
Householder Planning Application for the extension of
Wild Acre, in **Mainsforth, County Durham.**

Mr. and Mrs. Walton

Site Address

Wild Acre
Mainsforth Road,
Ferryhill, DL17 9DJ
(E: 431429 | N: 531534)

Our Ref: S2308
Initial Issue - 30/11/2020

BDN
BUILDING DESIGN NORTHERN



Location Plan | Source: Google Earth



Existing Site Photographs | Source: Google Maps

1.0 | Introduction

- 1.1 This document has been produced to assist a Householder Planning application for extending the existing Wild Acre dwelling in Mainsforth, County Durham.

2.0 | Site Overview

- 2.1 The site is located outside of the Mainsforth Conservation Area, on the Northern boundary of Mainsforth Village, approximately 3km South-East of Ferryhill High Street, and approximately 12km South-East of Durham City Centre. The site is accessed off of Mainsforth Road, utilising a private driveway.
- 2.2 The total area of the proposed site is 3930 sqm (0.97 ac).

3.0 | Current Use/Condition

- 3.1 The site is currently houses a two-storey residential dwelling, with a single storey double garage and associated amenity space and landscaping. Clients are living in the property during their renovation works.
- 3.2 The condition of the building is decent, albeit quite out-dated and in need of renovation. The amenity spaces and associated landscaping is also kept in a good condition.

4.0 | Proposed Use

- 4.1 The existing building is to remain as a residential dwelling for the Clients and their children. The renovation and extension works are proposed to update the existing out-dated design and external materials, which are unsightly, to a more modern aesthetic.

5.0 | Site Planning

- 5.1 The proposed extension has been designed in accordance with separation distances and standards set out in: Durham City Plan & DCC Sustainable Design SPD where feasible.

5.2 Location

One of the main issues to be addressed in order to improve the aesthetics of the existing building is it's orientation. When the building was originally constructed, what logically should have been the front and principal elevation, North overlooking Mainsforth Road, was considered the rear elevation with a few windows scattered across the elevation. This has led to an unsightly view from the road. The main entrance is currently on the South elevation, only with a later single storey extension providing secondary access from the North elevation.

- 5.3 The proposed design intends to maintain the existing entrances, but relocate the main entrance to the North elevation and re-design the elevation to appear as the principal elevation. This will provide a much higher quality aesthetic when approaching and passing the site.

- 5.4 Only the North and East elevations can be seen from the main road, as the South and West elevations are screened by a large assortment of trees, bushes, and leylandii hedgerows. The West/South elevations have been subdued in order to mitigate visual impact on the recently approved new-build dwelling on the plot of land to the West. Overall, this should benefit the local vernacular by mitigating visual impact.

5.5 Amenity Spaces

All amenity spaces and access driveways will remain as existing.



6.0 | Scale and Appearance

6.1 Design Concept

Our brief is to renovate and extend an existing, out-dated residential dwelling, into a more modern building with traditional features, inkeeping with the local area's architectural vernacular in terms of form and materials. The two later extensions added to Wild Acre have been constructed poorly, and on an angle that does not line through with the main building. It is the intention to therefore demolish these elements and re-build the extensions to a higher quality and a more modern appearance which suits the Client's needs as a proposed family home.

6.2 It is the intention for the renovation to echo the larger developments immediately surrounding the site and within the wider local area, predominantly the recently approved detached house to the West, which utilises rectilinear forms, a pitched roof, and traditional building materials/details. The building's form (including the extensions) will remain rectilinear, with a standard pitched roof, following the traditional architectural styles of the more historical buildings throughout County Durham.

6.3 Local Vernacular

Many of the surrounding houses which have been recently renovated and extended are very large in scale, with footprints similar, if not larger than the proposed extension at Wild Acre. All of these dwellings are also screened by large landscaping elements, such as trees, which mitigates visual impact from the road and between each site. It therefore is considered that the proposed design would not appear out of place with the other dwellings within Mainsforth Village.

7.0 | Materiality

7.1 Walls

The existing walls are and unsightly brown imperial brick, which will be covered in oatmeal coloured K-Rend smooth render to provide a more modern appearance. The proposed extension elements will be red multiblend Wienerberger Hathaway Brindle facing bricks, with red smooth engineering bricks on the lower band DPC course.

