

# DESIGN AND ACCESS STATEMENT

## PROPOSAL

Proposed conversion and refurbishment of the redundant dog kennels into a pet 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 kennel walls are in natural stone under an Eternit slate roof with red clay ridge capping. The main south facing elevation is a series of horizontal timber cladding and doors which formed the kennel access and with timber dividing partitions internally. Windows and doors are basic timber.

It is proposed to remove the internal non load bearing internal partitions as well as the timber doors and panelling to the south and replace this with a new timber frame structure with external cladding and white finished Upvc doors and windows in double glazed units to match the existing house.

The existing structural openings to the north elevation will have the doors and windows replaced with new Upvc double glazed units to match the existing house. The roof covering will be removed and new breathable underlay provided and the pitched rafters filled with insulation. The thick moss covering will be removed from the slates and the slates reinstated on new timber battens. Any shortfall to be made up with slates to match. The internal dividing wall is to be removed and a new beam support inserted to support the remaining roof timbers. External pointing of the masonry is to be in a lime mortar mix and the timber fascias and barge boards are to be replaced with new and decorated to a colour scheme as agreed.

The external walls are to be lined internally with an insulated timber lining and finished with Plasterboard.

The existing floors are to be removed and replaced with a new concrete floor over insulation.

Site area 1.5 hectares with front of building facing south

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 not increase to the proposed holiday unit.

#### DRAINAGE

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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