

Saughey Rigg

Design and Access Statement



Supporting Planning and
Design Statement

July 2014

proposed extension

Saughey Rigg

Key Aims

This design and access statement has been prepared to support a proposed single storey rear extension at Saughey Rigg, Cawburn. The statement explains the design principles behind the proposed single storey extension and considers relevant planning policies and how they are applicable to the proposed development.

Policy Context

The NPPF (March 2012) at para 14 it states that a presumption in favour of sustainable development should act as a golden thread through the decision making process. Furthermore decisions should be made without delay when in accordance with relevant Planning Policies.

Northumberland National Park Local Development Framework

The relevant Development Plans are the Northumberland National Park Core Strategy & Development Policies March 2009. The NPPF is clear that policies in a Local Plan should not be considered out-of-date because they were adopted prior to the NPPF. **Instead, due weight should be afforded to policies, in the decision making process, in accordance with their degree of consistency with the NPPF.** The most relevant policies, which the Council considers consistent with the NPPF, are set out below.

The Core Strategy was adopted by the Authority on the 25th of March 2009. It sets out the overall strategy for future development in the National Park and includes detailed policies which are used in when assessing planning applications.

The spatial vision for the National Park in 2021, set out within the Core Strategy, highlights that all development will make a contribution to protecting, sustaining, and enhancing the special qualities of the National Park. That is will be sensitively located and designed so as to make the best use of existing services and facilities, thereby reducing reduce the impact of development on the open countryside.

Core Strategy Policy 3 General Development Principle

All new development, activities, and uses of land within Northumberland National Park must uphold and promote the principles of sustainable development; new development will be permitted when:

a. The special qualities of the National Park will be conserved or enhanced;

b. The proposal demonstrates high quality sustainable design and construction, which protects and enhances local character and distinctiveness through careful integration with the existing built form. This includes but is not restricted to ensuring:

- materials are appropriate to the site and its setting;
- residential extensions are subservient to the main building and do not substantially increase its size;
- development is sympathetic to existing buildings in terms of scale, height, massing, siting, form, materials and colour; and
- the protection of open space which contributes to the amenity, character, and setting of a settlement;

c. The proposal supports the wellbeing of local communities by ensuring:

- amenity is not adversely affected in terms of visual impact, pollution, noise and waste;
- the development will not have any detrimental effects on highway safety or the rights of way network;
- the creation of a safe and secure environment;
- the provision of appropriate community facilities to meet the needs of the development; and
- that appropriate services and infrastructure are capable of being provided without compromising the quality of the landscape.

Design Guide Supplementary Planning Document

The Northumberland National Park Authority adopted its Design Guide on the 14th September 2011. The guide is intended to be used by anyone involved in development, whether as property owners, designers or as local residents in the National Park. As an adopted Supplementary Planning Document, the guidance within the Building Design Guide is a material consideration in the determination of planning applications. The Building Design Guide has been reviewed three times.

The document provides a framework for the achievement of high quality, sustainable design. It seeks to promote a high standard in the design of new development and in sympathetic and sustainable alterations and extensions to traditional buildings. It is intended to help to ensure that the principles of sustainable development are embedded in all development.

Policy Context

The NPPF encourages design quality and sets the scene for building a strong and competitive economy. Good design is identified specifically as being important in establishing a strong sense of place. New development should optimise the potential of a site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks. The NPPF states that new development should respond to local character and history, reflecting the identity of local surroundings and materials while not preventing or discouraging appropriate innovation.

The NPPF requires that development should 'sustain and enhance the significance of heritage assets' and 'make a positive contribution to local character and distinctiveness' (para 126 and 131). This is reinforced by para 58, 60, 61 and 64. These require development to respond to local character by promoting or reinforcing local distinctiveness, reflect the identity of local surroundings and materials, promote good architecture and appropriate landscaping, and ensure that new development is properly integrated into the historic environment. Development of poor design which fails to respond to opportunities for improving the character and quality of an area should be refused.

