

Draper Studio

1 North Lodge, Chester le Street, DH3 4BA
Design Access Statement
July 2021

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Appendix - Drawings included in submission

- Site Location Plan

- Existing and Proposed

Introduction

Draper Studio have been invited to assess the development opportunities at 1 North Lodge, Chester le Street, Durham, DH3 4BA. This single family dwelling (C3) is located Chester le Street, within County Durham. The application site is a detached dormer bungalow situated on a corner plot between North Road (the main approach to Chester-le-Street Town Centre) and North Lodge - a street of large detached properties. Land levels are flat, albeit the house sits at a lower level to North Road. The house is comprised over two floors - ground and first. The property comprises of a series of additions to a stone fronted 'lodge / gate house' at the intersection of the above referred roads. The property is not listed, nor in a Conservation Area. However the property is located in a Tree Protection Area. Relevant Planning History: 84/00045/FUL - Bathroom plus new garage and porch. Approved 9/11/1984. (No online records) 87/00493/FUL - Bedrooms, bathroom, garage and study. Approved 11/2/1988. (No online records) 2/09/00064/FUL - Replacement of existing conservatory with single storey extension to front of property. Approved 28/04/2009.

The property is flanked to the North by the closest adjacent property at 1A. The boundary treatments of the site are varied. To the South low/mid level brick walling, gate piers and established high planting form the boundary condition and site access route from North Lodge, a private, unadopted road. To the East, the rear garden, backs onto the vehicular access route to 1A with painted timber fencing. To the West, behind low/mid level stone walls and established planting the site fronts onto North Road. The property is accessed by a gravel topped driveway from the gate piers, whereby a new automated, inward opening timber gate under 2m in height is to be instated for security and privacy. There is also a side access route, to be gated to match the appearance of the vehicular gate to the rear garden. Pedestrian access to the house is stepped.

The site's boundary conditions have been, like the additions in the consents referred above have mutually developed over the years with additions to the original host building - the single storey gable stone faced gatehouse. These historic extensions are of increasing size and their current appearance and adopted material choice lack the refinement of the original gatehouse. The predominant appearance and character of the building is defined by its varied roof lines and pitches - gable fronted with intersecting hips inhabited by roof dormers which is fairly typical of the street as a whole. Certain aspects of the building are in poor condition, with historic and ill-advised cement pointing applied to the gatehouse's stone facing and guttering which does not perform adequately. Elsewhere, the addition of an external chimney stack to the lodge house and the historic application of rusticated stone cladding are a mismatch and largely unsympathetic to the quality of the host building and have a neutral / negative impact.

The proposals in this application do not impact the amenity of either neighbouring properties. The Proposals include 1. Reinstatement of a new front door and portico entrance to replace the chimney stack on the lodge house. 2. The replacement of the lodge house roof with tiles to match existing. 3. Above the study a rear full width single storey extension at existing roof level to replace the failing roof enable an east facing terrace and above large format sliding doors at ground floor level, 4. The general raising of the roof ridges (not including the gatehouse) and re-covering in standing seamed metal. 5. Formation of a front extension across two gables to convert the built-in garage into residential accommodation, 6. Form a new terrace to replace the existing front dormer. These additions and alterations will provide a total additional 87.4 sqm Internal Area of residential accommodation over two floors. Internal adaptations to the existing layout will be minor with the aim for loss and replacement of poor quality windows / building fabric throughout and additional internal doors / stairs. The proposed extensions have been designed to meet the needs and aspirations of the client in order to improve the layout whilst being responsive and considerate to the immediate neighbours and the wider context of the street scene. There has been initial neighbour consultation prior to submission. This report and supporting drawings form the basis of a Full Householder Planning Application and should be read in conjunction with all supporting information submitted within the application.



Fig 01 - View from North Road towards application property



Fig 02 - View from North Lodge towards application property



Fig 03 - View from North Lodge towards No.1 and North Road showing existing gated entrance to North Lodge, unadopted.



Fig 04 - View from North Lodge towards No.1 showing the boundary treatments and established planting.