7.2 Roof

The existing roof is grey concrete interlocking concrete tiles with a wet ridge and verge system. The garage utilises a fibreglass flat roof system, which is unsightly and will be removed in place of a pitched roof. This will remain as existing, with cleaning/repairs where necessary. The extension elements will also utilise grey concrete tiles to match the existing. All gutters, fascias, and downpipes will be PVCu, coloured anthracite grey RAL 7016.

7.3 Windows and Doors

All windows will be PVCu casement, coloured anthracite grey RAL 7016 to tie in with the surrounding dwellings. The window heads and sills will be decorated with buff coloured stone lintels. Entrance doors and sidelight glazing will be aluminium PPC coloured anthracite grey RAL 7016 to match the windows.

8.0 | Precedents

8.1 All the precedents used for this proposal have been taken from the surrounding area, as this is a modern building with traditional aesthetics, and so much be inkeeping with the local vernacular.



Precedents | Source: Client.

9.0 | Services

9.1 Flood Risk

The site is not within the Environment Agency's flood risk zones. However, the proposed levels have been considered, such that any potential flood waters cannot enter the proposed building.

9.2 Drainage

There is an existing drainage system on the site at present via the mains sewer. It is assumed that rainwater currently discharges into a combined system with the foul drainage. Hard landscaping will be in the form of permeable hardstanding, which shall allow for better rainwater dispersion and to be easily maintained. It is the intention to keep both the rainwater and foul drainage systems as existing and feed new connections into the system in accordance with the new bathroom/kitchen locations shown on the floor plans.

9.2 Services

The site is currently serviced by water, electricity, and gas, and will remain as existing.

10.0 | Access Policies

10.1 Highways Layout

The site is currently accessed from both the North and East driveways, indirectly from Mainsforth Road, and will remain as existing. Upgrades to the existing gated site entrance to the East are proposed, as well as providing enough space for domestic vehicles to turn, removing the need to reverse onto the public highway. Storage and collection of refuse and recycling will also remain as existing.

10.2 Car Parking

The proposed level of parking provision has been assessed in terms of current national and local parking standards for residential dwellings and is considered to be acceptable. The existing arrangement of the hard landscaping allows for a generous parking provision for two vehicles externally, with the inclusion of two more parking spaces sheltered internally within the garage. It is the intention to keep this as existing.

11.0 | Creating Safer Communities

11.1 Designing Out Crime

The design is in accordance with the Secured by Design initiative, in particular the SBD New Homes 2014 Guide. Although this is a renovation and extension, it is still the aim to reduce the opportunity for crime, the fear of crime, and to create a safer, more secure and sustainable environment.

11.2 Security lighting is proposed to illuminate all external doors and car parking. The renovation is designed to meet the standard dwelling security principles set out in the SBD New Homes 2014 Guide, including internally beaded windows and multipoint locking fenestrations.

