

# DESIGN AND ACCESS STATEMENT

PROPOSED CONVERSION and EXTENSION to provide TWO APARTMENTS and TWO OFFICE SUITES  
THE HALL, NOTTINGHAM ROAD,  
KEYWORTH, NOTTINGHAMSHIRE



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### Application Summary

This statement has been prepared in support of an application for conversion of The Hall, Keyworth. The existing building was formerly leased for use as a restaurant: permission for conversion to four flats was granted on appeal, ref APP/P3040/W/17/3186110 on 23rd February 2018

The property is in the centre of the Keyworth conservation area, opposite the grade 1 listed 14th century Church of St Mary Magdalene: the building is identified as a key unlisted building in the Keyworth Appraisal and Management Plan.

The statement seeks to identify the constraints on, and the benefits of, development of the site in town planning terms.

The form of development envisaged is small apartments and serviced offices with associated parking.

### The Application Site and its Surroundings

Keyworth is situated approximately 6 miles to the south of West Bridgford on a small hill set among the undulating landscape of the South Nottinghamshire Wolds. From its rural beginnings, the town developed in the 20th century as an important dormitory for Nottingham, and to a lesser extent Loughborough. The village has good transport links with the A606 Melton Road and Fosse Way passing close by to the east and the A60 Loughborough Road to the west, which provides convenient access to Nottingham, Grantham, Loughborough, Newark and Leicester, via both road and public transport.

Keyworth's historic street pattern consists of a linear central thoroughfare with a north-south orientation (Main Street) and an open junction at its northern end (The Square). Running east and west from The Square are Selby Lane and Bunny Lane respectively. Keyworth's larger community buildings such as the churches and school are situated in the north of the Conservation Area while an informal mixture of traditional cottages farmhouses, barns and workshops closely line the edge of Main Street to the south.

The building and its curtilage sits between 2 Bunny Lane [former British Legion] and The Keyworth United Reformed Church, with a cemetery to the rear and frontage onto Nottingham Road.

The Hall is identified in the townscape appraisal as an unlisted building making a positive contribution to the village; and makes a contribution to containment of the street scene; it is presently unoccupied.

However, it has accumulated various inappropriate additions and adornments in connection with its former restaurant use, and would benefit from restoration closer to its original traditional appearance.

The rear flat roofed two storey extension and tank housing which were in poor structural condition have been demolished since the 2018 approval was issued.

Permission Ref. No: 22/01182/FUL was recently given for redevelopment of the adjacent site: Demolition of existing building and the erection of a mixed use development including commercial uses (use class E retail & office space), 26no. one bedroom apartments with below ground car parking and external landscaping. (Resubmission of 21/03159/FUL)

The site has ready access to the core functions of the village. The primary school, secondary school, pubs and churches are within an easy walk, and the shops, health centre and bus stop are ‘on the doorstep’.

The site has access to bus and train services that serve the village. A good network of public footpaths gives access to the surrounding countryside.

The site is not identified in the Townscape Appraisal as a positive open space, nor are any important views identified across or into the site.

## **PLANNING CONSIDERATIONS IN DETERMINING THE APPLICATION**

Government guidance is found in the National Planning Policy Framework and Planning Practice Guidance.

### **National Planning Policy Framework**

The National Planning Policy Framework is a material consideration in planning decisions and advocates the need to provide a supply of housing to meet the needs of present and future generations. There is a presumption in favour of sustainable development.

The NPPF states that local authorities should help deliver a wide choice of high quality houses to boost significantly the supply of housing. *It also requires the Council to show that it has five-year housing land supply. The Council has publicly stated that it cannot demonstrate a five-year housing land supply.*

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. The proposed development will help to support the existing facilities of the village without distracting from its amenities or visual attractiveness.

### **Planning Practice Guidance**

Planning Practice Guidance gives the broad framework to help achieve good design in layout, form, scale, detailing and materials.

Whilst these are considered in the application, the proposal is submitted in outline at this stage: all of these matters are reserved for fuller consideration should outline permission be granted.

