

DESIGN, AND ACCESS STATEMENT

New dwellinghouse, Stannersburn, Northumberland.



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INTRODUCTION

The site is located on the northern edge of the settlement of Stannersburn on a southeast sloping field of unimproved grassland, immediately adjacent to the access road through Stannersburn.

The application proposes a small portion of the field is separated to create a plot for the construction of one detached dwellinghouse. The property will have four bedrooms and an attached double garage. The dwelling will be one and three quarter storeys high and cut into the site.

Planning approval was sought for an adjacent site in April 2016, application 15/03575/FUL set out that a new package treatment plant will be installed with a soakaway running through the shelterbelt of trees into the field. This development is able to use that infrastructure.



Figure 1. Photograph looking north with the site on the left hand side. Note the natural slope of the field and existing stonewall.

USE

The site is an open field situated between a residential house and a plot which has recently been granted planning permission (15/03575/FUL). A search of historic maps shows the land as an open field since 1866. Currently, the site remains in agricultural use for grazing livestock, although it is unimproved grassland. Therefore, the field's use

as part of the farming operation is limited. The field is located on the northern edge of Stannersburn, a hamlet of varying sized dwellings and it includes a public house.

The proposal seeks to utilise the plot between the settlement of Stannersburn and the development plot (15/03575/FUL) to create plots for one domestic dwellinghouse. Given its location as an infill site on the very edge of Stannersburn, this is an appropriate use.

Stannersburn is identified in Northumberland National Park Core Strategy as a sustainable settlement for new house building, whilst the new site is outside of the National Park it is immediately adjacent to Stannersburn. In line with the NPPF, the new housing in this location will support the sustainability of the larger local villages of Falstone, Kielder and Bellingham, enhancing their their vitality.

Northumberland County Council have identified through their emerging Core Strategy that there is a need for 24,320 new dwellings to be delivered before 2031 with 1,350 of those being built in the West Northumberland area, of which Stannersburn falls within. The new dwelling will contribute towards the housing supply to Northumberland and the region.

AMOUNT

The amount of development has been determined by the configuration and nature of the existing road through Stannersburn and its connection with the main Kielder road, together with the layout of the adjacent existing houses, and approved housing, of Stannersburn. This forms a plot of land that effectively infills along this edge of the village envelope. This creates a plot suitable to accommodate one detached dwelling with sufficient garden and amenity space for the both the new, approved and existing dwellings. The plot includes sufficient space for an access drive and parking to the dwelling for at least three cars.

The dwelling will have four bedrooms and a double garage with an internal floor area of 178m sq, with a double garage of area 32m sq and consisting of one and three quarter storeys high.

LAYOUT & ORIENTATION

The dwelling has been oriented to align with the existing road. This orientation follows that of many of the existing houses within the settlement that face the Stannersburn road, and follows the orientation of the existing dwellings at Crossfell Cottage. This linear arrangement is typical of Northumbrian houses found in such smaller settlements that have developed along the through road. It enables sufficient privacy to be maintained between the new, approved and existing dwellings. The privacy is maintained between the new dwelling and Crossfell Cottage due to the distance, screening by the existing large fir trees, and the field access. This field access to the main field is retained and will separate the gardens of the existing and new property.

