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Design & Access Statement

Chare Head Barn, Main
Street, Acomb, NE46 4PL

Project No. 201018
 201018-NAP-ZZ-XX-RP-A-00001

Revision 2

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Introduction & Context

- 1.1 Introduction, Site Location and Description
- 1.2 Site Analysis / Context Analysis

1.1 Introduction, Site Location and Description

This Design and Access Statement has been prepared for the planning application for the conversion of an unused out house / barn building to be converted into a master bedroom suite for the adjoining Charehead Farm main house. The revision 1 proposals have been changed from a stand alone airbnb type facility, to that of a simple extension to the existing.

The site is located in the village of Acomb, near the market town of Hexham. Located in the southern part of Northumberland, the small village is home to approximately 1268 people as of the 2011 census. The existing barn building is found on Main Street, the principal street which runs through Acomb, and lies adjacent and attached to the site owners home.

The proposal for the site is to convert the run down and mainly unused out house into a bedroom suite comprising a master bedroom with sitting area, ensuite bathroom and cloakroom/storage area. The existing building is to be repaired and renovated, with a new structure within the existing footprint of the barn to provide structural stability and suitable insulation properties.

Figure 1 to the right highlights the site application boundary in red. The area covers 625m².

The barn and the surrounding buildings are constructed of stone with slate roofs; this is the predominant local vernacular of the village. The importance of this local aesthetic is admired and is to be carried through into the proposed design, by retaining the original structure and working with it to create a sensitive and attractive addition.



Figure 1: Aerial image of the site highlighted in red and adjacent land of owner shown in blue

1.2 Site Analysis / Context Analysis

The site analysis to the right highlights in light blue the location of the barn within the surrounding buildings, and the layout of the village. In addition, showing the locations of the surrounding houses and their proximity demonstrates the need for a sensitive approach to the design and one that will fit in with the local vernacular.

Moreover, one of the main things the site analysis highlights is the sun path. The Main Street frontage of the barn is south facing, receiving the majority of sun in both summer and winter. Currently there is only one opening on the southern facade, therefore the inclusion of an extra opening here is to take advantage of the potential daylighting.

As Main Street is one of the principal roads through Acomb, this frontage is the part of the barn which is seen by passer-bys on a regular basis. Therefore looking at the design, we wanted to ensure we maintained the look of the village vernacular with any new additions intending to be subtle, and only to improve the quality of life of users inside the building.



Figure 2: Site Analysis

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The Proposal

- 2.1 Site Layout and Use
- 2.2 Dwelling Layout
- 2.3 Scale
- 2.4 Appearance

2.1 Site Layout and Use

2.1.1 Layout

The proposed site layout will not be affected as the proposal for the conversion of the barn into a usable space is limited within the existing footprint. Figure 3 highlights the proposed layout of the site, however this is unchanged from the existing. As indicated from the plan, the barn sits adjacent to the main house, Chare Head House. The existing garden to the rear is to be accessed from the main house and also the converted bedroom suite.

As shown by the site plan, the barn is located quite centrally in the village of Acomb, and is situated along the main road through the village. It is closely surrounded on either side by traditional stone buildings, and a long, high stone wall runs along the edge of the opposite pavement. The area is quite enclosed, and the delicate nature of the area and site means that by confining the conversion to the existing footprint, it reduces the impact on the local streetscape. By keeping any additions within the existing footprint of the stone walls, the impact of the addition is greatly reduced, and also emphasises that importance of stone as a material to the local area.

2.1.2 Use

The proposed use for the building is to act as an extension to the existing property by providing a new bedroom suite. It will be used by the current owners.

2.1.3 Access

As an extension to the existing house, the barn will not have its own dedicated entrance from the road side and the primary access will be through the main house via the glazed link to the rear. The proposed window within the existing door opening of the barn will facilitate as an emergency exit if the need should arise.



Figure 3: Site plan

2.2 Dwelling Layout

2.2.1 Amount

Ground Floor

The proposed new bedroom suite is to be accessed from the main house via a glazed link connecting the two parts. Figure 4 shows this location and the proposed access from the glazed link into the garden. The link leads into the main open space of the bedroom and sitting area. Adjoining this space is an ensuite bathroom and cloakroom/storage cupboard.

To the rear of the property is the whole properties garden, which can also be accessed via a new side gate entrance identified on Fig. 4. The clerestory level provides extra daylighting needed in the building and plan provided shows the fenestration locations.

