

DESIGN & ACCESS STATEMENT

for

CHANGE OF USE OF
REDUNDANT TACK ROOM

into

1no 2-BED SELF CONTAINED UNIT

at

CATCLEUGH FARMHOUSE
CATCLEUGH
NORTHUMBERLAND
NE19 1TX



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01.00 Introduction

(Please refer to the pre-planning application enquiry 2020.16.06 ref:20/0026)

The subject property is a redundant single-storey detached building constructed from loadbearing stone under a timber framed pitched roof with natural slate coverings.

Construction date is unknown, but is likely to be late c19th.

The building is part of and under the same ownership as Catcleugh Farmhouse (not to be confused as part of the farm steading buildings to the south east which are under different ownership).

Historically, the building was constructed as a tack room serving Catcleugh Farmhouse which was formerly a (smaller) ducal hunting lodge, later enlarged and extended to create the current farmhouse.

It is believed the tack room ceased being its intended use in the 1960's since which time it has been used for storage of domestic items. Approximately ten years ago the current owner (the applicant) installed a damp proof membrane and concrete floor to prevent rising damp to make the building more useable for domestic storage.

The original four bays to the principal elevation are closed by part glazed timber doors, windows and panelling.

2.00 Proposal

The applicant seeks formal permission for a change of use and extension of the building and its conversion into a self-contained holiday letting unit.

3.00 Extent of Alterations to Structure & Fabric

The proposed works have been designed specifically to utilise existing structural openings and minimise the extent of alteration elsewhere.

The loss of original structure to the building is limited to the formation of an opening through the north gable wall to access the proposed extension.

4.00 Design & Materials

04.01 The extension has been designed to be subservient to the original structure with a ridge bellow that of the existing.

To differentiate the new from the old, the proposed extension is oak framed on a natural stone plinth with horizontal cedar cladding and glazing between oak posts and mullions.

A deck has been included, accessed from the new extension, for the enjoyment of the building and surroundings generally.

04.02 Replacement doors, windows and timber panelling to the four bays are similar in appearance and finish to the existing (painted joinery) but upgraded for quality and durability of materials and energy efficiency to accord with current building regulations.

- 04.03 Dry lining: In common with the accepted practice when converting buildings of this type, the internal walls will be dry lined (studs set off and clear of existing masonry) and incorporate a vapour barrier and insulation with internal plasterboard linings. Studwork will be either metal or treated timber depending on location.
- 04.04 Roof coverings: New roof coverings for the proposed extension will be on a like-for-like basis of the existing (ie British slate) of similar or same size and thickness.
- 04.05 All pointing will be carried out in a lime mortar to match existing work.
- 04.06 The extension and other works have been designed specifically for minimum impact on the setting and enjoyment of the farmhouse.

05.00 Structural comment

An external and internal visual inspection revealed no significant structural defects although there is significant moisture penetration particularly through the rear wall. This may be satisfactorily addressed by ensuring external ground levels are 150mm below internal levels and that surface water is directed away from the building.

The floor is laid in concrete over a damp proof membrane which appears to have eliminated rising damp through the floor.

The upgrading of the building for habitable purposes will include the introduction of rigid insulation to the roof and insulated dry lining to the walls including a vapour barrier and floor insulation.

Externally, there are various areas which will require re-pointing in an appropriate lime mortar to match the existing.

The applicant will be employing a structural engineer to provide the necessary details and calculations for the proposed works where applicable, to the satisfaction of Building Control.

06.00 Bat Survey

Please refer to the separate Bat Survey Report dated September 2020, prepared by Total Ecology which forms part of the accompanying planning application.

Cross reference to the report has been made on the application drawings.

07.00 Foul Drainage

The applicant has had the foul drainage system for Catcleugh Farmhouse inspected, which discharges into a main sewer under the A68. Refer to drawing no: 616:SP1 site plan for existing and proposed arrangements.

08.00 Surface Water Drainage

All surface water from the roof will be collected and directed to the stream noted on site plan 616:SP1.

All external surfaces are porous (gravel) and, other than a limited area of stone paving directly outside external doors, are free draining.

09.00 Access from the Highway and Vehicle Parking

There are currently (a minimum of) 6no spaces for vehicles to park and turn on site. The proposals (ref: 616:SP1) indicate a further 2no 5x2.5m spaces dedicated to the proposed development.

10.00 Refuse Storage and Collection

10.01 2no bins to be provided – 1no for landfill, 1no for recycling materials. The bins are indicated on the proposed site plan and will be taken on allocated days to the collection point indicated (ref dwg.no: 616:SP1).

11.00 Bicycle Store

11.01 The existing stone-built store adjacent to the barn has been designated as a lockable store for bicycles.

12.00 Land Contamination

12.01 Please refer to the Land Contamination Screening Assessment Form accompanying this application.

The floor of the building has been stripped and a solid concrete floor on a sub-base with damp proof membrane has been laid ten years ago. Since that time the building has been empty or used for light storage of household goods.

13.00 Water Supply

13.01 Catcleugh Farmhouse (run in part as a holiday let) is served by a private supply. Water for human consumption purposes is supplied, in factory sealed bottles, by the owner for the benefit of holiday makers.

The same system of supplying bottled water will be continued for the new development.

14.00 Access

The design incorporates the principal access having a maximum 15mm high accessibility threshold and minimum door leaf width of 838mm with level access externally.

The following record photographs were taken in May 2020.



PHOTO 001 THE TACK ROOM VIEWED FROM A68
(Location of bins on allocated collection days)



PHOTO 002 WEST & SOUTH ELEVATIONS



PHOTO 003 WEST ELEVATION



PHOTO 004 NORTH & EAST ELEVATIONS - CATCLEUGH FARMHOUSE BEYOND



PHOTO 005 NORTH ELEVATION



PHOTO 006 NORTH ELEVATION AND STREAM



PHOTO 007 NORTH & EAST ELEVATIONS – A68 & RESERVOIR BEYOND



PHOTO 008 NORTH & EAST ELEVATIONS – FROM HILLSIDE ABOVE