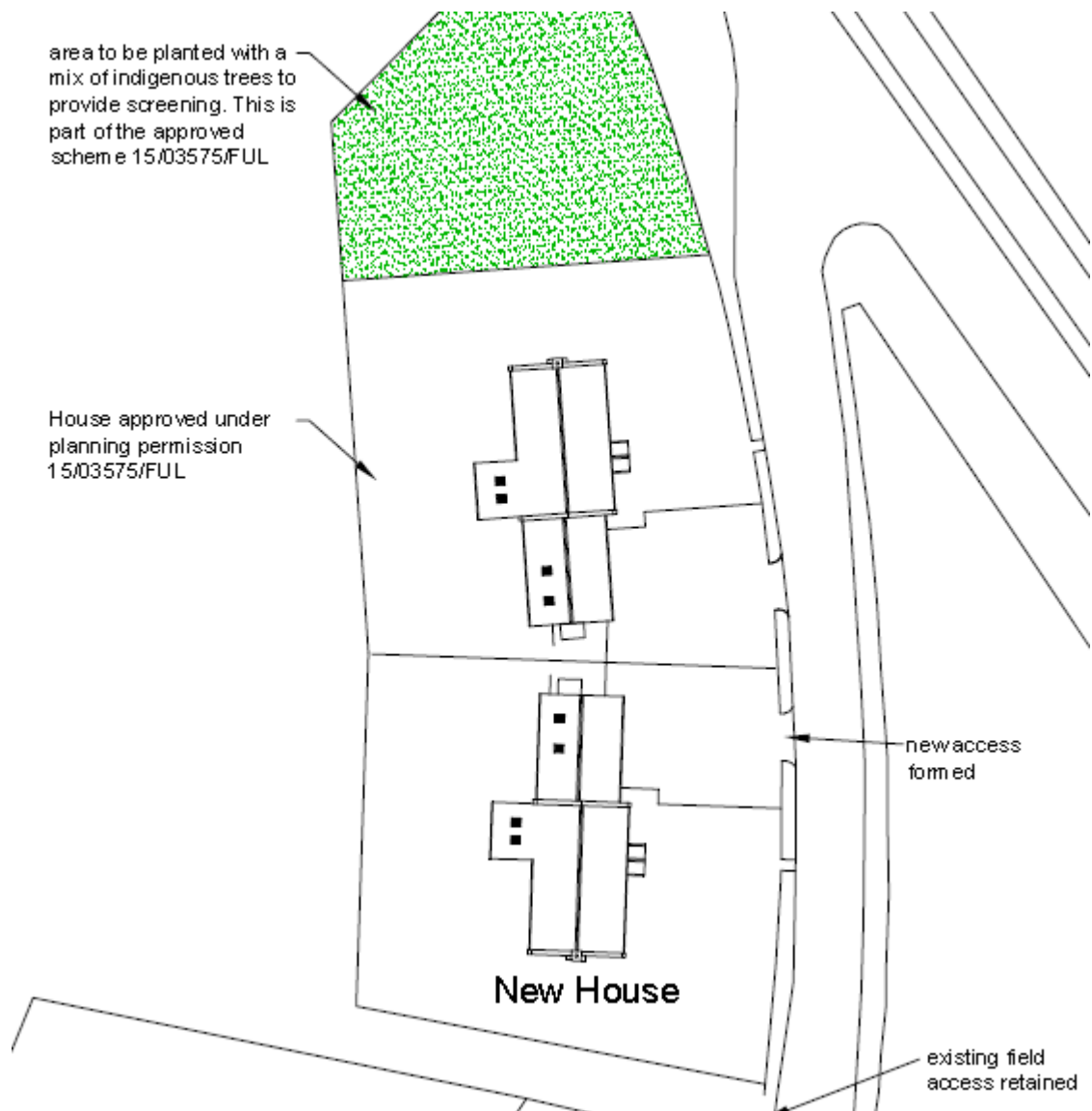


Figure 2. Proposed Site Plan. Note the infilling nature of the site.

Openings to the southern and northern gables walls are limited to preserve the privacy between the new dwelling, approved and existing dwellings. The proposed garage has been set adjacent to the approved garage, which provides distance between the two dwellings to ensure sufficient privacy is maintained.

The closeness of the garages and associated driveways confines the paved areas, to become more akin to a larger hardstanding area often associated with farm yards, so these elements become less 'suburban' in their appearance.

As the road at this location runs broadly on a north/south axis so the new dwelling will benefit from east/west facing principal facades, i.e. the front and rear of the dwelling. This limits the potential exposure of large north elevations, and improves the penetration of natural daylight into the house throughout the day.

The dwelling is set back, as many of the other dwellings are in Stannersburn, to provide gardens and sufficient drive space to turn a car.

The linear arrangement follows the natural contour of the land; this enables the dwelling to be set as low as possible to reduce the visual impact on views into the settlement. This linear arrangement also reduces the dwellings profile when viewed from the north, which is the only place the development will be visible from outside of the village, as the road runs northward, or from a portion of the Falstone Road. This impact will be limited as it is proposed that a shelterbelt of trees are installed to screen the new development.



Figure 3. View southward from the Kielder/Falstone Road junction. Note the profile of the ground, which will partially mask the new dwelling. The tree planting will provide further screening.

To the rear (west) elevation a single storey 'cat slide' roof, single storey extension is proposed. This traditional feature has been adapted to enable a large glazed opening to be included in the side to take advantage of the southern aspect and allow daylight to penetrate deep into the kitchen/dining space. However, when viewed from the rear this will remain as a traditional feature. The traditional rear extensions also provide a sheltered terrace area protected from the north, to take advantage of the southern aspect.

The principal rooms on the ground floor have been laid out so that they are dual aspect, again to create bright light spaces that allow the occupants views of their gardens and countryside beyond.