Fig 05 - View from North Lodge towards No.1A, No.3 No.5 (pictured to right) North Lodge showing respective access routes from the unadopted road of North Lodge

Part 1
Design Access Statement

Existing Site Photographs



Relevant planning policies and guidance to the development proposals include the following:

National Planning Policy Framework (2019)

The development plan comprises the following.

County Durham Plan – Adopted 2020

The relevant policy objectives are:

- Objective 3: Housing Need - Deliver (new), high quality housing, in a range of house types (sic) while making effective use of the existing stock.
- Objective 8: Effective Use of Land - Make the most effective use of land, buildings and existing infrastructure, re-using land and buildings that have been previously developed, wherever possible, provided that, in the case of land, it is not of high social, heritage or ecological value and taking into account the need for remediation.
- Objective 10: Built and Historic Environment - Protect and enhance the significance of County Durham's locally, nationally and internationally important built and historic environment, including its wide range of buildings, sites, archaeology, parks and gardens and other heritage assets.

Delivering Sustainable Development

3.3 The National Planning Policy Framework (NPPF) makes it clear that the purpose of the planning system and local plans is to contribute to the achievement of sustainable development. In accordance with this, the County Durham Plan, when read as a whole, seeks to deliver sustainable development as a means (sic) to protect and enhance the environment.

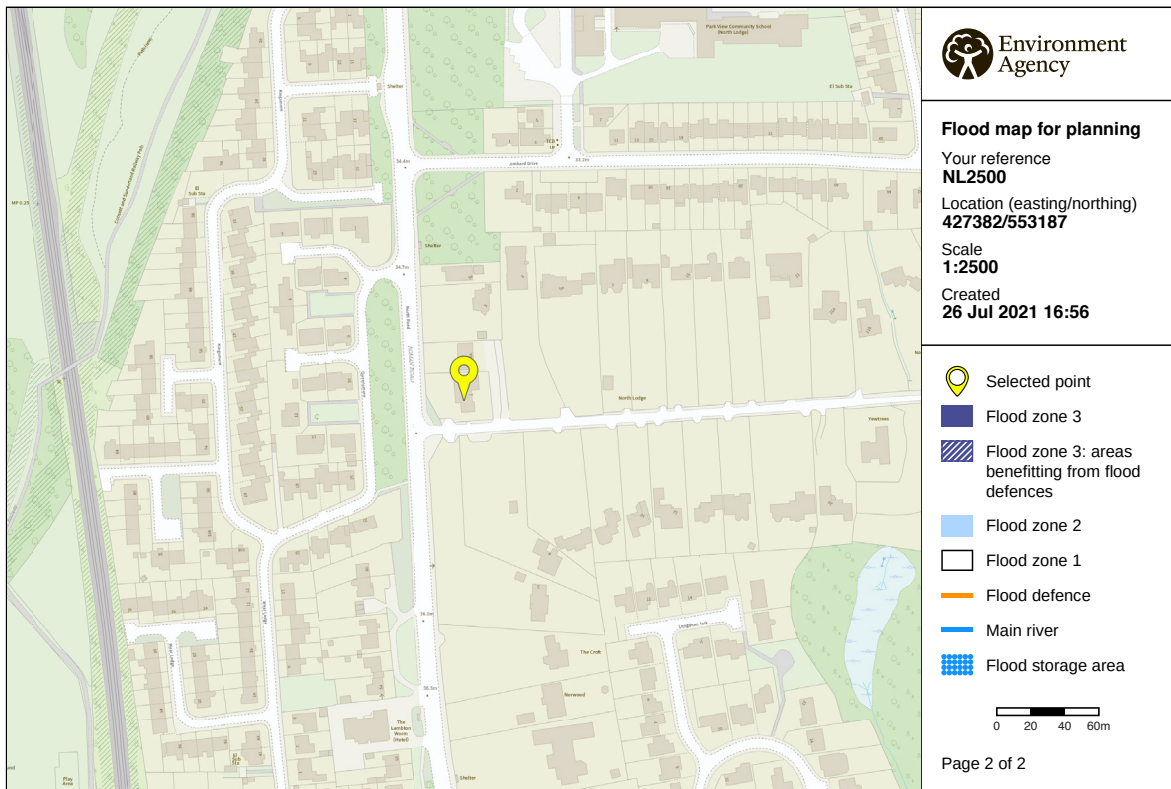
CHESTER-LE-STREET DISTRICT LOCAL PLAN TO 2006, Adopted Plan 2003

