

Design and Access Statement

PROPOSAL

The property at 7 Mill Hill is located on a substantial plot towards the top of the hill on the west side of the road.

The existing building is traditional in form and comprises of brickwork and clay pitched roof tiles. It is a 2-storey 4 bedroom 8 person dwellinghouse.

This application seeks demolition of the existing detached dwelling and two existing detached garages and replacement with a single, 4-bedroom detached, 2-storey plus basement property.

USE

The proposed use of the new development is an single detached family home which has been carefully designed and considered within its context and surroundings. The character of the area is residential in nature and consists primarily of substantial properties sited on large plots set back from the road. The properties represent an array of designs and styles with several applications recently granted for significant alterations and modernisation.

AMOUNT

The approximate area of the total existing site is 1935m². The proposed site represents a substantial area well over double those enjoyed by the majority of other properties along the road.

As a 4B8P dwelling the proposed home exceeds the nationally described space standard requirement in terms of GIA and storage. All double bedrooms are at least 11.5sqm with minimum widths of 2.75m. Internal room heights exceed the minimum requirement of 2.3m throughout the property.

2 covered car parking spaces are being provided with a driveway to comfortably fit a further 4 cars (6 in total). Two EV charging points has been incorporated. Space has also been allocated for cycle storage and storage for 3 domestic bins.

LAYOUT

Mill Hill runs from north to south and is located to the East of the proposed Dwellinghouse. To the West lies a number of farmers fields. North and south of the plot lie the neighbouring properties of number 5 (to the south) and number 9 (to the north).

The design leaves a considerable distance to the north and south boundaries and substantial distances to the east and west.

The proposed pitched roofs are in-keeping with the character of the area and the proposed ridgelines are relative to those of the neighbouring properties in terms of height when considered against the natural slope of the hill. This is exacerbated by the proposed dropped ridge, roof and eaves at the southern end.

Side facing glazing has been limited and obscured where necessary.

Balconies have been designed to the rear and provided with 1.8m high obscure glazed panels to prevent overlooking.

The property is designed as two wings connected with a central entrance and circulation lobby. The design of the new dwelling works with the existing topography of the site with the south facing wing being the lowest and the north wing being the tallest. All proposed roofs are contained within a notional line connecting the ridge's of no.5 and no.9 - this is to make sure that the proposed house is not dominant to either neighbour and sits within the scale of its existing setting. The inclusion of green roofs to the proposed single storey rear flat roofs soften the overall proposal to help it merge into its setting providing a good level of green areas and a more sustainable design for the proposed contemporary home.

SCALE

The scale of this proposal carefully considers the site restraints and its limitations in terms of area and mass and the footprint of the existing building has been maintained where possible. The siting of the proposed dwelling utilises the built footprint of the existing building to be demolished towards the north of the site and utilises the available space to the south of the existing building where there is evident space for development.

The proposed footprint of the new dwelling is proportionate to its plot and overall curtilage allowing over 75% of the plot to be landscaped with new hedges, trees and vegetation.

As indicated on the proposed block plan, a circa.4m distance is retained to the north boundary and a circa.3m distance is retained to the southern boundary. These distances are substantial and the majority of the surrounding properties have much smaller gaps to the boundaries.

APPEARANCE

The application proposes the use of durable materials which are common in the locality, such as render, brickwork, and tiled roofs, and can be seen on other properties along Mill Hill.



ACCESS

The existing vehicular access is proposed to be retained, and a new vehicular access is proposed to the south side of the property, this is to allow an in and out driveway, with suitable space for parking 4 cars externally and 2 cars in the garage.

The proposed building is accessible at ground floor and has the space and capacity necessary to install a lift to access all floors in the future should this become a requirement for the current or future occupiers.

SUSTAINABILITY

The proposed design incorporates a range of sustainable features to minimise environmental impact and promote energy efficiency. Solar panels will harness renewable energy to help power the home. A green roof will enhance biodiversity, provide natural insulation, and improve rainwater management by reducing runoff. Air source heat pumps will efficiently heat and cool the property while lowering carbon emissions compared to conventional systems. Permeable hardstanding will facilitate natural drainage, reducing surface water runoff and mitigating the risk of local flooding. These measures collectively reflect a commitment to sustainability and align with modern environmental standards.

PRE-APPLICATION: PREAPP/0072/23

The proposals were submitted for a pre-application, and the below was addressed following comments received:

- The initial proposals were for a 3 storey flat roofed dwelling, following feedback the proposal has been split into two wings to incorporate gaps between the proposed elements which breaks up the front and rear elevations. We have proposed pitched roofs for the upper floor and we have reduced the number of storeys proposed to suit the surrounding properties in the area. The proposed new dwelling in fully in-keeping with the character of the road and the traditional two storey pitched roof forms.
- Materiality – we have proposed to use materials that are in-keeping with the road, brickwork, tiled roofs and cream-coloured rendered areas are the predominant materials as well as small selected areas of cladding to add architectural interest.
- Flat roofs – We have amended the proposals to indicate pitched roofs and have substantially limited the areas of flat roofs proposed within the proposals, incorporating these primarily at ground floor. Furthermore, the south wing of the proposed dwelling has a lower ridge and eaves than the north wing, this is to make sure that the proposed dwellings steps with the hill and in-keeping with the neighbouring properties.

- We noted the comments that views from the West show tiled pitched roofed houses with gaps between buildings, interspersed with vegetation. We have proposed exactly this, pitched roofs, gaps between buildings and lots of new vegetation. It is worth also acknowledging that the plot is substantial, and therefore the proposals are in-keeping with the scale of the site.
- As part of the proposals, we are not removing any mature trees, we are proposing to landscape the entrance and in doing so, some small trees/hedges would be altered to suit the new entrance to the dwelling. New trees are proposed throughout the front and rear.
- The proposal is for a two-storey development with pitched roofs. We have also worked with the existing north and south elevations to make sure that the new dwelling utilises the built footprint of the existing dwelling.
- The proposed new home is stepped from the northern boundary and the proposed green roofs are located to the West to anchor the building within its setting. It is also worth noting that number 9 Mill Hill to the north is located over 30m from the first floor of 7 Mill Hill.

Revisions

No.	Description	Date	By
1	PLANNING	31-01-25	

Notes:

Project No.    Project Name:

**405**      **7 MILL HILL**

Drawing Name:

**Design and Access Statement**

Drawing No.    Revision:    Suitability Description:

**P021**      **P1**      **PRE-APPLICATION**

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