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Design and Access Statement

Bringing the Vacant Dwelling into Use and Formation of a Two Story Extension to the Rear at
Hope House Stanhope Road Middleton in Teesdale DL12 0SA
For John & Adele Dickeson

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1.0 Introduction

Carl Swainston Engineering Ltd has been commissioned by our clients Adele & John to undertake a design and access statement in respect of the Full Planning Application proposal for the bringing back into use a dwelling house and the erection of a two story full width extension to the rear.

The current layout on the site is the house itself plus 3 adjoining barns to the east of the house. Separate and further east are 3 large agricultural buildings.

The building is not listed and is not of local interest. It is stone built with stone roof tiles.

A 360° view from the house shows only the named roads and farm land, with a small restricted view to a neighbouring farm named 'Middle End' located approximately ½ a mile away.

At present, views from the 2 roads running around the property show an abandoned building in disrepair. The impact this build would have on the surrounding landscape could only be described as positive; restoring what was already there, and adding a suitably sized extension.

The aim is to bring the dwelling on the site back into use. Carry out a full refurbishment of the existing building and add a rear extension to bring this back to a working family farm house.



Site Location (Google Earth)

1.1 Pre Application Advice

There has been a submission previously ref DM/17/01175/PNT – this application was withdrawn by the applicant.

1.2 Site Description

Historically, Hope House was an occupied working farm house. Following ill health, the occupiers vacated the house around 2003. This was left empty for a number of years and became very dilapidated. The condition was unlivable and eventually it was classed as abandoned in 2013.

The property has been in the family since 1918, the application site is of traditional construction circa early/mid 18C with 450mm thick random locally sourced natural stone walls with cut heads and cills, the property is in need of full renovation and to make it a desirable property there will be a new kitchen, utility, dining room with bedrooms above addition to the rear.

The client is willing to invest in this property to bring it back to a desirable family home so future family members can enjoy living in a traditional but modern environment.

1.3 The application site is located to the west of B6278 Roman Road.

1.4 Proposed Alterations

The proposed alterations are to create a modern family residence located close to the family farm and to create a sustainable living and working environment, the property as it stands is uninhabitable in its current format.

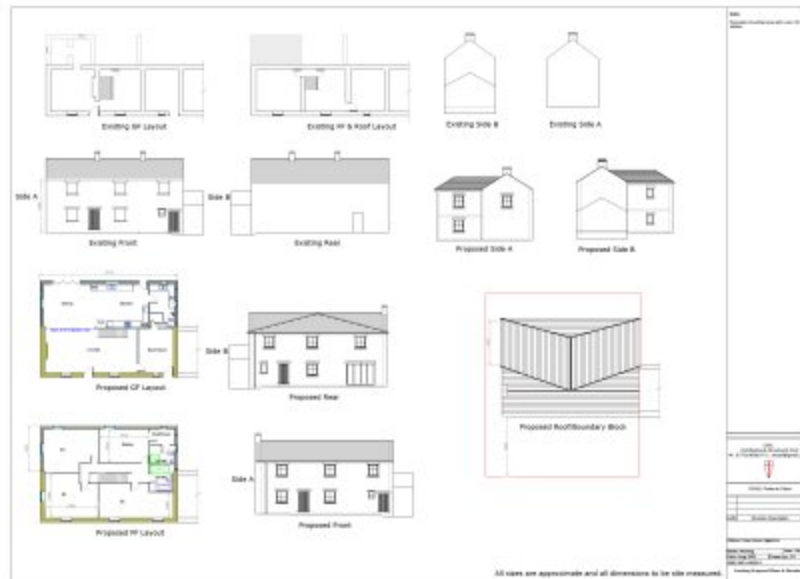
The proposal involves the repair and renovation of an existing stone built former dwelling and the addition of a 4.5m full width rear extension to form kitchen dining and bedrooms above.

2.0 Planning History

A search of the DCC planning application web site revealed no entries.

3.0 Existing Layout

The existing structure is in a dilapidated state there was a small kitchen to the rear which has since been removed. Part of the roof is missing and rafters are collapsed into the room spaces. There are no floor joists or staircase present the existing structure is basically a shell.



