

## Heritage, Design and Access Statement

Project	/	Proposed Extension and attic conversion
Address	/	Holbene Stagshaw Road Corbridge Northumberland NE45 5HR
Ref	/	1405
Date	/	March 2021
Application	/	Householder / Conservation Area

### Site Description

The application site of Holbene sits within the village of Corbridge in the Tyne Valley, Northumberland and sits to the South West of Stagshaw Rd, which is one of the primary B roads that serves the Village .

Holbene is a detached family residential property located within the Corbridge Conservation Area of Corbridge and the application site extends to approximately 1080 sq m (0.108 hectares).

Holbene is bounded by Stagshaw Rd to the east, Roman Way estate to the west and a residential terrace to the South.



Aerial





Looking North East



Looking North East



Looking North West

## Principle of development

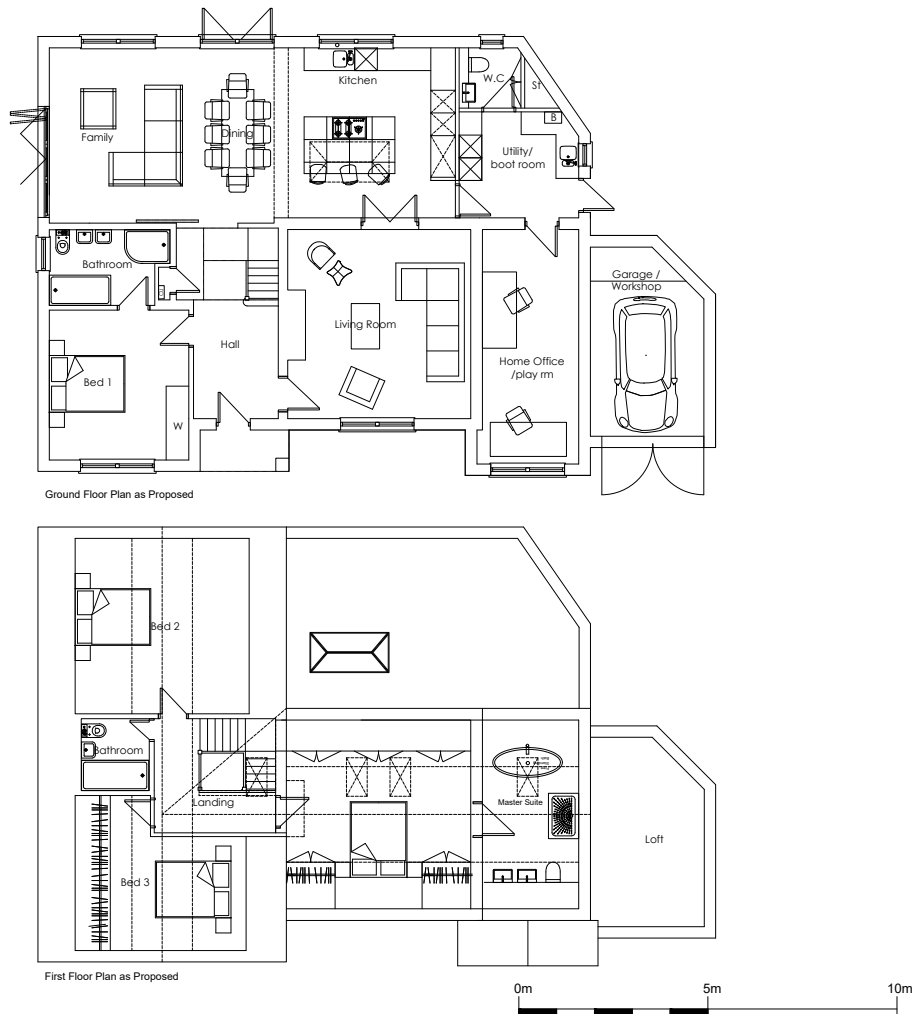
The application site sits within the built-up area of Corbridge, close to the village centre or the market place. Corbridge is identified within Policy GD1 of the Core Strategy as a Local Centre. The site is within a 'Five minute' walk of the village centre which provides a range of local amenities including; public houses, convenience stores, cafés, village hall and restaurants, along with a primary and middle school. The application site is also within 5 minute' walk of transport links via bus to the main town of Hexham. The site is also within 20 minutes' walk of Corbridge train station which provides national links via Newcastle and Carlisle.

## Proposed Works

This application proposes the demolition of a substandard sun-room at the rear of the property with a replacement single storey brick and render extension to match the style of the existing detached dwelling. The new accommodation will allow the reworking of the floor plan to provide internal spaces more appropriate for modern family life and new working from home arrangements.

The proposal will also see the conversion of the current storage attic into a master suite. The proposed layout of the site can be seen on drawing reference 1405 L001 Proposed Site Plans which forms part of this application.

The proposed dwelling provides the following accommodation:



Holbene - Proposed Plans Scale 1:50@ A1

**Ground floor** | Entrance porch, central hall and stair, Living room, guest bed room and bathroom. The New rear layout will consist of a kitchen, dining area, Family (all open plan), a new utility, W.C and Home office

The new rear roof will consist of a single ply membrane finish with parapet wall to sit under the existing eaves. The new kitchen roof and the existing roof will contain a number of skylights to allow additional natural light to penetrate into these rear areas



The design of the proposed extensions look to meet four main criteria as follows:

1. Provide a form that preserves the character of the Corbridge Conservation Area
2. Provide a design that is consistent, in terms of materials palette, with the surrounding dwellings
3. Minimise the impact on the existing dwellings ensuring no loss of privacy for its residents.
4. Meet the requirements of NPPF chapter 7 'requiring good design'

Stagshaw Terrace sits immediately to the South and Roman Way to the west of the application site. The proposed design looks to provide no impact on the terrace.

To reduce the impact on the existing site, the proposed ground floor footprint increase by only 38 sq.m and affects areas of the site that served no previous purpose as amenity space. This results in the retention of all the main external garden space surrounding the dwelling.

The application site sits within the Corbridge Conservation Area. The design therefore needs to preserve the character of the Conservation Area. The proposed design looks to achieve the following:

### Materials

- External Wall Type 1 | Base course built of reclaimed bricks . The upper part of the wall will be blockwork and finished in rough-cast render to match existing
- Roof finishes | New garage roof will be red pan tile to match existing. The kitchen rear parapet roof to be a single ply membrane roof.
- Rainwater goods | To match existing
- External door and window frames | To be timber in construction and painted to match existing

The proposed material palette has been chosen to create a proposal that is sympathetic and consistent with the existing building.

Scale | The proposed extensions are modest in form and single storey in height, so the scale is in-keeping and consistent with the form of the property and surrounding dwellings.

## Conclusion

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In conclusion, the existing building will appear largely unchanged at the front apart from the new garage which mimics the previous. The rear extension will bring a new build quality and thermal efficiency to the property whilst seamlessly tying into the architectural style of the existing building

The proposal aims to create a extension to an existing building which respects the local area and traditional residential setting. The new addition aims to reflect the attractive character of the dwelling whilst opening up the internal living space to cater for modern family /work space life

In essence, the proposal aims to provide a new high quality build using traditional building materials and be an attractive addition to the local area for many years to come

We have also considered the existing amenity, aspect and light enjoyed by property. By utilising unused space at the side and rear of the property the occupants can enjoy the surrounding garden amenity space to its full potential