

Dunstan House

Dunstan Northumberland

Design and Access Statement



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU

contents

INTRODUCTION

01

SITE LOCATION - AONB

02

PLANNING HISTORY AND
PRE APPLICATION ADVICE

03

PROPOSED SCHEME
- EXISTING CONTEXT

04

PROPOSED SCHEME
- SITE LAYOUT

05

PROPOSED SCHEME
- PROPOSED BUILDING FORM,
- PRECEDENT STUDIES
- MATERIALS

06

PROPOSED SCHEME
- PROPOSED PLANS,
- ELEVATIONS AND SECTIONS.

07

PROPOSED SCHEME
- MASSING STUDIES

08



Dunstan House
Design and Access Statement
INTRODUCTION

01



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU

Introduction.

This Design and Access Statement has been produced in support of the detailed planning application for 2 low energy houses that will be constructed in the grounds of Dunstan House in the village of Dunstan on the Northumbrian coast. The houses will provide additional rental accommodation to the main house.

Dunstan Village lies in the district of Alnwick and is located 7 miles North East of Alnwick town centre. The village at Dunstan grew up adjacent to Dunstan Hall, a grade II listed building. The oldest part of the building is a Pele Tower which is thought to date from the 11th century. It was re built in 1310 as a watch tower for the near by Dunstanburgh Castle.

The rest of the house was built in the 14th and 18th centuries.

The village has developed along each side of the curved Main Street to the South East of the Hall. This curved road intersects with the West End road which connects Dunstan village to Craster village, one mile to the east on the Northumbrian Coast.

There are approximately 50 buildings located within the village boundary, the majority of which are one and two storey detached houses.

The Village has a pub and restaurant, and a number of Bed and Breakfast converted houses. At the North End of the village there is a caravan site.

There are a range of other facilities located in the nearby villages of Craster, Embleton and Longhoughton. These include shop's, pubs, restaurants, post offices. a convenience store and a school all within a 3 mile radius of Dunstan. The closest neighbouring centre being Craster which is within walking distance.

There is a regular bus connection with the much larger Alnwick town centre, a journey time of 15 minutes.



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU

Dunstan House
Design and Access Statement
SITE LOCATION - AONB

02



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU

The Northumberland Coastal Area of Outstanding Natural Beauty (AONB)

Dunstan Village sits at the heart of the Northumberland Area of Outstanding Natural Beauty (AONB) which includes 138 sq. Km along 64 km of the coastline, between Berwick upon Tweed and the Coquet Estuary.

As part of our search for a Northumbrian vernacular we referred to the Northumberland Coast AONB Design Guide for Built Development. The guide provides a synopsis of each of the areas within the AONB. It goes into some detail about the impact the Northumbrian environment has had on Craster, in particular it describes the impact of the Whinstone Quarry. The guide describes how the small village of Craster is dominated by Whinstone as a building material which is black, grey and brown. This can be seen clearly in Image A which shows the traditional buildings around the harbour constructed in the distinctive dark stone.

The guide refers to Craster as;

“A small village in which whinstone predominates as building material, black, grey and brown. Just inland is the large abandoned Whinstone quarry closed in 1939. One can therefore assume that little post-war building was added in this material. Even with the Whinstone, however, sandstone was brought in for dressed work around openings and at quoins. In many buildings the Whinstone is built up in 450 – 600mm bands marked by distinct horizontal courses.”

The majority of the pre war buildings are simple linear buildings with pitched roof's and solid gables. This includes terraces of houses, warehouses and in Craster's case the fish smokery.



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU



Image A. Craster harbour



Image B and C.



AONB

The guide refers to the Smokery;

Note the distinctive industrial character of the fish-smokery in the centre of the village; dark Whinstone base to walls, dark stained timber upper walls and pantile roofs. The vents from the smoke chambers in dark timber louvres – all very coherent.

In Craster as in other villages the terrace of cottages forms the consistent unit of building more than the individual house and in the terrace a common character is established and largely maintained.

Although just a mile in land Dunstan has a very different character to Craster. The guide acknowledges this;

“Dunstan, inland from Craster, is of quite a different character, really only a street of detached and semi-detached houses and bungalows with well established gardens. Dunstan Hall at the North end is a striking mix of mediaeval, 18th century and good 20th century Arts and Crafts happily brought together.”

There are a few exceptions including the village pub and restaurant, the Cottage Inn which is housed in a traditional row of terraced cottages.

Although there are few apparent examples of the Northumbrian Vernacular in Dunstan there is still a defined pattern of development. As the AONB assessment suggests, the principle pattern of development are detached houses set in established gardens.

The most recent additions to the village are two, three and four bedroom houses all built within the last three years on three operate sites within the village.



Image E. The Craster Smokery



Image F. Dunstan Main Street



Image G. The Cottage Inn Dunstan



Image H. Dunstan Hall



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU

Dunstan House
Design and Access Statement
PLANNING HISTORY AND PRE APPLICATION
ADVICE

03



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU

RECENT PLANNING HISTORY OF DUNSTAN VILLAGE

In the past 3 years there have been 3 schemes that have received planning permission and have been constructed in the village. The three schemes are;

17/00875/FUL - May 2017 - Approved New House, east of Main Street, opposite Dunstan Hall

Planning permission was approved for the house despite it being the only house to be located in essentially an open site at the edge of the main village. The building can also be described as sitting in the setting of the grade II listed Dunstan Hall across the road. The scheme was not considered to have a negative impact on the setting or wider landscape despite reservations from the AONB.

17/00380/FUL- May 2017 - Approved New House close to south-west end of Main Street

Application 17/00380/FUL was for a 5 bedroom infill dwelling on garden land between the existing Rose Cottage and Nyasa House.

The new house has the largest footprint of any of its neighbouring houses and is a mix of styles and materials. The facade facing Main street has a traditional stone appearance while the remainder of the house behind is clad in a more contemporary black timber.

18/00520/FUL - June 2018 – Approved 2 New Houses, east of Main Street

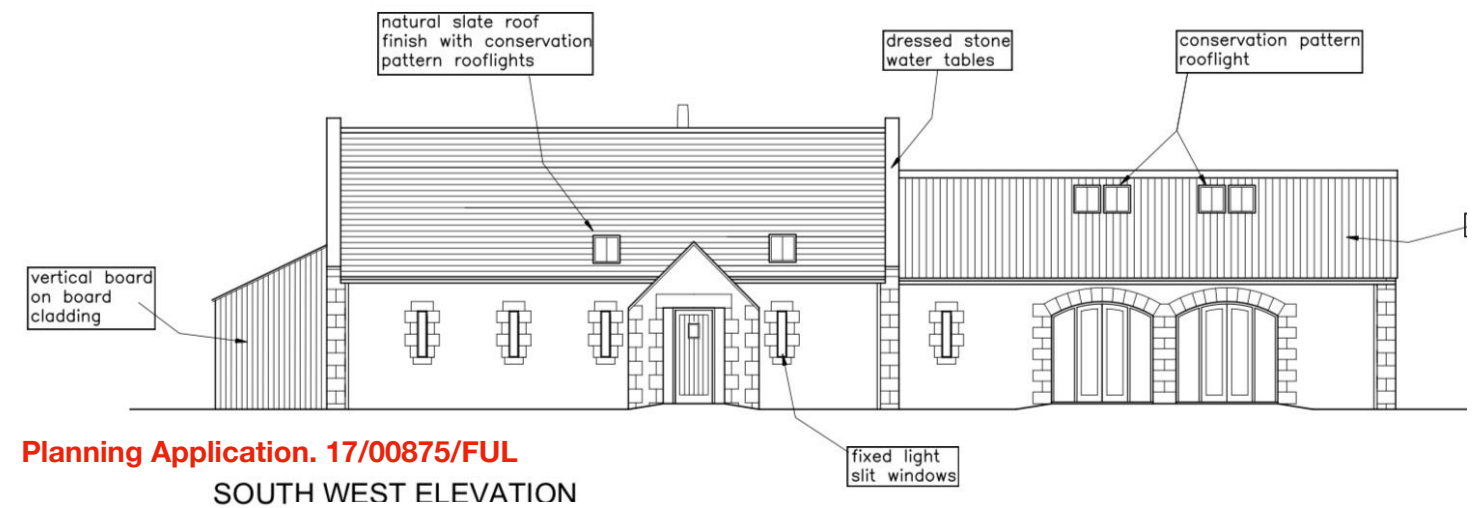
The most recently approved scheme and just completed onsite are two houses that reflect the existing pattern of development in the village ie detached houses sat in gardens. The two houses complete the pattern of development at this edge of the village, by mirroring the existing houses Westfield and The Maples on the opposite side of Main Street.

