

Proposed rear extension to 2 Kern Green, Stonehaugh for, Mr and Mrs Wilson.

Design and Access Statement

LOCATION

Site

The Site is in the village of Stonehaugh, within the Northumberland National Park. The Village was built in the 1950's by the Forestry Commission to house its work force. The scheme was to extend the village as the workforce expanded, but due to the gradual introduction of mechanisation, this did not happen and the village growth stagnated. There is no gas supply to the village and heating of the properties is by electricity, oil or solid fuel. The properties are now all privately owned.

DESIGN

Amount

When the existing dwellings were designed, it was to the generous Parker Morris standards, but times and life styles have moved on and with home ownership some occupants have made alterations internally and added conservatories and garden rooms externally. This application is for alterations and additional accommodation to increase the "wet areas" to facilitate modern-day living in this rural environment and to provide a garden room to allow for an "outdoor" space for use throughout the year, or to view the night sky in comfort.

Layout

The existing property fronts onto Kern Green, a small road. There is a rear un-metalled drive giving access to the rear of the terrace. The new construction is proposed at the rear of the property and will be on the ground floor. The layout of the building will allow the existing dominant roof-scape to extend over the new rooms in a way that the original designer would have appreciated.

Scale

The proposed building is single storey. The roof is low and designed to slope away from the boundary. It has also been designed not to sit tight to the fence line but to give a green space which will further reduce any impact on the garden next-door. The extension will be subservient to all other existing buildings. It will not cause any loss of privacy or be over dominant to the neighbour's dwelling or private garden.

Landscaping

There is no proposal to provide additional landscaping. No trees are affected. The remaining garden will be maintained. Additional paving adjacent to the building may be added.

Appearance

The new external walls will be in painted brickwork punctured by brown uPVC windows and doors to match the existing. The proposal shows the garden room with a large glazed gable end, thus allowing good views down the garden. The roof will be in a matching interlocking *Redland Grovetbury* type tile to those used on the house roof. The rooflights will allow light to penetrate deeper into the back of the rooms and also allow sky views, with the advantage of night sky views in this area of the "Northumberland Night Sky Park". The positioning of the windows will not cause an overlooking problem.

ACCESS

Access is unchanged. Vehicular and north pedestrian entry will be from the rear access drive. Due to the isolation of the village and the non-existence of public transport, private vehicles are a necessity. The provision for cycles is already provided for. All other aspects are as existing.