

## Design & Access Statement

<b>Project</b>		Proposed Conversion and Extension of existing annex to form living space
<b>Address</b>		West High Ridge Wark Hexham Northumberland NE48 3BW
<b>Ref</b>		22WHRA Rev A
<b>Date</b>		20/12/2022
<b>Application</b>		FULL Planning Submission
<b>Applicant</b>		Mr & Mrs Butler

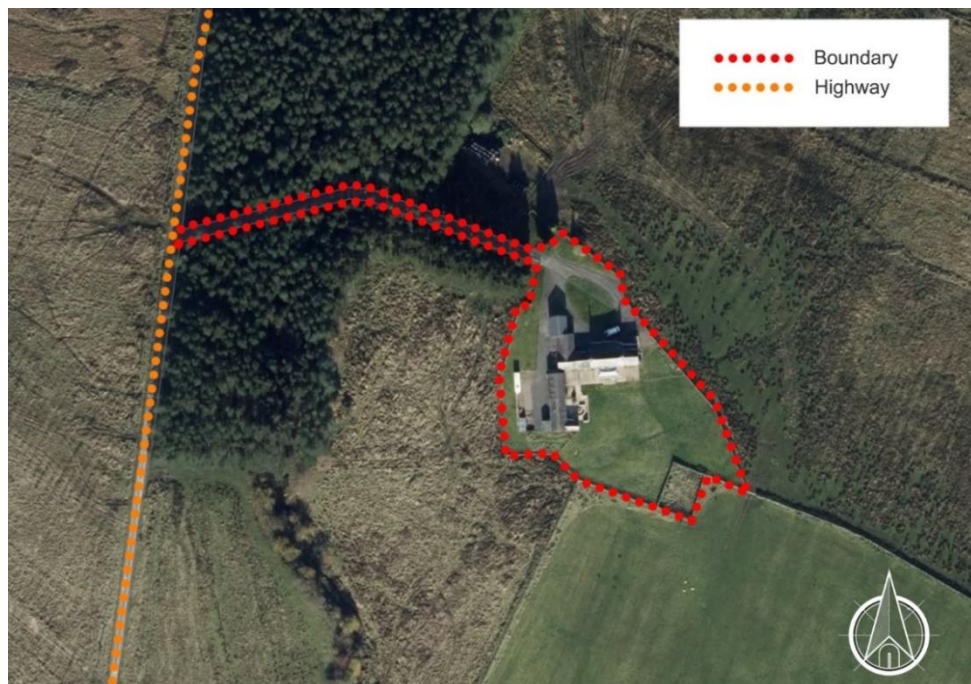
### Site Location |

West High Ridge is a detached dwelling sitting in the Northumberland National Park, some 2 miles south of Bellingham and 4.5 miles west of Wark. Access to the property from the unclassified public highway (C204) is via a short gravel track through an existing tree belt. The access leads to the north of the dwelling, where the main entrance and car parking is located. The north elevation is therefore classed as the front elevation. The property sits in an elevated position with a south facing aspect.

West High Ridge was historically a farm steading. The property is now a detached stone built dwelling sitting in large grounds in the open countryside. The property is made up of two main blocks; the main dwelling and a substantial annex to the south west of the dwelling. The annex which this application relates to, is single storey, built of stone and natural slate. The ridge line runs north south and steps down in height mid length. The step down defines the separating wall between the studio and the workshop/boiler room

Property Grid Reference **NY 81443 81210**

Google Earth View of the application site and its context



## Site Planning History |

App Ref | **77NP0043**  
Location | West High Ridge, Dunterley Fell, Bellingham, Hexham, Northumberland  
Applicant | David Firth Giggall  
Proposal | Conversion of barn into two bedrooms and shower room, new garage and porch  
Status | Planning permission granted conditionally  
Approved | 20/09/1977

App Ref | **14NP0005**  
Location | West High Ridge, Wark Hexham, Northumberland  
Applicant | Penine Windows  
Proposal | Demolition of existing conservatory and construction of new orangery  
Status | Planning permission granted conditionally  
Approved | 19/03/2014

App Ref | **18NP0054**  
Location | West High Ridge, Wark, Hexham, Northumberland  
Applicant | Mr & Mrs Butler  
Proposal | Proposed internal alterations and extension to the ground floor and first floor  
Status | Planning permission granted conditionally  
Approved | 15/10/2018

App Ref | **22NO0074**  
Location | West High Ridge, Wark, Hexham, Northumberland  
Applicant | Mr & Mrs Butler  
Proposal | Proposed extension and renovation of the existing dwelling  
Status | Planning permission granted conditionally  
Approved | 03/11/2022

## Existing Site Photos |



1 | Annex to the left in foreground and dwelling to the right in the background. Looking northwest from the garden



2 | Annex south and west elevations.



3 | Access to the workshop and boiler room on the north elevation of the annex



4 | Patio and amenity space to the east side of the annex

## Use |

This FULL Planning Application is for the proposed extension and renovation of the existing annex within the grounds of West High Ridge.

