

Design Statement for Proposed Development, Old Shepherd's Cottage, Ingram, NE66 4LT

The proposal seeks to demolish the existing timber framed kitchen extension, no longer fit for purpose, located at the rear of the cottage and construct a new open plan kitchen/family room. This will comprise of a single storey flat roofed extension.

The size of the new extension is approx 8m x 4.5m overall with a height to parapet of approx 3.1m. The single internal space will be used as a kitchen family room with the kitchen units located at the east end. The dining area will be centrally located with the family sitting area positioned to the west to take advantage of the views up the Ingram Valley to distant hills.

As part of the glazed screen at the north west corner of the extension, French doors open on the north side giving access to the garden.

The glazed panels return around the corner to the west for the view up the valley to the hills beyond. Two windows are located at the kitchen end to provide an outlook into the garden to the north and east overlooking the shared access track into the site. The existing entry door to the property is to be retained.

A new skylight is located in the ceiling of the bathroom to provide daylight as the original window will be blocked up by the new extension.

The proposed extension sited at the rear of the existing property is formed from simple geometric shapes to reflect the massing of the single storey linear range of the original shepherd's cottages.

We have sought to differentiate between the old and new parts of the development with the use of a flat roof to the new extension.

The contrast with the pitched roof of the original cottage and the height of the extension kept lower than the original eaves line both reinforce the difference between the two elements in keeping with NNPA policies.

The windows are a square shape and the doors and screen panels are also based on the double square shape. In contrast to the existing fenestration there are no glazing bars and top hung casements have been selected in lieu of vertical hung sash frames.

The fascia detail above the retained entry door is used to create an apparent visual separation between the existing building and the extension. On the north elevation the run of door and screen panels which wrap around the northwest corner of the extension also have the same fascia detail. The visual effect here is the apparent increase to the amount of 'void' in order to contrast with the 'solid' of the stonework with its own void of the square windows set within it.

There will be a stepped link between the two roofs. ie the sloping slate of the existing and the flat of the extension.

The use of the same finishes in the extension as those seen in the original building is deliberate. The National Park policies encourage the use of traditional materials. Those materials that can be recycled are also accepted and the new roof covering with hidden box gutter will be a single membrane finish detail which can be later recycled.

The new extension will be constructed using locally sourced stone to match the stone walls of the original cottage. The windows and glazed panels and doors will be double glazed and constructed from engineered timber.

The use of dark colours for the timber windows and doors/screens and frames again contrasts with the white of the original.

The stove flue will be in stainless steel.

The extension being located at the rear of the original cottage will not be visible from the road being screened by the original cottage. The new extension will only be visible from the footpaths and bridleways in the hills to the north and west.

Access to the rear of Ingram Cottage, the adjacent property, will be unaffected by the proposals and will be maintained at all times .