



**Renovation and Extension of Ashcroft Cottage
Lanty's Lonnen, Haltwhistle, NE49 0DU**

Heritage Design and Access Statement



Insight Architectural Design Ltd
Office 2, Station House, Station Yard
Bellingham, NE48 2DG
www.insightarchitecture.co.uk

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Client	Mr M Routledge

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Introduction | Site Location

Insight Architectural Design Ltd have been appointed by the applicant to develop proposals for the change of use of the extension and renovation of Ashcroft Cottage. The full postal address for the property is as follows:

**Ashcroft Cottage
Lanty's Lonnen
Haltwhistle
Northumberland
NE49 0DA**

This Heritage Design and Access Statement is in support of a Conservation Area Householder Planning Application for the proposed works.

Application Type | HOU

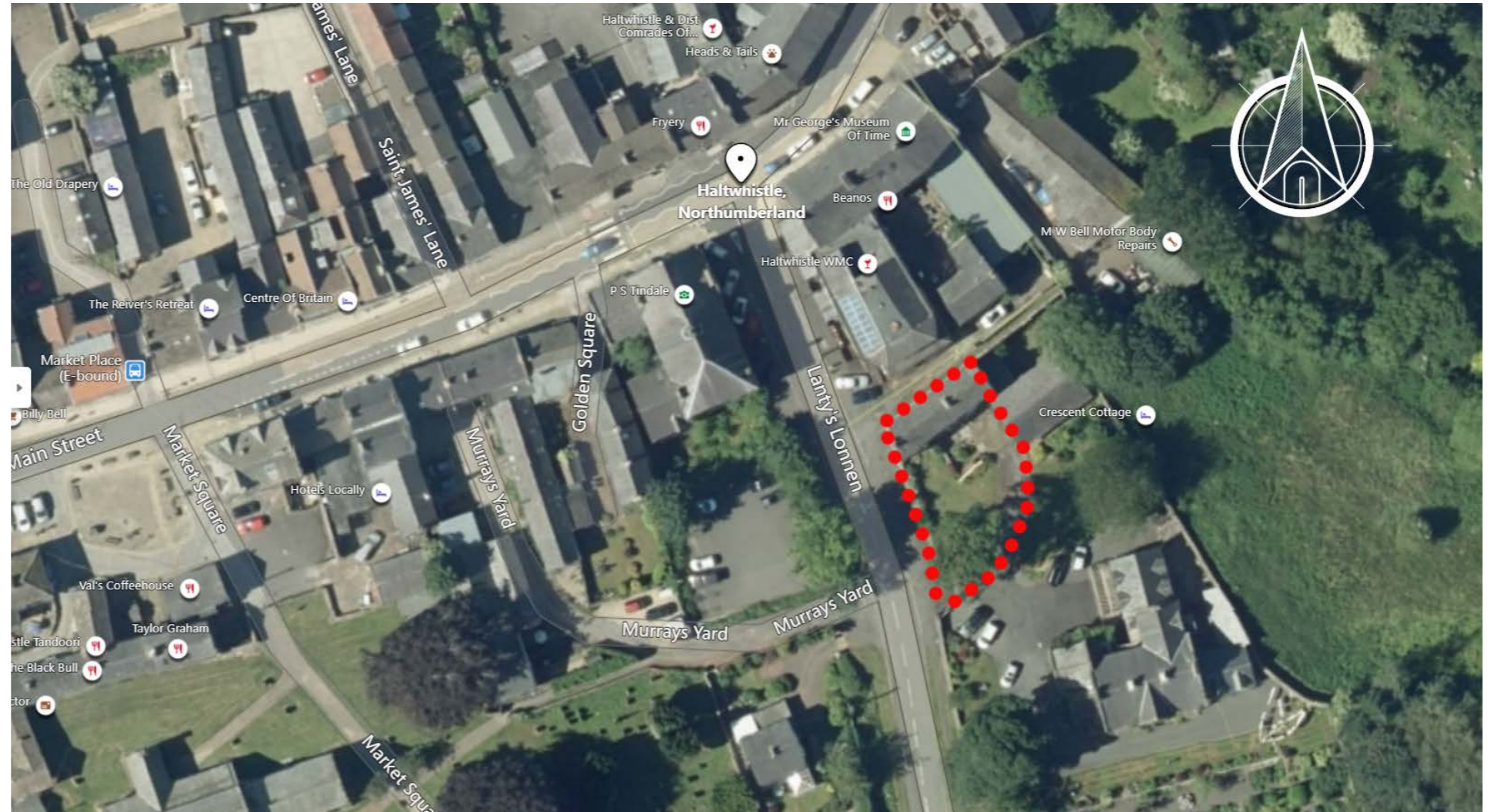
The application site sits in the centre of the town of Haltwhistle. Haltwhistle is defined as a Main Town in the NLP and a focus for development in this area of Northumberland.