### **Local Policies Relevant to the Proposed Development**

Rushcliffe Borough Council adopted its Local Plan Part 1: Rushcliffe Core Strategy in December 2014: the following extracts have been identified as having particular relevance:

Local Plan Part 1: Rushcliffe Core Strategy

#### **POLICY 8: HOUSING SIZE, MIX AND CHOICE**

General Approach

1. Residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create mixed and balanced communities. **All residential developments should contain adequate internal living space, and a proportion of homes should be capable of being adapted to suit the lifetime of its occupants.**

**2. Throughout the plan area, consideration should be given to the needs and demands of the elderly as part of overall housing mix, in particular in areas where there is a significant degree of under occupation and an aging population.**

3. The appropriate mix of house size, type, tenure and density within housing development will be informed by:

- a) Evidence contained within Strategic Housing Market Assessments and other research into particular housing requirements;
- b) The Council's Sustainable Community Strategy and Housing Strategy;
- c) Local demographic context and trends;
- d) Local evidence of housing need and demand;
- e) Area character, site specific issues and design considerations; and
- f) The existing or proposed accessibility of a location by walking, cycling and public transport.

#### POLICY 10: DESIGN AND ENHANCING LOCAL IDENTITY

1. All new development should be designed to make:

- a) a positive contribution to the public realm and sense of place;
- b) create an attractive, safe, inclusive and healthy environment;
- c) reinforce valued local characteristics;
- d) be adaptable to meet evolving demands and the effects of climate change; and
- e) reflect the need to reduce the dominance of motor vehicles.

2. Development will be assessed in terms of its treatment of the following elements:

- a) structure, texture and grain, including street patterns, plot sizes, orientation and positioning of buildings and the layout of spaces;
- b) impact on the amenity of occupiers or nearby residents;
- c) incorporation of features to reduce opportunities for crime, the fear of crime, disorder and anti-social behaviour, and to promote safer living environments;
- d) permeability and legibility to provide for clear and easy movement through and within new development areas;
- e) density and mix;
- f) massing, scale and proportion;
- g) materials, architectural style and detailing;
- h) the potential impact on important views and vistas, including of townscape, landscape, and other individual landmarks, and the potential to create new views; and
- i) setting of heritage assets.

**3. All development proposals, and in particular proposals of 10 or more homes, will be expected to perform highly when assessed against best practice guidance and standards for design, sustainability, and place making, as set out in Local Development Documents.**

**4. Development must have regard to the local context including valued landscape/ townscape characteristics, and be designed in a way that conserves locally and nationally important heritage assets and preserves or enhances their settings.**

#### POLICY 11: HISTORIC ENVIRONMENT

1. Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can make to the delivery of wider social, cultural, economic and environmental objectives.

### Keyworth Conservation Area

The location, at the heart of the conservation area, will be a primary constraint on the form and character of the development of the site. The conservation area appraisal gives the following objectives:

#### 4.2 Building Design

Extensions to buildings in Conservation Areas should respect

- The key characteristics of the original building including scale, mass, materials and proportions
- The contextual setting and character of the Conservation Area

This does not mean slavishly copying the original, which can devalue it and destroy the ability to “read” historic change and dilutes our historic heritage. In some cases this is impossible. For example, Flemish Bond brickwork cannot be replicated in cavity walls and narrow lime mortar joints cannot be replicated in modern cement mortar.

4.2.1 Good contemporary design will be encouraged where it respects the scale and character of its context. This must be demonstrated in the Design and Access Statement submitted with any planning application.

4.2.2 In particularly sensitive locations, such as uniform terraces, exact replication may be necessary to maintain compositional unity. In that case, attention to details, choice of materials and high quality workmanship are the keynotes.

4.2.3 Where new building is appropriate, on infill sites or where an existing building detracts from the character of the area, the opportunity should be taken to re-establish the streetscape, reinforce enclosure, open up distant vistas or views of landmarks or hide unsightly views.

4.2.4 As with extensions, good contemporary design which respects local character and the context of the site will be encouraged.

*“New and old buildings can coexist happily without disguising one as the other, if the design of the new is a response to urban design objectives”. (DETR - ‘By Design’, p19)*

4.2.5 Pastiche designs, incorporating poor imitations of other styles will be resisted, particularly where they incorporate details which are not locally appropriate. Careful high quality replication may be required in a few very sensitive locations.