Para 64 of the NPPF . Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Regard should also be had to para 137 which requires that new development within the setting of heritage assets should seek to enhance or better reveal their significance. Furthermore, the NPPF provides a framework for protecting the significance of heritage assets and minimising potential harm. Paragraphs 132-134 provide a framework for managing harm.

The NPPF requires planning decisions to ensure that developments add to the overall quality of an area not just for the short term but for the lifetime of a development.

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Site Appraisal

The site forms part of what was once a small agricultural holding located to the north of Hadrians Wall and north west of Once Brewed and East of Eastburn Farm. To the north is Caw Burn which flows from Greenlee Lough Nature Reserve. Saughey Rigg is accessed via a narrow country lane and road which connects with the B6318. The property is part of a small complex of what would once have been agricultural buildings and is typical of farm steadings found within the Hadrian Wall area. The complex of buildings includes two more dominant detached buildings with smaller subservient buildings forming what would have been the steading. The building to which this application relates is a two storey stone detached property set to the west of a linear single storey set of barn buildings and free standing detached building. The site is effectively split into two parts with the eastern group of buildings operating as a bed & breakfast and the larger detached building as a separate residential unit.

The B&B also has incorporates several eco cabins within a field to the east. The buildings to the east of applicants site which form the B&B appear to have been altered and extended over time. They are predominantly of stone construction with slate roofs and timber window frames.

The applicants ownership of land extends to the north and west. Beyond the site boundary to the south within a field are two ponds. The application site is estimated to be approximately

800 metres, as the crow flies, to the north of Hadrians Wall. The site is located within an area identified as landscape setting of Hadrians Wall World Heritage Site.

The surrounding countryside provides a stunning back drop to the property and the area is clearly of huge significance given the world heritage designation status of Hadrians Wall alongside the Northumberland National Park area within which the site sits. Whinshields is an important landscape feature to the south and provides panoramic views of the surrounding area.



Above application site outline in red

Site Appraisal



Above - Long distance view towards Saguhey Rigg

Below view eastwards from Hadrian Wall approximately 800 metres south of application site



Above - Long distance view towards Saughey Rigg

Building Description

The building to which the application relates is built in stone most likely from a local quarry reflecting the geology of the locality and stone associated with Whin Sill. The roof is stone and the windows are timber framed slide and sash style. The building has some notable simple detailing including a water table to the roof and dressed stone quoins on the corners of the building which sit flush with the stonework. The property also has two chimney stacks consisting of a plinth above the ridge of the roof placed on each gable end. The building is not listed but is clearly an attractive stone property that contributes to the character of the area and is a positive building which sits comfortably within its landscape setting.

Relevant Extracts from Design Guide Supplementary Planning Document

Northumberland National Park is a special place, recognised for its national and international importance in landscape, biodiversity, geodiversity and cultural heritage conservation. Land use, buildings and development play an important role in the character of the National Park and, if done incorrectly, can cause serious and irreversible damage to its unique character.

The design quality of new development is of the highest importance in all planning decisions and emphasis should be given to developments which embrace all aspects of design, including siting, massing, scale, proportion, rhythm, materials, and colour and of more recent importance, their contribution towards sustainable development.

Alterations

Modern day living brings about various demands, which older buildings sometimes cannot meet. However, with careful consideration it is often possible to make minor alterations to improve the function of a building.

Design Considerations:

• Some minor alterations may be made without the need for planning permission.

However, it is always best to check and if your property is a Listed Building it is crucial to check first;

• Protected species should be considered when doing any alterations, even where planning permission may not be

needed e.g. conversion of roof spaces, re-pointing, or timber treatment to ensure that developers do not break the law in relation to protected species;

• Alterations should be done with care and should respect the character of the existing building;

• A particular problem in older buildings is light levels : internal reconfiguration of rooms can often help to increase the light levels, using existing openings is preferable and 'light tubes' may overcome the lack of existing openings.

