

Design & Access Statement



Proposed Alterations

**Lane Head
Whittingham
Northumberland
NE66 4RJ**

Ref: DAH01

April 2022

1. Introduction

- 1.1. This Design, Access & Heritage Statement has been prepared in support of a Planning Permission and Listed Building Consent application in connection with the alteration and construction of a new garage at Lane Head, Whittingham.
- 1.2. Lane Head is a two-storey detached dwelling dating back to the 18th century, constructed of solid stone walls, pan-tile roofs and timber windows and doors. To the east is a single storey section housing a sitting room, utility room, studio and disused stables area.
- 1.3. The property is Grade II listed, however lies outside of the Whittingham Conservation Area. The full listing statement is below.
- 1.4. The building has undergone previous alteration and extension works in the late 1980's, for which permissions were received.

2. Proposal

- 2.1. The proposals largely consist of internal alterations, such as:
 - a) Removal of internal wall between existing sitting room & utility room to create open plan kitchen/dining room.
 - b) Removal of existing sitting room/utility floor and replace with new (including underfloor heating). The new floor level will remove the existing change in levels between the two rooms, creating a level floor. To assist with headroom in the new kitchen, the ceiling will be removed, the bottom truss tie lifted, and new ceiling fitted with quilt insulation above.
 - c) Within the new dining area, the existing 80's style fireplace will be removed. On the opposite side of the wall, in the lounge, the existing unused fireplace will be reinstated by installing a new multi-fuel stove, utilising the existing flue & chimney stack.
 - d) An office space will be created near the entrance door, using stud partition walls
 - e) The existing studio area will be turned into a utility room. The floor level here will remain as existing however it is anticipated to renew this floor also, due to the current condition of the existing. Within this room, the current partition walls, which are infested with woodworm, are to be removed. Remaining timbers in the vicinity are to be treated.
 - f) To the new utility room, the two external door lintels are to be raised, to allow for standard-sized external doors to be fitted into the openings. Currently, the openings are low and could be seen as dangerous. The stone heads would be retained and re-used to ensure the external appearance is not dramatically altered. A new porch will be created internally using stud partition walls, accessed from the north external door. Internally, the existing brick wall will have a new door opening into the annex, and the current door opening blocked up.
 - g) The existing stables area, which is currently unused, is to be turned into a habitable room housing a small sitting area, kitchenette and bedroom. Here, the floor will be replaced at its current level. A spiral staircase will lead to the first-floor bedroom situated in the roof space

with the trusses being checked by an engineer to ensure they are adequate for the loadings. It is anticipated that the roof/ceiling is insulated as well as the walls. The walls will be insulated by constructing an independent timber wall lining or 'strapping', with insulation between the timber studs, plaster boarded and skimmed.

- h) At first floor level, the internal layout will be altered (as per proposed layout plans) to give a separate access to the new bathroom. This gives a much more user-friendly layout, whilst retaining the existing drainage arrangements.
- i) It is proposed to replace the windows and doors with new, as shown on the plans. The external doors are to match the existing external door on the south elevation porch, which is the most fitting for a property of this style. The windows to the first floor and single storey element are currently top-opening units and it is proposed to replace these with more traditional style, sliding sash heritage double glazed units, matching the style of the existing ground floor windows.
- j) On the southern elevation, it is proposed to replace the windows & doors leading from the new dining room into the garden. It is believed that this is the old cart shed area, and these windows and doors were fitted during the alterations undertaken in the 1980's. The proposed windows and doors look to return the elevation back to its cart shed appearance and improving the elevation aesthetic.
- k) A new oil-fired heating system is to be installed, replacing the current oil-fired system.
- l) The property is to be rewired.
- m) New conservation rooflights are to be installed where shown on the plans.

Within the curtilage of the grounds, it is proposed to construct a timber framed, timber clad, mono-pitch garage. The nature and scale of the site mean that there is ample room for this, and the above works, to be undertaken with no impact upon neighbouring properties.

3. Impact & Design

- 3.1. The proposals are for largely internal alterations, and the replacement of doors & windows externally as stated above. Careful consideration has been given to the proposals, to achieve a high-quality appearance and design consistent with the detailing of the existing building whilst being sympathetic to the historic nature of the property. The alterations will also create a more usable layout internally and will bring back into use unused areas of the building, which will benefit the property as a whole. The impact on neighbouring properties is minimal.

4. Listing Details

Heritage Category: Listed Building

Grade: II

List Entry Number: 1041269

Date first listed: 03-Sep-1986

Statutory Address 1: LANEHEAD AND ATTACHED STABLES, WHITTINGHAM LANE

Location Statutory Address: LANEHEAD AND ATTACHED STABLES, WHITTINGHAM LANE

The building or site itself may lie within the boundary of more than one authority.

District: Northumberland (Unitary Authority)

Parish: Whittingham

National Grid Reference: NU 07672 11470

Details:

WHITTINGHAM WHITTINGHAM LANE NU 0611-0711 25/154 Lanehead and attached - stables

- II

House and attached stables. Early-mid C18 and early C19. Squared stone with pantiled roofs and old brick chimneys.

2 storeys, 3 bays with 5-bay single-storey cartshed and stable attached to right.

4-panel door in central gabled porch. 12-pane sashes on ground floor. 1st floor has 9-pane sashes in outer bays and 16-pane sash above door.

Steeply-pitched roof, catslide to rear, with end stacks and reverse stepped gables.

Walls 3 ft thick.

Attached stables have wide opening to cartshed on left. To right 2 doorways to stables and 2 windows. All openings lack their carpentry.

Listing NGR: NU0767211470

5. Scale

5.1. The scale of the proposal is in keeping with the existing property – the footprint will not be enlarged. A new stand-alone garage which will be located within the curtilage of the large garden and will have no impact upon neighbouring properties.

6. Use

6.1. The use of the property is one of a domestic dwelling.

7. Landscaping

7.1. The proposal makes no impact on the existing landscaping arrangement with the exception of the area where the new garage is to be formed.

8. Access

8.1. Access arrangements to the property will remain as existing. Car parking facilities will be improved by the construction of a garage, and overall the site has ample parking space available.

9. Conclusion

9.1. In our opinion the proposals are in keeping and sympathetic to the historic nature of the property. The works are largely internal therefore have very little impact on the external appearance of the property.

9.2. We therefore ask that the application is considered for approval.

10. Photographs of the site



South Elevation



North Elevation (main entrance)



North Elevation – stables area