

1 Introduction

This Design and Access Statement (DAS) is produced to accompany a Planning Application for a small glass extension to the south of Anton Hill Farmhouse. The farmstead property is approximately 3.5km south east of Bellingham off the B6320 road and 18km north west of Hexham in the Tyne Valley. Bellingham is a mid-county Northumberland market town and provides many local amenities for the occupants of the farmhouse.

Drs Paul and Angela Dyson bought the farmhouse, its outbuildings and some land surrounding it approximately three years ago with the intention of incrementally over a number of years increasing self-sufficiency in energy and grown produce and developing a sustainable ecology that fits the location and responds to global and local environmental concerns.

The first projects on this journey address some of the upkeep and renewal necessary at the house to support this longer term goal. This DAS supports an application for the replacement of a glass room on the south elevation, built approximately 20 years ago but after significant battering by the wind and rain shows signs of deterioration leading to water and draughts ingress rendering the room unusable in certain weather conditions.

2 Existing Site

The existing farm steading consists of an elegantly proportioned stone house of three storeys, the top storey being in the roof. There is a cobbled courtyard of stone outbuildings, former storage and stabling, that has an open corner to the south west and just to the west again a timber barn and pond. The house has a commanding view of the North Tyne valley to the south and the house has had a glass room added to the south elevation around 20 years ago (see Fig 1). Figs 2 – 7 illustrate the nature of that addition to the original house from exterior and interior points of view.



Fig 1: Frontage of the farmhouse showing existing glass house, facing south

It has a low stone wall with a timber framed glazed wall sat on top, a pair of doors facing south and a glazed gable and sloped slate roof to the house. It is the junctions between materials and the poorly sealed doors that have given rise to the water ingress and subsequent deterioration.



Fig 2: Frontage of the farmhouse showing existing glass house, looking north east



Fig 3: Inside the existing glass house looking at farmhouse entrance



Fig 4: Inside the existing glass house looking south at the view over North Tyne valley



Fig 5: Inside the farmhouse looking into the existing glass house



Fig 6: West elevation of glass house showing low stone wall and vertical fenestration



Fig 7: Close up of stone plinth and window cill detail



The existing house has an oil fired heating system (see Fig 8 for siting of oil tank to east gable) and an area of mown garden close to the house, this area is enclosed with a low wall and metal fence to keep livestock from encroaching. Beyond that garden area are grazing fields with some areas of woodland.

Fig 8: Looking northwards along the east gable of the farmhouse



Fig 9: View across courtyard to rear of farmhouse



Fig 10: View across courtyard to stone outbuildings looking north east

3 Future projects and an illustrative plan

This first project sits in the context of the wider ambitions for this site mentioned briefly above. To illustrate early thinking on the extent of this ambition, Fig 11 indicates land ownership in a red shade that forms part of the vision to create a sustainable life style utilising the land productively for growing food and timber and setting up renewable sources of energy production. This vision is in its initial scoping phase and will be subject to future permissions but the Dysons want to illustrate a direction of travel for the location that can help explain the glass house that is the subject of this application as both a replacement for an important feature room of the house but also as part of the passive heat scheme that will take advantage of the solar gain in the space allowing it into the house when useful and venting it out to draw air through the house when it is not.



Fig 11: Red shade indicates applicant's ownership

At Fig 12 an area to the north west of the site shown with a pink outline indicates where a new woodland plantation has been started adjacent to the existing woodland area north of the farmstead. The areas in yellow along field edges indicate where future tree and hedge planting is planned to strengthen existing tree and hedge lines and offer the house some protection from the prevailing wind. This will improve the likelihood of a rich biodiversity across the site while leaving the field available for grazing as currently.

It is expected that energy microgeneration systems will be installed to the immediate east of the farmhouse. Any permissions required by future proposals will be sought when a decision has been made about type and siting of any equipment. All of these ideas need to be developed and in their final form may take a different arrangement to suit conditions. The view to the south, protection from the westerly wind, encouraging biodiverse ecology and increasing self- sustained living conditions will remain central to the delivery of this wider vision.



Fig 12: Future plans include possible tree and hedge reinforcement indicated by yellow areas to the west, south and east. The area marked in pink has already been planted with trees adjacent to existing woodland.

4 Design Proposal

The proposed replacement for the existing glass room will be larger, wrapping around the south west corner of the house, with two key different features. Firstly, the window arrangement will maximise the amount of daylight into the main house by introducing glazed sections of the roof slope over the existing windows in the stonework. Secondly, the doors to the outside will be at either end of the room. This allows more practical access to the outside spaces to the east and west but also means the doors are not on the line of the strongest prevailing winds. At the moment the existing doors that are centrally located are compromised when strong wind forces rain water through jambs and thresholds and on occasion cannot be opened due to the strength of the wind.

The size and shape of the glazed addition has been considered as living and dining space offering distinctive uses from the rooms of the house and the use and future use of the courtyard and outbuildings (Figs 13 & 14).

