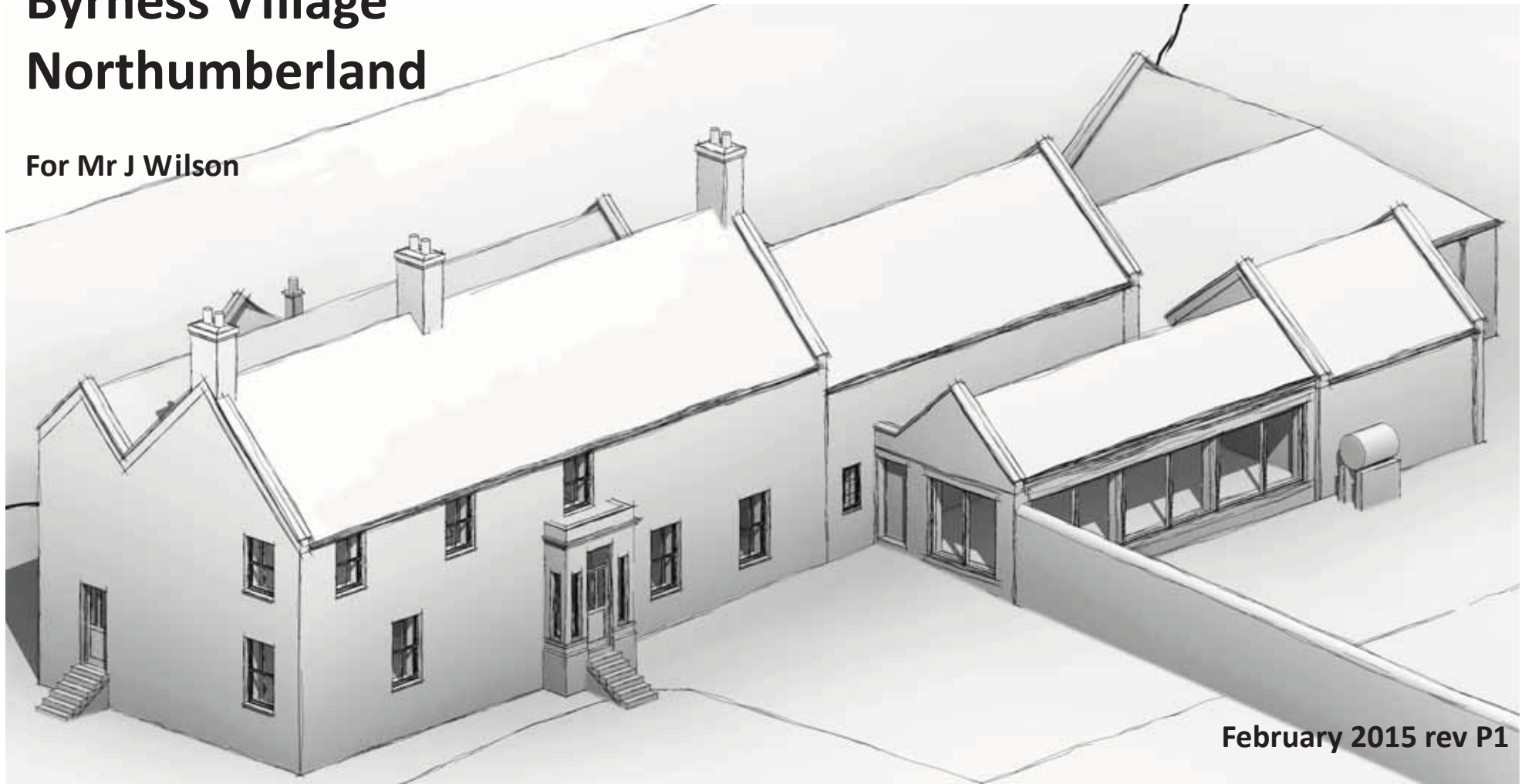


**Design and Access Statement
to accompany the planning application for :**

Whitelee Farm Byrness Village Northumberland

For Mr J Wilson



February 2015 rev P1

01

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Author

PAC

Checked by

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1.1 Proposal :

This is the Design and Access Statement to accompany the application for proposed extension at Whitelee Farm, in Northumberland.

1.2 Address:

Whitelee Farm

Byrness Village

Otterburn

Northumberland

NE19 1TJ.

1.3 Applicant :

Mr J Wilson

1.4 Architects:

Howarth Litchfield Partnership.