All of the schemes are relevant to the proposed development at Dunstan house in that they show that new development has been welcomed within the village therefore ensuring the sustainability of the village and viability of local services.

In addition to the recent planning approvals within the village there have been a number of extensions to Dunstan house the most recent of which was 2008 (Reference A/2008/0314)



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU



Planning Application. 17/00875/FUL
SOUTH WEST ELEVATION



SOUTH WEST ELEVATION



NORTH EAST ELEVATION

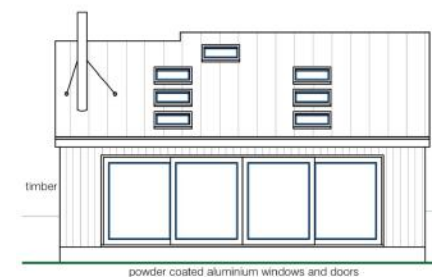
Planning Application. 17/00380/FUL



south-west elevation



south-east elevation



north-east elevation



north-west elevation

Planning Application. 18/00520/FUL

**PRE APPLICATION
SUBMISSION MARCH 2020**

In preparation for the new application a Pre Application submission was made in March 2020. The Pre Application scheme included the proposed construction of three houses within the existing grounds of Dunstan House.

Two houses to be located in the existing rear garden and a smaller house located in the front garden, facing the main road through the village.

The three houses were contemporary in design with simple barn like forms which drew inspiration from the surrounding terraced cottages and agricultural / light industrial buildings, that can be found across the the Northumbrian Landscape.

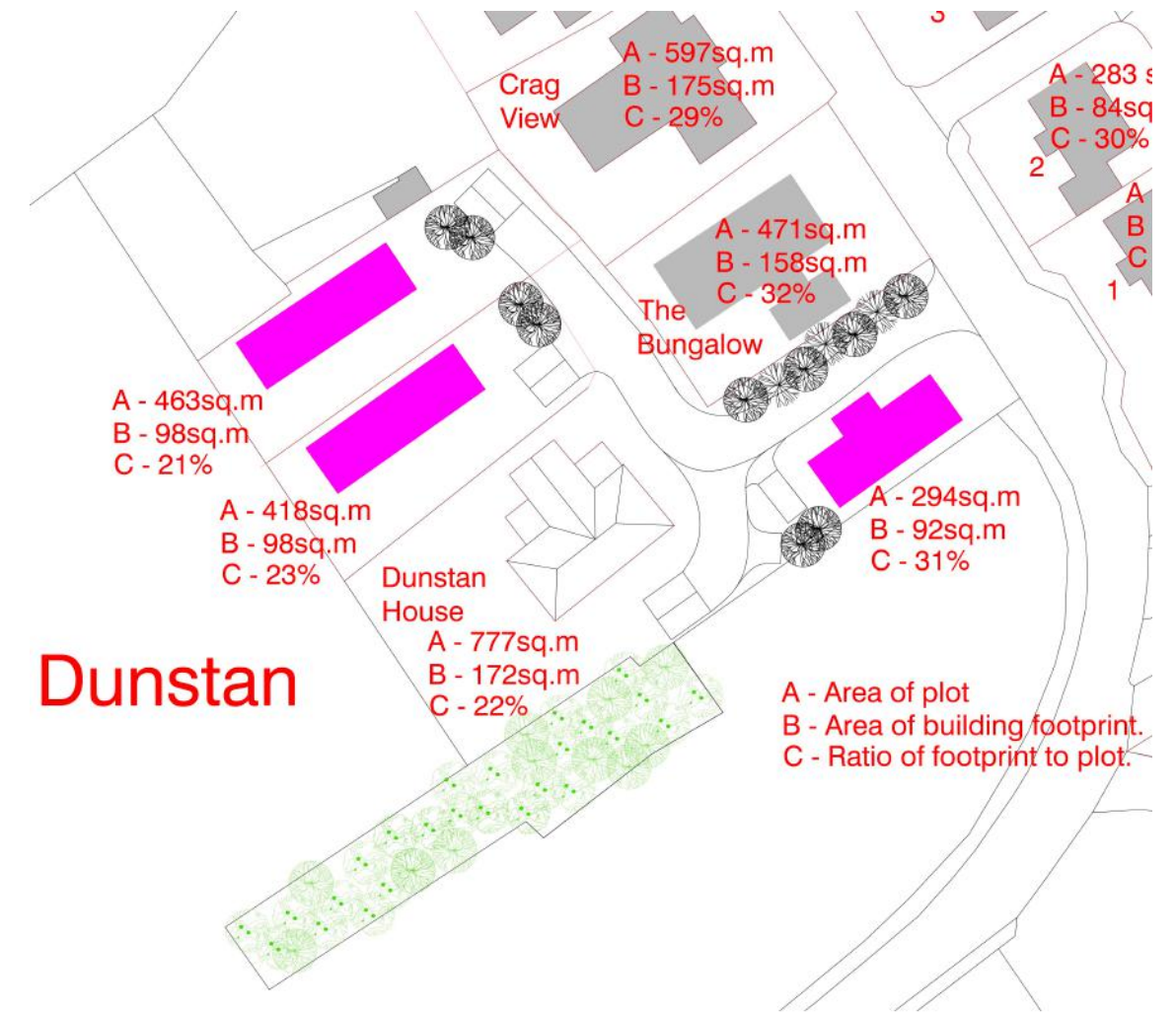
The houses would be low energy houses and reflect the aspirations of the AONB Design guide.

Detailed feed back was provided by the AONB, the county highways department and the area planning officer.

The three houses were to be developed as separate plots with their own dedicated parking and direct access to a new road.

The AONB expressed concern that the pattern of development may appear suburban rather than reflecting the current pattern of detached houses set in mature gardens.