The property sits on Lanty's Lonnen, which links the main street with the B6322 (Avenue Saint Meen). The site is bounded immediately to east by Ascroft Bungalow, a single storey dwelling. The site is bounded to the north by a lane and the Haltwhistle Working Man's club. To the east is the highway (Lanty's Lonnen). To the south is a large detached dwelling which has been classified as a non-designated Heritage Asset in a previous application for another site. This property is called Ashcroft House.

Access to the property is off a shared private driveway from Lanty's Lonnen.

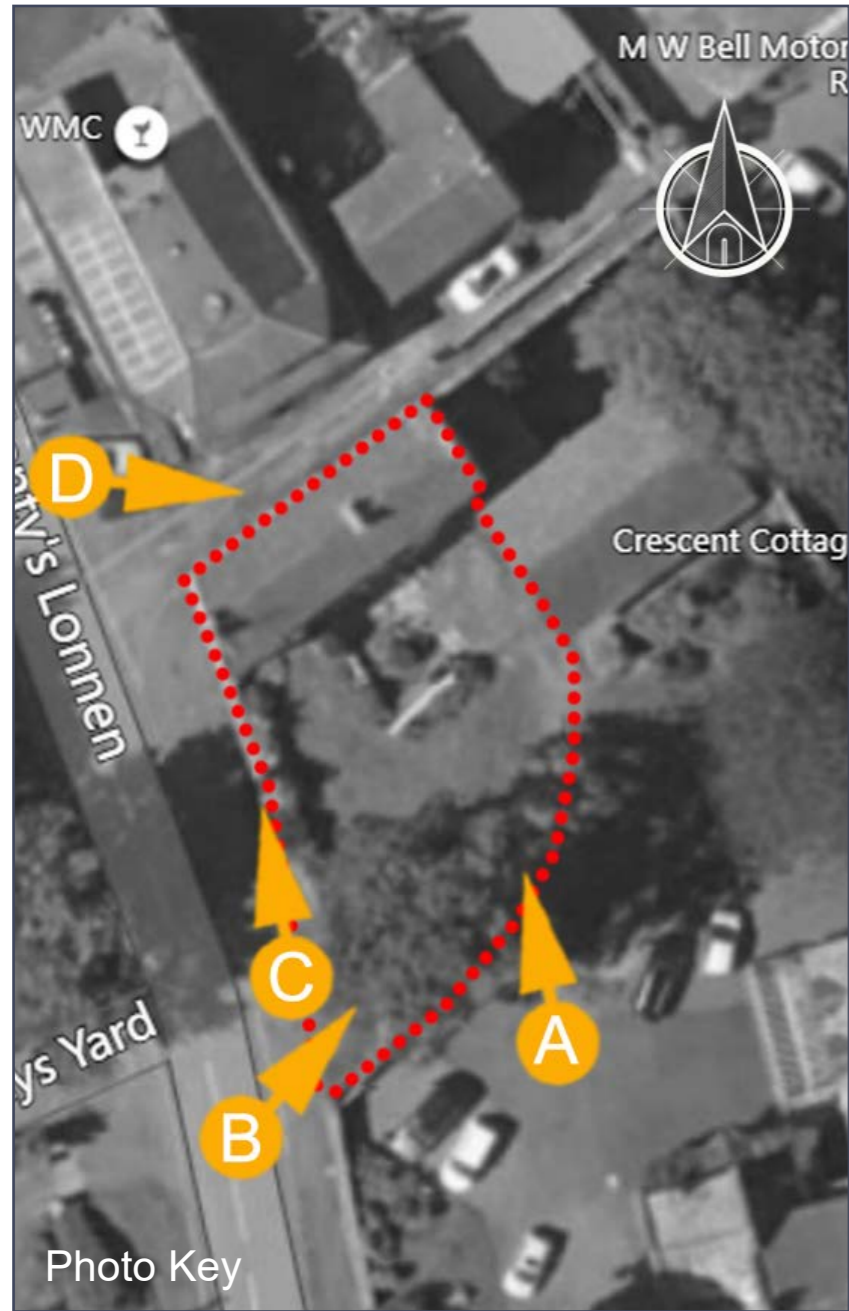
The application site sits within Haltwhistle Conservation area.

