

Design & Access Statement

Hillside, Hazelhead

1. Introduction

Hillside is in a rural location accessed by a private track from Bents Road, Hazelhead. The building has no close neighbours but can be seen from distant points along Bents Road. The site of the dwelling is screened by a range of poor quality barns and outbuildings to the northern edge, some of which will be removed. The building generally is tired and the accommodation is not modern or attractive. The house has clearly been extended in the past and some of the northern works pre-date planning control although one element of ground floor accommodation to the west has been more recently built. The ordnance survey indicates what appears to be an historic core.

2. Access

Access is taken directly off Bents Road and is a surfaced track which is gated at two points for security reasons. The track is enclosed by walls and shrubs and the proposal does not envisage any changes to the access arrangements. Ample room exists within the site to allow vehicular access and exit in forward gear.

3. Design

The proposal is to extend the existing western living space currently at ground floor to provide bedroom accommodation above at first floor. The building is extended to the eastern end to provide a larger kitchen space, utility room and double garage. The interior is re-organised to allow better use of existing rooms with the staircase moved to a more central position off the hall.

First floor accommodation above the new kitchen provides two bedrooms with ensuite bathrooms.

The elevation treatment of the southern elevation reflects the best elements of the existing southern elevation. The other elevations have simple sash window treatment, traditional in the area, but also have slightly different windows to some rooms to avoid internal visual conflict of proportion.

The main elevations are designed to be simple, visually restful and balanced overall.

Clearly the house is significantly larger than exists but it is not disproportionate and reflects the status of the site and its outlook particularly to the south.

The outbuildings are substantial buildings in masonry and these will be removed as indicated on the layouts provided. The overall impact in the Green Belt will be broadly neutral.

4. Summary

The existing house on a good location will benefit from upgrading and provide quality development on an existing residential site with no visual harm to the Green Belt or any effect on neighbouring properties in the vicinity.