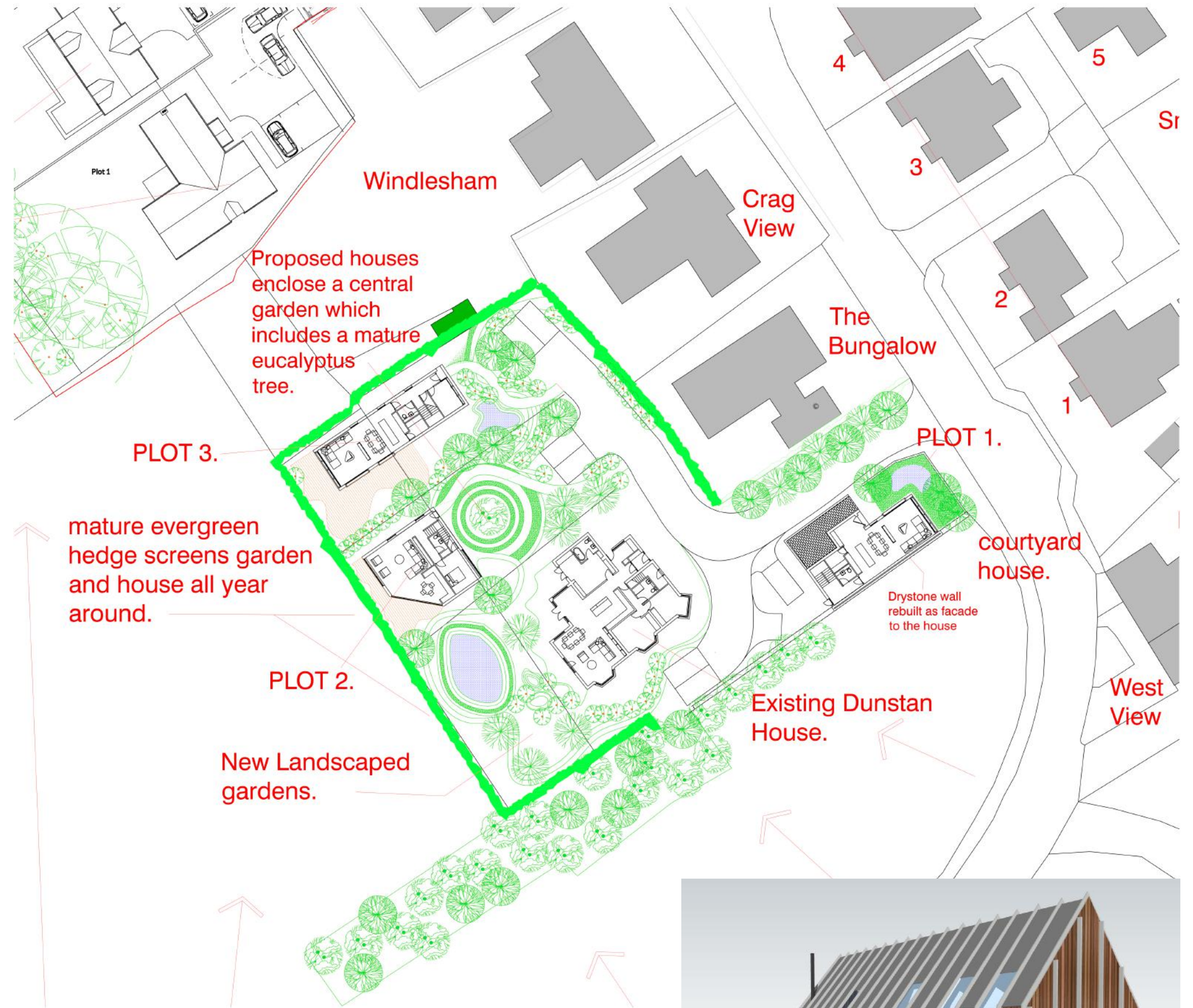
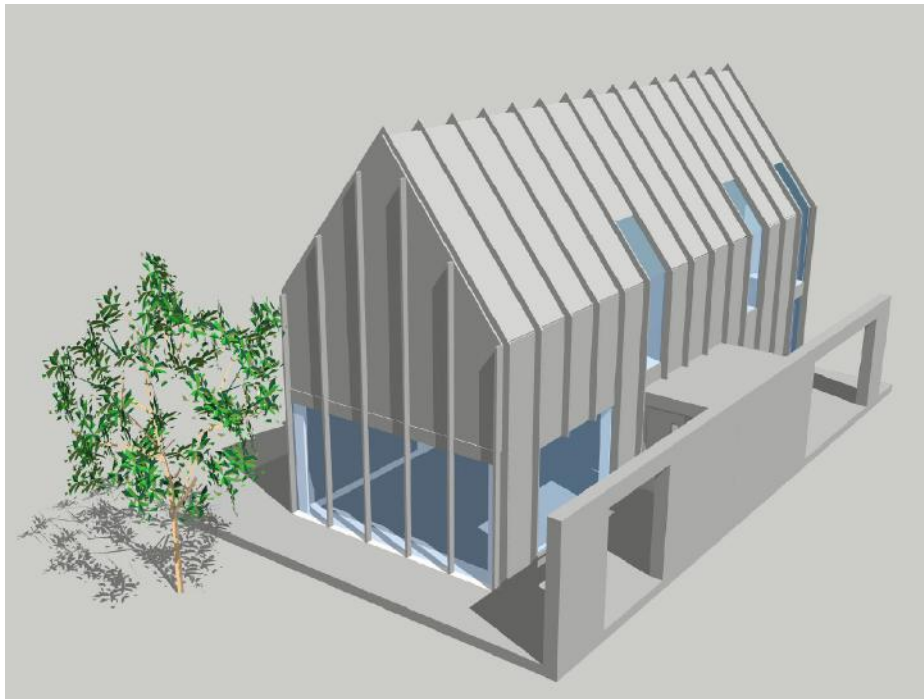
They also expressed concern about the location of the smaller house in the front garden and that it may have an impact on the approach to the main Dunstan House, which currently is set back and accessed from a driveway, with mature landscaping.



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU

The design team and client took these comments on board and submitted a revised layout for the scheme. This layout formed the basis for an online meeting attended by the client and design team, and the AONB representative, and case planning officer. The revised scheme showed the two houses in the rear garden arranged as pavilions in a shared garden landscape. The second house was set perpendicular to the first creating a shared space / green courtyard at the heart of the site. It was agreed that this was a more satisfactory arrangement.

The formal comments from the planning officer were issued with the conclusion stating that " Having considered the content of the enquiry, I can summarise that the principle of the development could be acceptable. The proposals may be considered to be in accordance with the development plan. In the event that a planning application is submitted, it may be likely to be looked upon favourably."



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU

Dunstan House
Design and Access Statement
PROPOSED SCHEME - EXISTING CONTEXT

04



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU

PROPOSED SCHEME

Existing Context.

Dunstan House sits in a plot .23ha in size which is by far the largest single house plot in the village. The original house was built in the 1920's with a driveway connecting it to Main Street. The house has been altered but retained its original entrance towards the main driveway.

The driveway is set in a mature garden to the east of the main house. There are extensive gardens to the west and the north of the house defined by a large mature hedge which runs south to north west along the plot boundary. The mature hedge hides views of the house from the south west (View A,B and C)

A linear copse of mature trees runs partially along the south eastern boundary, and extends south west into the open field. This copse effectively shields any view of the rear gardens from the south.

The garden to the north extends the full width behind the houses Crag View and The Bungalow, which front onto Main Street.

A row of mature trees and a hedge shield any views of the gardens from the north.

The garden area to the north benefits from direct sunshine from mid afternoon onwards until sunset.



View A



View B



View C



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU

PROPOSED SCHEME

Existing Garden

The proposed redevelopment of the Dunstan House site will include a fully integrated landscape scheme, that will complete the holistic design ambitions for the whole project.

The current site owner inherited a site that has a rich and eclectic mix of plants, trees and shrubs. These include; Rhododendron, Palms and a mature Eucalyptus tree. (see images of existing garden). The proposal includes a major replanting of the site that will enhance the setting of the new houses, and increase the already rich bio diversity of the site.

Water features such as ponds will encourage wildlife not present on the current site.

The use of the landscape will also be extended to accommodate a reed bed, sustainable drainage system. Rainwater will be harvested and used for irrigation.

The mature hedge which runs around the western, south western and south eastern boundaries will be retained.

The usual clapboard garden fencing will be avoided, with all boundaries formed by the replanting of existing and planting of new plants and trees.

In addition to the extensive soft landscaping, hard landscaping will utilise pervious materials which will reduce surface water run off rates.



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU

The eclectic plants that the current site owner inherited will be supplemented with native species.

This will include plants and tree species native to the Northumberland coast.

In addition to the new planting scheme a series of ponds will be introduced. One of the ponds will be a natural swimming pond located to the south of House 2. This will be available for use by all of the houses.

Plant species that encourage biodiversity will be planted around the pond.

The mix of the eclectic plants supplemented by native species will create a unique landscape in which to relax, eat, and swim.