Gross internal floor area: 47.0 m² / 506 ft²

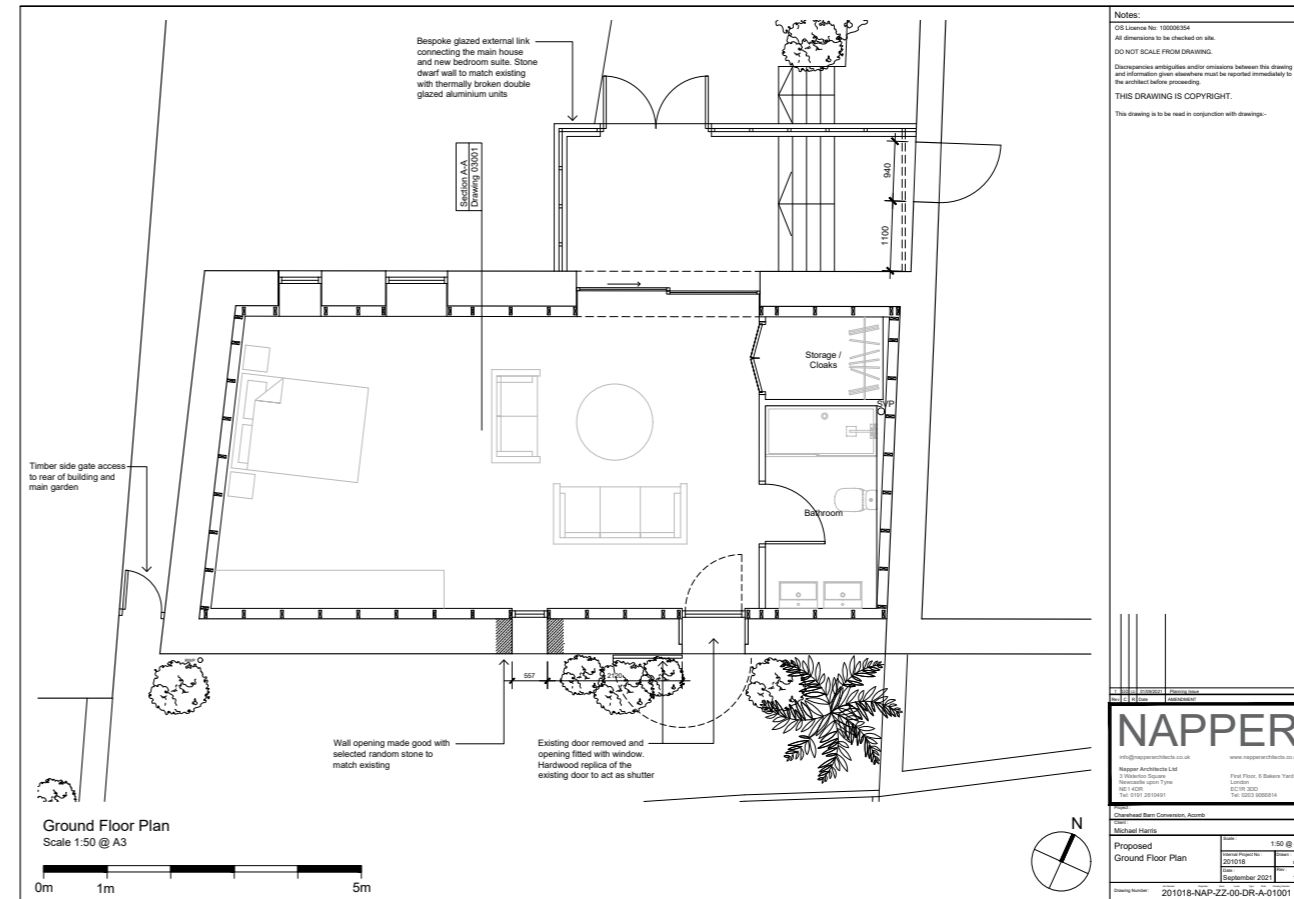


Figure 4: Ground floor plan

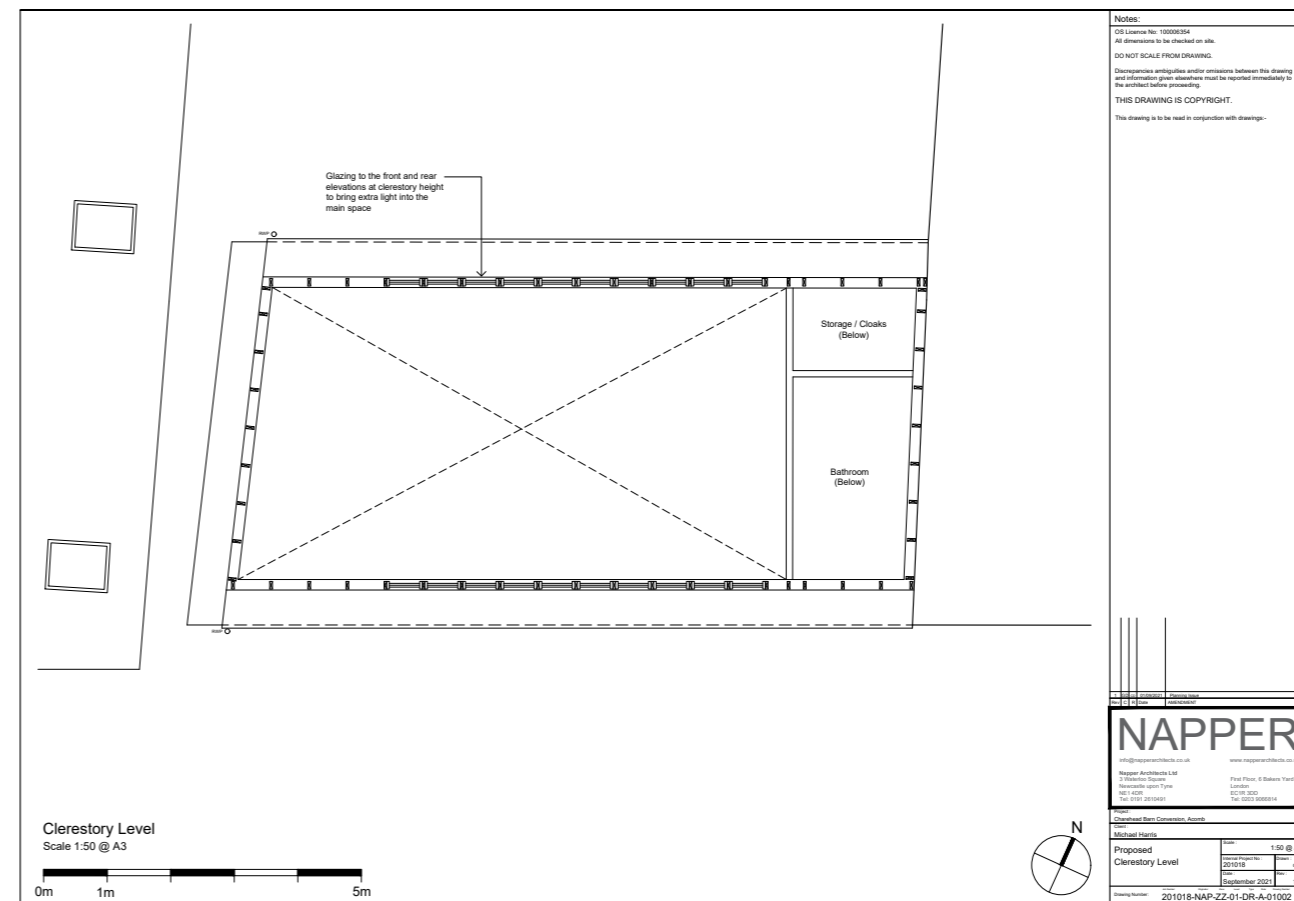


Figure 5: Clerestory Level Plan

2.3 Scale

2.3.1 Section

Figure 7 and Section A-A both demonstrate the principal driving force behind the design of the conversion: using the existing structure to confine the new intervention and to also work with it.