6.3.2 Extensions

Successful extensions not only respect character, but are subservient to the existing building in terms of height, scale and massing.

Design Considerations:

• Smaller buildings often have less scope for extensions, indeed buildings have a threshold point beyond which further extensions may significantly affect their character;

• How the extension joins the original building is important. This can often be helped by either making the entire extension extremely lightweight and transparent or by creating contrasting link;

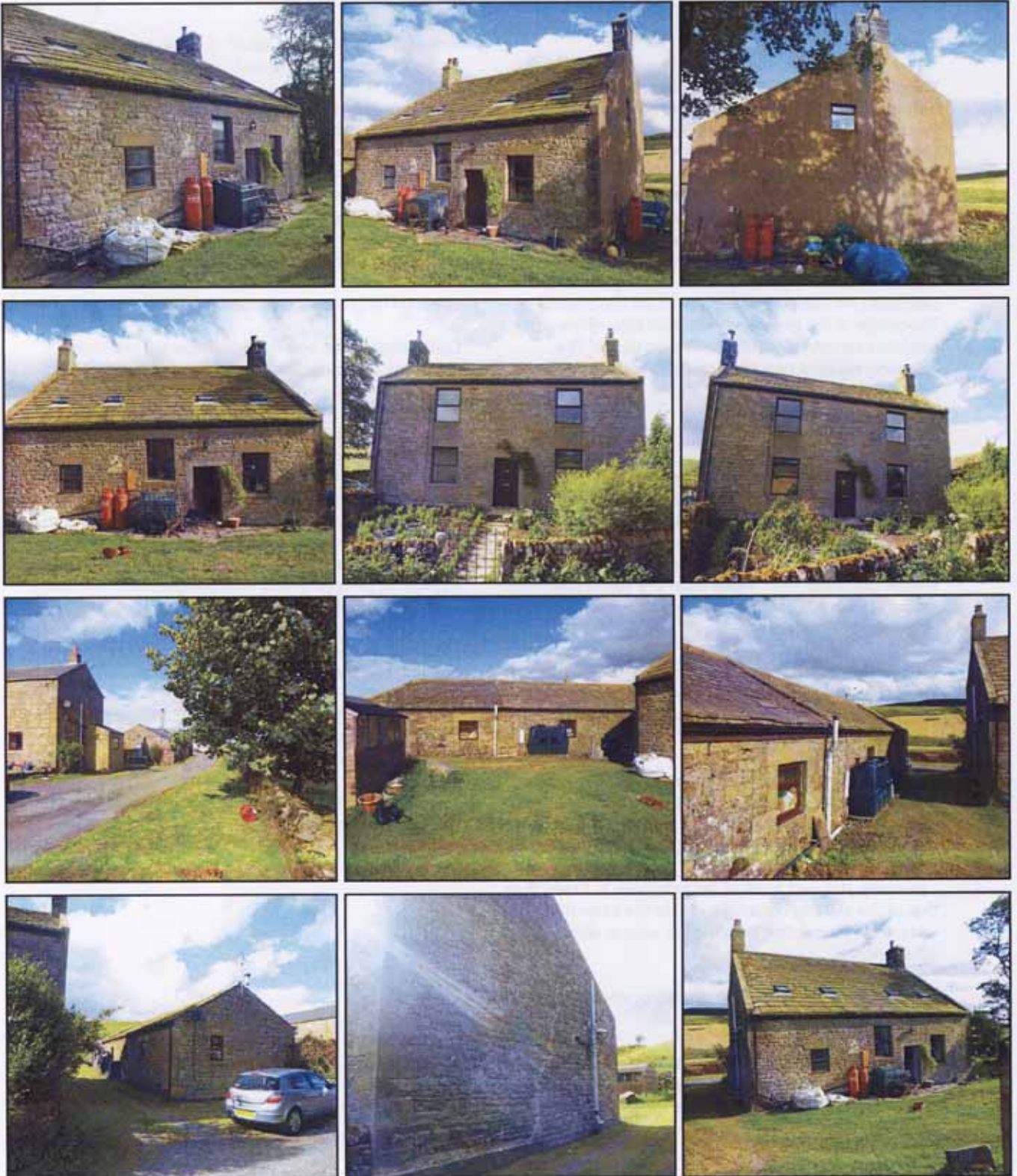
• Ensuring the roof level of an extension is lower than that of the existing building and that the extension is no wider than the existing building are ways of achieving subservience;