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU

Dunstan House
Design and Access Statement
PROPOSED SCHEME - SITE LAYOUT

05



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU

PROPOSED SCHEME - SITE LAYOUT

Following the Pre Application submission it was agreed that the house in the front garden would not form part of this application. The application includes the two houses in the rear garden.

The proposed site layout shows how the new scheme will sit within the wider context of Dunstan Village. The new houses will appear as outbuildings to the main house. The new buildings will form a central space. The new houses will be set back from the eastern boundary behind the building line of the existing Dunstan House.

Unfortunately the new houses and communal garden will not be visible from outside of the site. The copse of trees to the south and the mature high hedges on the north, west, and southern boundaries will screen views from the surrounding village into the site.

Access onto the existing site will not change. The setting of the existing house at the end of a curved driveway with mature trees and plants will be enhanced. Additional planting will be installed to accentuate the sense of arrival.



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU

PROPOSED SCHEME - SITE LAYOUT

The proposed house (House 1)on the northern boundary will be a simple rectangular structure with a gable set at each end of a pitched roof. The main entrance to the house will be on the eastern gable. A winding path will connect the house to a new gravel road.

The main entrance to the house is connected to an open plan kitchen / dining / living room. Off the hall there is a study/ wc and access to the staircase to first floor.

The open plan kitchen/ dining and lounge will have large windows orientated south and south west to take maximum advantage of any solar gain. large full height doors will provide access to outside and the communal gardens beyond.

House 2 sits parallel to the western boundary. This house is also a simple rectangular form in plan. It has an asymmetrical roof. A combined kitchen / dining / lounge make up the majority of the ground floor. The living and dining areas also have large glazed doors providing access to the central garden.

The central garden will be constructed around an existing mature eucalyptus tree. To the south of house 2 there will be a new pool with associated hard and soft landscaping.



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU

Dunstan House

Design and Access Statement

PROPOSED SCHEME - PROPOSED BUILDING FORM, PRECEDENT STUDIES AND MATERIALS

06



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU

**PROPOSED SCHEME -
HISTORICAL PRECEDENTS**

The architecture of the existing Dunstan House is not remarkable but it does have a commanding presence on the site. The elevations that face inwards towards the gardens are the oldest part of the house and date back to the 1920's, when the original house was built.

We acknowledged early on in the design process that the new houses set within the gardens of Dunstan House would have to appear subservient to the existing building. The new houses should appear as outbuildings to the main house. In a traditional northumberland farm house the main house would be constructed from stone, the outbuildings attached to the farm would be simpler in design and could employ lighter cladding materials such as timber boarding or profiled metal used in conjunction with stone.

In terms of form we believed the new houses should be simple in form. We looked to a number of precedents of buildings that can be seen in the Northumbrian landscape. These include the stand alone chapel with its steep gables, and the fishermen's hut with its weather worn timber cladding, which is full of character. Two interesting buildings also included St Aidans Church at Fourstones and a chapel at Glanton Alndale, both examples of early pre fabricated buildings, which utilised the most up to date methods of modern construction at the time.

Within the vicinity of the site we looked at the terraces of cottages that front the harbour at Craster and the Fish Smoke House also at Craster which is referred to in the AONB design guide.

What all of these buildings have in common is a simple pitched roof form set behind a vertical gable.



Smoke House Craster



St Aidans Church Fourstones



Chapel at Glanton Alndale



Fisherman's hut Northumbrian Coast.



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU

PROPOSED SCHEME - CONTEMPORARY PRECEDENTS

In addition to the historical precedent studies we have selected a number of contemporary houses which have a similar form to the Northumbrian examples, but are clad in sheet metal and timber.

The metal cladding is zinc and is installed using a standing seam. These buildings all have a timber or steel frame structure which allows large, linear, openings to living space, and kitchens.

The houses are designed using Passivhaus principles with large areas of south facing glass.

Passivhaus principles also suggest that the form of a new house should be as simple as possible, in order to reduce heat loss from the building's fabric.

Cladding the building in one material for the roof and walls creates a very pure, almost abstract form. The buildings seem to have been extruded from a single piece of material.



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU

Dunstan House

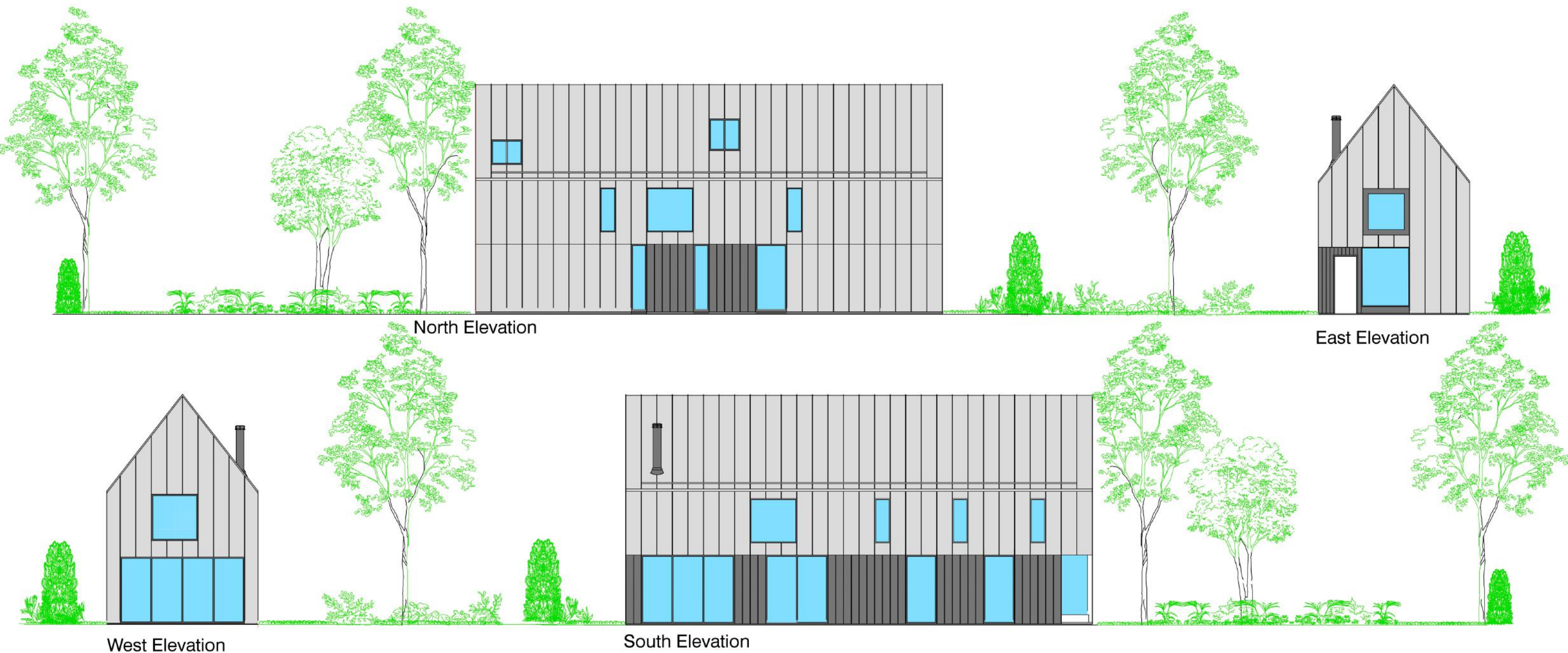
Design and Access Statement

PROPOSED SCHEME - PROPOSED PLANS,
ELEVATIONS AND SECTIONS.