The proposed structure is a timber frame which is formed within the footprint of the original stone walls, using them as a brace. The timber structure then emerges behind from the existing stonework, and delicately sits within this existing space.

This method of construction also reduces the impact of any works on the existing structure. The existing stone wall only needs to be made good and fixed back to using methods that are not as invasive as reconfiguring the structural strength of the stone. In addition, the roof scale is kept within the exterior boundary of the existing stone walls. The eaves do not extend past the outside of the stone walls, reducing the visual scale of the new structure and also providing a sense of geometry and coherency within the design.

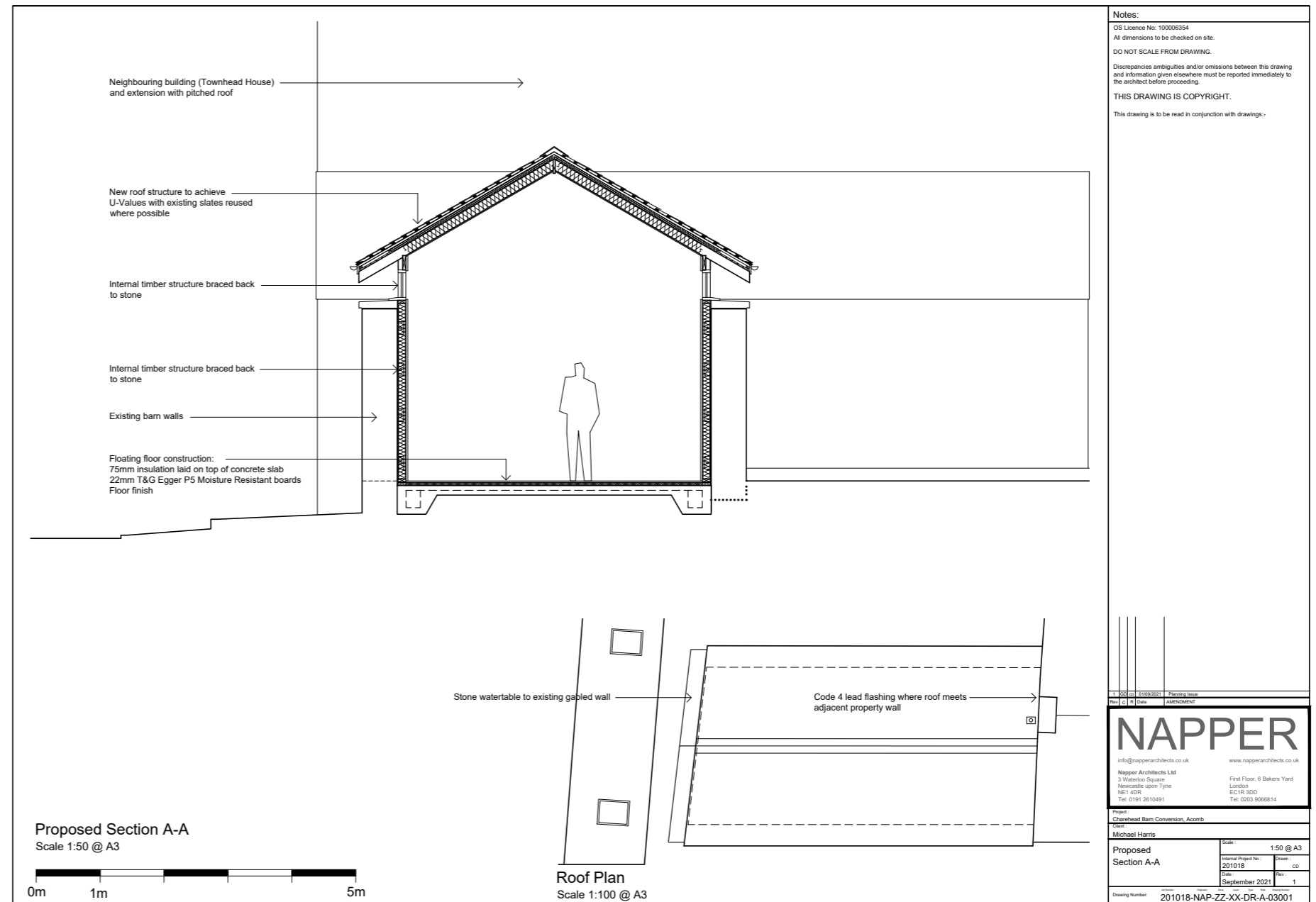


Figure 6: Section A-A through the building

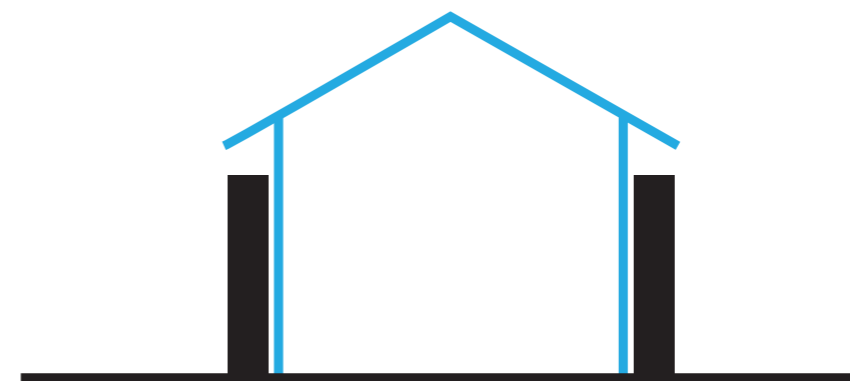


Figure 7: Diagram highlighting the new structure (blue) sitting within the existing (black)

2.4 Appearance

2.4.1 Elevations

The elevations shown to the right elaborate on the discussions regarding the scale of the building, and highlight again this idea of the building sitting within the existing footprint. The roof level has been raised minimally to allow a band of clerestory glazing to bring more light into the building, however the barn roof remains subservient to the main house. In addition, the overhang of the eaves and set back of the clerestory glazing means that from pavement level the impact of the glazing will be reduced and visually minimal. Also, reuse of tiles from the existing slate roof will ensure the roof blends into the environment it sits in.

