

DESIGN & ACCESS STATEMENT

Rear Extension to 3 Middleton Cottages,
Middleton, Belford, NE70 7LB

7th January 2022
Revised 26.05.2022

1.0 Site and Area Appraisal

1.1 Location & Site Description

3 Middleton Cottages is an end-terrace cottage at the northern end of the seven-property, located on the public highway known as North Bank, north of Belford.

The one and a half storey terrace facing materials comprise coursed sandstone walls to the front elevations and gables, with stone dormer windows and slate roof.

The lower status rear elevation comprises random rubble walls and a less formal arrangement of windows. A number of rear extensions of single and 1.5 storeys have been added to the terrace over time.

2.0 The Design Proposal

2.1 The interior of the cottage is confined, exceptionally dark and compartmentalised. Therefore, it is proposed that a rear extension is added to the cottage to increase its size such that it is commensurate with the curtilage size, and to improve internal circulation, levels of natural light and thermal efficiency.

2.2 Rear Extension

No. 9 and No. 3 Middleton Cottages sit at either end of the terrace. No. 9 has been extended through the addition of a one and a half storey rear extension. While it is unlikely to be original, it was probably built soon after the terrace was completed in the 19th Century.

It is proposed that the extension to No. 3 replicates the No. 9 extension such that they are effectively mirror images of each other, and thereby form a balanced composition to its rear elevation.

All materials would be selected to match the existing as closely as possible, while detailing would also be traditional.

Appendix II shows examples of this type of high quality, stone-built extension that faithfully replicates details of the host building which were recently built in Lesbury and Warrenford.

2.3 New Openings

Two new openings are proposed in the existing north gable. These would be centrally placed, traditional in proportions and contain traditionally detailed, painted timber doors and windows.

While this gable has no openings at present, evidence of at least one blocked opening is apparent on this gable.

2.4 New Storage Building

A new storage building is proposed to replace a dilapidated existing single garage. The store would be of a similar size to the existing and clad in untreated weatherboard with lead grey GRP roof.

2.5 Sustainability

The extensions would be thermally insulated to exceed Building Regulation standards and the host building would be upgraded to a similar standard. Enhanced natural light levels would encourage thermal gain to supplement space heating. Solar panels will be placed on south and west facing roof pitches.

3.0 Access, Circulation and Use:

The existing compartmentalised layout, low natural light levels, stepped floor levels and lack of ground floor WC would all be addressed by this proposal to greatly enhance access, circulation and use for all.

4.0 Vehicular, Bicycle & Pedestrian Access

Parking and turning provision would be made for three cars. The store would accommodate bicycle storage.

Appendix I - Application Site Photographs



Front Elevation



Rear Elevation



Side Elevation



Entrance and Side Elevation

Appendix I – Nos. 3-9 Middleton Cottages



Appendix II - Precedents



Cottage Extension 1 in Lesbury Conservaiton Area



Cottage Extension 2 in Lesbury Conservaiton Area



Cottage Extension 3 in Lesbury



Cottage Extension in Warrenford