07



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU



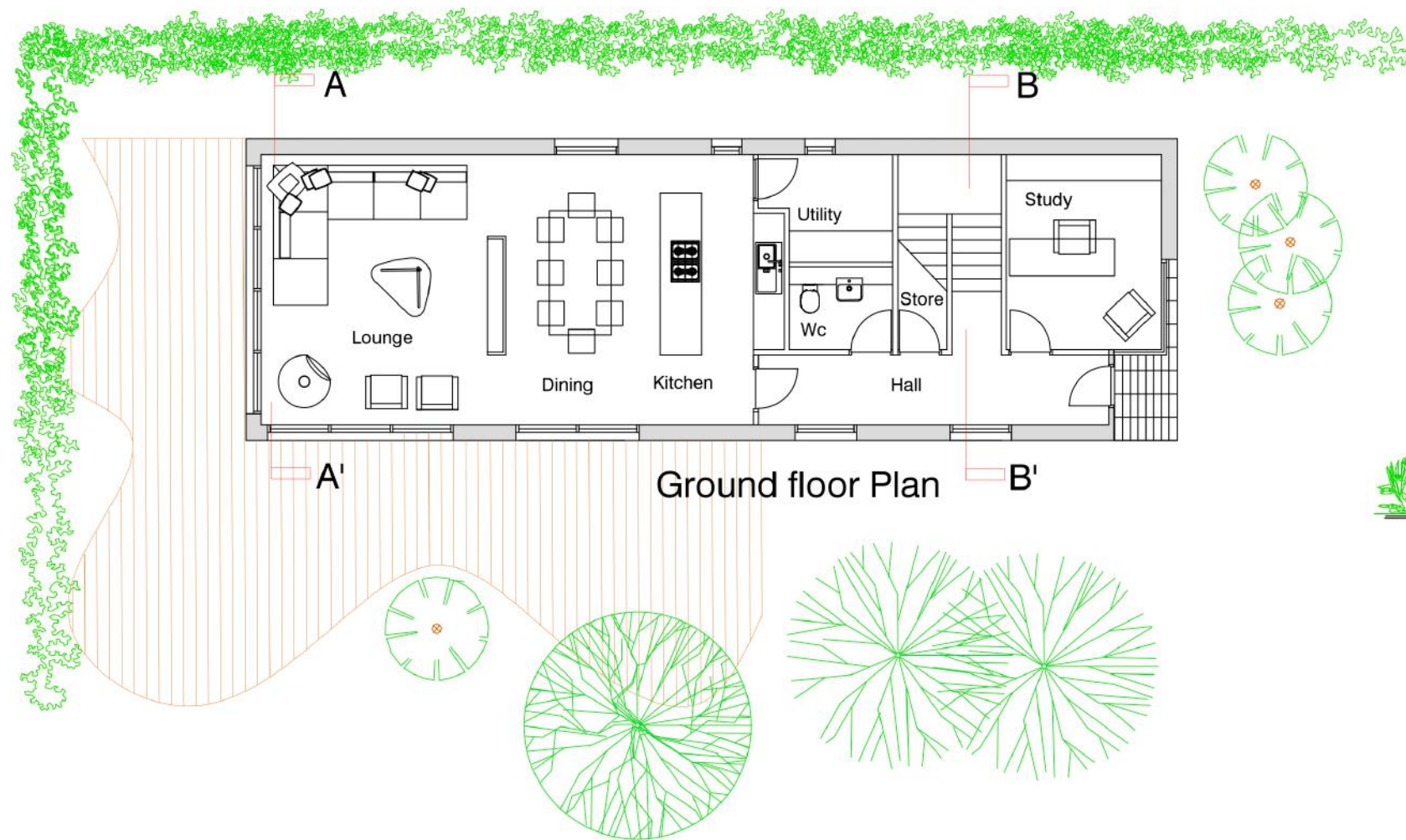
HOUSE 1 - ELEVATIONS

The facade and roof of the house will be clad in standing seam zinc. The AONB design guide suggests that new housing development should utilise durable materials. Zinc is one of the most durable building materials available today. Zinc roofs can last up to 100 years because it doesn't rust, it heals itself with a protective patina. Because Zinc is not sensitive to rust or UV and is very low maintenance, it is ideal for use in coastal locations.

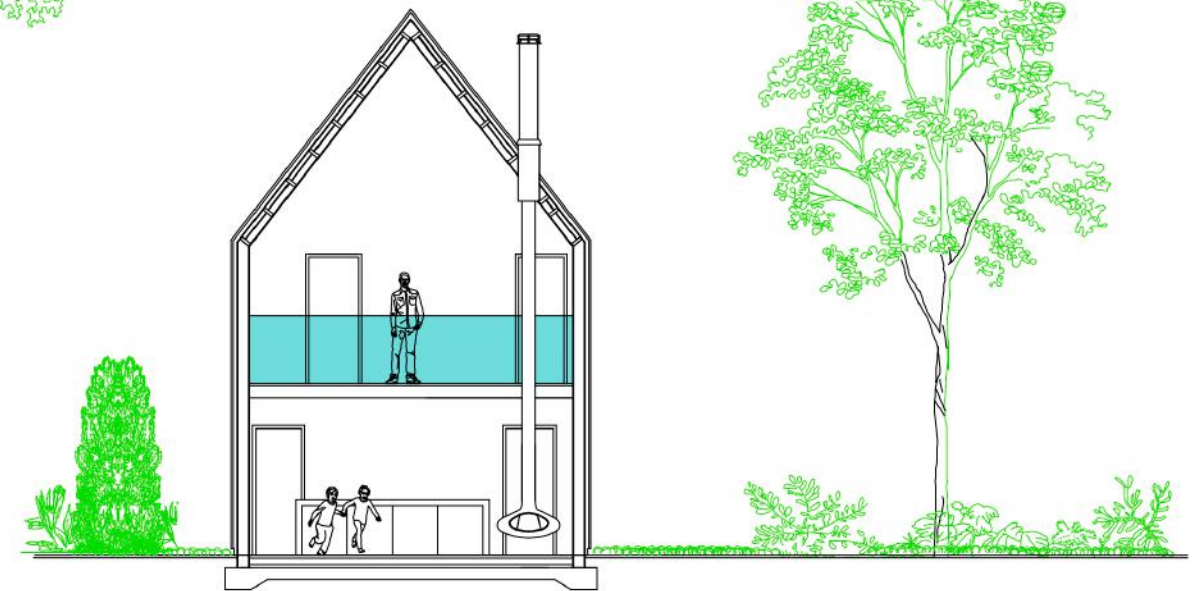
Zinc is non toxic. It is a fungistat that prevents the build up of mould or moss and its water runoff is non toxic to plants. Zinc is recyclable. Processing zinc ore is far less energy intensive than other metals because it's lightweight and has a low melting point. It takes much less energy to refine zinc than aluminium, copper or stainless steel. The roof and first floor of the house will be clad in a light silver zinc. The south facing ground floor elevation will be clad in a darker almost black colour zinc.



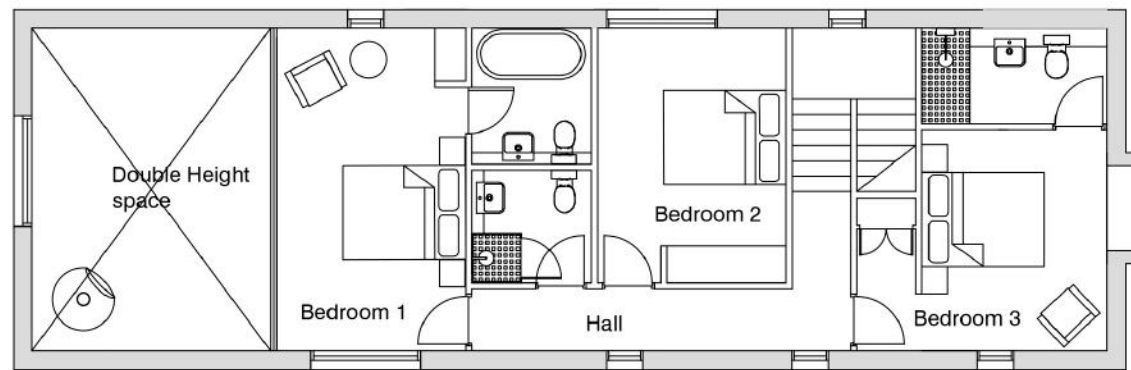
Studio-SP
 12 Clayton Street
 Newcastle Upon Tyne
 NE1 5PU



