

DESIGN & ACCESS STATEMENT

Development Proposal
Mr Andrew Bailey
The Forge, Sookhill, Haltwhistle, NE49 9PS

Applicant: Mr Andrew Bailey

Agent: Dr Jafar Mojtabavi

Date: 23rd January 2013

Local Area: Northumberland National Park

Proposed Use: Residential

Size Of Site (approx.): 1400.00sq.m

Anticipated Scale (approx.): Creation of four new residential units, comprising of two new suits, and two three bedroom two story house in existing buildings.

Location:

Northumberland National park, is a protected park, including many natural beauties, target of lot of visitors from all over the country, to see the nature, walk around and visit some historical features and enjoy this national park.

Planning History:

There are some planning history in this specific site, one conversation of farm store to workshop, (conversion of workshop to residential unit is part of this current application) and construction of a bungalow in year 2000, which was granted and have been constructed.

Land Use:

Site is residential, and adjoining properties are residential, considering location within national park, there is strong potential of rental homes for visitors to stay overnight and enjoy the nature, which is the main motivation for this project, creating some high standard residential units, appropriate for two person, or two new three bedroom house to accommodate a family of four/five for few days.

Development Objectives:

The main objective is to create four new residential unit, which improve existing buildings quality, maintain the existing construction and definitely improve the appearance of the building, providing some holiday homes for rent for seasonal visitors of national park.

Definitely if the project be constructed as well as creation of some new potential homes for people to rent and stay, will create some jobs for people who should take care of guests, and provide them with daily needs during their stay.

Considering new policies toward creation of **high standards sustainable** buildings, these new homes will benefit from the latest standards and facilities proposed in Building Regulation documents, as well as using natural potentials on site, benefit of some renewable energy for electricity and hot water, to reduce carbon footprint of the building.

Public Involvement:

This is an improvement in existing state, which adjoin neighbours should be very happy if it happens, will improve the site, as well as bringing new life, into existing empty buildings, and definitely conversion and refurbishment will be in need of upgrading existing building and repair where necessary which will add additional life to the building and hopefully would last much longer compare to the existing conditions if it stays.

Design Solutions:

The building subject of this application compromise of two space with pitched roof, and a workshop with flat roof, proposal is to change flat room with pitched roof, which would provide enough space that new loft could have some habitable space as sitting room and bedroom, which provide new visitors beautiful scenery of the national park from height over existing bungalow.

Providing Solar panel for electricity and hot water, will cover part of the needs for new units, and design will make sure at least it will compensate 10% of energy necessary for new units.

Considering nice view on north, this proposal, have a proposal of new balcony on north elevation, changing original dormer windows in approved application (13NP0052) to be re placed with two full height patio doors into the new balcony.

Details and Materials:

Proposal will use existing construction, and only new piece to be added, would be new pitch roof over workshop to change existing flat roof to a warm pitch roof to provide new space proposed in the proposal. The proposal would be using best match to existing tiles for new roof, so the whole appearance and personality of the buildings stay intact.

New balcony proposed on the north elevation, will not have roof, and with changing original windows to full height doors, would be access through the room in first floor to the new balcony.

Landscape:

Existing finish in area are gravel/sand, it will be make good to be used as parking spaces for new guest houses.

Sustainability:

The new extension would be designed to the latest building regulation publications and would meet all the requested standards. All walls are stone walls, internally will be covered with insulated dry wall to provide desired U value for the walls.

New pitch roof over existing workshop will be designed warm roof to provide desired U value, and considering new proposal would be in Northumberland national park, enough sun, wind and no pollution, the best possible direction of the roof to have most efficient outcome will be chosen for new solar panels for electricity and Hot water, the rainwater from these roof will be harvested in a system to be re-used for toilet flush in new proposed residential units, plus every piece which could have the possibility of energy saving will be considered.

All new kitchen appliances fitted in new kitchen will be chosen A+ rated appliances for most efficient way of using energy.

Impact (i.e. on neighbours, travel patterns, historic features, character or regeneration of area):

Number of additional temporary residence on site is not big enough to have impact on neighbours, and all residential units are so dispersed in the whole national park, so definitely additional handful of people in one spot seasonally will not have any effect on the whole park travel pattern or roads and specifically when people travel and stay just for walking in the nature or visiting historical features nearby.