



Design and Access Statement

**Proposed Conversion and Redevelopment of Existing Farm
Buildings, Dunholme Farm, Haltwhistle**

Prepared by Ascent Design + Architecture



Aerial view of existing farm buildings

1. BACKGROUND :

In May 2006 the Government introduced changes to the planning application process that became effective on 10th August 2006. The Circular "Guidance on Changes to the Development Control System" (Circular 01/2006), sets out the Government's policy on how the changes are to be implemented. One of the changes is a requirement to submit a "Design and Access Statement." Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended) sets out the various categories of planning application to which the above requirement applies.

A Design and Access Statement is required to accompany the application for planning permission submitted by Ascent Design on behalf of our client for the conversion of existing garage to holiday accommodation.

Circular 01/2006 advises that Design and Access Statements should include three main elements:

- an appraisal of the context of the proposed development
- a design component to explain the design principles which have been applied to aspects of the proposal i.e. the function, use, amount, layout, scale, landscaping and appearance of the development
- an appraisal of access to the development from the public highway and including consideration of vehicular and transport links.

This Design and Access Statement is submitted in accordance with Section 42 of the Planning and Compulsory Purchase Act 2004 and has been prepared in accordance with the guidance provided in Section 3 of Circular 01/2006.

2. CONTEXT OF THE PROPOSED DEVELOPMENT :

2.1 Introduction

The proposals considered in this Design and Access Statement are the subject of an application for planning permission. This application comprises a Supporting Statement that includes:

- the case for the proposed development
- a description of the application site, its history and surroundings
- a description of the proposed development
- a set of drawings.

2.2 The Site and its Surroundings

The application site is on Comb Hill on the edge of Haltwhistle. The buildings were originally built for a variety of agricultural uses and date from over 100 years old to less than 20 years old. The site is bounded to the North by Comb Hill road, to the East by the existing Dunholme Farmhouse, to the south and West is open countryside.



View of existing buildings

2.3 The Proposed Development

This application proposes to convert the existing farm sheds and barns which are no longer used for their intended purpose into residential accommodation. The existing buildings are constructed of a mixture of rendered block and brick with metal and timber elements, the roofs consists of standing seam metal, corrugated steel and slate.

The proposed development comprises the following elements:

- The farm buildings which are to be converted.
- Parking for residents and visitors.
- Private amenity space to each plot.

The proposed works will make a positive impact on its immediate vicinity as it will significantly improve the look of the buildings and grounds. Landscaping is to consist of a mixture of low maintenance native species that will encourage biodiversity as well as enhancing the appearance of the site. Foul drainage is to be connected to the existing system and surface water is to continue to be disposed of as existing.

3. Planning

Coverer by separate statement.

4. DESIGN PRINCIPLES :

4.1 Introduction

The purpose of a Design and Access Statement (as set out in DCLG Circular 01/2006) is to enable an applicant to demonstrate an integrated approach that will deliver inclusive design, and address a full range of access requirements throughout the design process. Statements provide an opportunity for developers and designers to demonstrate their commitment to achieving good design and ensuring accessibility in the work they undertake and allow them to show how they are meeting the various obligations placed on them by legislation and policy. Accordingly, the Statement aims to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

4.2 Explanation and Justification

The buildings were originally built for a range of agricultural uses, however due to the changing economics of farming they are no longer utilised in the manner they were originally intended. The convenient location on the edge of Haltwhistle with easy access to local amenities makes the site a good fit for residential use. The proposal outlined in this planning application provides an opportunity to achieve this goal without adding to urban sprawl.

4.3 Design Principles

The proposed conversion has been designed to fit entirely within the footprints of the existing buildings with no extension to the overall level of development planned. The aspect of each plot has been informed by the views they enjoy of the surrounding countryside while being mindful of the privacy of neighbouring properties.

Proposed Site Plan

The proposed site plan indicates how each plot has been designed to make the most of the views from the site while remaining within the confines of the existing built footprint. Five generous new dwellings have been accommodated within the existing footprint.



4.4 Appearance



Plot 2 – View from South East



Plot 3 - View from South West



Plot 4 - View from South West – Corner windows to take in the available views

The existing materials are to be retained with additional timber cladding as infill to where one of the garage doors has been converted to a window.

4.5 Scale

The proposed accommodation fits wholly within the massing of the existing buildings.

4.6 Materials

A simple palette of high quality materials has been chosen for the site including corrugated metal roofing, timber cladding and oxide red aluminium windows to emphasise the agricultural heritage of the site.

6 ACCESS APPRAISAL

5.1 Site Access

The existing vehicle and pedestrian access to the site is off Comb Hill is proposed to be moved approximately 25 metres west to allow better sight lines.

Yours Sincerely,

Otis Reed

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