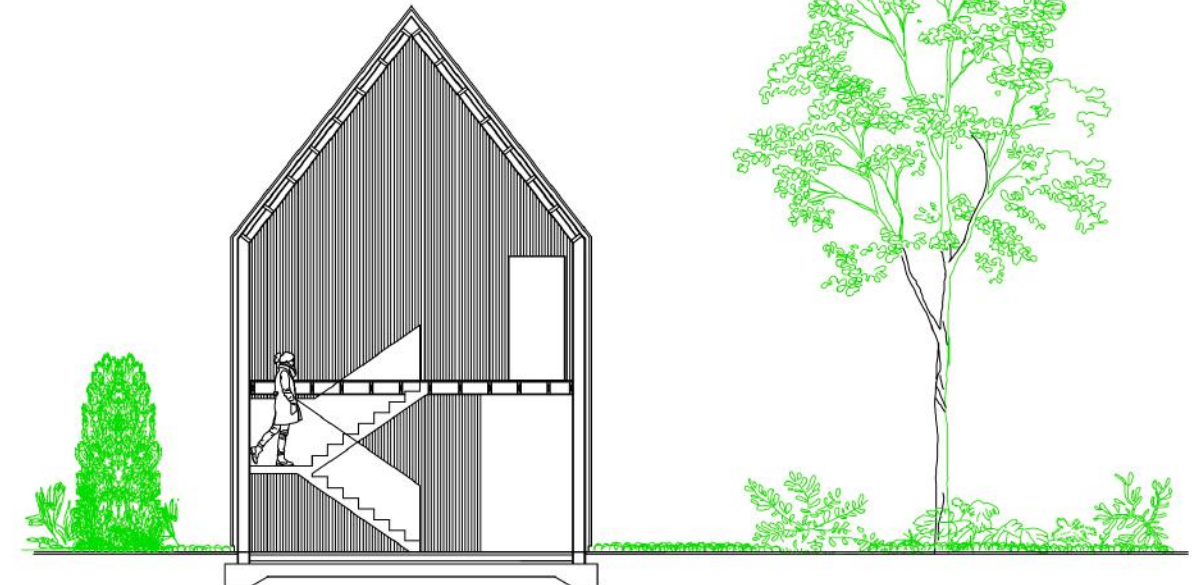
Ground floor Plan



Section A - A'



First floor Plan



Section B - B'

HOUSE 1 - PLANS AND SECTIONS

The entrance to the house is located on the east facing gable. The entrance hall will be filled with light from the two full height windows. There is a study and downstairs WC accessed off the hall and the main staircase. In line with the AONB design guide there is a combined kitchen / dining area and lounge which is all open plan. This will encourage social interaction. Access to the outside can be gained from the lounge and dining room via a series of glazed doors.

The lounge has a double height space with bedroom 1 located on a mezzanine floor with balustrade overlooking . Section A-A' shows the relationship between the double height space and the mezzanine. Bedroom 1 could also be used as lounge. There is a large high level window set in the west facing gable which will frame the view from the mezzanine over the hedge to the open countryside. Bedroom 3 at the east end of the plan has a feature window seat facing east that will capture early morning sunshine.