12.0 | Conclusion

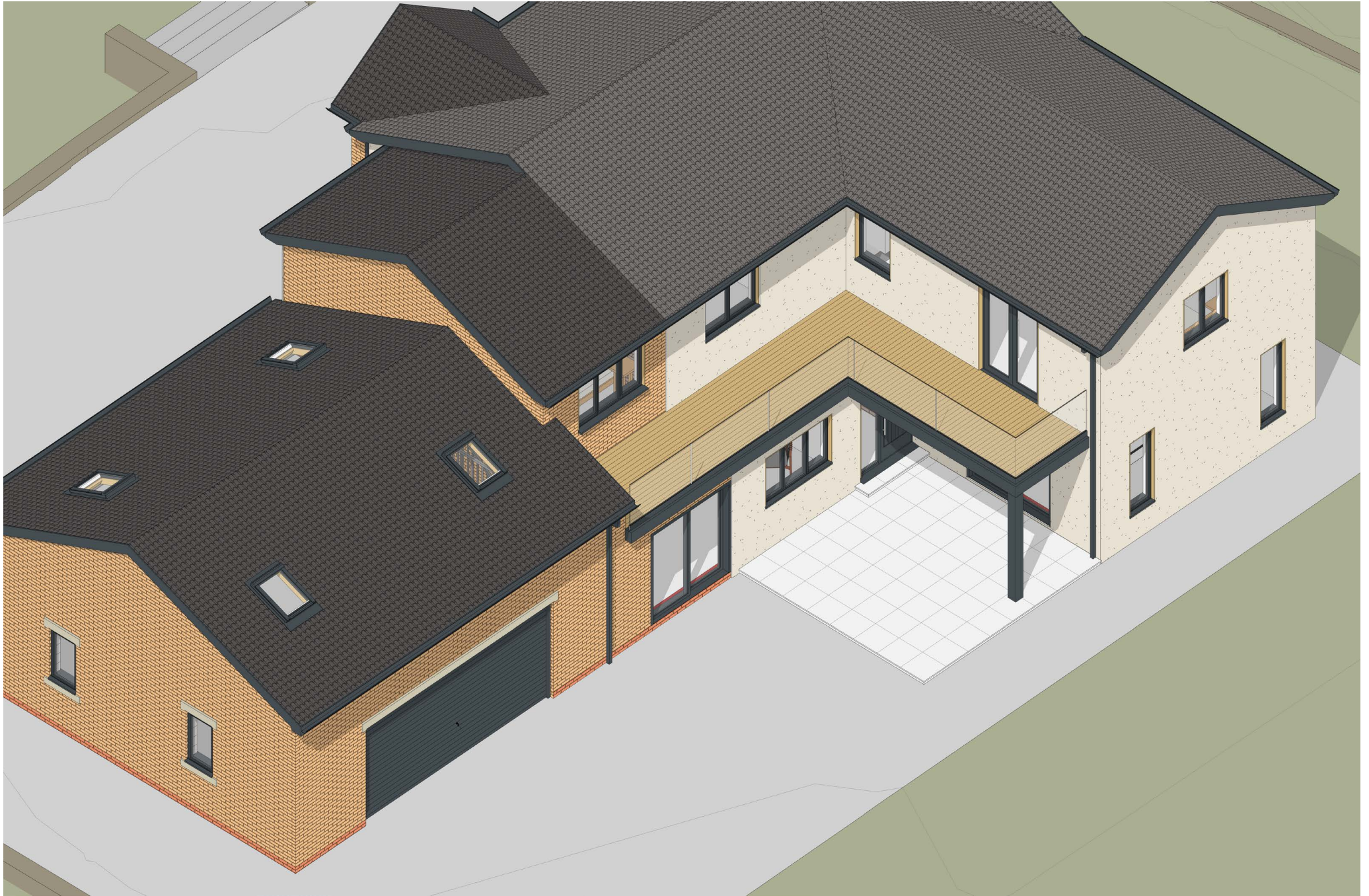
12.1 This statement has been prepared to support and validate the design proposal for the renovation and extension of Wild Acre.

12.2 The site is currently in a well kept state; however, the existing building is out-dated and unsightly, and would benefit from renovation through extension, improved external materials, and internal thermal upgrades

to improve sustainable living and lower energy useage. A high quality renovation to bring Wild Acre up to the standard of the adjacent buildings has the potential to positively contribute to the local area.

- 12.3 The existing landscaping and amenity spaces will be kept as existing, with minor alterations to retaining walls. Maintaining a well planted and maintained landscaping scheme, with varied planting/shrubs selected for seasonal variety, will support the existing ecology. In order to offset the construction work, bird and bat boxes will also be utilised upon completion, to further benefit the local ecology.
- 12.4 Undertaking new construction projects will also support the local construction economy during these uncertain times.
- 12.5 Lastly, from an environmental perspective, the existing dwelling would not meet current Building Regulation standards for thermal efficiency in an existing dwelling. As the Clients intend to renovate the internal building, they will endeavour to improve the thermal efficiency, thus reducing the amount of energy required to heat the home in the future.
- 12.6 With the points raised above, it is therefore is considered that the proposed design would not appear out of place with the other dwellings within Mainsforth Village, but would be a beneficial addition in terms of social, economical, and environmental aspects.





Proposed 3D Axonometric | Source: BDN Ltd.



Proposed 3D View | Source: BDN Ltd.



Proposed 3D View | Source: BDN Ltd.

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BUILDING DESIGN NORTHERN

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