Property Grid Reference | NY 70863 64094



Google Earth View of the development site and context

Existing Site Photos



Haltwhistle Conservation Area

Proposed works in the Conservation Area

The application proposes to renovate and extend an existing dwelling in the Haltwhistle conservation Area. The existing dwelling sits facing south with an east west ridge line. The property is built of brick and render, with a pitched slate roof over.

The existing building also contains dressed stone detailing to the western gable windows surrounds, projecting quoins to the western gable corners, and decorative brickwork detailing to the gable chimney stacks.

The property has fallen into disrepair. The external elevations have been painted in white, but this is now peeling off and the brickwork below is in a poor state of repair. Windows and doors are in poor repair.

The proposed scheme proposes the retention and renovation of many of the features of interest. the quoins will be cleaned up and repaired. The corbled brickwork to the chimneys will be cleaned and restored, before being tinted grey. The stone water tabling will also be made good. The dressed stone to the reveals will also be made good and restored with a pint finish on completion.

The main elevations will be finished with a coat of off white render on completion of the works.

Impact on The Conservation Area

The site sits within the Conservation Area. The proposed scheme looks to achieve the following:

1. Sympathetically renovate an existing dwelling within the conservation Area, retaining features of interest where ever possible.
2. Ensure that the scheme remains sympathetic to the character of this part of the Conservation Area.
3. Create a contemporary, open plan family home that will provide light, and bright living space for the applicant and family within the Conservation Area.
4. Include the provision for renewable technology, including inset roof mounted Solar PV, air source heat pump and electric car charging. Along with the proposed substantial improvement of the thermal efficiency of the building, this will ensure the long term viability, restoration and retention of the dwelling.

Ashcroft House

Impact on Ashcroft House

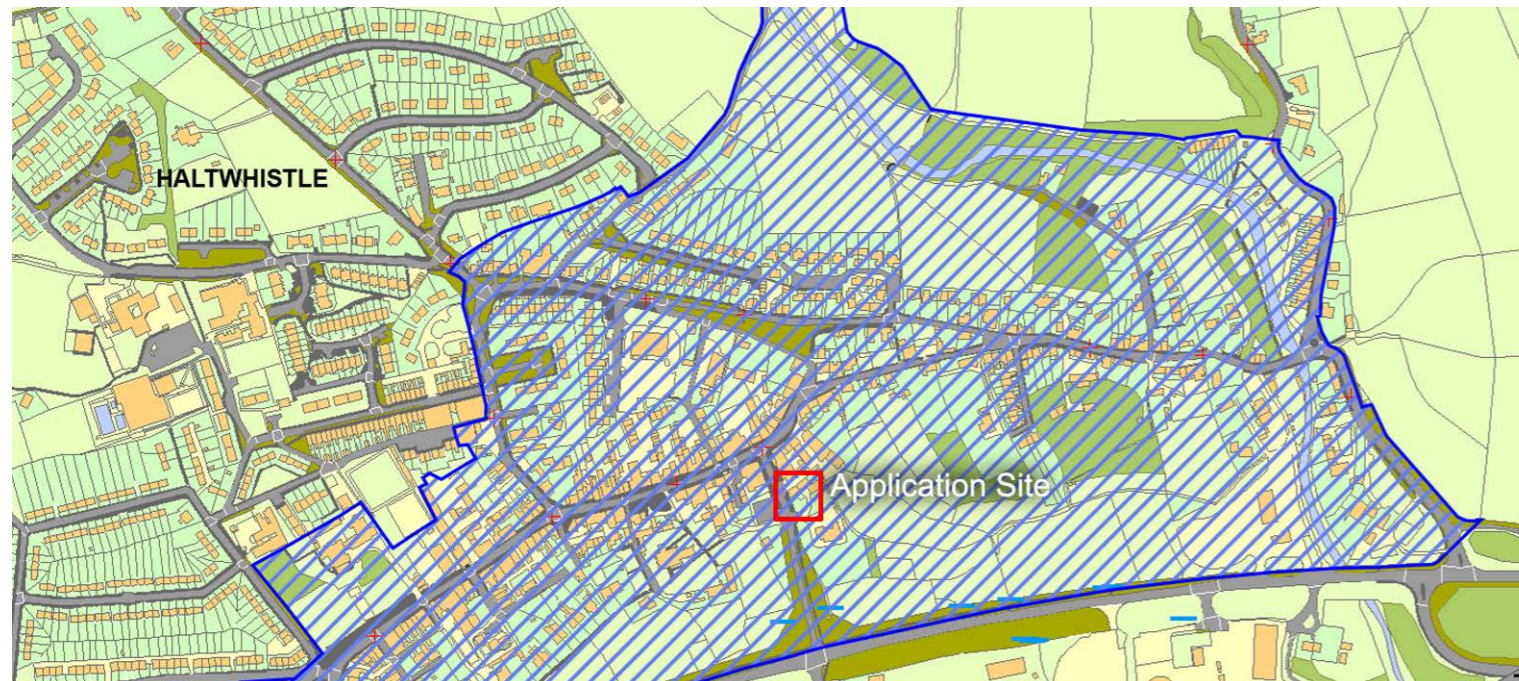
It has been duly noted that the application site sits adjacent to Ashcroft House. Ashcroft House has been designated a non-designated heritage asset in a current planning application reference 21/03400/OUT.