Figure 10 shows the proposed new window opening in the street side elevation. The height of the window is driven by the existing opening, mirroring the height, and the width driven by the internal timber structure openings. This slot window is needed to provide the extra daylighting needed to make the space more comfortable and enjoyable for its users. A stone lintel to match the existing will compliment the existing opening and create a sense of coherency between the two. The deep set back of the window (as demonstrated in Figure 12 visual p.11) will not strike passer-bys as a new addition and therefore blending in with the surrounding environment.

Figure 11 shows the arrangement and layout of the glazed link in elevation. A dwarf wall constructed of stone to match the existing is to provide a level base for the glazing needed due to the change in level.

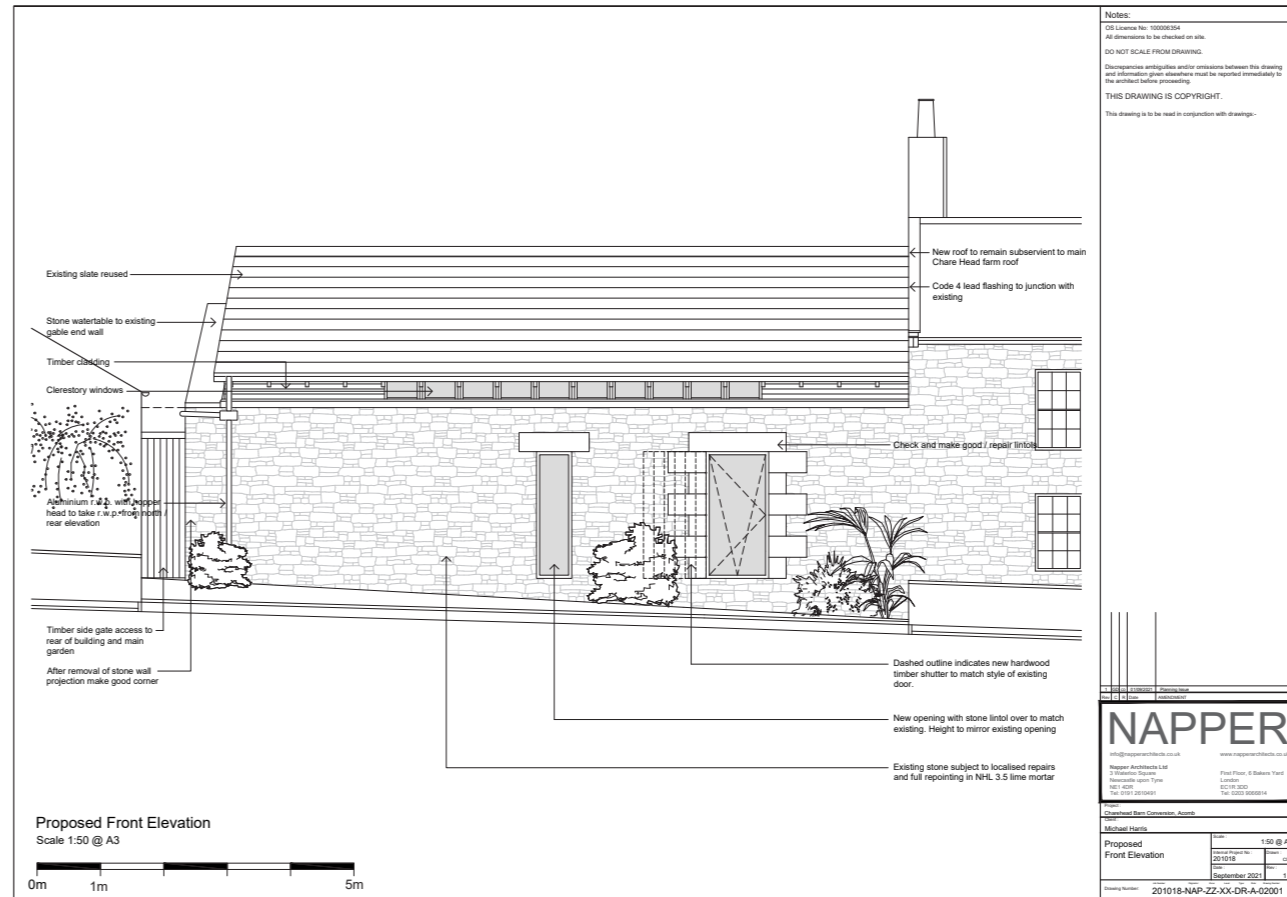


Figure 10: Front elevation from Main Street

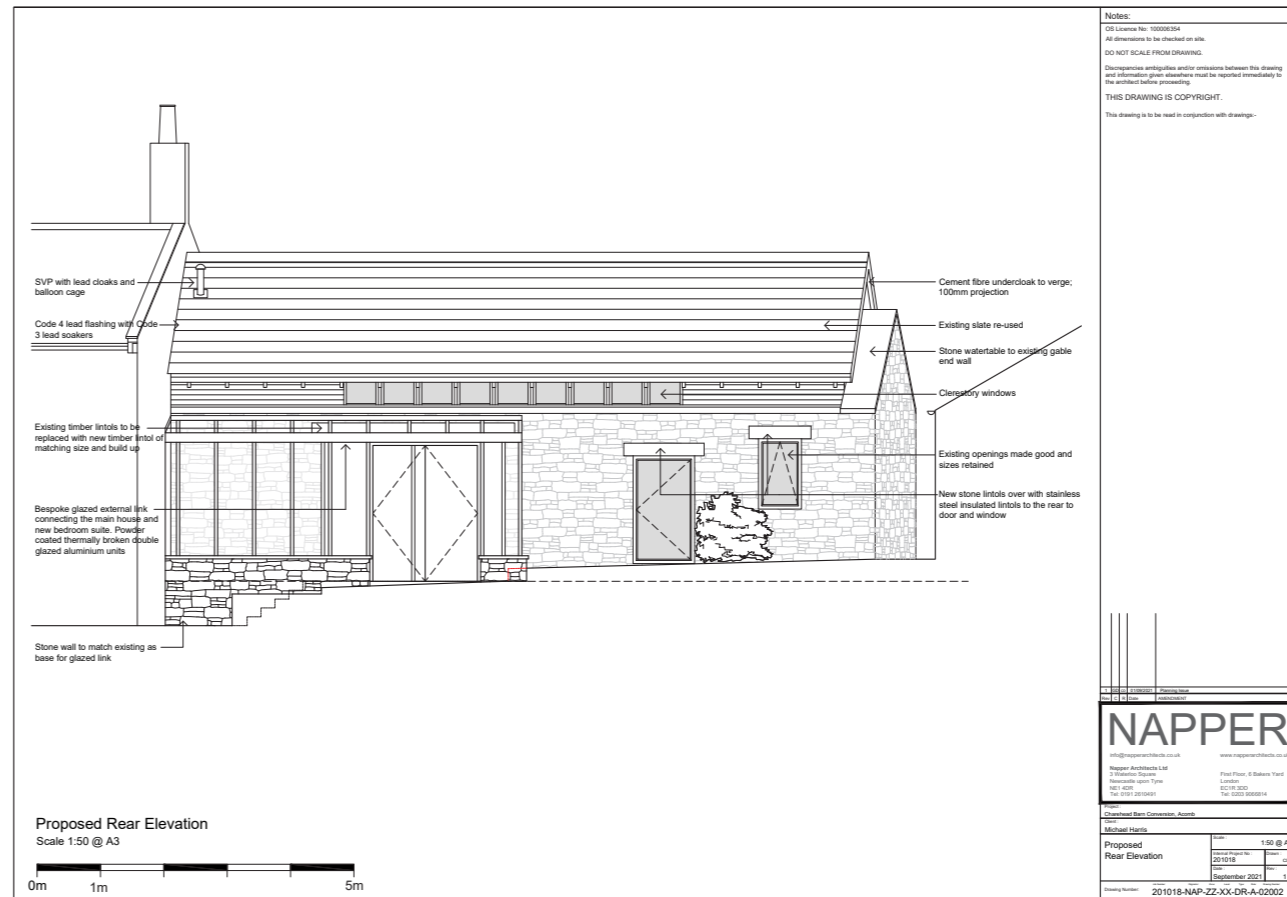


Figure 11: Rear Elevation

2.4 Appearance



Figure 12: Visual representation from Main Street

2.4.2 Perspective

Figure 12 demonstrates the view of the proposals from Main Street, and highlights how the roof remains subservient to the main roof structure of Chare Head Barn and also the set back of the new opening to reduce its impact on the streetscape.

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Appendix

3.1 Flood Risk

3.2 Drawings: Existing

3.1 Flood Risk

The adjacent drawing was downloaded from the UK Government Flood mapping website in association with the Environment Agency on 4th September 2020.

It shows that the site sits within Flood Zone 1, which is described as having a low probability of flooding and also sits more than 20m away from the nearest watercourse.

