

Police House Kirkwhelpington

Planning, Design and Heritage Statement

The Old Police House was purchased by my clients in 2007 after the house was no longer required by the Northumbria Police Authority. The original property was constructed in 1958 and is built from buff/brown brick and a slate roof. In 2008 permission was granted to build two first floor extensions, one to the Southeast over the old flat roofed police office accommodation, the other to the Northwest over the garage. A new porch was added to both the front and rear. Internal alterations were carried out to integrate the old office accommodation into the main living space of the house. The 2008 extensions, and associated ground floor walls were clad in vertical cedar cladding, left to weather naturally, with slate roofs.

As my client's family has grown, the need to expand the house to meet their current requirements has become pressing. An additional bedroom, extended living space and a store were identified as being essential requirements, in addition to a larger, lockable porch to the South East. The family are well established in the village and do not wish to move, and the overall plot is big enough to easily accommodate the extended property.

Various options have been considered with regards location of the additional bedroom and living spaces, including extending out Northwards, from the garage and options to slightly detach the new accommodation from the main house with a link. These options either created a larger massing immediately adjacent to the neighbouring property, issues with retention of natural light into existing rooms or created a number of logistic issues with regards circulation and room usage, and so were rejected. The initial size of accommodation has also been revised, reducing the storage requirement so that it fitted better within the overall scheme.

The preferred solution is to extend Southwest with a two-storey extension from the existing sitting room, forming a larger sitting room on the ground floor, with the capacity to partially subdivide this on a temporary basis depending on the clients' requirements. There will be a new master bedroom and ensuite over this, accessed from the existing first floor landing. The extension will allow the new accommodation to take advantage of extensive views to the South and to the West over the garden and create a more private paved area of garden closer to the house, which will externally link the main living areas. A single storey storeroom will extend from the rear of the garage adjacent to the extended sitting room, and accommodate a growing families need for storage of bulkier items like bicycles. The original open small rear porch will be demolished and a new larger porch with secure weatherproof storage area for coats and shoes/boots formed. The new building will be clad in cedar allowed to weather naturally to match the original extensions, avoiding the introduction of additional materials extensions with slate roofs to the main accommodation. The single storey store will have a metal roof, in a dark colour and some of the existing photovoltaic panels will be repositioned onto the new roof over the master bedroom. Doors and windows will be Velfac to match those in the main house. The Southwest elevation will include larger areas of glazing to take advantage of the aspect, with additional window and French windows to

the Southeast. With the exception of one rooflight there are no new windows facing on to the immediate neighbour's property.

In relation to the planning context for the site, the alterations have been designed to have full regard to the planning policy and material considerations present. As detailed within the description of the design, the scheme has been designed in order to ensure there are no issues of overlooking or over dominance to neighbouring dwellings. The closest dwelling to the property, Clairley to the northwest presents a side gable to the Police House and is located over 21 metres from the closest part of the proposed two storey extension. Only one rooflight faces in this direction.

In the context of the street scene, within this part of the village, the dwelling when viewed from the Northeast will appear unchanged. None of the alterations project beyond the existing width of the property, thereby maintaining the dwellings original façade width when viewed from the highway. Only partial views of the new rear extension will be available when approaching the house from the northwest. These views will however be limited due to the mature boundary planting to northwest of the property coupled with the screening effect of the existing garage and bedroom. From the east, within the village no views of the alterations will be visible, being completely obscured from view by the existing dwelling. The main opportunity to view the alterations are from the southwest, either from the public footpath to the west or the A696 which is over 190 metres away. From these locations the alterations will be seen in the context of a backdrop of the existing dwelling. The form of the extension, its roof pitches, window proportions and palette of materials will all appear as consistent with the host property and therefore entirely appropriate. The further use of cedar cladding on the exterior of the extension, will maintain the successful approach utilised in the previous alterations of the property, with the cedar being allowed to weather to a grey finish consistent with the prevailing stone colour in the village. This is more sympathetic than the original dwellings brick finish.

The approach outline above has also had full regard to the dwelling's location in the conservation area. A review of the 2009 Conservation Area Character Appraisal shows that the proposals are neutral in relation to any potential impacts on the significance of the conservations area. The proposal builds upon the renovation of the original Police House, which in its original form with its flat roofed single storey elements negatively impacted on the conservation area. The renovated dwelling removed these inconsistent elements and introduced a contemporary scheme of renovation which through imaginative use of materials led to a more cohesive and visually attractive dwelling which better respect the colour and form of the traditional buildings in the village. The current proposals maintain this approach in a manner consistent with that previously supported by the Local Planning Authority.

Overall, the proposal can be concluded to be acceptable in relation to residential and visual amenity considerations. The scheme is also complementary to the existing host dwelling and has no adverse impact on any identified areas of significance within the conservations area. The proposal therefore accords with

local and national policy in relation to good design and protection of the historic environment.



View from the village will remain unchanged



Current rear elevations