The application site shares an access with Ashcroft House. Ashcroft cottage sits some 35m to the north of Ashcroft House.

Ashcroft House is described as a substantial detached property built in the 19th century. It is set in attractive landscaped gardens with historic ashlar gate posts from Lanty's Lonnen.

The submitted scheme looks to propose the following:

- a. Full retention of the existing coursed stone western boundary wall and ashlar gate posts
- b. The proposed extension to the south elevation to form a new entrance and stairwell, has been minimised in depth to ensure it does not have a detrimental impact on Ashcroft House.
- c. The proposed scheme continues to benefit from a separation distance with Ashcroft house of over thirty metres.



Haltwhistle Conservation Area and application site



Haltwhistle Conservation Area and Ashcroft House

Proposed Scheme |

Use

The proposed scheme is for extension and renovation of an existing dwelling. The proposed scheme looks to retain the single dwelling, but ensure that the dwelling is renovated into a form that is suitable for the contemporary period, whilst retaining features of interest.

Amount | Scale

Ground floor Gross Internal Area | 96 sq m (inc garage)

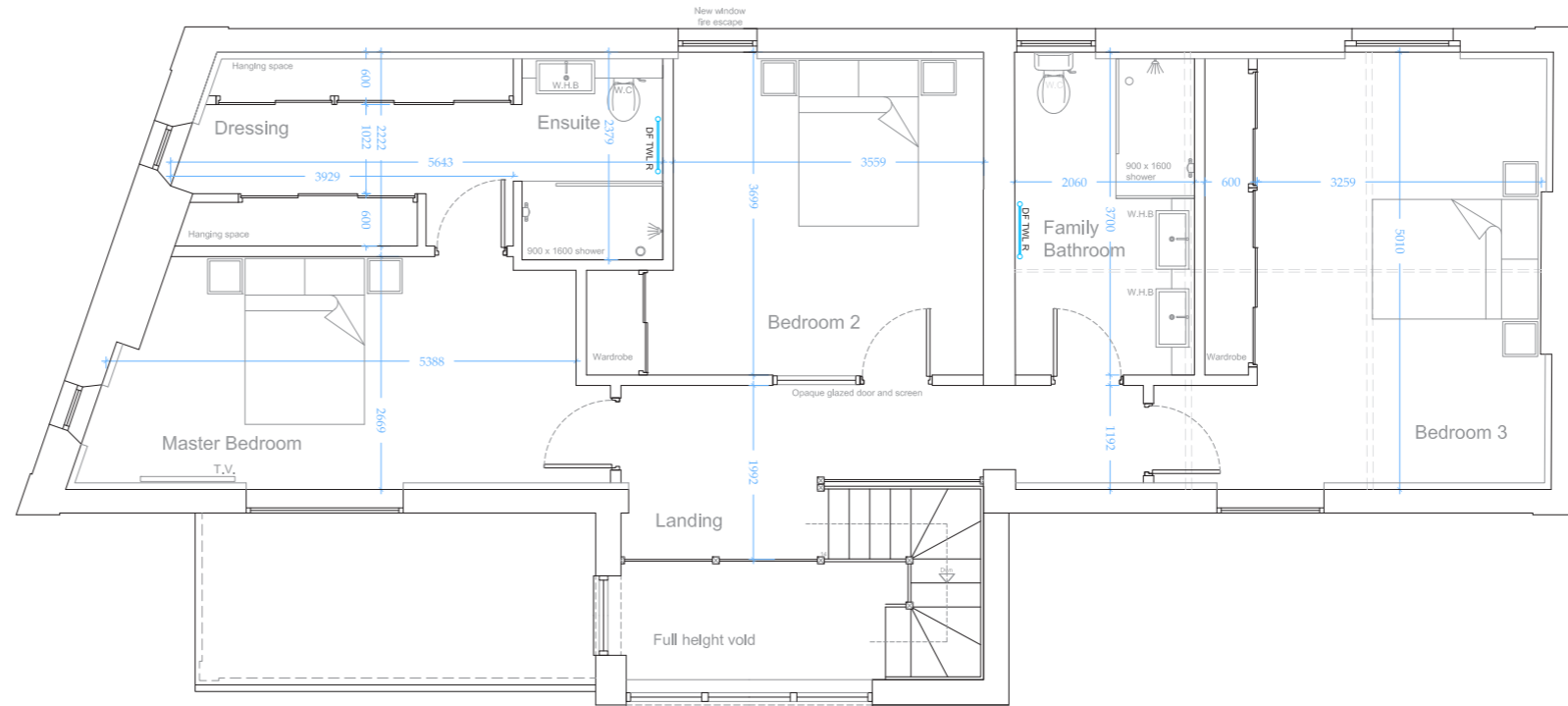
Providing:

1. Hall
2. Kitchen space
3. Lounge
4. Garden Room
5. Snug
6. WC (laundry)
7. Garage (inc plant room and cycle store)

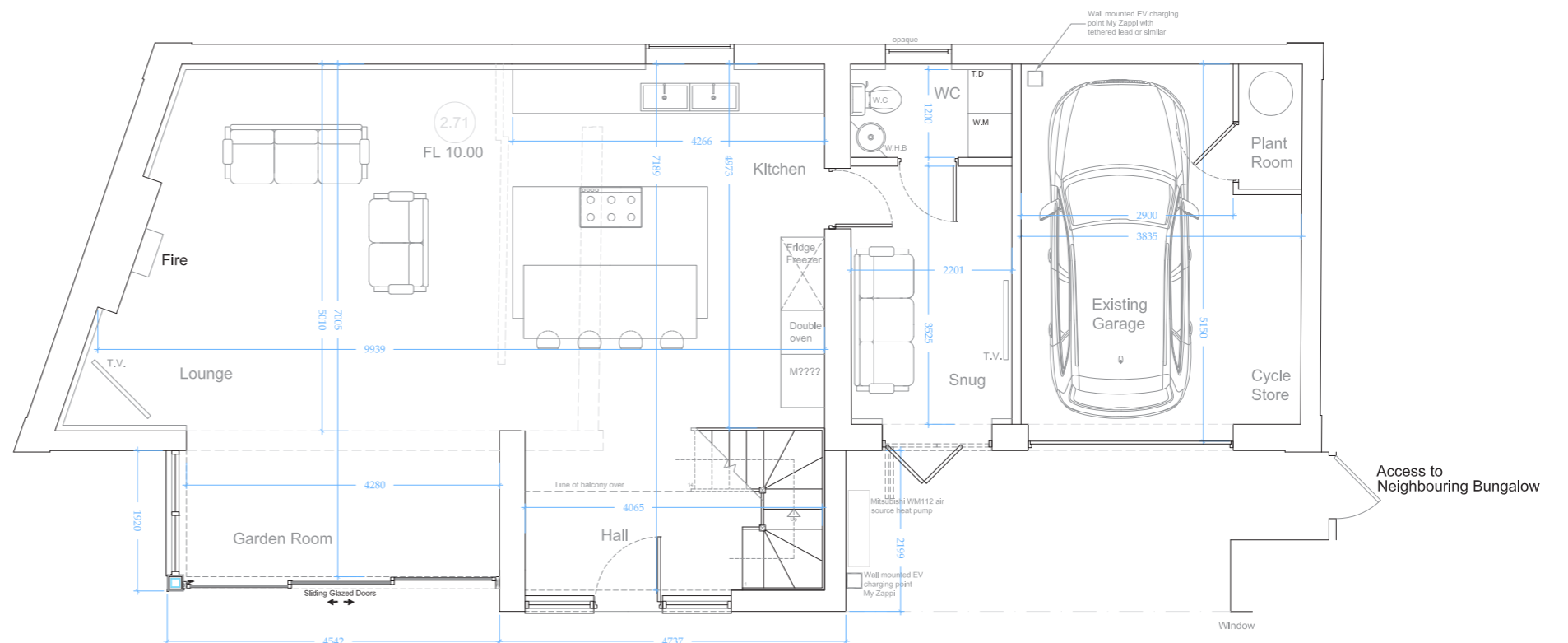
First floor Gross Internal Area | 79 sq m