• Following roof forms can help to create a rhythm and local buildings styles are important, however a hipped roof can sometimes help to reduce the overall massing of an extension;

• Consider the scope of the extension to incorporate renewable energy e.g. could a new roof incorporate Photo Voltaic or Solar Panels?

Site Photographs

Design Proposals



Design Proposals

Layout

The plan below sets out the proposed layout showing a **single** storey extension to the rear of the existing property. The proposed extension will have little if any visual impact given it is set to the rear of the building and the generally secluded nature of the site. The land rises to the north and the area of land to the rear of the property is largely obscured from view. The ridge height of the proposed extensions is 3.25 metres and it is considered that given the proposed materials and details which will tie closely to the existing property the extension will blend seamlessly with the host dwelling. The design of the proposed extension follows the design guidance contained within the Design Guide. The following explains how the proposals are in accordance with the design guide.

Design Considerations:

- Smaller buildings often have less scope for extensions, indeed buildings have a threshold point beyond which further extensions may significantly affect their character;

The proposed extension is to the rear of the property and will be obscured from views from the south south the property. It is 3.75 metres and extends 8 metres and is a single storey extension

- How the extension joins the original building is important. This can often be helped by either making the entire extension extremely lightweight and transparent or by creating contrasting link;

The proposed extension will not interfere in any way with the existing roof structure with the ridge peak to the roof joining the existing building just beneath the eaves to the rear of the property.

- Ensuring the roof level of an extension is lower than that of the existing building and that the extension is no wider than the existing building are ways of achieving subservience;

The proposed extension is single storey and subservient to the main block

- Following roof forms can help to create a rhythm and local buildings styles are important, however a hipped roof can sometimes help to reduce the overall massing of an extension;

A pitched roof is proposed to the extension to replicate the roof form on the host dwelling.

- Consider the scope of the extension to incorporate

renewable energy e.g. could a new roof incorporate Photo Voltaic or Solar Panels?

It is not practical for p.v to be installed on the new extension due to the north orientation of the site and the shading effect of the existing dwelling. The size of the roof area is relatively small which would not allow for a significant area of p.v.s. The existing stone roof to the main property is unsuitable for p.v panels as this would have a negative impact on one of the positive features of the existing building namely its stone roof.

Effect on neighbouring property

Consideration has been given to how the proposed extension will impact on the adjacent property. The ridge height and eaves height of the proposed extension have been kept to a minimum to ensure no light is blocked to the property to the east. No windows are proposed on the eastern elevation of the proposed extension thereby ensuring privacy is maintained. Due to the scale of the proposed extension the extent of overshadowing will be minimal. A key aim is to ensure that the extension will not dominate or significantly alter the adjacent property's existing level of sunlight, daylight or privacy. In our view the proposed extension achieves the following

- retains a positive relationship between the existing building and the proposed extension
- avoids an overbearing visual impact with regard to bulk and proximity to boundaries, both from inside adjacent properties and from neighbouring gardens.
- prevents excessive daylight loss or overshadowing of habitable rooms