4 Old Elvet.

Durham

DH1 3HL

Tel : 0191 384 9470

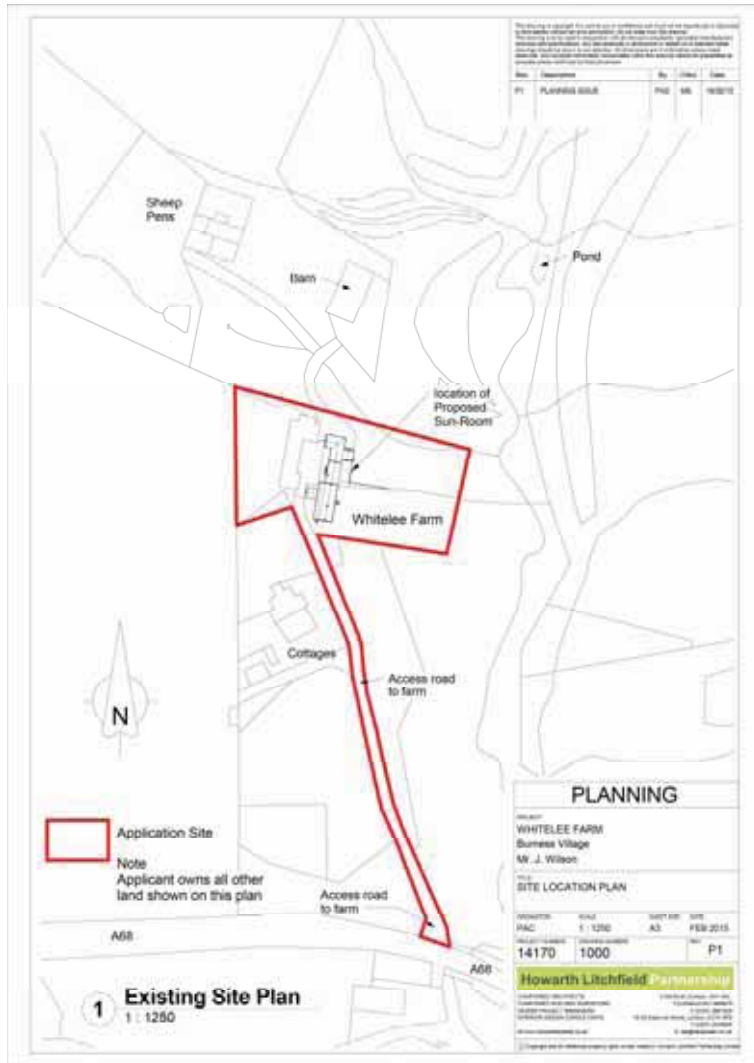
www.Howarthlitchfield.com

Howarth Litchfield Partnership are one of the region's leading Architectural Practices, with a specialism in Historic, conservation and design led projects.

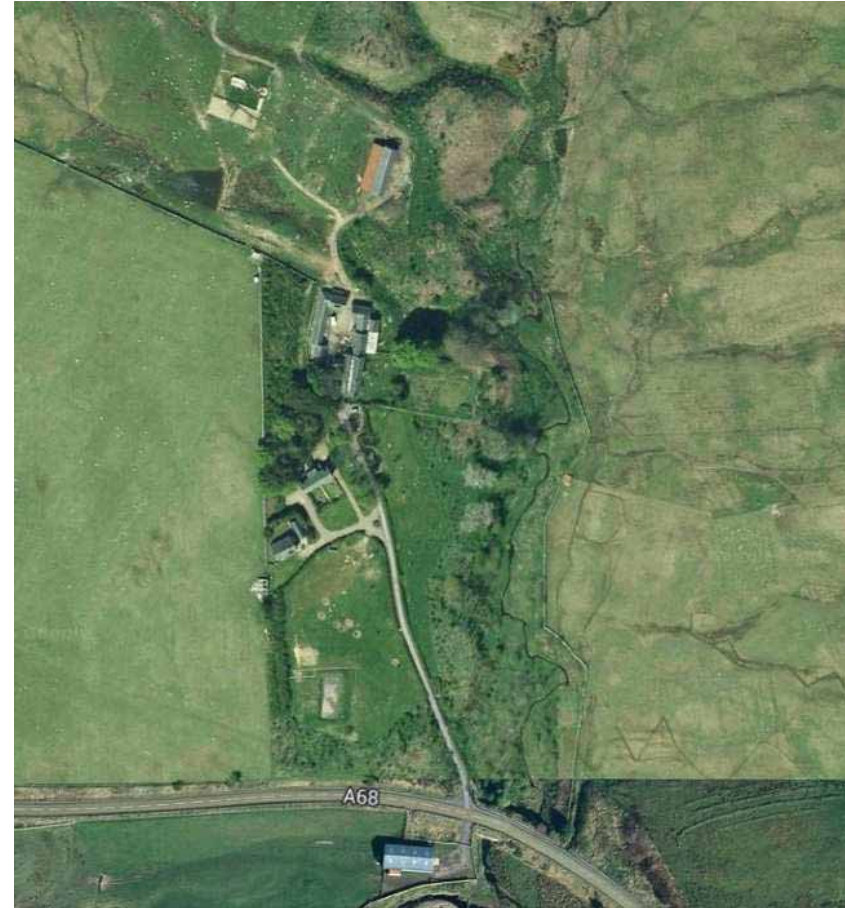
The practice has recently completed an extensive refurbishment of a private house in Riding Mill, Northumberland, which has won a number of RIBA Awards, including North East Small Project of 2014.

