



# Design, Access & Heritage Statement

South View Great Whittington  
NE19 2HA

This Design & Access & Heritage Statement is made as part of the application for the proposed extension and alterations to South View, Great Whittington.

This application is for the demolition and replacement of the existing sun room, internal alterations and the conversion of the existing barn to home office accommodation.

This Design & Access Statement is made following the process as set out in the Northumberland Council Design & Access Statement Guidelines.

Accordingly the statement is made under the following headings:

1. Use
2. Amount
3. Layout
4. Scale
5. Landscaping
6. Appearance
7. Access
8. Heritage



Track between neighbouring properties



Interior of existing barn

## 1. Use

Great Whittington is located on the fell uplands between the River Tyne and Errington Burn. It is positioned four miles due north of Corbridge and 1 and a half miles to the east of Matfen. It is situated a mile and a half from the Military Road and the line of Hadrian's wall.

- The village lies wholly within the Great Whittington Conservation Area which was designated in October 1992 in response to the clear historic and architectural significance of the village with buildings that can be traced back to at least the seventeenth century and now lost medieval roots.
- The property is a dwellinghouse, historically converted from farm buildings. The barn is currently used for storage and it is proposed to convert it to a home office ancillary to the main dwelling.

## 2. Amount

South View is a single storey stone dwelling in the centre of the village, facing directly on the village green. It was originally part of South Farm, one of 4 farms central to the village. It is typical of the buff sandstone buildings in the village with Welsh slate roofs, painted timber vertical sliding sash windows and cast iron rainwater goods.

The dwelling was been extended and the arched access at the west end infilled and converted to part of the dwelling approximately 30 years ago. At this time the timber and glass sun room was added to the south elevation, fronting on to the track between Kirsopp House and South View which cuts through to Southlands.

The conversion of the arched former access formed a bedroom with a mezzanine in the roof space, providing a second bedroom to the dwelling. The sun room also forms a porch to the dwelling, with its entrance from the track on the east.

The proposal is to provide new bathroom accommodation internally and to relocate the kitchen into an open plan living space. The current kitchen would form bedroom accommodation.



- The sun room is long and narrow, only 1.5m in width, It is chamfered at the east end to allow vehicular access along the track between South View and Kirsopp House. The space is difficult to use due to its dimensions, and is now in a poor state of repair with the single glazed windows giving rise to substantial condensation problems. The deep timber fascia to the building is out of character with the building and with the quality of the dwellings in the village. It is intended to replace the sun room with a slightly deeper porch / sun room, chamfered at each end to reinstate symmetry to the room and to provide a more sympathetic extension. This would increase the area of the sun room from 8m<sup>2</sup> to 11.3m<sup>2</sup>, and provide more useable space.
- The barn is part of a larger structure, with the other part in the same ownership as Kirsopp House. It is intended to use this as a home office. The structure is part stone and part timber, with the gable ( north) elevation facing on to South View a timber framed structure. This currently has only sheathing felt covering the timber and it is intended to re- clad this to ensure it is wind and weather tight in vertical timber boarding.

### **3. Layout**

The dwelling is currently a two bedroom cottage with a small mezzanine to one of the bedrooms.

It is intended to provide a new full bathroom beneath the mezzanine and adjacent, in place of bedroom 2, the kitchen will be relocated. A new foul drain will link into the existing private drain to the north of the house.

The existing kitchen will be converted to a bedroom, with the current shower room extended, and the existing loft space used to provide a small mezzanine.

The existing sun room / porch will be removed and replaced with a more sympathetically designed structure, with flat roof and low pitched lantern light over.

- The barn will house a utility room / w.c , a small kitchenette and open plan space for home office / studio use.
- The barn will have new windows and a door in the north elevation giving access to the garden.



