

Design & Access Statement for:

Lodge 1, Otterburn Hall, Otterburn, Northumberland, NE19 1HE

The following statement is to accompany the planning application for the above property in regards to the replacement and extension of the timber decking to the front of the property and the fitting of a stove with extending chimney / flue to the front/side of the property.

Date: 20th May 2016

Name of Applicant: Richard Napier

Introduction

This design and access statement has been prepared by Mr Richard Napier (the applicant) to accompany the plans, drawings and application form submitted in regards the above mentioned property.

Amount of Development and Design

This proposal is for the removal of the old decking and balustrades and the replacement of them with new, in compliance with building regulations.

In addition, the decking and timber balustrade is to be enlarged and improved. The new decking will be stained / painted to retain the natural wood effect of the timber.

The area below the decking, currently exposed concrete blocks and waste ground, will be enclosed with timber which will be painted black to match the black woodwork that already exists on the lodge.

There will also be the creation of a small chimney / flue to the front of the property to accommodate the fitting of a stove. The stove itself will be professionally fitted by a HETAS approved installer and the stove will be DEFRA approved.

Layout

There will be no changes to the interior of the lodge, other than for the provision of the flue from the stove to exit through the roof of the property, and all access doors will remain in original position.

Scale

The footprint of the existing building (chalet Type A2) will not be increased and the proposed extended chalet , decking extension and gravel access margin will remain within the original plot boundary footprint.

Landscaping

A small pebbled / gravel border will be added around the exterior of the property to tidy the property up.

Appearance

The external materials used will be timber with colour to match existing lodge external appearance. The timber will be stained (natural colours) and the area below the decking, which will be enclosed to tidy up the appearance and provide additional storage, will be stained / painted black to match the black frame / painting that already exists on the property.

The flue /chimney will also be black to match the colour of the roof and the external woodwork.