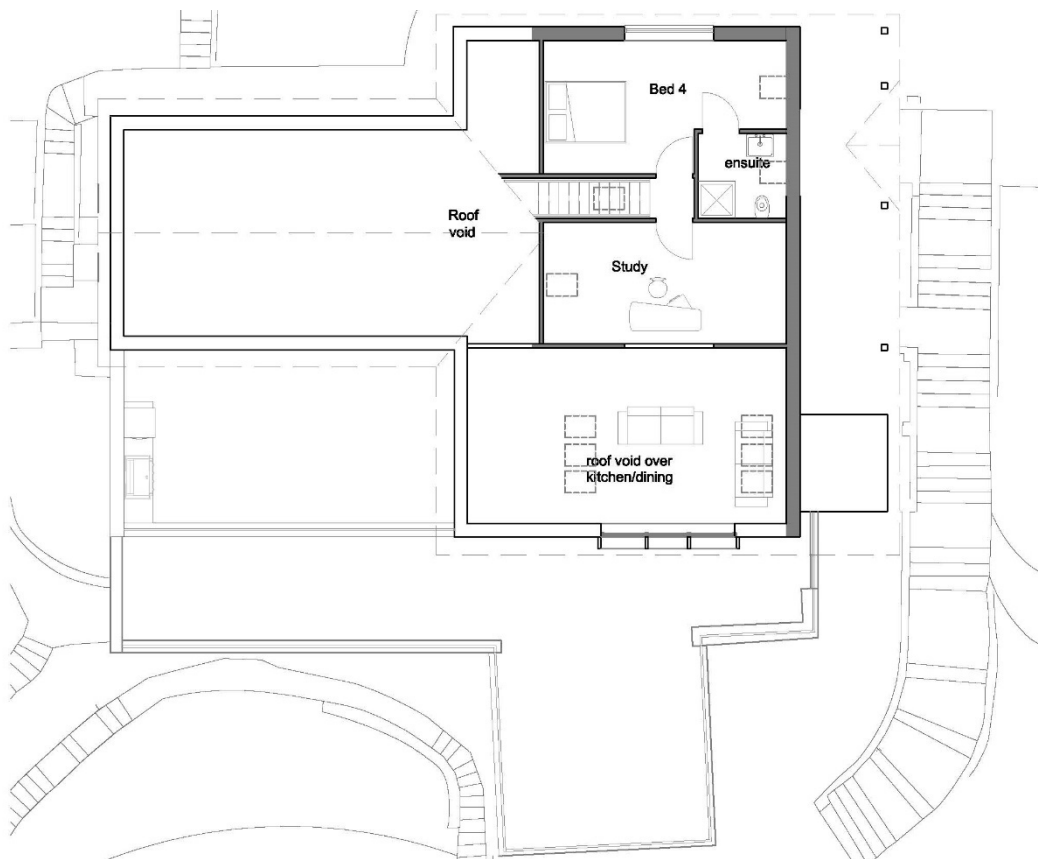


Figure 12 proposed first floor (nts)

## 5.2. MATERIALS

The existing house is constructed in natural random stone with artificial slate roof. The proposed gable to the south elevation would be rendered as would the return wall to the west that opens out onto the terrace and the return to the stone lift shaft. An artstone cill detail will cover the junction between existing stone and the new rendered walling. From the lift to the main entrance any infilling would be carried out in natural stone to match existing as would the rear gable to the north.

The main entrance will have an oak framed porch and its roof will be raised to allow for better headroom than existing.

The applicant is investigating the potential for a vertical solar panel system to the southern gable but this would form part of a variation or another application as applicable if it is feasible.

## 6. AMOUNT

The roof will cover a footprint of approximately 140 sq.m. which includes a large amount of existing accommodation as well as a roof overhang. The ground floor extension over the terrace will be 34sq.m. and the space created within the roof space will be 45sq.m. leaving 34sq.m. as a void over the double height space. The roof overhang will cover 24sq.m. externally. The amount of extension is not excessive in comparison with the existing 200sq.m. of accommodation.

## 7. ACCESS

Access to the property as proposed will be as existing. There is a lift providing access for all from the drive level up to the ground floor accommodation to both the kitchen and the main entrance. Access to the main entrance is also possible via the existing steps. The proposed extension will allow a level approach into the proposed kitchen under the covered walkway.

The existing car parking arrangements are unaffected.

## 8. SUSTAINABILITY

Sustainability has played a large part in this design process. Orientation, solar gains, solar shading, increased insulation are all considered and, in addition, the southern slope of the existing roof is proposed to have solar photovoltaic panels to reduce the reliance of fossil fuels in the future. This helps to meet the Local Authority's aims to promote a less wasteful, low carbon economy and as such is a material consideration in assessing this application.

## 9. CONCLUSION

As noted in the pre-application advice, “The immediate locality is made up of residential properties of not dissimilar scale of varying designs and styles. The relatively secluded nature of the application site also mean that only limited views exist of the current property from surrounding public areas.”

The advice also suggested that the previous proposal was acceptable in terms of size and massing but that the detailing was uncomfortable and not characteristic of the existing property or good design. It is our view that the new proposal ties the new and existing together and creates a harmonious layout to provide a connection throughout the building and the possibility to maximise natural energy measures such as solar gain, shading and solar power.

The proposal does not have any significant impact on neighbours’ amenity, such as overlooking or loss of privacy, due to its large plot size and distance away from neighbouring plots.

The proposed extension and roof alteration help to create a more cohesive appearance for Badgers Hill. It is a sustainable design which will build upon the existing footprint, maximise energy efficiency through orientation, design and solar panels. The proposed extension will not create any adverse impact to the trees within the site.

This proposal addresses the policies and comments received in the pre-application advice and provides a well-designed extension that meets not only its users’ needs but plays its part in reducing the reliance on fossil fuels.