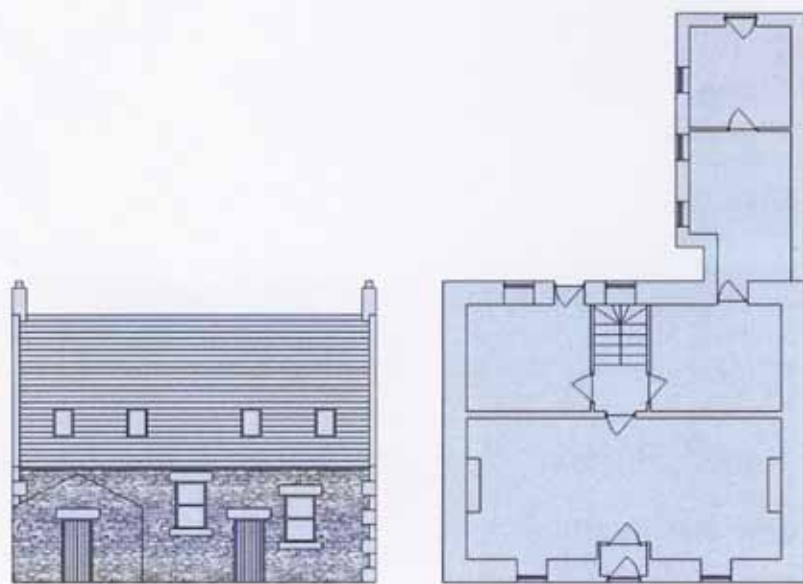
Design Proposals

Sustainability and Access

Form of development

The following images give an indication of the form of and scale of development which is proposed. The extension will be simple single storey projection with a slate pitched roof that will extend 8 