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DESIGN AND ACCESS **SUPPORTING STATEMENT**

ILDERTON DOD
WOOLER
NORTHUMBERLAND

SITE DETAILS

Scheme Name:

Alteration and conversion of former piggery/store to create bunkhouse/Holiday let accommodation

Client:

B & R Brown

Date:

June 2017

Local Area:

Northumberland

Proposed Use:

Bunkhouse/Holiday letting accommodation

Size Of Site (approx.):

0 - 0.5 hectares

Anticipated Scale (approx.):

Bunkhouse and single holiday letting dwelling house

Type:

Alterations and conversion

Will your project receive funding from any organizations:

No.

Designations of Site and Surrounding Area:

Site is in an isolated location in the countryside in a small cluster of farm buildings and a single dwelling house.

Site covered by design/planning/development brief or masterplan?:

Yes

Brief or Masterplan Title:

Wooler Local Plan is applicable

Location:

Where is your site located?

The dwelling house is situated at Ilderton Dod which is approx. 7.5 miles from Wooler

How large is your site (in hectares/sq.m)?

The overall size of the application site is approx. 900sqm.

General History:

Describe the general history of your site, what has it been used for? Any possibility of contamination should be noted under other.

The original buildings have been used as storage for the last twenty years or so but prior to this there were pigs and horses in the main section with the smaller building being used as a gamekeepers gun room/bait room for shooting parties where the shooters could warm up by the fire.

Planning History:

What is the planning background to the site? Are there any existing/extant planning permissions or current proposals other than your own? Are there any known covenants on the land?

No previous Planning history known.

Buildings and Structures:

What grade is the listed building(s)? What is the architectural and historical interest of the building(s). See About Listed Buildings for more information.

"Buildings can be listed because of age, rarity, architectural merit, and method of construction. The architectural and historic interest of the building must be carefully considered before any alterations, either outside or inside, are agreed."

The building is not listed but lies within the National Park.

Access:

Are there any desire lines affecting the site, that is formal or informal routes connecting places which pedestrians find/or would find convenient to travel between easily?

N/A

Other:

Are there any other constraints/opportunities that need to be considered in your design i.e. overhead wires, tunnels underneath the site, landforms, ground conditions etc?

There are no constraints on the site that would affect the design proposals.

Land use:

What are the adjacent/predominant land-uses? If relevant how are different storeys within buildings used? The relationship with existing uses will be crucial. Day, night, seasonal variation of use should be noted.

Due to the isolated location of the buildings, the proposals will not have a detrimental effect on the surrounding properties or businesses.

Street Network:

What type of road does your site front onto i.e. residential street, dual carriage way?

"The type of road and volume of traffic using it will have implications for your design solution."

The existing property is situated in an isolated location some 7.5 miles to the South of Wooler. The site is accessed from a dirt track which extends some 1.3 miles long before it connects to a tarmac road. The proposals will not affect the existing road or traffic.

Parking:

How is parking dealt with along the road that your site fronts onto i.e. on road parallel /echelon parking, off road?

"If appropriate, your design solution may look to reflect the existing car parking arrangement to as this may assist in achieving continuity with neighbouring developments."

Parking in this area is all off road parking and will not be affected by the proposals.

Development Objectives

Objectives:

What are your development objectives i.e. accommodation requirements, development quantum, minimum floorspace / number of units, financial outlay, creation of an iconic building?

The objective was to utilise an underused storage building to create a Bunkhouse accommodation for walkers and mountain bikers that frequently use this area and also create a single dwelling house/holiday let for those who want a peaceful holiday in an isolated location in the countryside.

Design Solutions

Layout (i.e. context, orientation, connections, car parking):

The layout of the property forming the dwelling will remain pretty much as it was before with only minimal use of stud partitions and two wall slappings being required to form the internal adjustments. A lowered floor also allows for the extra height needed for the upper mezzanine bedroom. Existing door and window openings will be retained and reused to maintain the character of the building and retain its identity within the group of buildings at Ilderton Dod.

The Bunkhouse accommodation has a small extension to the Western gable end to house the shower facilities. The remainder of the building will be retained with only a lowered first floor being needed to gain height to the upper bedroom area.

Details and materials (i.e. façade treatment, roofscape, materials, colours):

The existing building mainly consists of stone construction walls with roof being of natural slate. By replacing the flat roof of the porch with a new pitched slate roof it is hoped that this will further enhance its appeal whilst still retaining the overall character of the overall building. The existing rotten windows will be removed and replaced by new double glazed timber units of similar style and will be painted to match existing.

Sustainability (i.e. energy efficiency, resource conservation, flexibility/adaptability):

All structural elements to be fully insulated well in excess of the current standards.

Impact (i.e. on neighbours, travel patterns, historic features, character or regeneration of area):

Not affected

Other (list):

End of Supporting Statement