Existing barn interior



Example of proposed cladding to barn

#### 4. Scale

The dwelling is single storey, with mezzanine accommodation to the west end. This room has a roof light to the north elevation and roof vents added when the conversion works were carried out. It is proposed to replace these with in-line slate vents that are less obtrusive, and introduce rooflights to the south facing roof pitch to the living room and bedroom. These would be conservation type rooflights.

The new sun room is proposed to be a single storey, flat roofed structure with painted timber framed, double glazed windows and dwarf stone walls. It will form a porch area with a further door to the sun room. The existing double doors will be used as the new entrance. There will be glazed patio doors opening into the garden area between the house and the barn.

Internally, a new mezzanine is to be formed above the new bedroom.

The barn is of a similar scale to the house and re-cladding is proposed to ensure it is wind and weather tight.

#### 5. Landscaping

The dwelling faces directly on to the village green to the north with 3 trees and shrubs to the north west. A foul drain runs parallel to the north facade approximately 5m from the north elevation.

To the east is the access track between the South View and Kirsopp House.

There is a small garden area to the south between the rear of the house and the barn. This area is currently open to the track. A new fence and hedge is proposed to define the garden area, and to provide some degree of privacy and security at the rear of the property. Timber fencing and beech hedging, as seen elsewhere in the village is proposed with a timber gate.

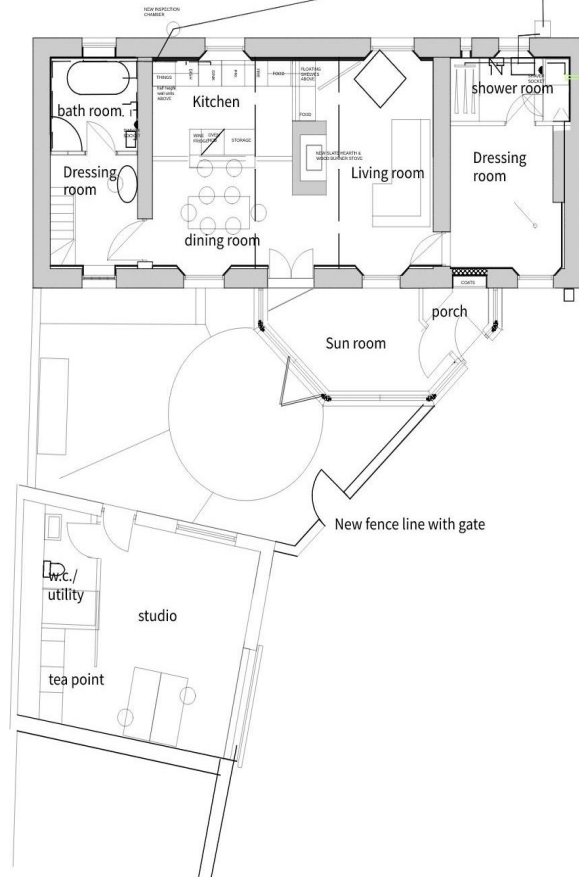
#### 6. Appearance

The property is a single storey, former stable block to South Farm. It is built of sandstone with a slate roof, cast iron rainwater goods and painted timber sliding sash windows. It faces directly on to the village green to the north with its entrance being from the track between it and the neighbouring property to the south. There is a modern porch / sun room extension forming the entrance which is now in poor condition and not in keeping with the property.

