

DESIGN AND ACCESS STATEMENT

PROPOSAL

Proposed replacement and increased footprint of rear extension with a new pitched roof structure with natural stone walls. The conversion and refurbishment of the redundant dog kennels into a bed sit holiday unit

At 1 & 2 Holystone Cottages

Morpeth

Northumberland

NE65 7AN

SITE

The site lies between Hepple and Holystone is North of Holystone Grange House and is located within the Northumberland National Park . The property was formerly two cottages and is now used as one accommodation.

There are a number of out building associated with the property and lie to the west and north of the site. The garden land rises to the west and adjoins what is known as the Cottage Plantation where the existing kennels are located. There is a separate access and drive that serves this building

DESIGN, APPEARANCE & LAYOUT

The main house walls are in natural stone under a Rosemary tile roof with first floor dormered accommodation. Windows are white Upvc throughout

The existing rear kitchen extension is built in artificial stone and is out of keeping with the character of the building however the roof covering is the same as the main house. It is proposed to demolish this building and replace it with a larger single storey structure to provide accommodation for a new kitchen with an open plan dining area and a separate Utility room. The roof will be pitched on all sides but will have a flat section to the centre so as not to affect the existing dormers to the roof.

It is proposed to cover this section with a grey pigmented fibreglass so it gives the impression of being a lead roof covering.

The new walls will be in natural stone and to be built in random sections with squared stone to match the existing along with natural stone quoins lintels and sills.

Site area 1.0 hectares with front of building facing east

The new windows are to be double glazed Low E units in a style to match the existing and will be in Upvc to match. The doors are to be blue to match those on the existing house and where glazed this will be double glazed and toughened.

The kennel building will retain the stonework and main stone openings with the south elevation door section reconfigured to provide a mix of windows and doors but also to retain the horizontal timber panelling associated with the existing set up. The internal dividing wall will be removed to provide additional space and aid with the general layout. There will be parking and turning provision made separately from the main cottages and via the existing access and drive.

ACCESS

Access to the property is via the main entrance to the east elevation and off a secondary road linked to the main highway. It is not proposed to carry out any work to the existing access points. The drive has overgrown over the years and is proposed to reinstate this along with creating a dedicated parking and turning area for the holiday accommodation

SCALE

The floor area will be increased from 10.85 m sq. to 31.45m sq. but is single store and to the rear elevation of the property.

DRAINAGE

The current surface water will drain to the existing system and will require the repositioning of some of the gulleys but will be connected to the existing.

The kennel surface water currently discharges over the adjacent ground so it is proposed to provide a purpose made soakaway system in the adjacent ground to accommodate this.

Foul water from the kennels will be conveyed via new pipework and connected to the existing septic tank. It is deemed that the capacity of the existing tank should be adequate as the former two cottages are now one residence and therefore discharge less effluent to the tank. The connection of the holiday accommodation will be limited to the times booked and would not be permanent all year round discharge.

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