Environmental Strategy 32 'It is therefore vital to protect and enhance both the natural and built environment so as to make the Chester-le-Street District a desirable place in which to live and work. It is essential that all (new) developments seek to preserve and, where possible, enhance the environment and achieve the aim of sustainability, where the needs of the people are met without comprising the needs of future generations'

HP11 - EXISTING BUILDINGS HOUSE EXTENSIONS

1. With regard to materials, the councils' local plan notes that materials should be sympathetic to the surroundings and indeed, the house in style and materials. The proposals seek to maintain the roof form and by adopting a new standing seam grey metal roof unify the main habitable spaces whilst upgrading the building's fabric thermal performance.
2. The existing property has been extended unsympathetically throughout the years by virtue of disjointed and substandard additions. It is acknowledged the extensions and their siting does not wholly contribute towards the character and appearance of the setting. As such, it is considered that the alterations and replacements proposed do not radially differ in massing and form of the existing and therefore should be welcomed in planning terms.
3. Further, the proposal is designed with sensitivity to avoid any unreasonable impact on neighbouring properties.

In terms of Flood Risk, the Environment Agency deem the location to be in Flood Zone 1. As the site is under 1 hectare (0.67) there is no requirement for a flood risk assessment under this application.



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Flood map for planning

Your reference **NL2500** Location (easting/northing) **427382/553187** Created **26 Jul 2021 16:56**

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding

In terms of the scale and massing, it should be noted that the proposed replacement rear addition, despite being of a larger scale than the existing, has been designed to improve the ground and first floor residential accommodation. The adoption of a flat roof design is a contemporary departure from the architectural language of the host building with the intent to rationalise and make clearly distinct, the original building from that of the new addition. No neighbouring building is within 21m of the proposed siting and as such is compliant with the guidance listed in CHESTER-LE-STREET DISTRICT LOCAL PLAN TO 2006, Adopted Plan 2003 APPENDIX I: RESIDENTIAL ESTATE DESIGN – INDICATIVE STANDARDS AND HOUSEHOLD EXTENSIONS, BETWEEN PRIVATE FACES ITEM 21 B/ Two Storey Dwellings (inc. Dormer Bungalows)

Ground and First: With regard to the detailed design at ground floor and first floor level only, the proposal would be partially constructed in large format, minimal framed sliding glazing to provide a visual distinction in materials between the lodge house (living room) and the sleep spaces of the northern annex. At first floor, the dormer extension (new study) forms an opening of large format double glazed, aluminium framed bi-fold doors/windows set back from the ground floor rear facade directly beneath. This forms an external terrace at first floor level that does not overlook into neighbouring properties. The principle rear façades, combined with landscaping would be made of high quality, complementary materials. To the master bedroom elevation the existing window sills will be dropped and two further openings formed at ground floor level. These new openings will have large format openable, fixed and oriel windows. The fenestration line is to be set in, per the arrangement, to create a deeper overhang facilitated by the pitched roof, lined in standing seamed metal. Due to the secluded nature of the setting the design poses no privacy loss for and from neighbouring properties despite the minor raising of the roof ridges beyond that of the lodge house. Overall, the design seeks to enhance the appearance of the site and unify the interior in direct conversation with the private amenity spaces the site offers.