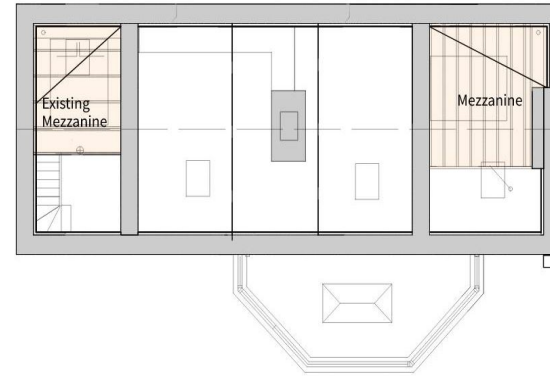


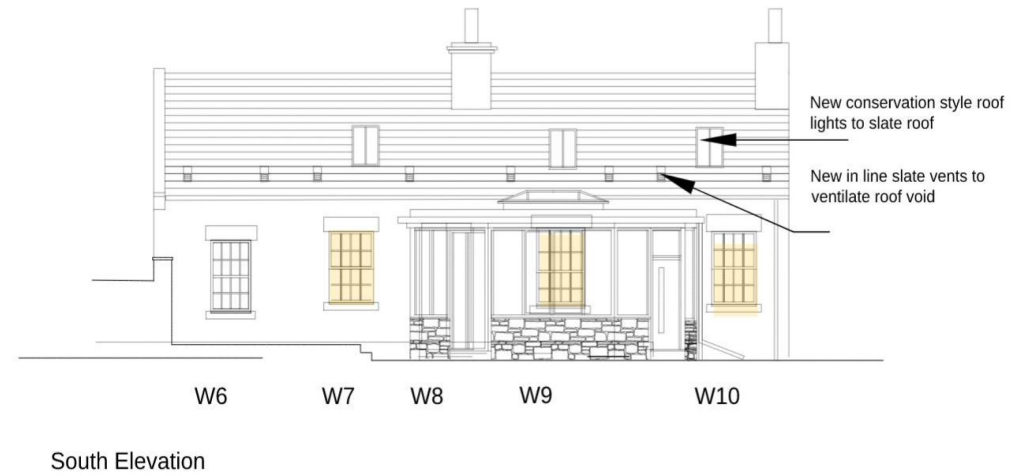
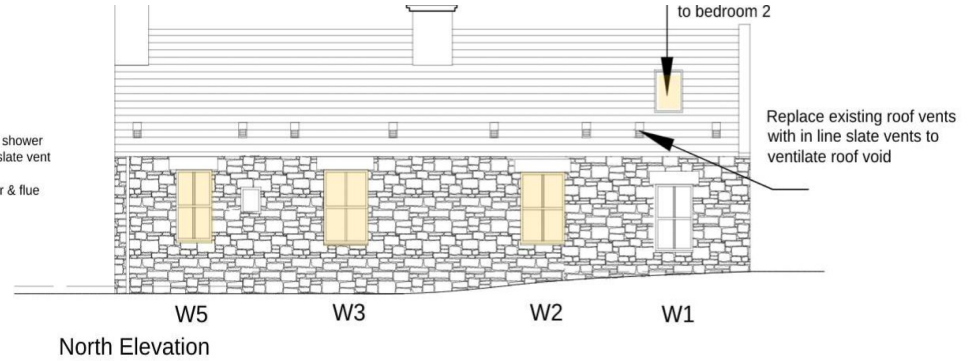
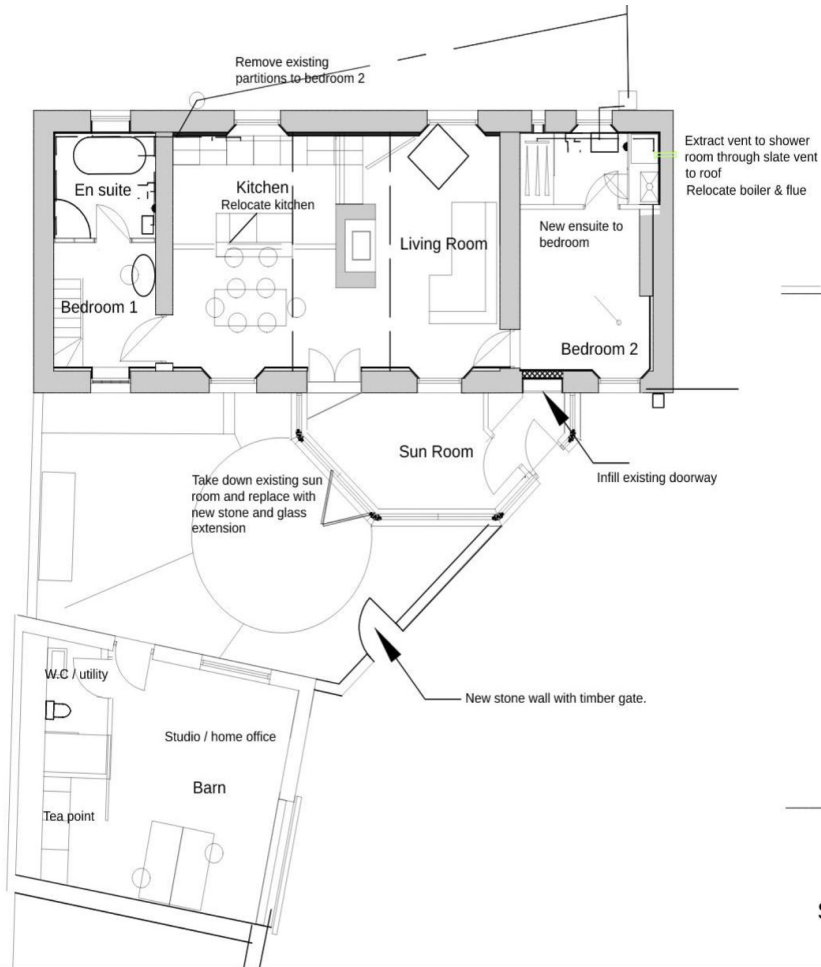
- The barn is detached from the main house and is positioned to the south and forms part of a larger structure. The stone and timber building is currently clad with felt secured by battens and although watertight, requires permanent cladding to maintain the longevity of the building. The rear wall is a stone retaining wall, with the neighbouring garden being some 1.4m higher.
- The proposal is to:
  1. Replace the single glazed sash windows with new double glazed, timber sash windows to replicate the originals.
  2. Re-model the interior of the dwelling.
  3. Replace the roof vents with in-line slate vents that are less obtrusive.
  4. Provide new conservation style rooflights to the south roof slope.
  5. Remove the existing sun room and replace with a slightly larger structure with a porch area and doors to the garden. The dwarf walls are to be in sandstone to match the house with timber painted doors / windows. A flat roof is proposed with a dark grey single ply membrane and low pitched aluminium framed rooflight to ensure the sun room sits below the eaves line of the house.
  6. Provide new fencing/ hedging to the boundary to form a secure garden area.
  7. Re-clad barn in vertical timber boarding - stained black, with new door and window openings to the north and new rooflights. The cladding is typical of traditional timber clad barns with the aim to be a contemporary interpretation of a traditional barn. One set of doors to the lane are to be removed and the sliding doors retained with windows behind.
- All external materials to match the original dwelling.

