

Design & Access Statement

incorporating Heritage Asset Statement

Orchard Vale, Corbridge, NE45 5HF



Design and Access Statement incorporating Heritage Asset Statement

1.0 - Introduction

This Design and Access Statement has been prepared by Steena Steward Architect RIBA on behalf of Mr and Mrs Drummond of Orchard vale Corbridge. It accompanies a planning application for an increase in perimeter wall height to the south, south west and south-east of the dwelling. It divides the garden of Orchard Vale to a public footpath to the west and public car parking to the bottom of Wellbank. This application also includes the installation of electric car charging point in the higher paddock directly to the south-east of the house.

The section of the wall that forms the subject of this application is approx. 94m in length and stands 1.15m high. Vehicular entry to the lower paddock is via a 1m high farm gate in the south-east corner. The height of the wall and the style of the gate mean that it provides very little privacy to the house and garden and its residents.



Farm gate at Wellbank.

Orchard Vale is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 and is situated in Corbridge Conservation Area (List Entry Number 1044761).

This Design and Access Statement also considers the impact the proposed development may have on the significance of Corbridge Conservation Area. Para 128 of the National Planning Policy Framework (NPPF) published on 27 March 2012. states that “Local planning authorities should require an applicant to describe the significance of any heritage assets affected including any contribution made by their setting”

2.0 – Assessment

Orchard Vale is a 18th C 3-storey dwelling set in approx. 0.61 Ha garden. The garden is divided into several sections with the top being formal garden, orchard to the centre and paddocks to the south and east. There is vehicular access at the bottom of Wellbank with a winding path up to the house. There is an electrical junction box in the outbuilding (5m x 3.8m) situated in the top (east) paddock.



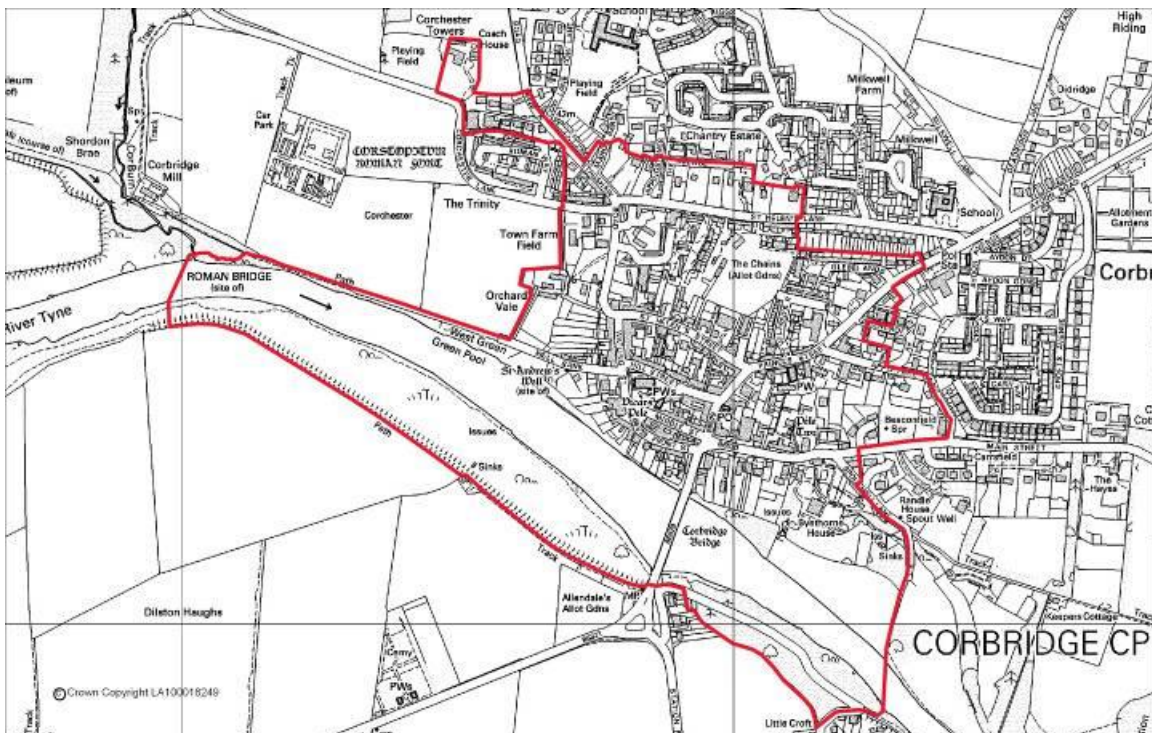
Outbuilding in the top (east) paddock.



Outbuilding and paddock seen from the north.

Orchard Vale sits at the southern end of a courtyard formed by three other dwellings. These are situated at the western end of a private single lane which is also a Public Footpath. The courtyard offers no off street car parking to Orchard Vale resulting in congestion for the other residents and a hazard for the three properties behind Orchard Vale for emergency vehicle access. Adding an electrical charging point will allow residents safe off-street parking and ease the congestion in the courtyard. An electrical point in the south paddock (Wellbank) is not feasible due to the flood risk.

Orchard Vale is surrounded by stone walls of varying height. The south, south-east and south-west sections are 1.15m high offering little privacy for the house and garden. Because of the low height of the perimeter wall, members of the public have assumed the area is for public use and have on occasion picnicked on the lower paddock.



The Conservation area of Corbridge.

3.0 – Design and Access

Boundary walls are dominant and crucial elements in the character of the area. The proposed works to the boundary wall is to increase its height from 1.15m to 1.8m in the selected areas as indicated on the drawings. The work will be sympathetic in appearance and follow guidelines by Historic England. Should any material be discovered which could be regarded as being of particular historic significance the works will be suspended and CO/Historic England be notified.

Because of the busy carpark at the south of Orchard Vale (Wellbank) the residents are regularly unable to turn left out of the gate in one maneuver- especially if the carpark is full. This is particularly the case for larger vehicles. The new gate at the entry from Wellbank will be set back 3m from its current position to allow vehicles and deliveries to pull off the lane without obstructing parked cars. The gates will be electrically operated, 1.8m high and will be solid in appearance.

The top paddock will be fitted with grass-crete to protect the lawn from vehicular use whilst retaining its green appearance. An electrical charging point will allow safe off-street charging for the residents' vehicles. Current pedestrian access from the top paddock to the house will be maintained.



Stone wall by Wellbank.



Courtyard

4.0 – Conclusion

The proposals do not alter the essential character of the Orchard Vale, its setting or the wider area. The features of special interest remain intact and the proposed works make use of traditional and sympathetic building materials whilst enhancing the environment for residents and visitors alike.



Top paddock with outbuilding and Orchard Vale to the west

5.0 - Relevant Planning Policies and Guidance Notes.

The design has been developed through a thorough investigation of the relevant policies both within the National Planning Policy Framework 2012 and in the saved policies of Tynedale District Council.

Source: Corbridge Conservation Area Character Appraisal
Northumberland Consolidated Planning Policy Framework.
Northumberland County Council's advice on Development in a conservation area.
National Planning Policy Framework
Tynedale DC Saved Policies