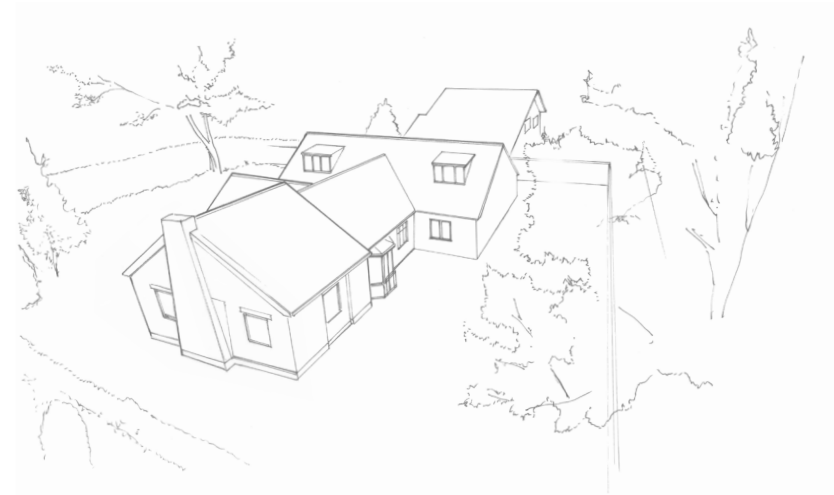


Fig 06 - Existing sketch

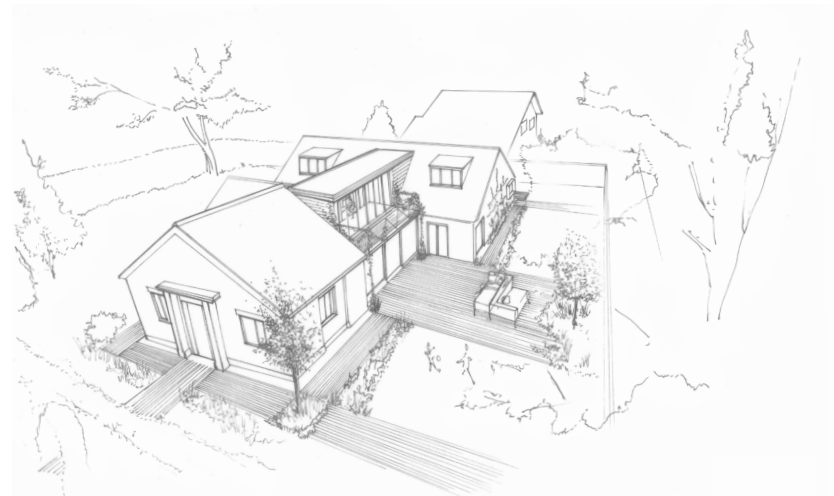


Fig 07 - Proposed preliminary sketch

In terms of the scale and massing, it should be noted that the proposed front addition, despite being of a larger scale than the existing, has been designed to improve the quality of the ground and first floor residential accommodation. Raising the ridges but maintaining the hipped pitch design of the existing along with substituting roof tiles for grey standing seam metal is a contemporary departure from the architectural language of the host building with the intent to rationalise and make clearly distinct, the original gate/lodge house from that of the new addition.

The double height front extension: Following on from the consented 2009 application the proposal seeks to extend beyond the principle front elevation by forming a double storey front extension. In terms of depth, this extends approximately 1.4m from the principle elevation and the roof eaves extend a further 0.3m beyond that. This mitigates the impact to the neighbour at 1A. With regard to the detailed design, the proposal would be partially constructed in lightweight timber walls, large format double glazed doors and timber framed windows with precisely detailed timber cladding that rises from ground to the newly extended ridge apexes. The principle façade and landscaping would be made of high quality, complementary materials to that of the dressed lodge house stone and the timber will naturally silver over time and provide a purchase for creeping planting.

The fenestration line is to be profiled, per the arrangement shown in the proposed ground floor plan, with a series of new double height spaces formed and an overhanging roof pitch covered in standing seamed metal. Due to the elevation setting, fronting onto North Road special attention has been paid to the high quality design and material use whilst the new fabric seeks to improve privacy for the occupants as well as an intermediate zone to improve the house's fabric thermal performance. Overall, the design seeks to enhance the appearance of the site and unify the exterior with the front garden and entrance. It is to be noted that due to the size of the existing gravel driveway, no loss of parking provision occurs as a result of the proposals.



