

EXTENSION
HEIGHLEY WOOD, MORPETH
DESIGN AND ACCESS STATEMENT
OCTOBER 2021



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SECTION 1

INTRODUCTION

1 Introduction

1.1 Project Overview

Our aim is to provide a high quality extension to the domestic property at Heighley Wood.

The objectives for the proposed works are focused around:

- Providing additional accommodation to support the functioning of the existing family home
- Designed as a contrast to the main house but in keeping with key metrics such as pitch, position, and dimension creating a contextually sympathetic solution
- Employing sustainable construction materials and solutions

SECTION 2

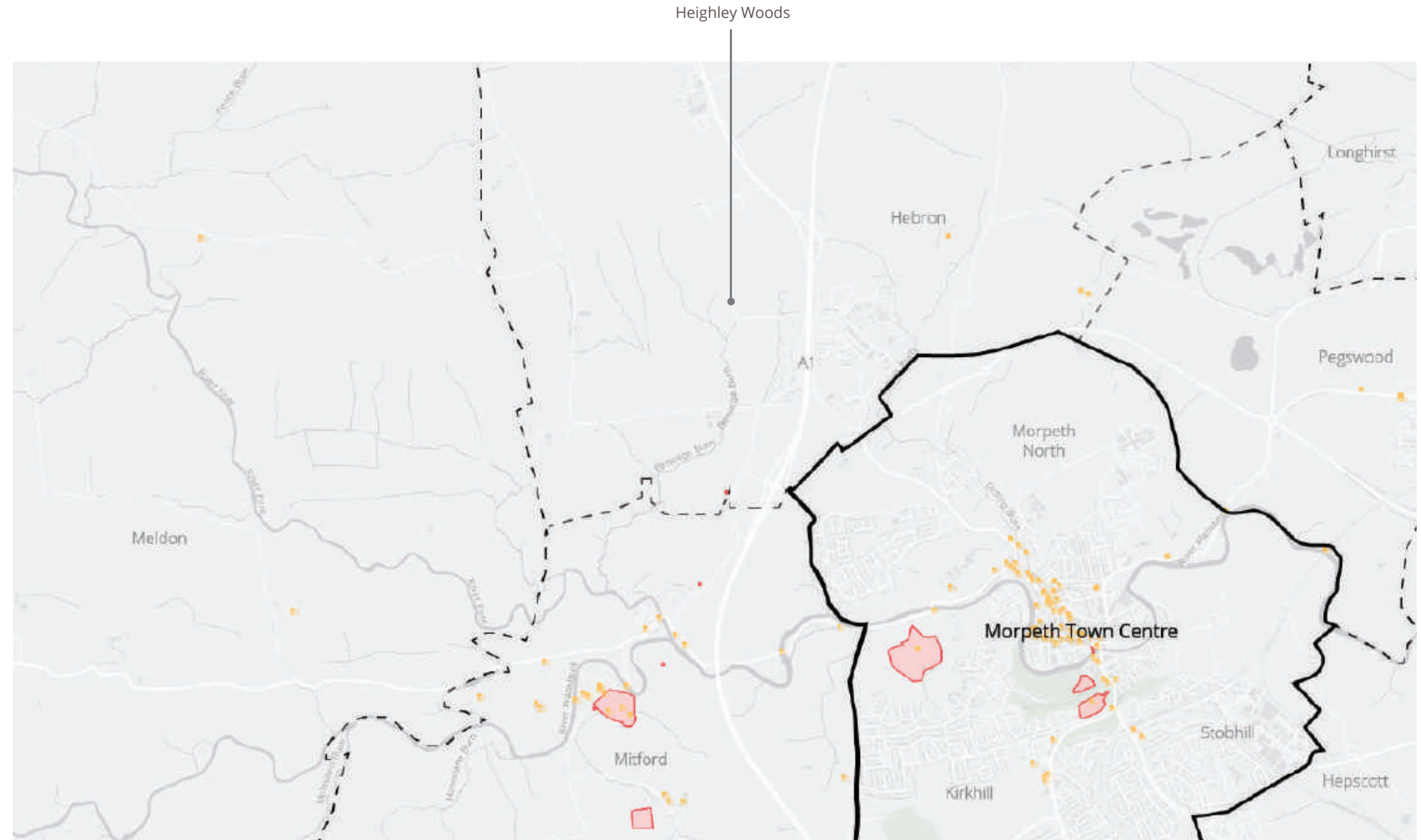
CONTEXT ANALYSIS

2 Context Analysis

2.1 Site Location

Heighley Wood is located within Northumberland and sits north-west of Morpeth town centre within an enclosed woodland to the west of the A1.