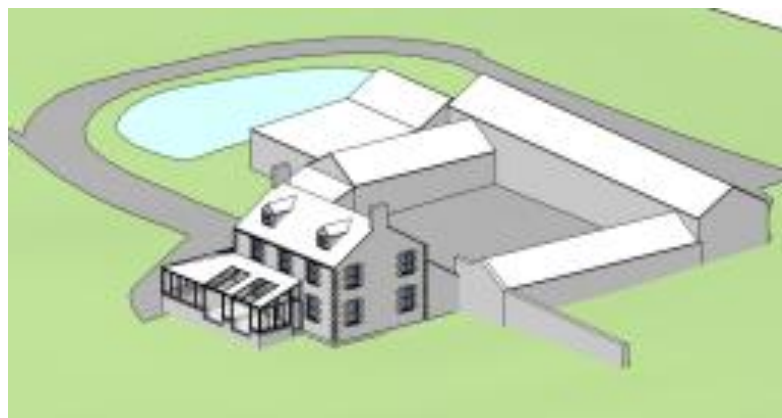


Fig 13: Aerial view of 3D model looking from the south east

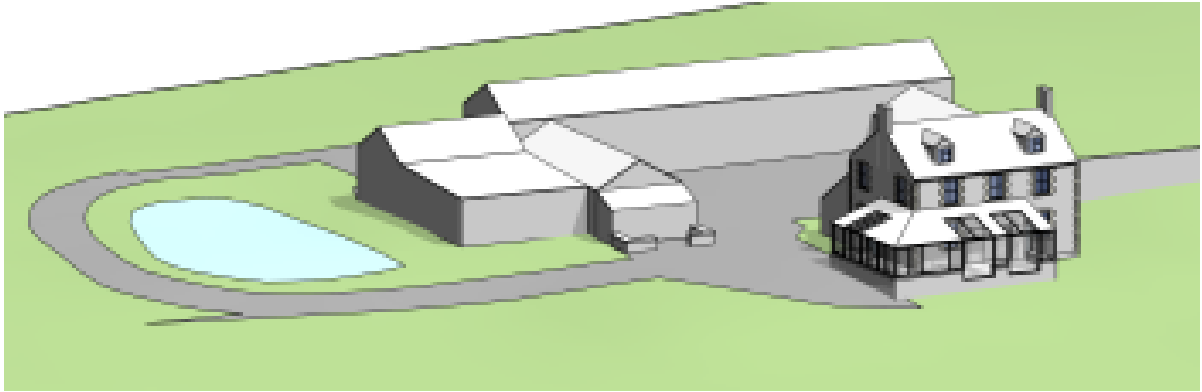


Fig 14: Aerial view of 3D model looking from the south west

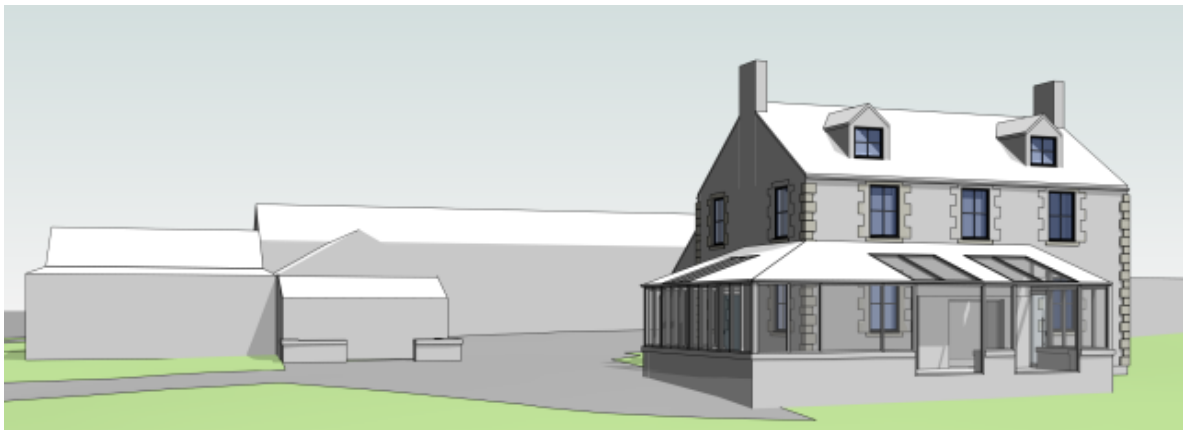


Fig 15: View looking north east towards the proposed glass house with the courtyard and outbuildings behind

The construction of the new glass room will be a low stone wall, similar in nature to the existing, with an aluminium glazing system on top and a thin reconstituted slate on the roof (see Figs 15 & 16). Detailing will be simple and make reference to traditional material relationships from the exterior but with a robust technical detail design to ensure secure waterproof junctions and resistance to the elements. The airtightness of the new construction will support the use of the glass room as a device for generating useful solar gain for the main house and the configuration of opening doors and vents in the elevation will allow that balancing of the internal temperature and atmosphere to happen productively at all times of the year.

Fig 16: View looking north west towards the proposed glass house with outbuildings behind

5 Access

Vehicular access to the property is along a shared road from the B6320 leading to the courtyard. All deliveries and servicing is undertaken in this way. This will not change and all other access arrangements will remain as currently configured.