Fig 08 - Existing sketch

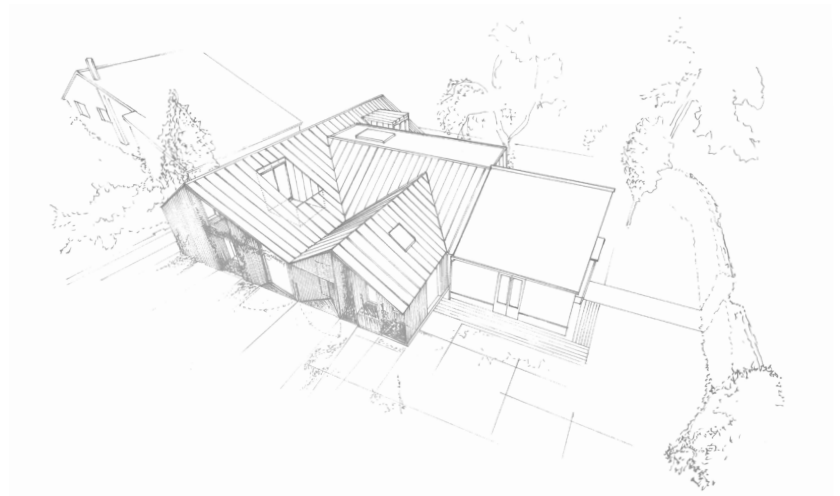


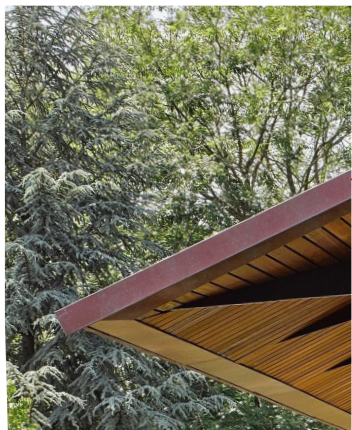
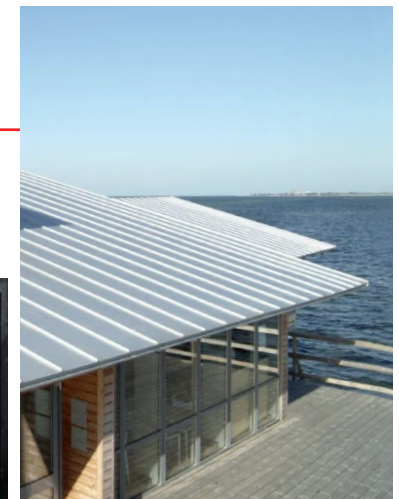
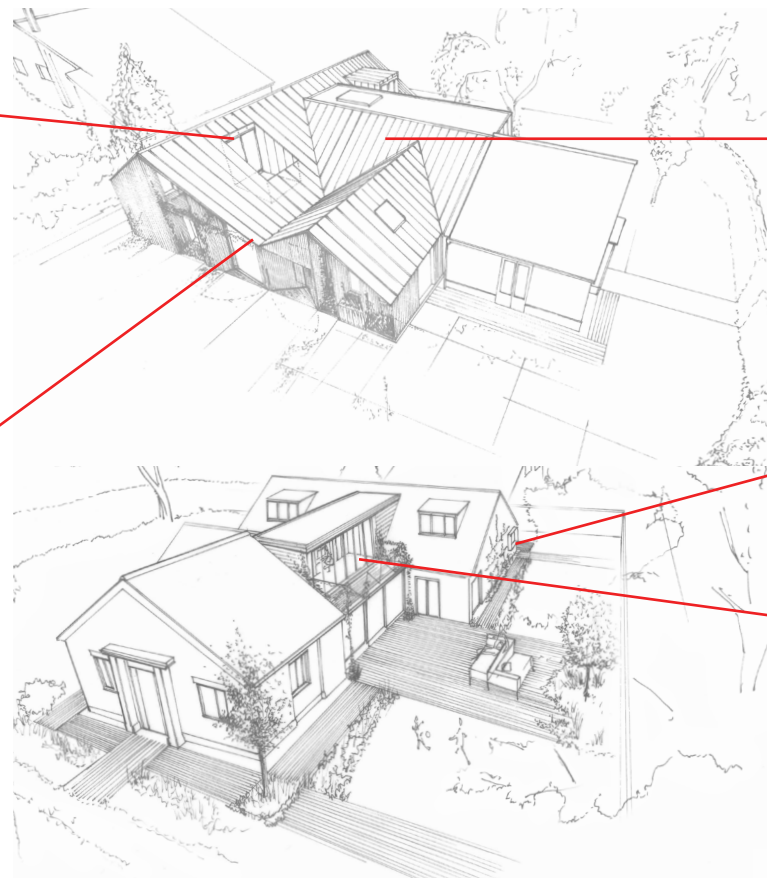
Fig 09 - Proposed sketch

