Design Access and Heritage Statement

Longback, West Kirknewton, Kirknewton, Wooler, NE71 6XF

Applicant Mr C & Mrs E Martin

 West Kirknewton Farm

Kirknewton

Wooler

NE71 6XF

Agent Dobsons Design Ltd

 The Crossings

 Yeavering

 Kirknewton

 Wooler

 NE71 6HG

 Tel:

Proposal Full restoration of existing property with extensions to form a three bedroom, with modern internal standards and formation of garage with store for gardening equipment.

Drawings – Subject of Application

20/660/01 As existing floor plan/elevations scale 1:100

20/660/02 As proposed floor plan and elevations

20/660/03 Roof plan scale 1:100

20/660/04 Location plan scale 1:2500

20/660/05 Proposed site plan scale 1:500

20/660/06 Propose sections through site

20/660/07 Topographic survey

Description of Works

The property known as Longback Cottage is situated within the open country side some 300 metres south west of the village of Kirknewton, accessed via a track from within the village which runs adjacent to the site. The building is a stone construction with a pantile roof and comprises a vacant single storey residential property with a byre and adjoining pigsty to the western end and a collection of stone/corrugated iron structures to the front of the cottage at the eastern side.

This property was the subject of an application for a Lawful Development Certificate in respect of residential use as an existing dwelling in 2015 15/NP/0037. At that time, it was confirmed through approval of that certificate that the dwelling was capable of occupation without any further requirement for consent. The principle of continued use of this property for residential occupation is therefore established. The property itself is of a relatively small scale and simple design and inevitably needs modernisation prior to the intended reoccupation of the property by Mr & Mrs Martin. As part of this reoccupation, they therefore wish to extend the property both through new build development to the rear of the property and through the conversion of the barn element of the building located on the west side of the property which was not part of the established lawful residential use. In this respect, any use of this element in the future requires a change of use application. Within the scheme the owners have also proposed an alteration to the front elevation of the cottage in order to improve the outlook from the property and its efficiency of operation in respect of achieving more natural light/solar gain into the property, introducing solar control glass and rooflight blinds in order to protect Northumberland International dark skys park.

The scheme of extension and alteration has been designed in order to modernise and enlarge the existing cottage in a manner which as far as possible retains the original scale of the house when viewed from the wider locality. In respect, the scheme brings forward a proposal which incorporates the main extension work to the rear of the property based on the approach of the new build work being dug in to the banking which rises up from the rear of the property in a southernly direction. In conjunction with this, it is proposed that the existing barn element be converted through a change of use to form part of the dwelling and that an existing single storey piggery element on the western gable be rebuilt to the full height of the building. This approach whilst slightly enlarging the overall length of the main house ridge, does however retain the original footprint of the house and the joining agricultural buildings. The owners scheme also proposes remodelling of the front elevation of the cottage through the removal of the tin sheet lean to at the north east corner and the introduction of the fully glazed gable element centrally within the north elevation.

The main extension, as detailed above, these have been designed to be located to the rear of the main cottage. The design approach utilises the banking at the rear of the property in order to allow the additional space to be created without having a wider visual impact in the area. The approach adopted has been one of relatively modern in order that where limited views of the old and new do exist in conjunction with one another there is a clear contrast for the viewer. As can be seen on the proposed floor plans, habitable rooms are proposed to be created within the rear extension which are predominately to be dug into the banking and protected by means of crib walling, this allows a footpath for maintenance purposes. These are to be constructed with a sloping roof and which are then linked to the rear of the main property by a relatively simple partly glazed corridor. This corridor is served by a glazed lantern roof element in order to afford light into this link area. The side elevations walls of the new habitable rooms would be finished in a sandstone to compliment the woodland environment at the rear of the property, and the southern elevation finished in render.

The main original cottage, as detailed above, it is proposed that the barn element would be converted to become part of the habitable accommodation within the dwelling. This proposed scheme utilises the existing openings found within the agricultural element of the building. A remaining small off shot ‘piggery’ on the west gable elevation of the cottage is proposed to be extended up to the full height of the cottage. This small extension to be finished in the same materials as the existing building and it is not considered that this change in itself is particularly significant or unacceptable in the context of the site and relevant policy.

The most significant other change to the cottage proposed by the owners, is the alteration to the front façade. Through the removal of the existing tin sheet lean to at the northeast corner, the appearance of the front of the cottage is rationalised and made more coherent. It is proposed that with the removal of the metal lean to porch that the original opening in the main cottage will be retained and utilised as a door. A window opening immediately to the west of this will also be retained and reused as will the entrance to the barn element further to the west. Within the roof pitch it is proposed to introduce conservation style roof lights in order to provide additional light to the main cottage. The most significant change the owners propose is the introduction of a new glazed gable element centrally within the north elevation. This is intended to be relatively simple feature intended to provide light into the north facing elevation of the cottage and to maximise opportunities for any solar gain that may be achieved.

Out of these changes to the cottage itself, one further new build element out with the dwelling alterations is also submitted for consideration. This relates to a proposal to develop a garage/store to the east of the cottage. This is proposed to be created within the contours of an existing banking and in this respect, it is designed to allow the provision of garaging without having any material impact of the visual amenity of the area. The approach to the provision of this garage would mean that from most positions the presence of the garage would be shielded. It is certainly the case that a view anywhere through east to south of the garage would not be visible. From the west the garage would be screened by the existing cottage and therefore views would be of the garage doors are limited to a narrow aperture over a substantial from the north west.

The final element of the proposal would be the provision of a new treatment plant to serve the refurbished dwelling based on the fact that the current arrangements are not considered acceptable by modern standards. In this, the treatment plant would be located in the field to the north of the dwelling and appropriate soakaways provided within the land which is within the ownership of the applicants. Percolation test as submitted are viable with minimum excavation. All stormwater to be collected and used for gardening purposes.

It is proposed to use solar panels (hidden from the main elevation) together with air source heating all combined with a generator within the earth sheltered structure. Use of rainwater storage will provide a more cost-effective solution. Heat recovery systems combined with all aspects of green combinations will provide efficiency.

D Dobson

Dobsons Design Ltd