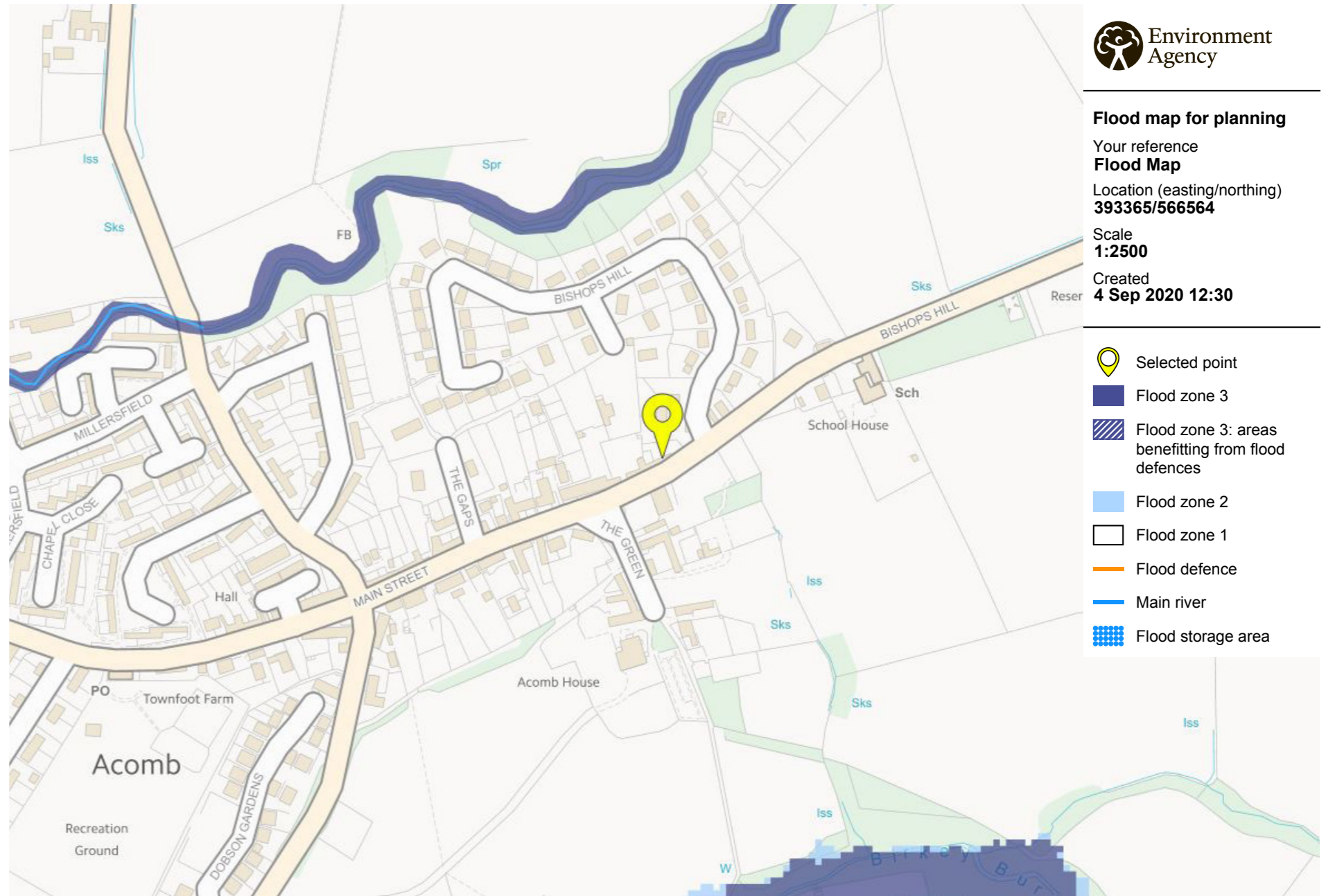


Figure 13: GOV.UK Flood Map

3.2 Drawings: Existing

The following drawings contained in this section are:

201018-NAP-ZZ-00-DR-A-81001-P2-Existing Ground Floor Plan

201018-NAP-ZZ-XX-DR-A-82001-P2-Existing Front Elevation

201018-NAP-ZZ-XX-DR-A-82002-P2-Existing Rear Elevation

201018-NAP-ZZ-XX-DR-A-83001-P2-Existing Section A-A

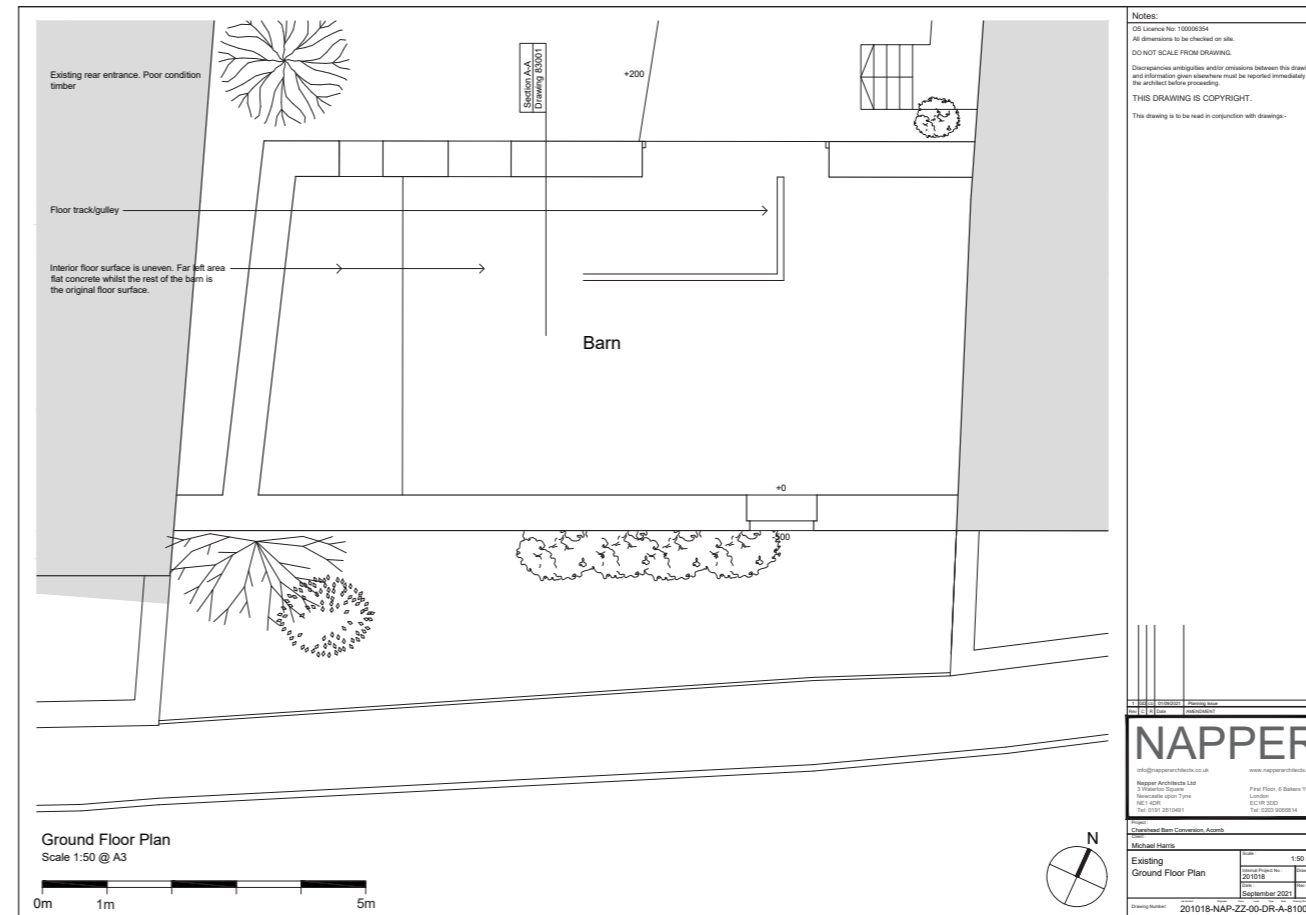


Figure 14: Existing Ground Floor Plan

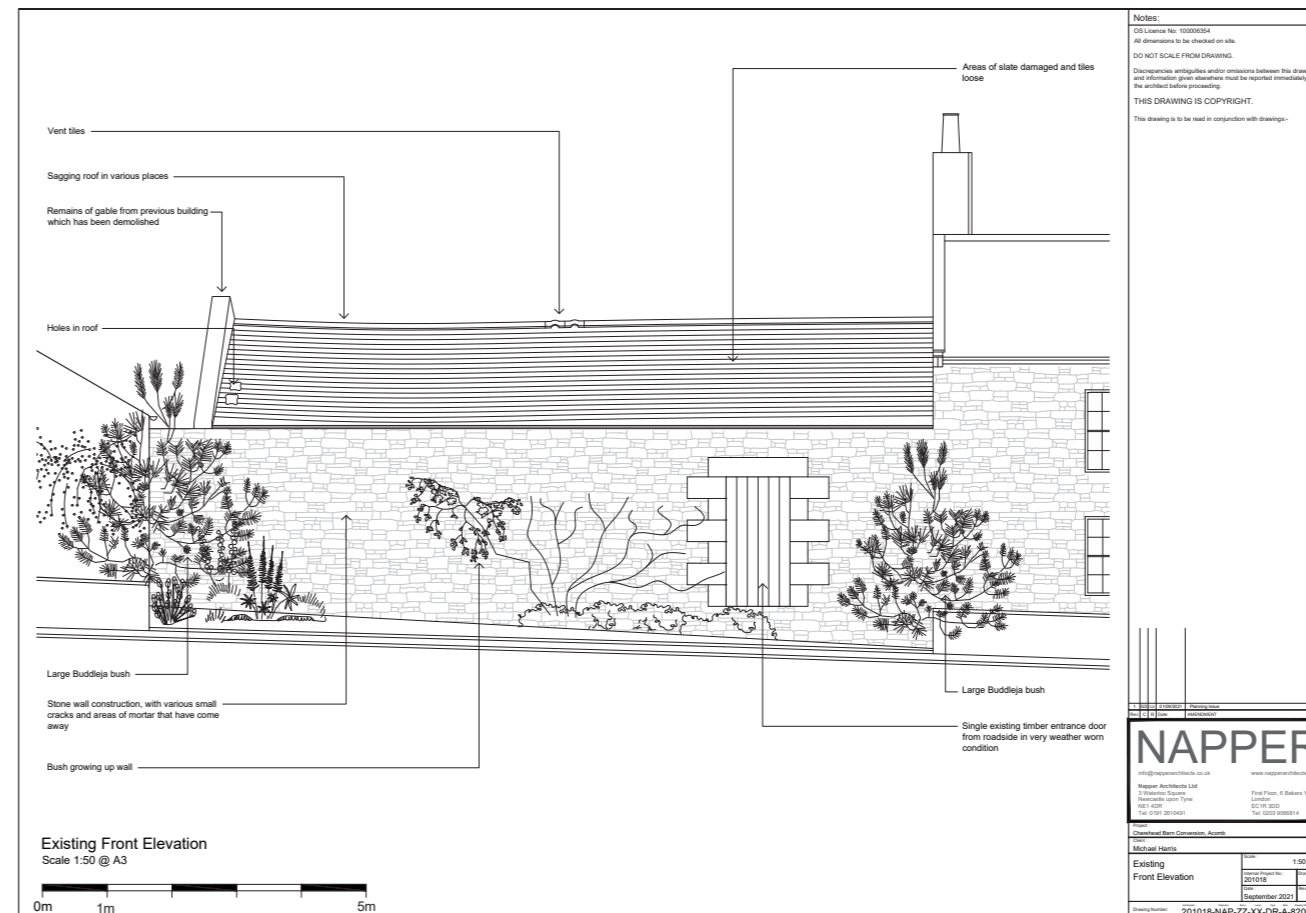


Figure 15: Existing Front Elevation

3.2.1 Drawings: Existing