Other recent award-winning projects include the World Heritage Visitor Centre and Palace Green Library in Durham, which have won RICS awards for Tourism & Leisure and Building Conservation, and the new GP Surgery in Sacriston.

2.1 Site Plan



2.2 Site Photographs



Aerial View of Site

2.3 Context.

The property is situated North of Byrness Village, adjacent to the A68 road, approximately 3 miles from the England/Scotland border, within the Northumberland National Park. The area is generally rural farmland.

The property is accessed via a single track lane from the major A68 trunk road.

2.4 Existing House.

The existing property is a stone-built farmhouse and outbuildings set within farmlands.

The main farmhouse is set North/South and has views to the Cheviot Hills to the East over the gently sloping garden.

The farmhouse is two storey with living accommodation on the ground floor and sleeping accommodation on the first floor.

The stone-built single storey outbuildings were formerly used as stables, and are now generally used as storage areas.



Existing Farm House



Existing Storage Outbuilding

3.0 Proposal

3.1 Proposed Design

The design proposal is to remove the existing lean-to storage building to the rear (East Elevation) of the property, and to create a new Sun-Room in the same location. The existing storage building is constructed from profiled metal cladding to the walls and roof, abutting the existing stone farmhouse and barn on two sides.

The new extension will be built using insulated cavity walls with a stone facing outer leaf to match the appearance of the existing buildings. The new roof will be constructed using timber trusses, with traditional sarking board and natural slates, again to match the appearance of the existing roofs. The abutment to the existing stone wall of the farmhouse will be lined with lead. Detailing to the gable walls will reflect the existing buildings, with a stone coping to the water table, to follow the pitch of the new roof.

The new extension will provide a large area of glazing to the East Elevation, to take advantage of the views over the surrounding countryside. The windows will be aluminium framed double glazed units in a mid-grey finish. This will give a modern contemporary look to the new extension.

The design will be simple and elegant and give the impression of being an integral part of the property, rather than an add-on extension. The materials and form will reflect the existing character of the property.



Proposed View from South-East

3.2 Amount

The existing property consists of a number of stone-built buildings. The main property is a two storey farmhouse building, of approx. 306sq m. Adjacent to this is a two storey former coach house of approx. 110sq m, along with a number of single storey outbuildings, of approx. 96 sq. m in total. The existing storage building to be removed is approx. 54 sq. m.

The new single storey Sun-Room extension will be approx. 46 sq. m in total.

The proposed works design will not affect the garden size.

3.3 Scale and mass

The existing farmhouse will remain as a two storey property. The new extension will be single storey, to reflect the existing single storey out-buildings on the site. The eaves and pitch of the new roof will match that of the existing buildings, and will abut the existing stone walls. The overall height of the roofline will be lower than the existing farmhouse.

3.4 Materials.

The new roof will have natural slates to match the appearance of the existing buildings.

The new external walls will have a stone outer leaf to match the adjacent properties.

The new windows will be grey aluminium framed double glazed units.

The whole of the new external envelope to the extension will be insulated to exceed current Building Regulations standards.

The overall palette of materials will be grey and stone.

4.1 Landscape

The existing formal garden to the east of the farmhouse consists of mainly lawned area with mature trees and shrubs, and has a stone wall boundary.

The access road leads to a cobbled yard to the western side of the farmhouse. The remaining area of the site is generally grassed areas.

4.2 Access

Vehicular access to the site is via a single track road leading up from the A68 trunk road. There is space within the site for car parking.

The existing access arrangements are maintained to the house, with the further introduction of a new single door to the Sun-Room to the side (South) elevation.

5.1 Environmental Design

The new extension embodies the environmental aspirations of the client.

Insulation levels to the walls, floor and roof will be above the standard requirements of Building Regulations.

Solar gain from the new glazing will assist the heat gain, and the thermal mass of the existing stone wall to the rear will act as heat sink.

5.2 Conservation

The new extension has been designed to be in keeping with the character and surroundings of the Northumberland National Park.

We have reviewed and implemented the guidance and recommendations contained within the Northumberland National Park Authority Design Guide Supplementary Planning Document.

Application drawings

1000	Existing Site Location Plan	1:1250
2000	Plans and Elevations As Existing	1:100
2001	3D Views As Existing	1:100
2010	Plans and Elevations As Proposed	1:100
2011	3D views As Proposed	1:100