SCALE & FORM

There is a variety of different sized dwellings in Stannersburn, from small bungalows to larger two storey houses, with a mix of terraced, semi-detached and detached. The dwellings immediately to the south are single storey semi-detached, and the dwelling on the opposite side of the road is single storey. Therefore, the new dwelling has been limited to one and three quarter storey in height. In order to reduce its impact further it has been cut into the slope of the site, a small retaining wall to the rear of the property is proposed. This will reduce its visual impact, especially when viewed from the north. When viewed from the North its profile will be set against the other dwellings in



Stannersburn, some of which are two storey. It should be noted that the land does slope down away from the adjacent single storey dwelling at Crossfell Cottage, so the rooflines of the new dwelling appears lower.

Figure 4. Southern Elevation of Plot. Note the dwelling has been cut into the slope of the hill, therefore reducing its effective height and visual impact. Note the rear 'cat slide' offshut.

The new dwellings have been arranged in a linear form with the main house, stepping down to accommodate a single storey garage. This is a traditional Northumbrian farmstead form, which often has a main two-storey house, with lower attached byres/barns set in a linear arrangement.

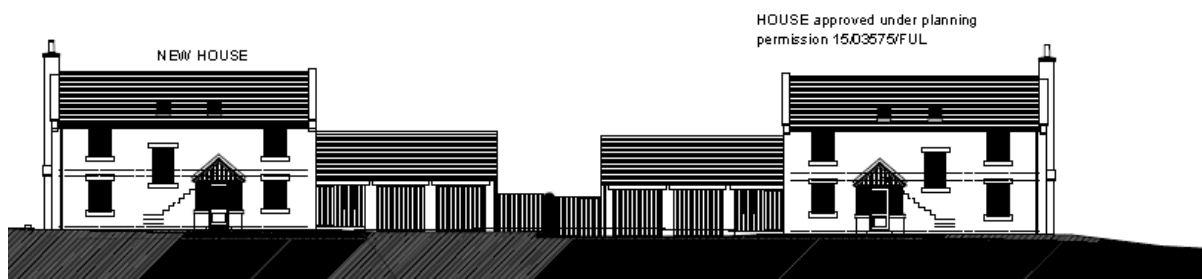


Figure 5. Eastern (roadside) Elevation of proposed dwelling. Note the traditional appearance, linear formation and stepping down from the main house to the garage, which is reminiscent of a traditional farmhouse.

A rear single storey offshut is also included, again this is a very traditional feature seen on Northumbrian farmhouses. Such 'cat slide' offshuts were often added to the farmhouses to provide additional accommodation. The proportions and roof also follow the traditional form of a traditional Northumbrian farmhouse.

APPEARANCE

The proposed dwelling will have a traditional appearance, using local materials of stone, slate and timber, with traditional detailing, i.e. water tabling with kneelers, stooped stone cills and heads, stone quoins, stone mullions, vertical sliding sash windows etc. This is in keeping with many of the traditional houses found in Stannersburn and the local vicinity.

The new dwelling is to be constructed with random rubble stonework, with dressed natural stone components. The roofs are to be natural welsh slate, with cast iron rainwater goods. The windows are to be traditional timber vertical sliding sash windows, and the doors are to be timber. The glazed screens to the 'cat slide' offshuts are to be timber.

LANDSCAPE

The site will benefit from the shelter provided as part of approval 15/03575/FUL which provides shelter from the north by the planting of an indigenous woodland. This will shelter the proposed dwelling from the northern winds, and will screen the new dwelling when viewing Stannersburn from the north, i.e. further along the Kielder road, or from the Falstone road.

The boundaries to the plot will be drystone walling; the existing boundary between the field and the road verge is already a drystone wall. The dry stonewall will ensure the agricultural nature of the area is retained.

The drive way will have a tarmac crossing and gravel driveway, set in a squared pattern rather than the suburban drives with turning circles, and block pavers.

The dwelling will be surrounded by stone paving/paths, together with stone retaining walls and stone steps. This cutting into the slope will mask the terrace areas when the dwelling is viewed from a distance, and will reduce the effective height of the building. The garden area will be seeded for turf and planting.

The area between the approved dwellinghouse 15/03575/FUL and the proposed dwellinghouse will be divided by the boundary stone wall. A close boarded timber fence will be installed to the front. This will provide a hardstanding area for the oil tanks and bins, which will be completely hidden from view.

ACCESS

Vehicular access will be direct from the former Kielder Road, which because of the new by-pass road, only services traffic into and out of Stannersburn. One new vehicular access will be formed for the dwelling. In addition, a pedestrian gateway will be formed, opening directly on to the grass verge.

The existing field gate into the field will be retained, and a short track will be formed between the existing Crossfell Cottage and the new dwelling to maintain the existing access into the field beyond.