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU



East Elevation

North Elevation



South Elevation

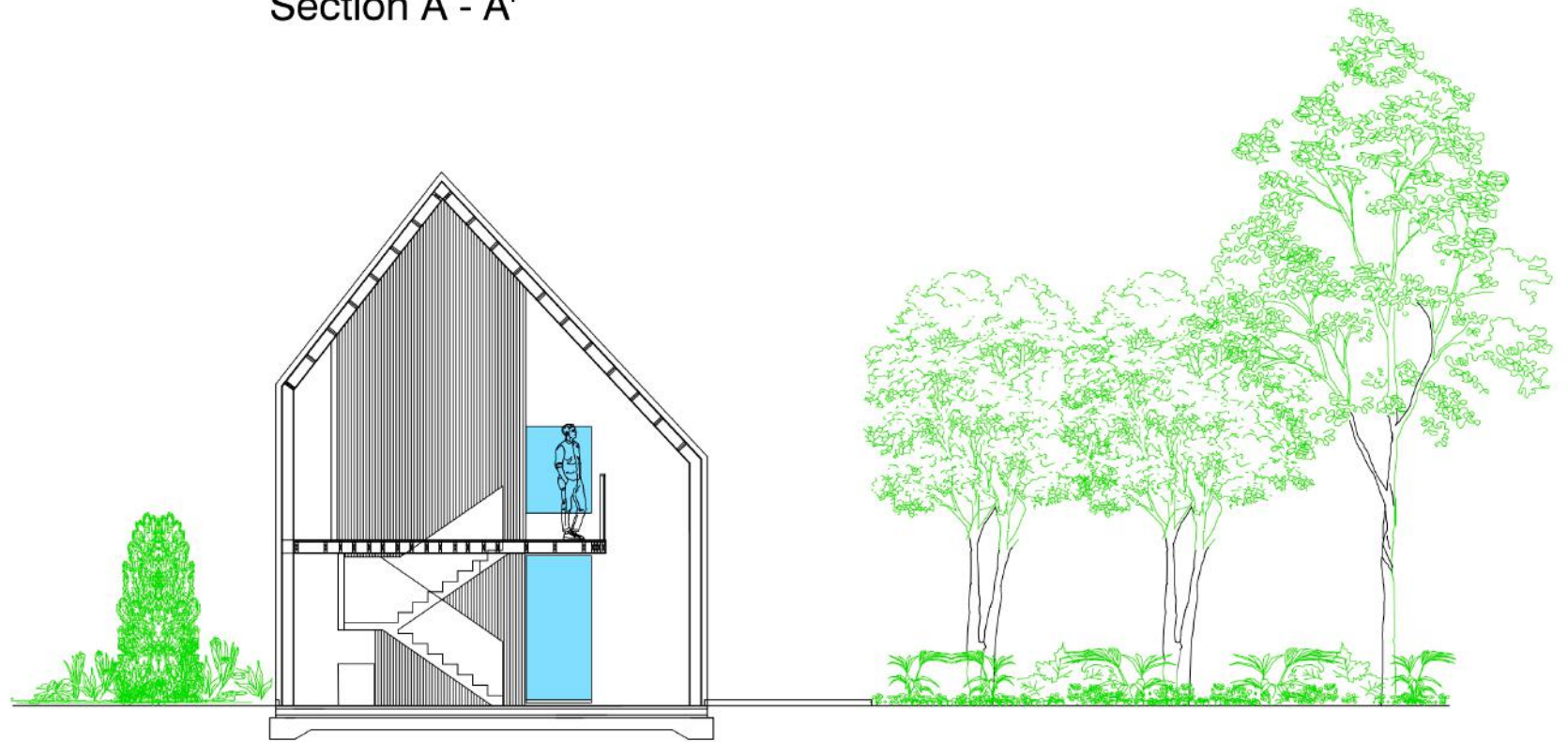
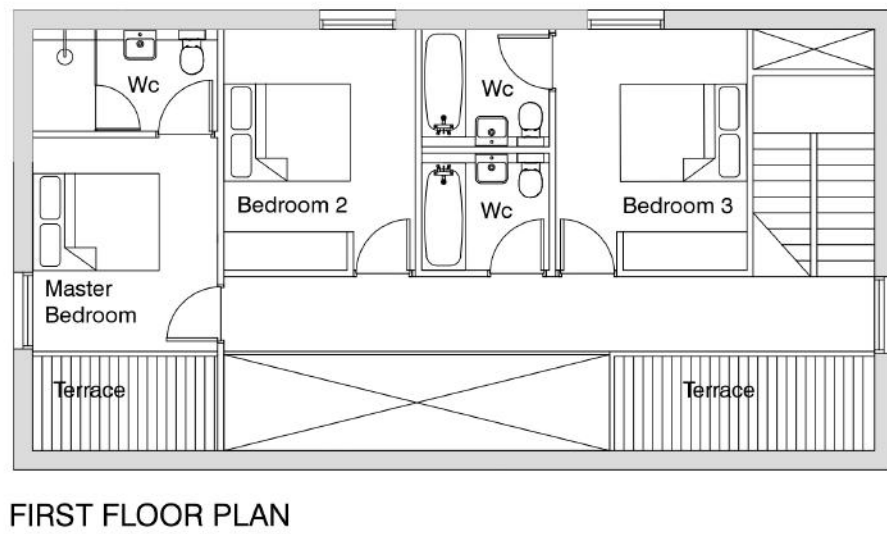
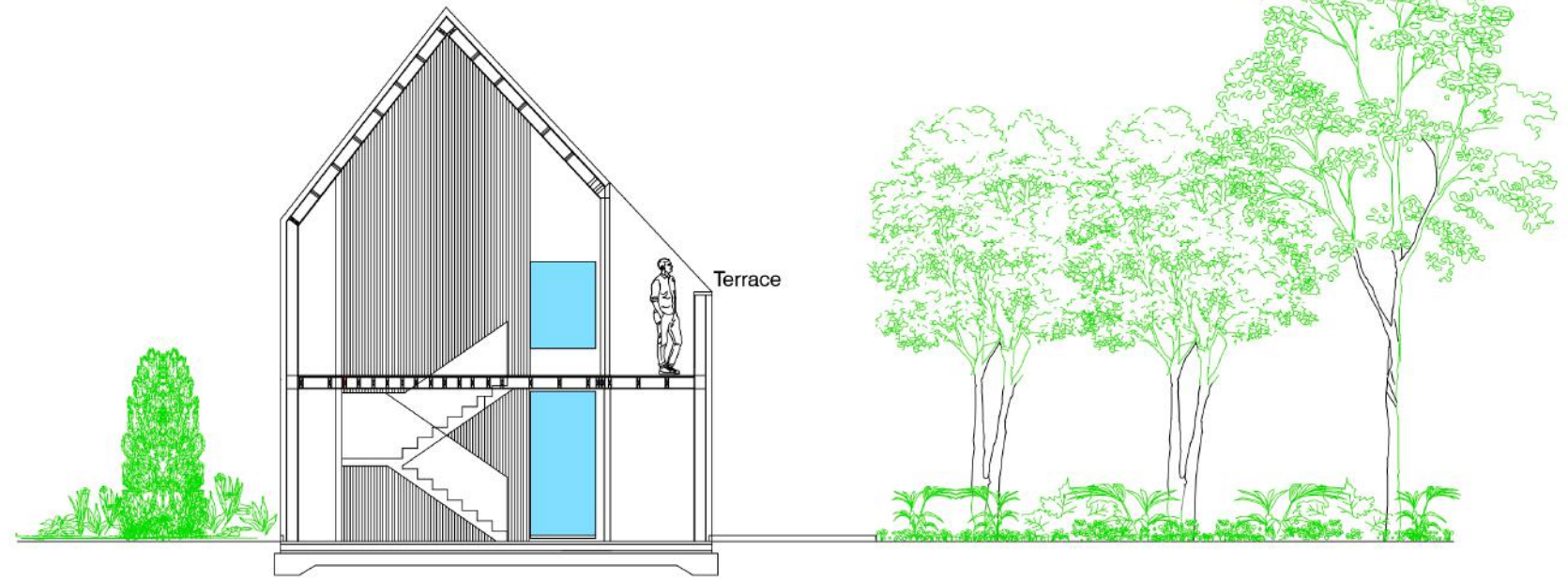
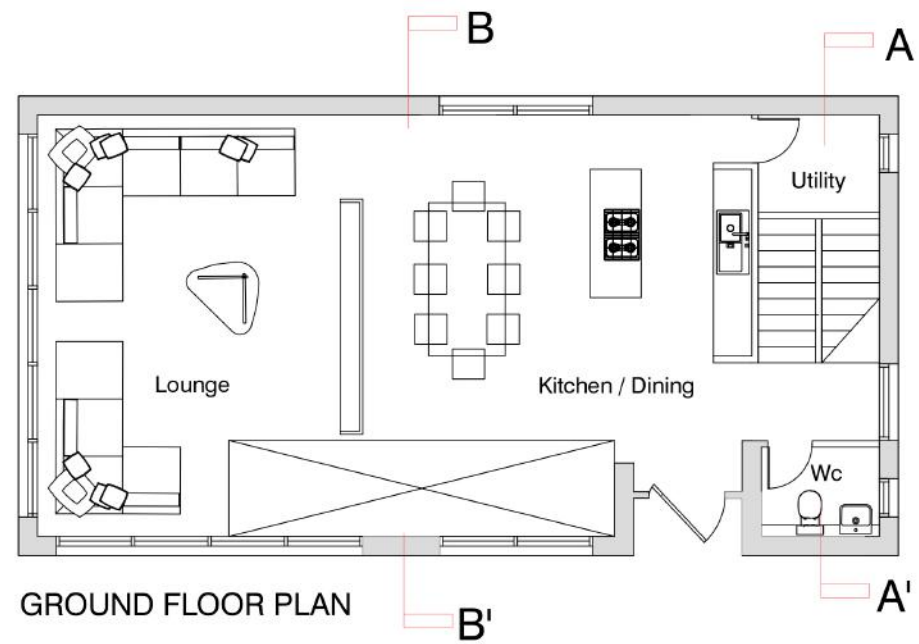
West Elevation

HOUSE 2 - ELEVATIONS

House 2 will also have standing seam zinc cladding to the roof and elevations the building will have an asymmetrical roof. The asymmetrical roof has two inset balconies. One accessed from the master bedroom and one accessed from the first floor hallway.



Studio-SP
 12 Clayton Street
 Newcastle Upon Tyne
 NE1 5PU



HOUSE 2 - PLANS AND SECTIONS

The ground floor of the house is almost entirely open plan with a kitchen, dining space and lounge. There is a double height space on the eastern side of the house. The hallway at first floor is located on a mezzanine with a glazed balustrade as can be seen in section B - B'. There is an external terrace set within the roof either end of the double height space.