metres. The proposed ridge height sits underneath the eaves and will not interfere with the existing natural stone covered roof.

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Proposed elevations

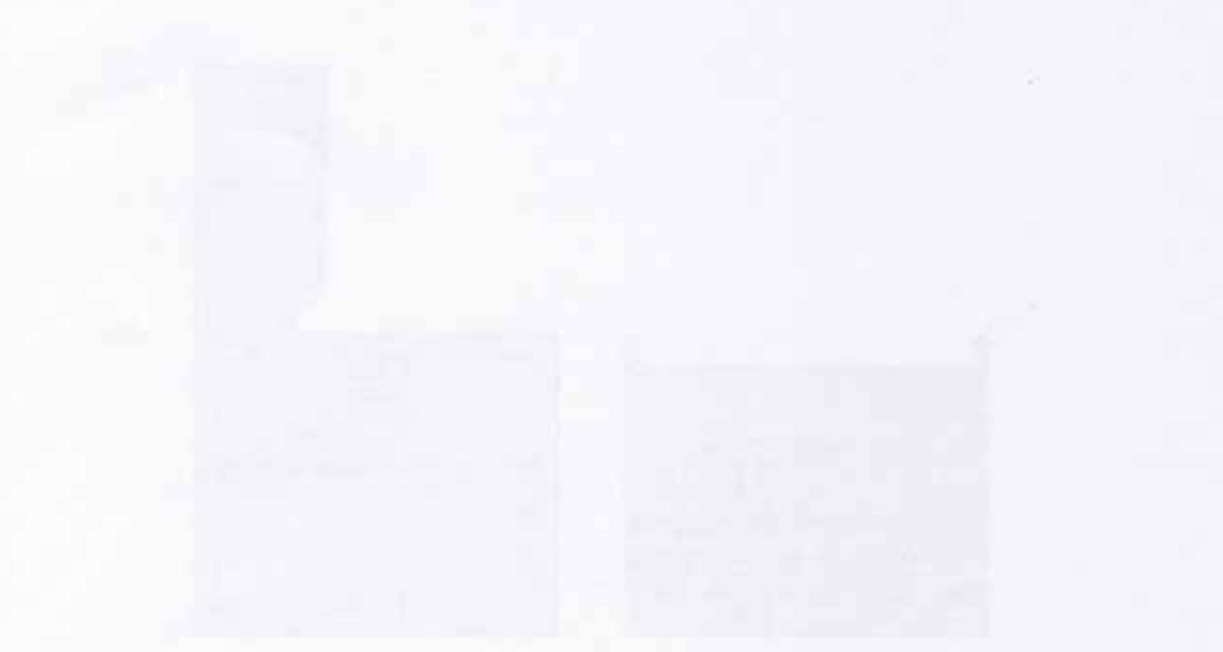
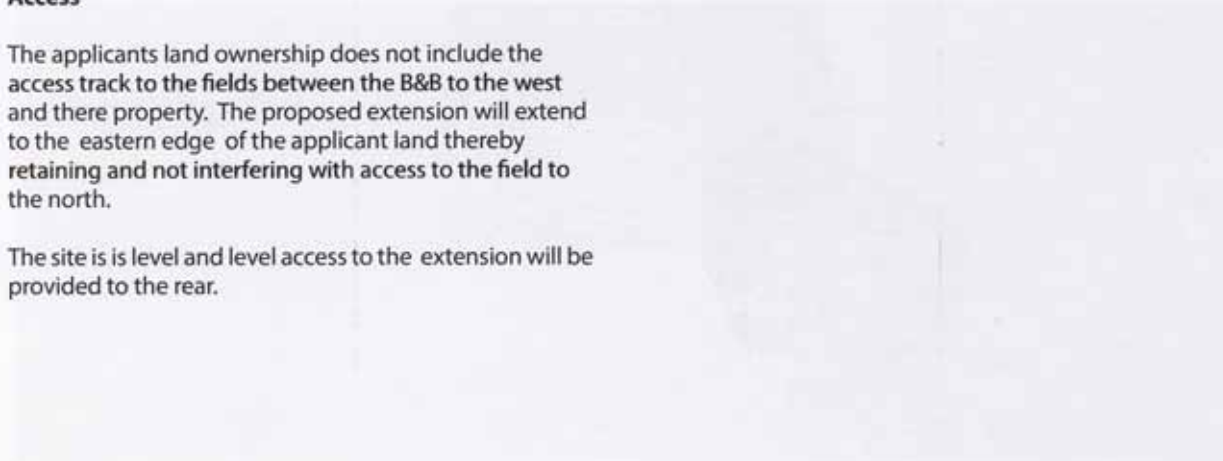
Sustainability and Access