The site is located within Hebron Parish Council 3 miles north of Morpeth. The majority this area is farmland cut by major roads A1 and A697 and the main settlement is the village Hebron with other hamlets and farms across the area. The defensive history of Northumberland is reflected by notable buildings in the area such as Cockle Park Tower. Further to this a number of industries grew in the area including tile works and saw pit and is an area rich in coal with evidence of coal mining activity from the 19th and 20th century. The prominence of farming in the area is reflected in the number of traditional farm buildings nestled in the surrounding landscape including stone cottages, red brick farmhouses as well as timber and corrugated metal agricultural structures.



Morpeth Area Character Map

- KEY
- SCHEDULED MONUMENT
 - LISTED BUILDING / STRUCTURE
 - MORPETH TOWN CENTRE
 - PARISH BOUNDARY

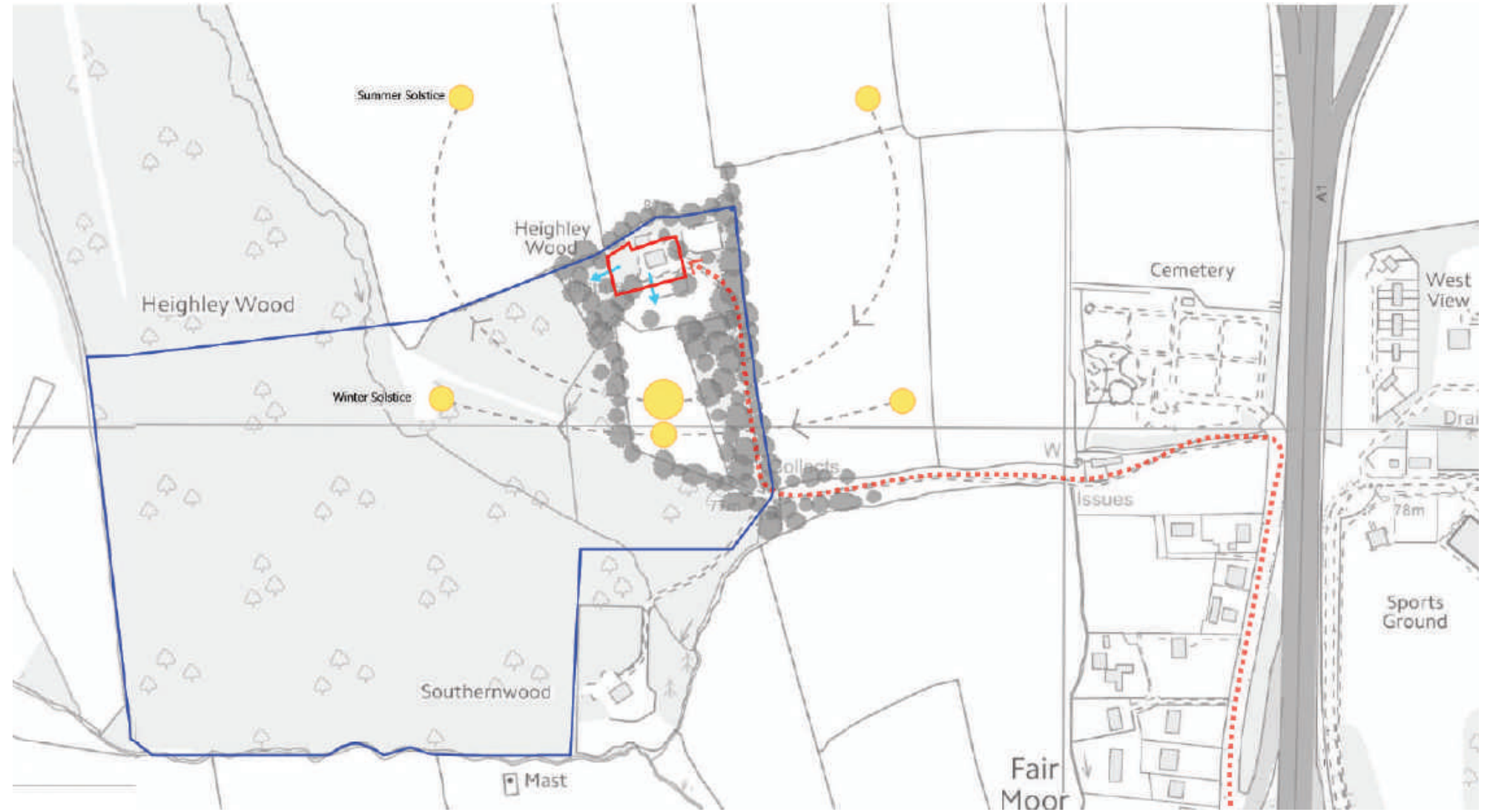


Local Architectural Character of Hebron

2 Context Analysis

2.1 Heighley Wood Access

The main access to the site is from St Leonard's Lane towards Fairmoor Cemetery. Heighley Wood is accessed from along an access road shared with one other property which is enclosed by trees and foliage. The proposed site is not visible from outside of the site boundary as the existing house sits within a cluster of trees along the edge of Heighley woods and beyond the private field owned by the client.



Site Location

- KEY
- OWNERSHIP BOUNDARY
 - PROPOSED SITE BOUNDARY
 - - - PRIMARY ACCESS ROUTE
 - ➔ VIEW IN TO SITE
 - ➔ KEY VIEWS
 - ESTABLISHED TREES
 - - - SUN PATH

2 Context Analysis



Existing Site Photograph



SECTION 3

DESIGN PRINCIPLES

3 Design Principles

3.1 Design Evolution

The brief focuses on enhancing the environment at the residential property at Heighley wood while retaining the character of the property. The evolution of the design has been developed around extending the existing house in a way which is proportional to the site, respectful of the surroundings while also providing the additional accommodation required for the growing family. Attention has been paid to safeguarding the existing trees on the site to leave existing planting undisturbed which had an impact on orientation massing and scale. Sensitively integrating within the context of the woodland edge landscape was key to design. The proposals are illustrated in further detail in the project drawings submitted with this application.