The proposed extensions follow within the lines of other historic alterations on the site, and are therefore sensitive to the visual shape and form of the host and neighbouring properties, thereby in accordance with policy HP11 of the Chester-le-Street District Local Plan.

The proposal would also involve the demolition of the roof to the consented extensions to the lodge house. The replacement raised ridge would be subordinate to the existing lodge house ridge line and have a net raise of approximately 225mm (to account for improved insulation build-ups) therefore not impose negatively upon the neighbouring property at 1A due to the pitched roof form of the existing being maintained.

Policy HP11 states that proposals will be acceptable where the proposed design matches existing house design and the proposals adopt the use of matching features, such as windows and guttering. In addition the proposed design reduces the harm to the amenity of occupiers/users and nearby properties through improving the *outlook*, and minimising *overshadowing*, *overbearing*, *unsatisfactory privacy or sunlight/daylight*. The proposal seeks in unifying the property, orientating clear glazed windows to the rear to improve the quality of daylight into the house whilst deploying a front extension design that is profiled to gain the most of views and daylight whilst maintaining privacy. Adopting high quality materials to improve the setting and a considered landscaping scheme to screen the sound of passing vehicles will improve the overall quality of accommodation.

The below sketches and material precedents highlight the proposed materials for the proposal - namely the standing seam metal roof, natural grey finish. Also there are precedent images of the timber framed, natural finished, oriel windows and full height bi-fold aluminium doors to the rear garden that highlights the design's aspiration of high quality, contemporary window treatments that increase daylight and maximise private views to the rear garden. The inverted dormer example shows how the roof profile could be used on the blind side to clerestory glaze the balcony wall to allow daylight into the hallway. The overhanging eaves illustrates how the soffit is to be detailed to match the timber cladding of the front extension.



The development proposals presented in this report are fully compliant with local planning policies and detailed design guidance.

The proposal is considered to accord with the aims of Policies HP11 and Policy 12.16 of the Chester-le-Street District Local Plan (adopted in October 2003 from 2006) and is considered to be acceptable, having regard to all other material considerations. In particular the key material planning considerations relating to the scale, design and impact of the proposals on the amenity of adjacent occupiers and the visual amenity of the surrounding area as well as highway issues were considered acceptable.

The proposed extensions and alterations would preserve and enhance the character and appearance of the host building and not impact the street setting, and so would be acceptable in visual amenity terms.

It is considered that the scale and bulk is commensurate to the site, maintaining 90% of the existing rear garden. The considered and sensitive design of the proposals would safeguard the amenities of surrounding residents and enhance the setting.

Draper Studio is led by Adam Draper, ARB.

Adam has extensive experience leading the design and delivery of well considered projects notably for private clients and their homes.

Awards and Accreditations

NLA Don't Move Improve! Shortlisted 2021 - Peckham Rye House

BUILD Architecture Awards 2021 - BUILD Innovation Award 2021 - Contemporary Home Design