The proposed extension will be built to current building regulations. Materials will be sourced locally in particular the proposed stone and timber framed windows. The property does not have mains gas and already incorporates two wood burning stoves within the main living area. Consideration may be given to an additional wood burning stove in the extension part of the dwelling.

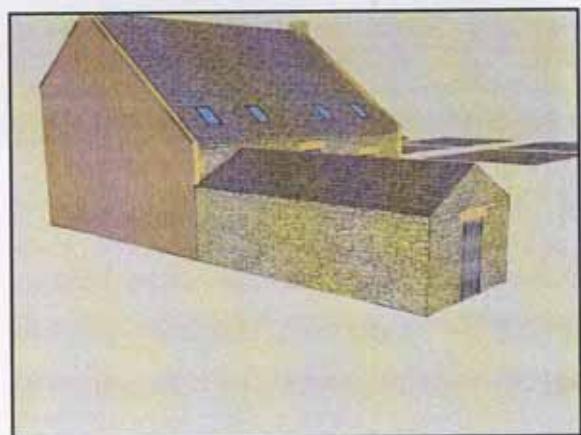
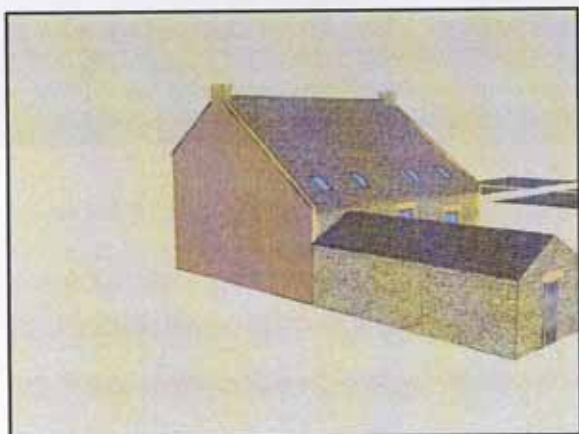
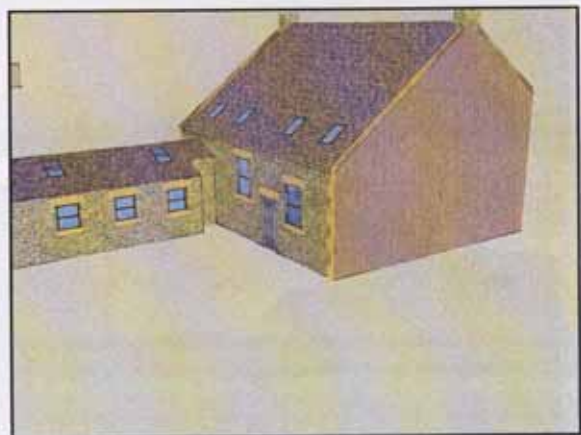
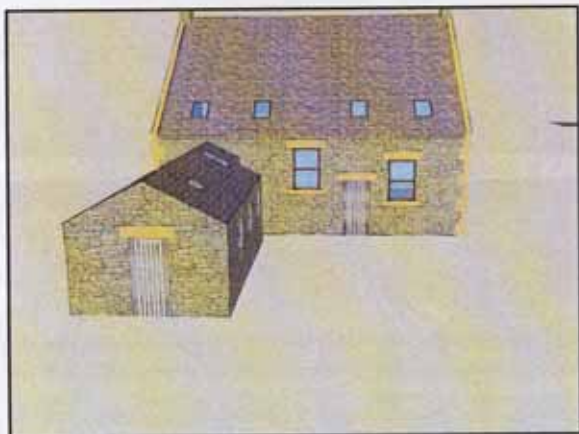
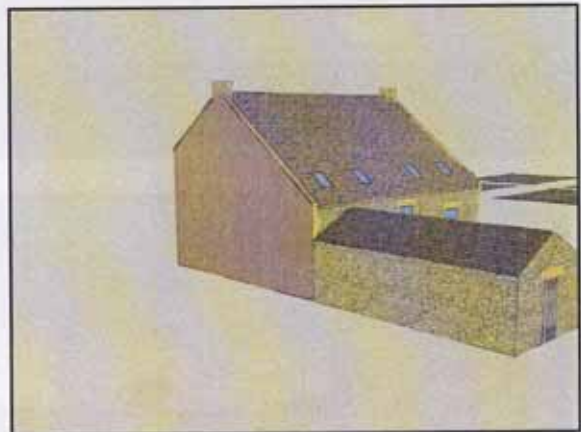
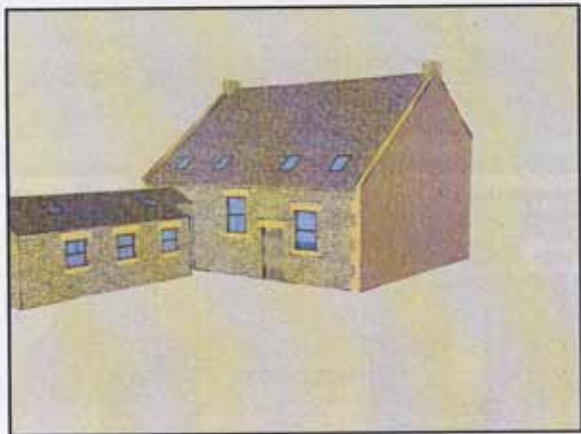
Access

The applicants land ownership does not include the access track to the fields between the B&B to the west and there property. The proposed extension will extend to the eastern edge of the applicant land thereby retaining and not interfering with access to the field to the north.

The site is is level and level access to the extension will be provided to the rear.



Three dimensional representation



Precedents - Single storey stone extensions



Precedents - Materials and details



Dominant building materials in the area include include rough and dressed stone, slate & stone roofs, timber slide & sash windows. Natural materials will be used for the new extension including stone walls, timber windows and conservation style rooflights.