Ground Floor Plan



Mezzanine Floor Plan





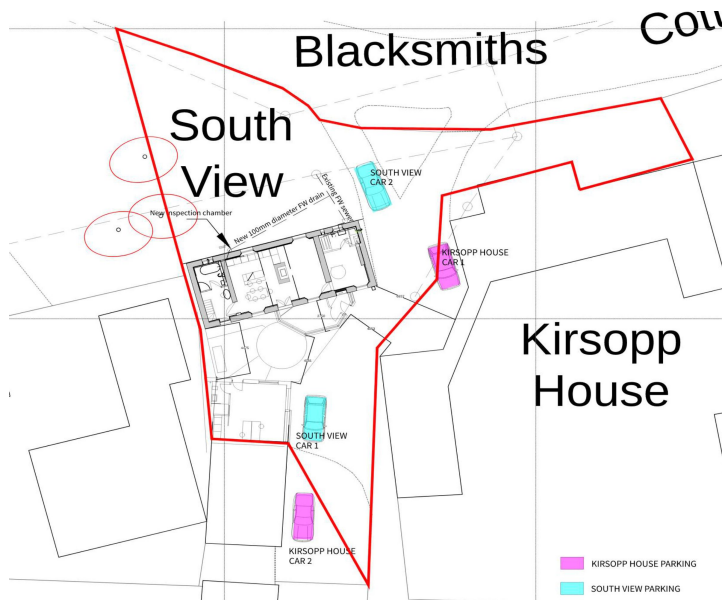
South View, Great Whittington, NE19 2HA

Scale 1:100

Plans & Elevations as Proposed

A-PL-05-A





## 7. Access

Access to the dwelling is from the south via the porch / sun room. This principal will be maintained with the new proposal with a new front door and level access provided to the dwelling.