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU

Dunstan House
Design and Access Statement
Massing studies

08



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU



HOUSE 1 - High level view from the west



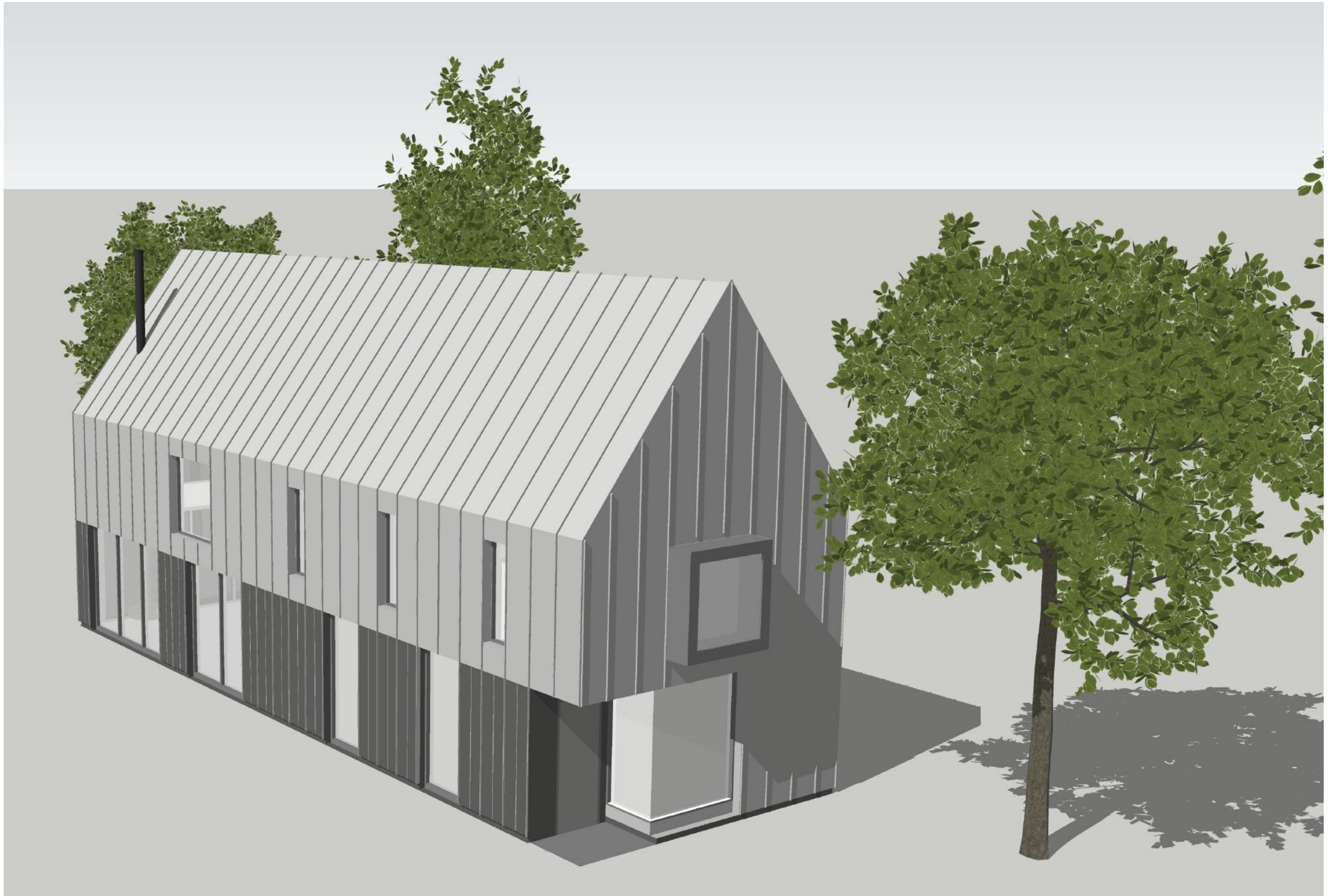
HOUSE 1 - Approach to the main entrance



HOUSE 1 - Elevation to the south.



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU



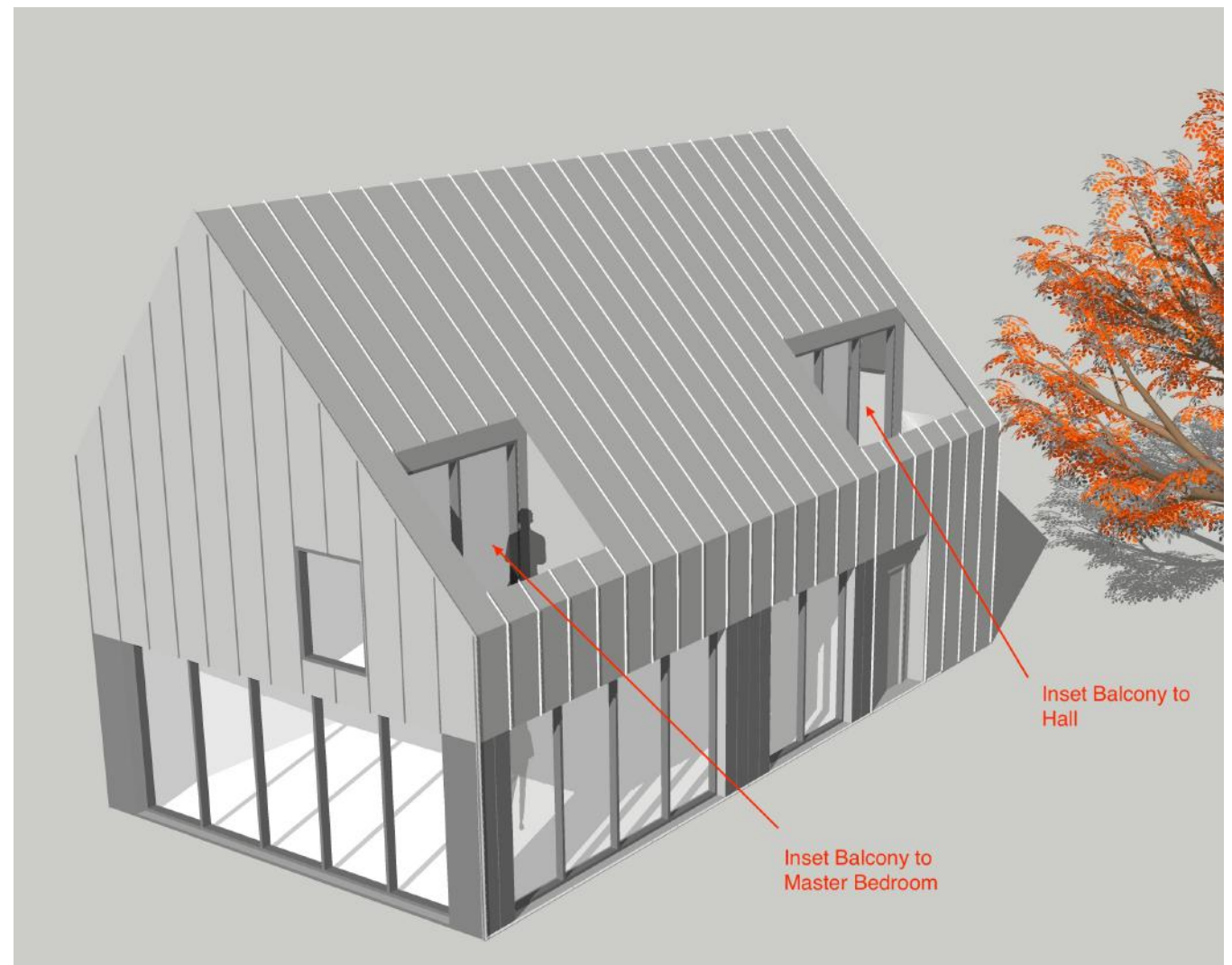
HOUSE 1 - High level view from the south east.



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU



HOUSE 2 - Sectional view



HOUSE 2 - High level view from the south east

HOUSE 2 - Elevation to the south.



Studio-SP
 12 Clayton Street
 Newcastle Upon Tyne
 NE1 5PU



HOUSE 2 - View from south east



HOUSE 2 - Approach from the south.



Studio-SP
12 Clayton Street
Newcastle Upon Tyne
NE1 5PU

Conclusion

Despite good intentions the landscape in many of today's residential schemes is the last thing to be considered. This means when budgets are tight then the landscaping scheme is usually the thing that is reduced or changed. In this case the landscape is the focus of the scheme. The new buildings have been designed to enhance the landscape by defining a central space at the heart of the development.

The landscape that will emerge from the scheme will be one that not only reflects native species but also includes non native species, which over time have become established in the garden.

Biodiversity will be encouraged through the construction of various size ponds and associated planting.

The proposed new houses will be contemporary additions to the village and have a positive impact on the setting of Dunstan House.

The houses will have low energy use utilising Passivhaus design principles.

The new rented accommodation will attract visitors to the village thereby helping to maintain local services such as shops, restaurants, pubs and cultural attractions.

The construction of the new houses will utilise local contractors and sub contractors and suppliers, local jobs will be created.

The completed scheme will have a positive impact on the AONB and could represent a precedent study for future developments in Northumberland.