Providing:

1. Landing
2. Master Bedroom Suite (inc Dressing room and ensuite)
3. Bedroom 2
4. Bedroom 3










(GA) 02 First Floor Plan

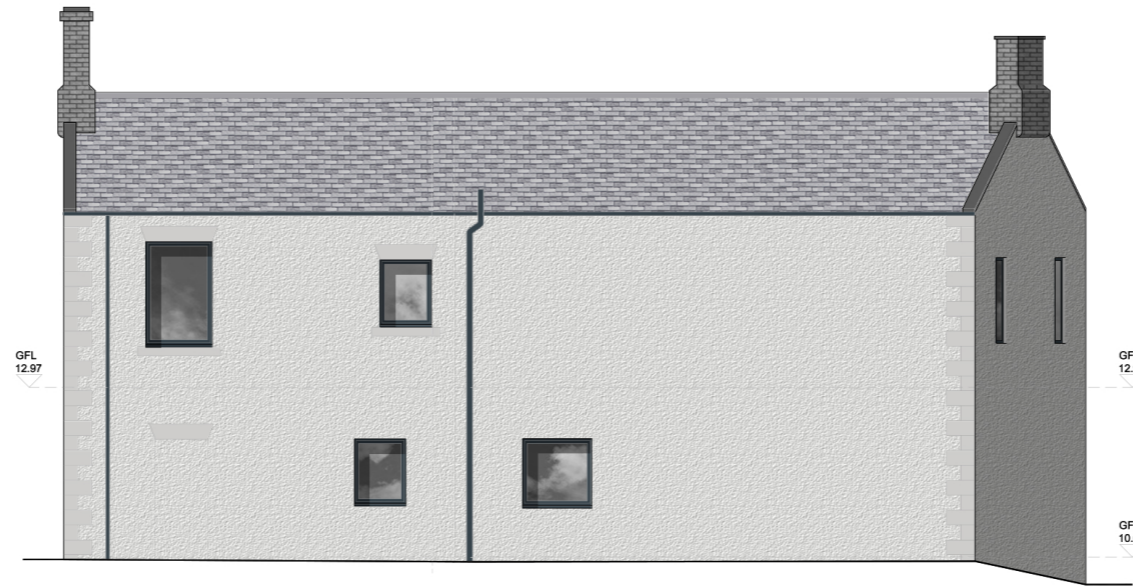


(GA) 01 Ground Floor Plan

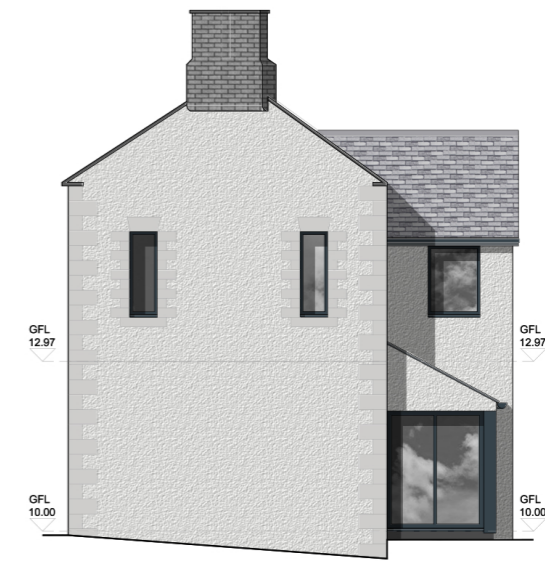
Appearance

Materials Key

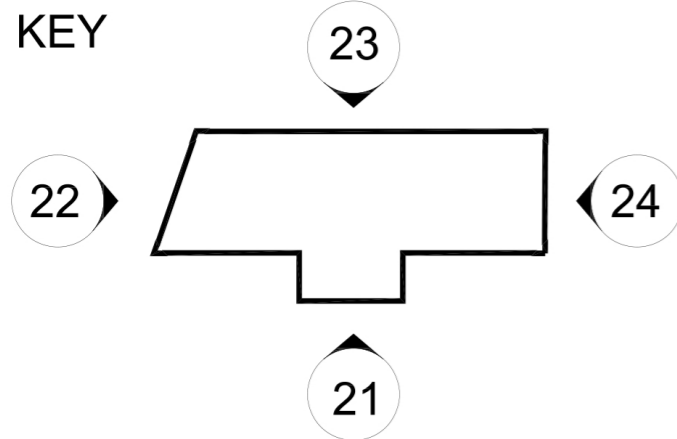
-  Through colour monocoche render. Suggest K Rend scraped finish or similar in off white, colour TBA. 10mm depth. No EWI to allow for the quoins, heads and cill details to be retained
-  Aluminium windows/bifolds/doors in RAL 7016
-  Existing brickwork to gable (east and west) chimneys cleaned and pointing made good. Brickwork then 'tinted' to colour them grey to match windows and cladding. Existing water tables replaced with grey sandstone
-  Existing quoins, heads and cills retained and made good. Finished in paint with colour to match the through colour render
-  Pitched natural slate roof over entrance and stairwell to match existing
-  12 No - J A Solar MBB Percium half-cell 385w black framed monocrystalline panels
-  Mitsubishi WM112 air source heat pump



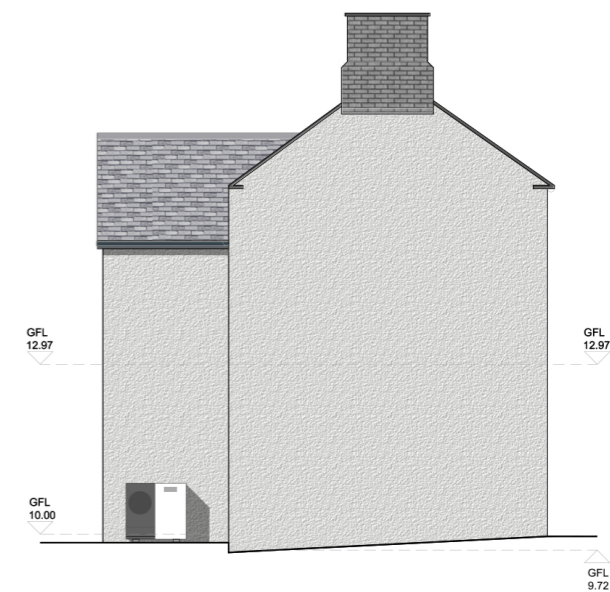
(GA) 23 Proposed North Elevation



(GA) 22 Proposed West Elevation



(GA) 21 Proposed South Elevation



(GA) 24 Proposed East Elevation

Highways Safety

Car Parking

The application site sits within Haltwhistle Town Centre and can therefore comply with minimum parking standards.

The scheme proposes one three bedroom dwelling.

Current Highways standards states that two car parking spaces need to be provided, which are a minimum of 2.5m wide x 5.0m long. The scheme proposes three parking spaces, including one in the existing garage and two in tandem on the existing driveway. *Note: The existing garage does not meet current highways requirements of 3.0m wide by 6.0m deep. However, the space will be used by the applicant as a car parking space.*

Access

The proposed development will be accessed off Lanty's Lonnen through the existing ashlar gates and onto the existing private driveway. The adjacent Ashcroft Bungalow has a pedestrian right of way along this access.

Refuse

Two 240L wheelie bins will be provided on site for residents, as shown on the attached proposed site plan.

Cycle Store

Cycle storage is provided in the existing garage, as shown on the attached proposed site plan.

Flood Risk | Drainage

The application site sits in Flood zone 1 (Low risk of flooding). No FRA is therefore required to support this application.