3.2 Views To, From and Through Site

As the property at Heighley Wood is accessed from a private road and heavily enclosed by mature trees there is limited views in to the site. As a result of this the proposals will not impact on any local views or neighbouring properties.

3.3 Architectural Style: Building Features and Materials

The existing dwelling at Heighley Wood is a 1920s arts & crafts style house with pitched red tile roof and red-brown brick and render walls. Notable features include the asymmetrical roof design, protruding chimneys and setting, nestled within a band of established trees and planting. Since its construction it has been modernised and extended by the previous owners in 1985 to the west and north. Following this, the property has benefitted from a loft conversion which saw the addition of open gable fenestration to the west and east as well as dormer balconies.

The proposed extension has been designed to be sympathetic in scale and form, while contrasting with the existing house through materials. This will provide a contemporary extension which takes precedent from local vernacular architecture which will compliment the site.

3.4 General Design Principles

- Enhance the site to create a quality environment for residents and wildlife
- Design derived from sustainable design principles with innovative Shou-sugi-ban charred wood cladding
- Maximise natural day lighting
- High quality design and level of craftsmanship



Proposed Approach (South East Facade)

3 Design Principles

3.5 Layout

The proposals aim to improve the functioning of the existing house by replacing the social and living areas of the house which are currently of awkward proportions. The layout of the extension ties in with existing central corridor and connects with a glazed link which steps down the main barn-inspired extension. This will provide a well proportioned living space which takes advantage of the views as well as a gym, covered external area and two additional bedrooms for the growing family.

3.6 Massing and Form

The scale, pitch and orientation were explored to best accommodate the proposal within the site, in connection with the existing house and limiting interference with the woodland and established trees. The position and width of the extension was determined to protect existing tree roots.