A gated access via the newly fenced garden area will be provided.

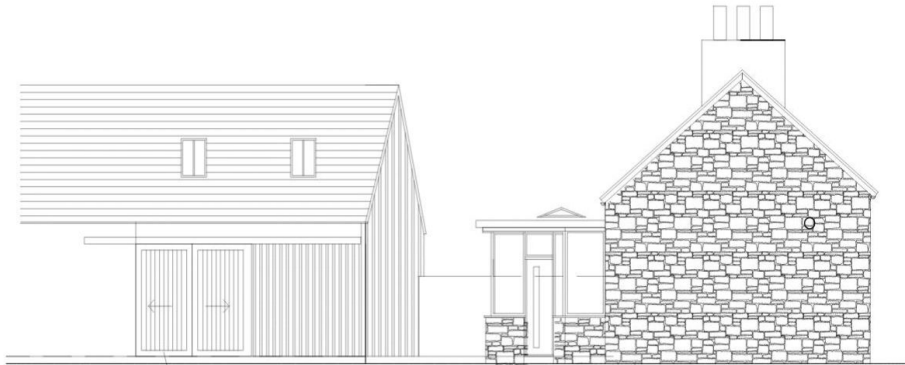
The barn will have a door to the garden area. The existing doors are on the east facade of the barn. There are double hinged garage type doors ( painted timber) and two sliding doors. It is proposed to remove the hinged doors and to clad this area with stained vertical timber boarding. Windows are to be installed to the opening behind the sliding doors, and the doors replaced. The timber cladding will maintain the appearance of the barn as an agricultural building.

Car parking spaces are( through informal agreement) for a single car at South View, to be in front of the barn doors. This maintains vehicular access along the track. Kirsopp house vehicles are generally parked at the top of the double track adjacent to the entrance to the house. A second vehicle at South View parks on the west track to the north and a second vehicle at Kirsopp House parks in front of their barn doors. In this way vehicular access through to Southlands is always maintained.

The extended sun room and the fence line will not affect the vehicular access, and this can be seen to be well beyond the tracks in the grass verge.

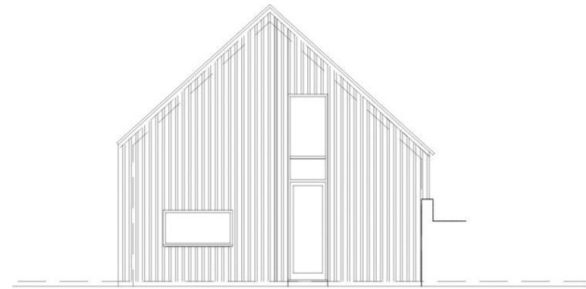


View of tracks adjacent to barn and sun room



EAST ELEVATION

Existing barn doors removed and replaced with vertical timber cladding (stained black) and new sliding door with window behind- doors shown closed



NORTH ELEVATION

Existing barn with vertical stained timber cladding to exterior- with new openings formed facing on to garden area.



EAST ELEVATION

Existing barn doors removed and replaced with vertical timber cladding (stained black) and new sliding door with window behind.

New sun room with flat roof and overhang with low pitched rooflight above

New solid front door with vision panel

Boiler flue re-located



Barn as existing with hinged and sliding doors



Barn as existing with hinged and sliding doors



Barn as existing with hinged and sliding doors



Typical fencing and hedging within Great Whittington