Existing & Proposed Plans

4.0 Proposed Layout

The intention is to renovate the existing building and erect a 4.5m extension the full width of the existing to allow for a kitchen and dining room and an adequate number of bedrooms above.

5.0 Proposed Scale

The proposed development will mean that the existing structure is doubled in width; this is in my opinion required as the existing structure is quite thin and would not be practical for renovation without the need for the rear extension as the rooms are quite small. The additions have been designed sympathetically to be easily assimilated into the current street scene by using traditional materials and roof coverings similar in texture and style to the original structure.

Locally sourced materials will be incorporated into the construction like natural stone walling.

6.0 Materials

Only locally sourced material fabric and roofing materials which are acceptable to the DCC Planning officer will be used in the construction.

All materials will be approved by the DCC Planning Officer before use, and will match existing, materials as closely as possible.

7.0 Planning Policy (NPPF)

The family is concerned in the farming industry with Hope House once being the family farm house, as families increase in size the need for accommodation for the applicant who is part of the farming family requires the need for accommodation at the application site.

The project not only will allow sustainable living for the current farm operator but also for the children so a future generations can live and work within the boundary of the farm thus creating a more sustainable working environment.

The proposal will as far as possible comply with the conditions in the National Planning Policy Framework in so far as the asset with the potential for conversion could in the future provide accommodation for key workers and the asset be retained and renovated to enhance its immediate setting see below.

"79 - Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply: a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside; b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; c) the development would re-use redundant or disused buildings and enhance its immediate setting; d) the development would involve the subdivision of an existing residential

dwelling; or e) the design is of exceptional quality, in that it: - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area."

The addition of bedroom accommodation and bringing the asset into full use will be in accordance with the NPPF policy below.

"83 – Supporting a prosperous local economy - Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply: a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside; b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; c) the development would re-use redundant or disused buildings and enhance its immediate setting; d) the development would involve the subdivision of an existing residential dwelling; or e) the design is of exceptional quality, in that it: - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area."

8.0 Landscaping

8.1 There will be no significant changes to the soft landscaping except for the installation of SUD at the car parking area in the form of grass tiles or permeable hard standing installed to park light vehicles. If a grass surface is chosen grass tiles will prevent damage and rutting to the grassed area, this allows water to percolate as normal to the underlying sub soil.

8.2 Hard landscaping – There are no significant changes to the hard landscaping.

9.0 Heritage Assets – it is not known if there are any significant heritage assets within the immediate local.

10.0 The applicant has engaged an Ecologist 'Allaboutecology' who is advising in anticipation of any invasive works to be carried out at the site; there will be an Ecologists report when available in support of this application –expected within 14 days of submission date.

11.0 Structural Appraisal

Carl Swainston a qualified Structural Engineer has inspected the existing structure and found it to be suitable for renovation, there are some defects to the front elevation which require repair work and the whole structure is recommended to be underpinned.

The repairs to the walls particularly to the front elevation can be repaired easily by rebuilding and crack stitching by means of helical bar built into the bed joints.

12.0 Foul & Surface Water Disposal

Foul water disposal is by an existing septic tank located to the front elevation, surface water will be disposed of either by a soak away or sustainable urban drainage directly on to the ground.

13.0 Conclusion and Mitigation

The building in its current format is uninhabitable and in need of extensive renovation works to bring it to the standard for the needs of a modern family, the building is not a listed structure but that said still has features which may be lost if the building is not brought back as a family home.

The applicant intends to provide a high quality 4 bedroom home which will benefit the local economy in terms of providing work for local trade's people, who have the necessary skills such as stonemasons and carpenters to carry out the renovation. The local suppliers of materials will also benefit from this development, as will the school, local shops and hospitality providers, the local bus and taxi services and the community in general.

Vehicle parking for three vehicles is provided to the front elevation where vehicles can reverse and drive on to the main road in forward motion.

We hope that the Planning team will look sympathetically at the proposal, as always all materials will be presented to the planning team for approval before any work is commenced.

Appendix



Side



Front



Front



Rear