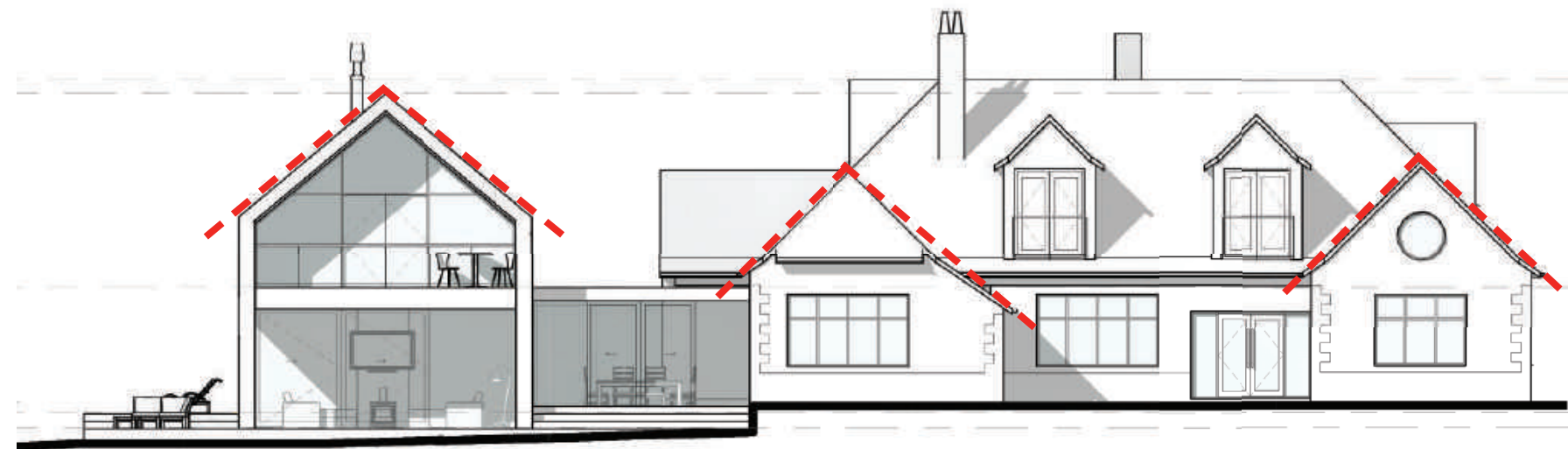
Inspiration has been taken from local buildings from within the Hebron Parish as pictured (Fig 3.5) the local vernacular design of the barn works well against the proportions of the existing house, limiting the height and mass of the proposals while also providing the addition floor space required by the family. Pitched in design with open gables to south and north elevations, the form also aspires to mirror the existing lowered gables to the front south facade to form a third gable of narrow barn-style dimensions which stretches northward.

In addition, the scale of the extension has been limited to and derived from the proportions of the existing house. The extension roof pitch will not sit higher than the ridge of the main house. The pitch of the roof is mirrored from the existing house to form coherence between the new and proposed. In plan this principle is also reflected limiting the position of the south and north external walls to align with the perimeter of the existing house.

Openings have been placed to best make use of natural daylight to all spaces which provides high quality living spaces currently lacking in the existing house and limits the need for artificial lighting. The structure will be a steel frame to allow for carefully placed full height glazed openings. In addition, the orientation and sunlight paths have been considered which lead to the incorporation of overhangs to the south facade which serve a secondary function as a covered balcony and terrace to limit glare and overheating. This orientation also allows the property to best benefit from the views across the properties garden and enjoy views of the private woodland while still remaining at a distance to allow the woodland's nature to be remain undisturbed.



Fig 3.5 Agricultural buildings in Hebron Parish, Northumberland



Proposed South Elevation

3 Design Principles

3.7 Materials

The materials of the extension have been selected to form a contemporary yet muted backdrop to the busier colour palette of the main house. The material palette of the proposals has been stripped back to provide a simple and elegant design which compliments the existing house while also having a number of additional benefits. The charred timber is to wrap seamlessly from wall to roof with concealed gutters.

Otherwise known as Shou-sugi-ban, the cladding is the main material which has been selected for its high quality aesthetic as well as its durability and environmental credentials. Traditionally developed in Japan centuries ago the unique method of charring the surface of wood preserves the timber without the use of harsh chemicals. This process provides the cladding with an organic weatherproofing, protection from warps, cracks and rot as well as improving the lifespan up to 75 years. Further to this the charred carbon protective outer layer deters mold, insects and fungi which removes the need for application of protective coatings. This same coating improves the fire performance of the cladding as the outer layer removes the soft cells which are likely to ignite. Further to this the charred wood is a durable which provides a high quality finish which will last and require little maintenance required by other timber products.

The openings are likely to be slimline double glazed units with aluminium frames which emphasises the quality of design proposed with rooflights of a similar standard to match. Internally high quality finishes will be selected to reflect the detail paid to the exterior.