### **PROPOSAL APPRAISAL**

Change of use of the building presents an opportunity to improve the visual environment at a key location in the village, and to provide valuable accommodation of a type in demand within the area.. The street scene will be maintained, and enhanced by removal of canopies, signage, external fire escape, dormer roof, air conditioning equipment and extract ducting.

The setting of key unlisted buildings should not be adversely affected by the proposal.

The character and setting of the Conservation Area would benefit from the proposal.

Development has been designed in such a way that principal rooms mainly look out across to St Mary Magdalene church, and across the cemetery: there should be no resulting overlooking of nearby adjacent dwellings.

*The creation of two new dwelling units on this site will reduce the need to take valuable Green Belt and greenfield land around Keyworth for housing development. .... Past experience has shown that the loss of Green Belt land is highly contentious with local residents and the application proposals if permitted would assist the Council in its arguments that it has considered all acceptable options to the housing needs issue in coming to its view that two housing sites need to be allocated around the settlement. The proposals therefore have a wider environmental benefit if the extent of greenfield/Green Belt land releases for housing are reduced.*

#### Tenure - apartments

The type of development envisaged would be suitable as retirement homes, or other small households: in this respect its location in close proximity to village services is ideal. Leasehold ownership or rental would be equally suitable.

#### Tenure - offices

It is envisaged the offices would be let on short to medium term contracts

#### Layout of the Site

The layout shows the proposed conversion, parking and the existing vehicle access to Nottingham Road: the vehicle facilities formerly serving the restaurant for deliveries, staff and customer parking should be equally suitable for the residential and office use.

#### Design

The design has used the remaining building envelope and openings with the minimum of alteration. A small rear two storey pitched roof extension is proposed: this partially replaces accommodation lost through the demolition of the original rear flat roofed extension, and is more in sympathy with the building; this will project to the same extent as the side gable of the adjacent development, and mitigate the overbearing nature of the blank flank wall. Removal of hardware, signage, canopies, rear 'dormer' and front porch will assist in giving a simpler [less fussy] external appearance which is more appropriate in the village setting.

#### Layout and Siting

The layout provides small private amenity spaces to the ground floor flat, consistent with its size and anticipated occupancy. Enclosure with low wall and timber fences will help to clarify the definition of the street edge and maintain privacy.

#### Scale

The proposal does not modify the scale.

#### Landscaping

There are no existing landscape features that are worthy of retention.

#### Appearance

The proposal will be reflective of the typical style and appearance of village houses.

### Highways Considerations

The proposed development would re-employ the existing vehicle access off Nottingham Road, which is established and satisfactory. Traffic movements resulting from the development will be little different to the previous use of the premises.

### Access

Proximity to existing roads and rear driveway access will enable emergency vehicles to approach close to the dwellings.

The existing hard surface to the forecourt will provide a quiet running surface, thus minimising any noise from vehicle manoeuvring.

The rear parking will allow ease of access for disabled persons from the hardstanding areas to the main entrance doors.

The door step threshold to the ground floor flat access doors would be designed to achieve disabled access in accordance with Part M of the current Building Regulations.

There is currently provision for refuse bin storage: the arrangements for the flats would not be expected to require any more room.

### Conclusion

We believe this proposal meets with all relevant policy and design criteria, and accordingly submit the application for consideration.



## Appendices

### A. Photographs.



THE HALL from NOTTINGHAM ROAD showing existing parking area on right  
SIGNAGE since removed, CANOPY to be removed



END GABLE FROM CAR PARK [SIGNAGE since REMOVED]





EXTRACT DUCTING TO BE REMOVED; adjacent gable since demolished; will be replaced by new development



A/C EQUIPMENT AND FIRE ESCAPE since REMOVED





REAR ELEVATION SHOWING ROOF LEVEL DORMER [TANK HOUSING] AND REAR FLAT ROOF EXTENSION [now removed, see photo right]

B. FLOOD RISK MAP



C. AERIAL VIEW OF SITE

