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Clydesdale House
Great Whittington

Design & Heritage Statement

Clydesdale house is a single-story dwelling located on the northern edge of the village of Great Whittington. The existing house, constructed in the 1990's references the architectural language of a converted agricultural building, including a mixture of opening sizes and formats. The house is constructed of random coursed stone with a slate roof, timber doors and plastic windows and rainwater goods.



Figure 1 Clydesdale House as viewed from the north

The proposals include converting the current kitchen to create a larger garage and entrance area and a single-story extension to the north to create an open plan living space, utility space and a small home office/study. The footprint of the proposed extension is 28sqm and extends 4m from the north elevation representing a modest 10% increase in footprint from the existing dwelling. Proposed materials include random coursed stone with a slate roof to match the existing. Areas of timber cladding are also included and reference both the existing materials and the vernacular agricultural style of the existing dwelling and surrounding buildings within Great Whittington. New aluminum window frames are proposed as a high-quality alternative to uPVC which offer a frame profile more akin to traditional timber or steel frame windows.

The proposals also include a new flat roof over the extended garage with provision of a roof terrace above. The proposed roof terrace is bounded by a glass balustrade to the north, east and south to reduce the visual impact and includes a timber screen to the west to ensure the roof terrace does not impact on the visual amenity of the neighbouring property to the west.

Planning Policy

The following are the main planning policies which have been considered during the development of the proposals:

- Whittington Parish Neighbourhood Plan
- Tynedale LDF Core Strategy
- Tynedale District Local Plan
- National Planning Policy Framework
- The emerging Northumberland Local Plan - Publication Draft Plan

From these policies, the key points which we have considered are:

Principle of the development

The application lies within the settlement of Great Whittington with the 'village envelope' extending to the northern boundary of the site. Therefore, we consider that in accordance with Tynedale LDF Core Strategy Policy GD1 and the NPPF The Tynedale LDF Core strategy this type of small-scale development would be acceptable in principle.

Design and visual impact on the Conservation Area

Clydesdale House lies within the Great Whittington Conservation Area which is a designated heritage asset. Therefore, special regard has been given to 'preserve or enhance' the character, appearance and setting of Conservation Area.

Materials, form and massing have been key considerations in the development of the proposals. The proposed extension is a single story pitched roof 'extrusion' of the existing building, matching the form and height. Materials are predominantly stone and slate with small areas of timber to match the existing dwelling and reference the predominant materials from within the conservation area. The massing of the proposed extension, with the extension positioned to the north references the form of the converted agricultural buildings surrounding Town Farm House to the south west and the general layouts, densities and patterns of development in the surrounding village.

In addition to the visual appearance of the extension we have considered two main viewpoints when addressing the visual impact on the conservation area. Namely, views from the countryside to the north and views from within the village / historic settlement to the development:

- Views of the proposals from within the village are well screened due to the position of the extension to the north of the existing dwelling. Therefore, the proposals would not be readily visible from within the conservation area.

- Views from the countryside to the north are partially screened by the existing stone boundary wall and mature planting. Where visible, the proposed extension continues the architectural language of the converted farm building and more modern interpretations which are predominantly visible along the northern edge of the village.

Impact on residential amenity

Clydesdale house is neighboured to the west by Longstaff House, to the south west by 4 Northside, to the south by Tulip Villa and is bounded to the east by the building yard of Scott Brothers.



Figure 2 Clydesdale House (left) and Longstaff House (right)

Tulip Villa and Northside lie 50m-35m to the south / south west. It is considered that their location relative to the position of the proposed extension to the north results in no impact on the visual amenity of these properties.

Longstaff House is the closest neighbouring property, located approximately 12m from the west elevation of Clydesdale House. There's currently a mixture of open boarded fencing, stone walling and mature planting which provide screening between these two properties. Clydesdale House also sits at a lower level to Longstaff House. The proposed changes to Clydesdale House have been developed with consideration of residential amenity, consequently new openings have been positioned to ensure there's no loss of amenity. On the west elevation these openings are either off-set from the neighbouring property or adequately screened by the existing boundary treatments, level change and position of the garage. Furthermore, the proposed roof terrace is screened to the west with a timber fence.

Moreover, the applicants have consulted informally with their neighbors at Longstaff House, Tulip Villa, Briar House and Scott Bros (neighbouring business) during the development of the proposals and have received supportive feedback prior to this application being lodged.

Conclusion

The proposed development represents a sensitive and modest addition to the existing dwelling which will impact positively on the occupants and preserve the appearance of the conservation area. In addition, we believe the proposals address the key considerations outlined above in respect to local and national planning policy.

About Elliott Architects

Elliott Architects are a RIBA award winning practice based in Northumberland who have a reputation for high quality, design focussed architecture.

We have a wide range of experience in the construction industry from masterplanning and urbanism to individual residential projects, with a proven record in delivering sustainable architecture of the highest quality.

Elliott Architects have developed particular expertise and a reputation for excellent design in sensitive and historic contexts, and are well placed to deliver the high standards required of this project. We have worked on a number of prestigious projects including at Gibside in Gateshead for the National Trust (Grade II*), the double RIBA award winning Visitor Centre at Crook Hall in Durham (Grade I), Earl Grey House on Grey Street in Newcastle-upon-Tyne (Grade II), and at St. Andrew's Road in Hexham (conservation area).

Elliott Architects have had six projects shortlisted and won four RIBA Awards in the last three years (all of which are in a heritage context), as well as awards for sustainability and a highly commended project in the 2018 RICS Awards.