Charred Wood Examples

3 Design Principles

3.8 Wider Site Plan

Emphasis has been placed on retaining existing established trees, protecting the woodland border and other wildlife habitats across the site. The proposed development aims to limit its footprint and therefore its effect on the existing landscape. In addition this limits potential change in terms of openness in relation to the woodland location.

3.9 Car Parking

The proposals will not impact traffic to or from site and the existing parking provision is more than sufficient with space to the north east of the site.

3.10 Ecology

Following the loft conversion and repairs to the entire roof in 2017, the property at Heighley Woods has obtained a Bat Licence which is valid until 2024. As part of that process the client has undertaken significant bat mitigation on the site.



Woodland View

SECTION 4

DESIGN PROPOSALS

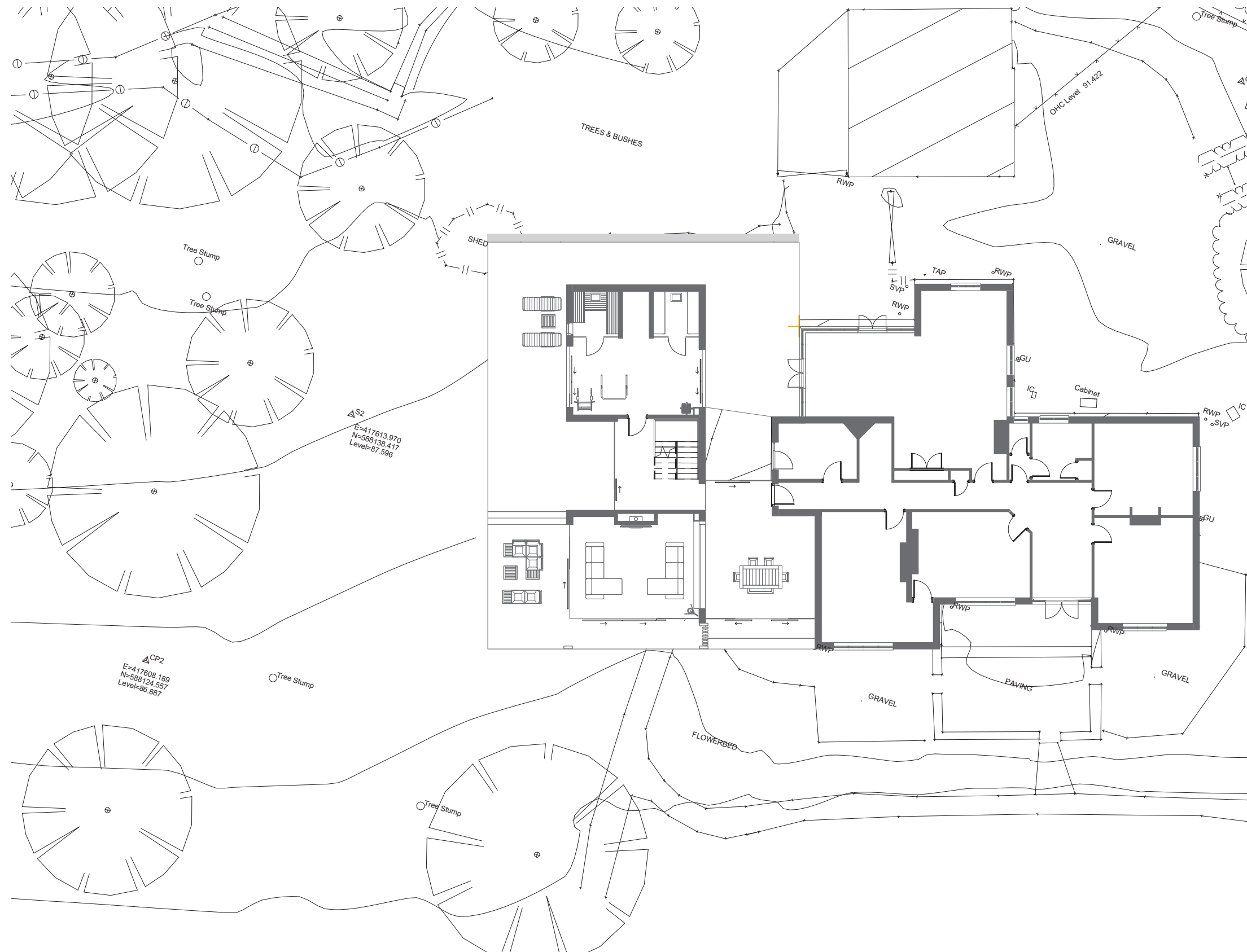
4 Design Proposals

4.1 Existing Site Plan



4 Design Proposals

4.2 Proposed Site Plan



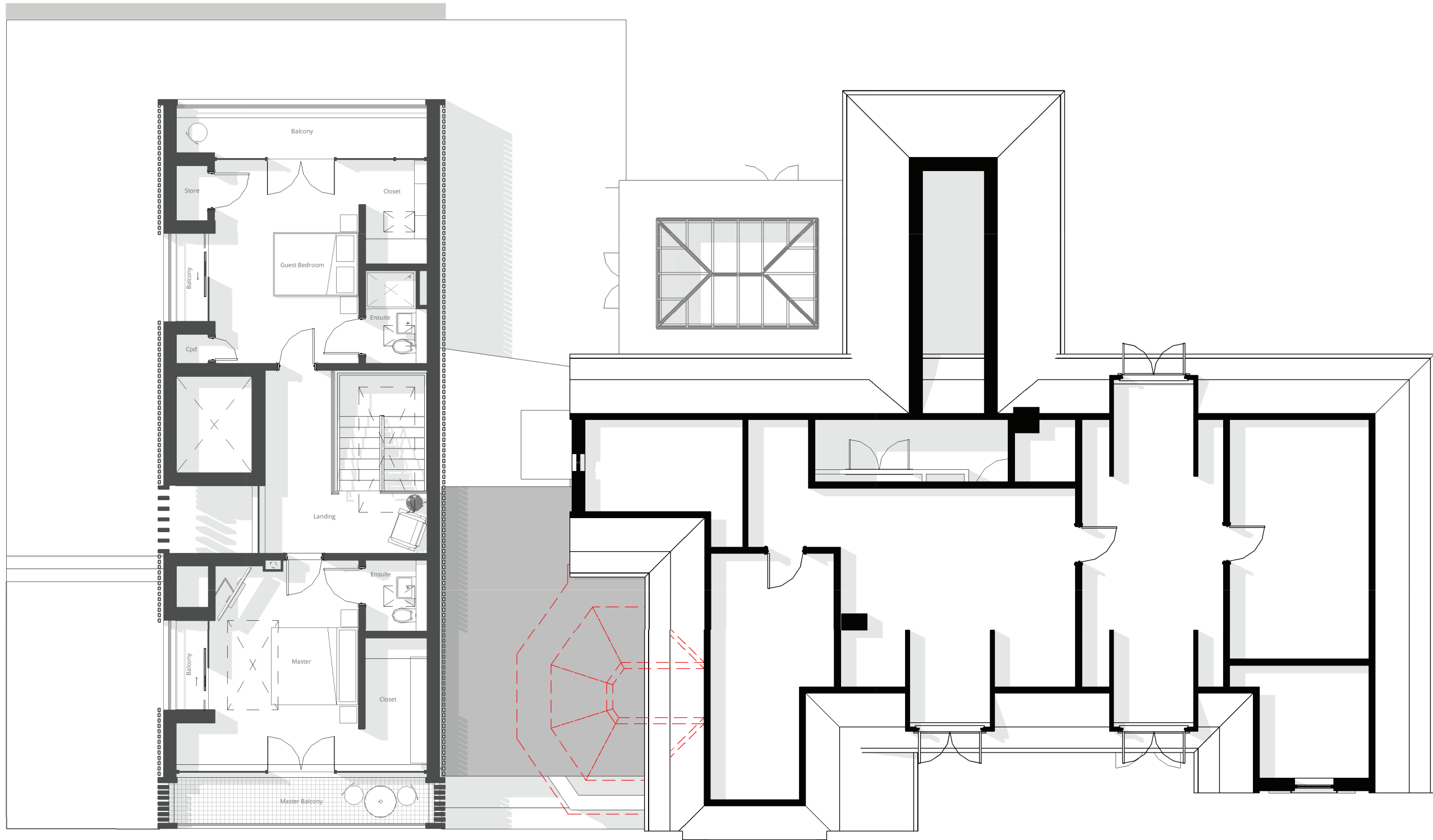
4 Design Proposals

4.3 Proposed Ground Floor Plan



4 Design Proposals

4.4 Proposed First Floor Plan



4 Design Proposals

4.8 Proposed Roof Plan



4 Design Proposals

Proposed South and West Elevations



Proposed South Elevation



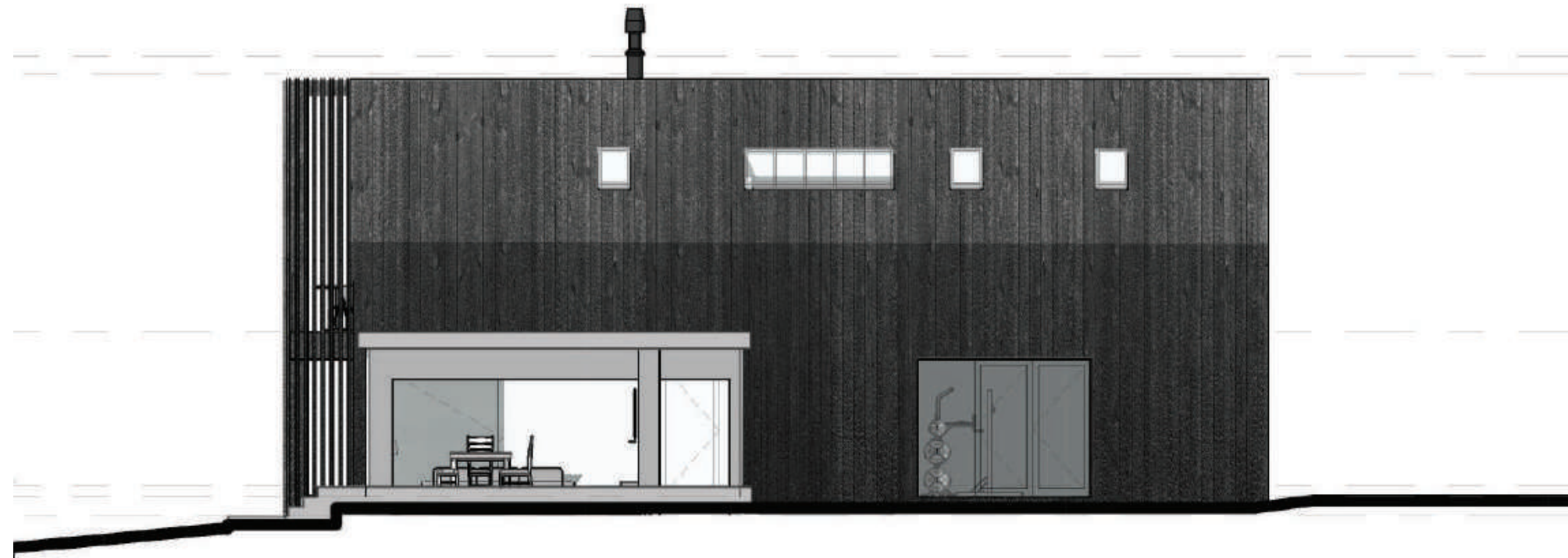
Proposed West Elevation

4 Design Proposals

Proposed North and East Elevations



Proposed North Elevation



Proposed East Elevation

SECTION 5

REFERENCES

References

Morpeth Neighbourhood Plan 2011 - 2031

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Keys to the past Hebron (Northumberland)

<http://www.keystothepast.info/article/10339/Site-Details?PRN=N13366>

Historic England

<https://historicengland.org.uk/listing/the-list/map-search>

Charred Timber Precedent - Image 1 Soft Brushed Charred Texture - Shou Sugi Ban

<https://shousugiban.co.uk/>

Charred Timber Precedent - Image 2 Six Square House / Young Architects

<https://www.archdaily.com/963789/six-square-house-young-projects>

Charred Timber Precedent - Image 3 Czech Cottage Burnt wood cladding / Mjolk Architekti

<https://www.dezeen.com/2021/02/20/mjolk-architekti-czech-cottage-burnt-wood-cladding/>

Charred Timber Precedent - Image 4 Oben Barn / Footprint Architects

<https://www.footprintarchitects.co.uk/portfolio/The-Dentist's-House>

Charred Timber Precedent - Image 5 Black Ridge House, Waltham Forest Neil Dusheiko Architects

<https://neildusheiko.com/projects/black-ridge-house-waltham-forest/>