The existing building is used as follows:

1. North end – Workshop; which houses the boiler/heating system for the dwelling and annex. The workshop also houses the water filtration system for the whole property, which is spring fed.
2. South end- Gym/studio, including a small galley kitchen and shower room

The submitted scheme proposes to use the building as follows:

- a. North end – Workshop; which houses the boiler/heating system for the dwelling and annex. This is all as existing
- b. South end – proposed living accommodation for family, including open plan living space, kitchen/dining, utility, bedroom and ensuite

**The applicants would like to have their parents live with them at West High Ridge. However, they would also like their parents to enjoy an independent living space, within the grounds of West High Ridge. This would mean that the parents can enjoy their own space, but can be provided with support, quickly and easily, as and when required.**

**The proposed living space would provide independent living accommodation for family members (parents). The living accommodation would NOT be; let, sold or rented as a separate dwelling. The accommodation would always be retained as part of the family home at West High Ridge. This could be conditioned as a part of any planning approval.**

## External Finishes |

Proposed external materials are as follows. They are either existing, or designed to be in keeping with the dwelling.

	Element	Existing	Proposed
1	Pitched roof	Natural slate roof	Natural slate roof
2	External walls	Random rubble sandstone with dressed ashlar quoins	Random rubble sandstone with dressed ashlar quoins and timber cladding
3	Windows	uPVC double glazed in white	uPVC double glazed in Beige Grey (RAL 7006)
4	External doors	White UPVc	Aluminium Composite in Beige Grey (RAL 7006)
5	Rainwater goods	Half round black uPVC	Half round deep flow in in black uPVC

## Access | Car Parking | Amenity Space |

The vehicular and pedestrian access to West High Ridge will remain as existing.

The amount of private and useable amenity space available to the residents of West High Ridge will remain as existing. The existing hard standing to the west side of the annex will be retained and provide car parking for the family members living in the annex.

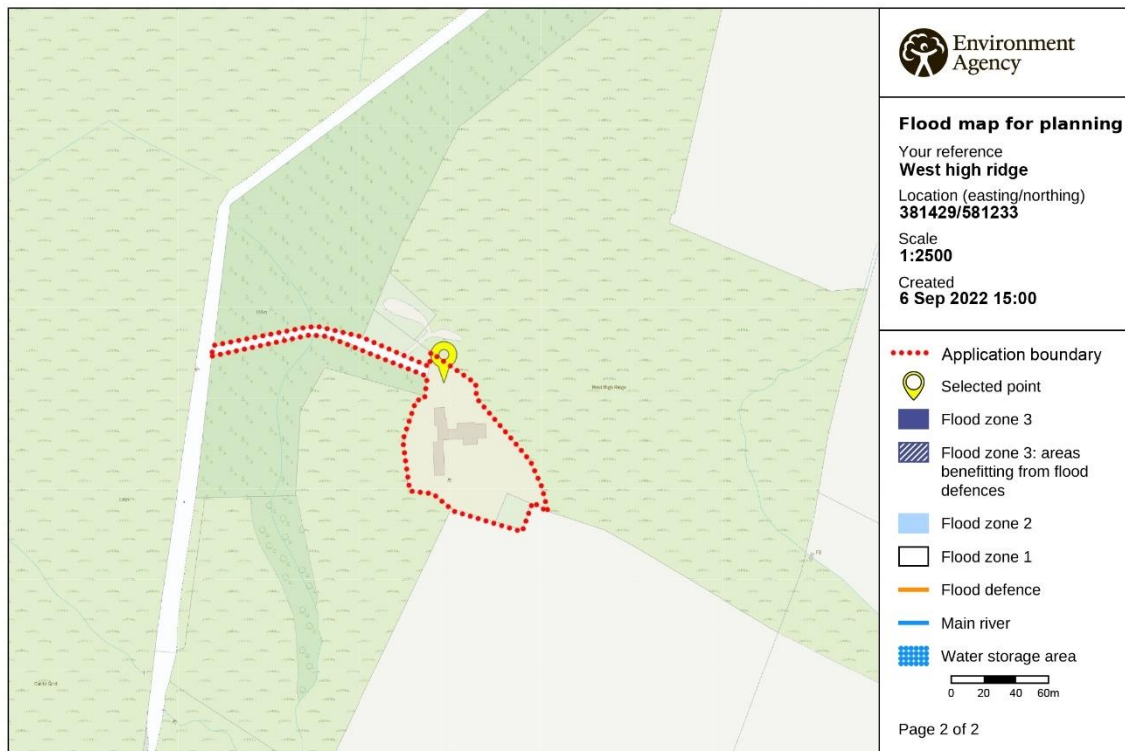
## Flood Risk Assessment | Foul Drainage |

The proposed development site sits in Flood Zone 1, as indicated on the Environment Agency Flood Map below, which is identified as land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding. The application is for the extension and renovation of an existing dwelling in FZ1, so no Flood Risk Assessment is required to support any formal Planning Submission.

Foul drainage will be connected to a new proposed bio-disc on site. The site is too far from the nearest mains foul sewer (Wark) to make a feasible connection. The proposed bio disc will be a Klargester BA-X package treatment plant, which will handle outflow from the main dwelling and the annex. Product brochure attached to this application for reference.

Surface water drainage is disposed of via an existing soak-a-way on site.

*Environment Agency Flood Map for Planning Purposes with West High Ridge Highlighted.*



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