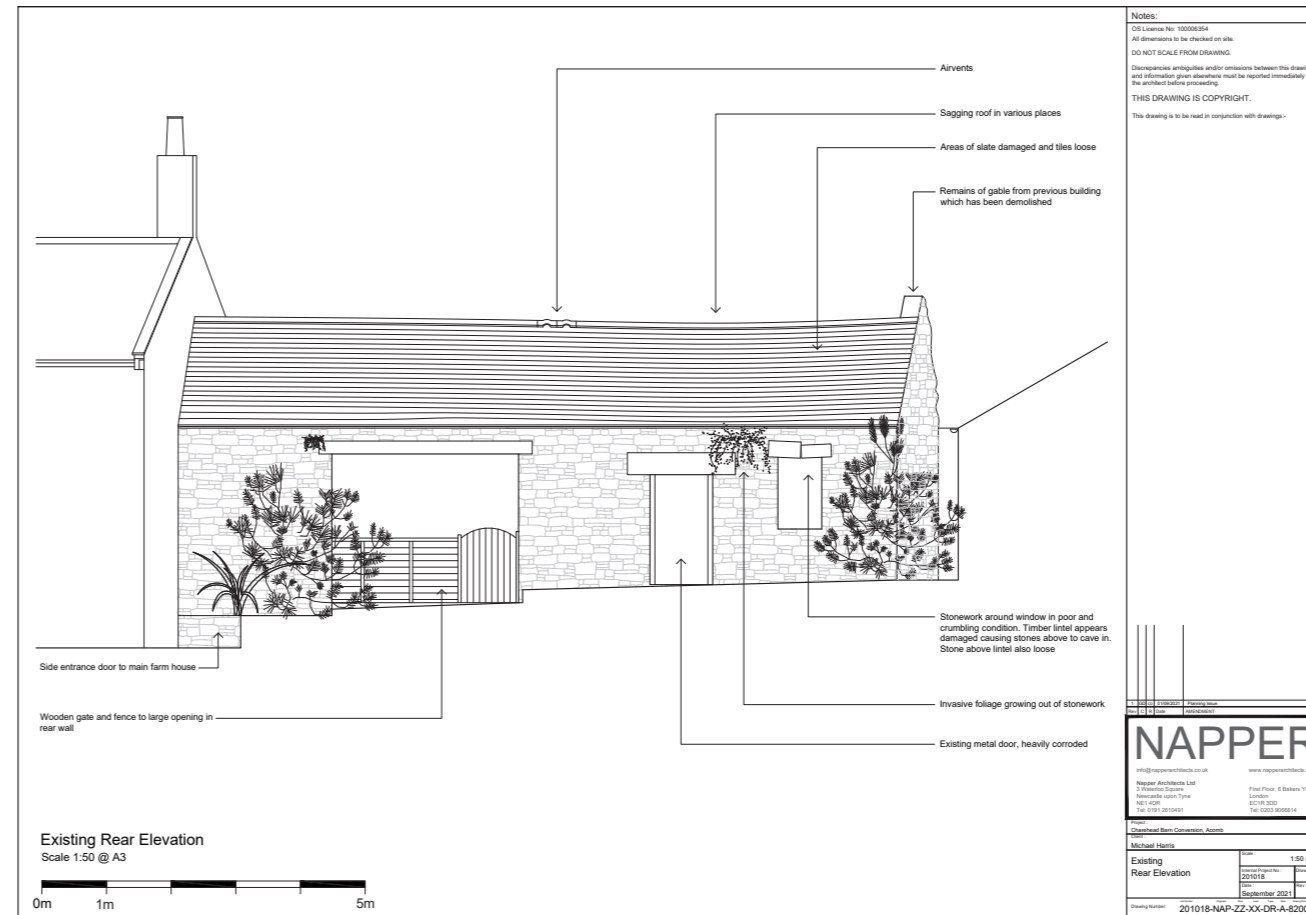


Figure 16: Existing Rear Elevation

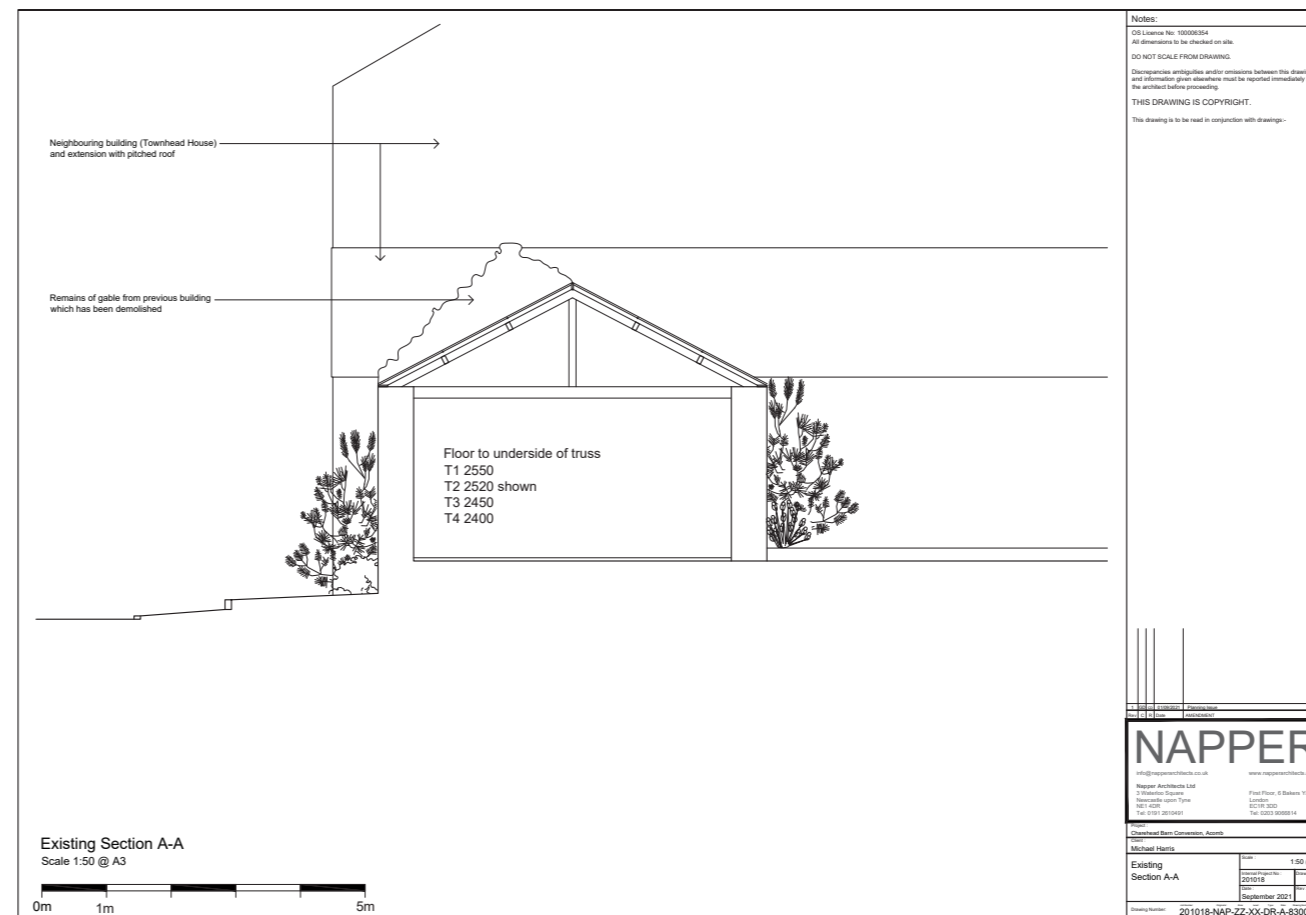


Figure 17: Existing Section

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