

Design and Access Statement

Project		Change of Use from Redundant Barn to Dwelling
Address		Land West of Peel Cottage West Woodburn Northumberland NE48 2SB
Ref		21PCB
Date		29/07/2022
Application		Full Planning
Applicant		Mr William Findler

The Design & Access Statement is to be read in conjunction with the following information:

- 21PCB (LO) 01 Location Plan
- 21PCB (EW)01 Site Plan as Existing
- 21PCB (EW)02 Site Plan as Proposed
- 21PCB (EW)03 Proposed Drainage
- 21PCB (EX)01-02 & 21-24 Existing Plans & Elevations
- 21PCB (GA)01-02 & 21-24 Proposed Plans & Elevations
- 21PCB Foul Drainage Assessment Form
- 21PCB NWL Apparatus Plan
- 21PCB Ecological Impact Assessment and Bat Survey
- 21PCB Structural Statement

Site Description

Peel Cottage Barn is situated on a 1271sq m plot to the west of Peel Cottage, West Woodburn, Northumberland, NE48 2SB, some 14 miles north of Hexham. The plot is bound to the north and west by agricultural land and to the south by the U5019 leading west Woodburn east to Townhead.

Property Location; Easting (x) 389735 and Northing (y) 587142

Google Earth View of the application site and its context



Existing Building |

The existing single storey redundant barn is in good structural condition. It is constructed with random stone walls, dual pitched slate roof and timber fascias. Existing openings are currently infilled with vertical timber cladding to secure the building and prevent unauthorised access.

Planning Policy |

Policy HOU 8 of the Northumberland Local Plan (Adopted March 2022) states:

Isolated residential development in the open countryside

1. The development of isolated homes in the open countryside will only be supported where:

c. It re-uses redundant or disused buildings and enhances its immediate setting

Layout |

This planning application seeks to convert the existing redundant barn into a 1 bed dwelling.

Access into the property is via an existing opening to the north. The dwelling will consist of entrance hall, utility, cloak room, 1 no. double bedroom with ensuite and open plan kitchen living and dining space. The living space will expose existing trusses and exploit existing openings offering dual aspect to the north and south with access to external amenity space.

Amount | Scale |

The existing building is 16.6m wide by 5.7 deep and 4.5m high to ridge. The GIA of the existing building is 76sq m. This application will retain the height, scale, and mass of the existing building.

Design | Visual Impact | Appearance |

This proposal will retain the buildings existing form, appearance and character. Existing stonework will be fully cleaned and repointed. All existing openings will be retained and fitted with new UPVC framed windows and doors. The existing slate roof will be cleaned down and repaired where necessary. New timber fascias will be painted black complete with black aluminium RWP's and gutters. Black PPC roof lights will draw natural light into the open plan living/kitchen/dining area in addition to ensuite and utility spaces.

Landscape |

External landscaping to the north and south of the building will be laid to lawn and serve as amenity space to the new dwelling. The existing opening to the south elevation will offer access from the living space onto a south facing patio. Paving provides access around the dwelling to bin and cycles stores.

Existing stone walls will be repaired where necessary, cleaned down and repointed.

Highways Safety | Vehicle Parking | Access |

Vehicle and pedestrian access are gained off the existing entrance from the U5019 leading to a new private driveway with 2 no. parking bays and on-site turning.

Pedestrian access into the dwelling leads from the entrance driveway to the property via an existing door to the north of the building.

Ecology |

An ecological impact assessment and bat survey was prepared by 'Ryal Soil and Ecology'. The following mitigation measures have been incorporated into the proposed scheme:

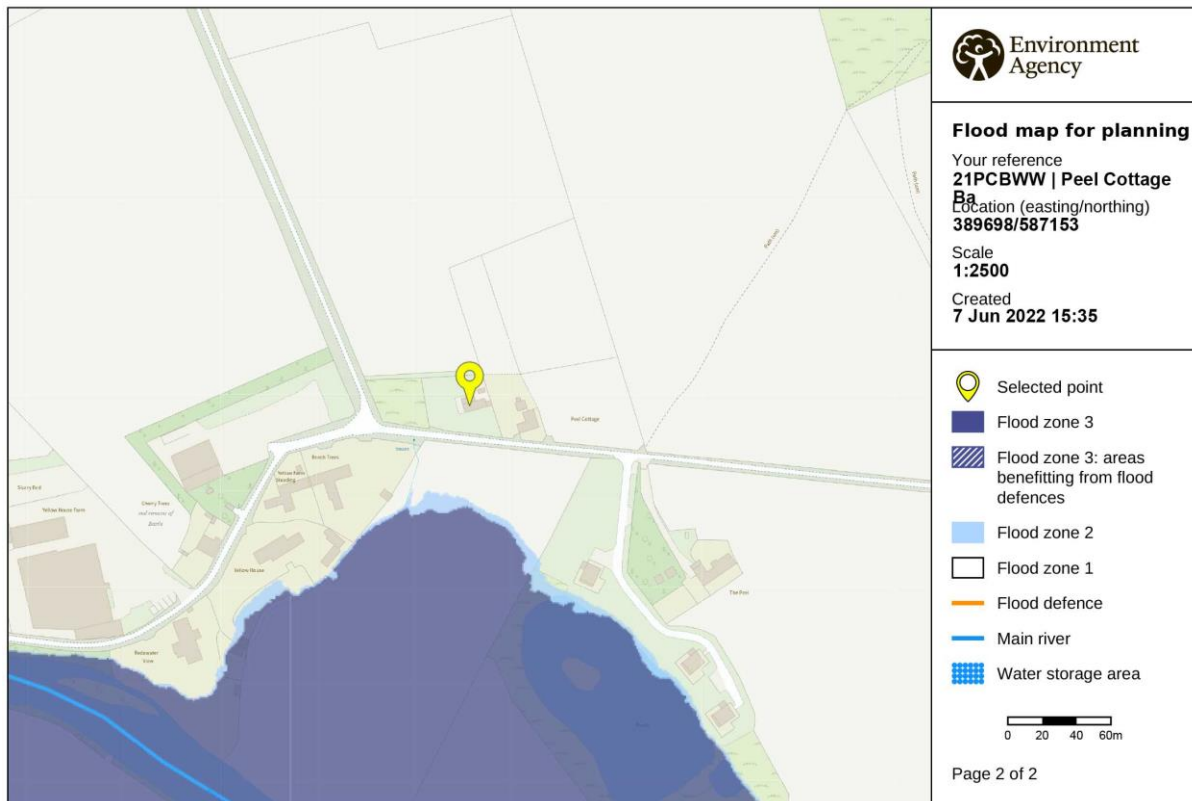
- Crevice retained on the east gable wall
- Low Profile WoodStone bat box will be positioned on the southeast wall at a height of 3m.

Refer to the following documents:

- 21PCB Ecological Impact Assessment and Bat Survey
- 21PCB (GA)01-02 & 21-24 Proposed Plans & Elevations

Flood Risk | Foul Drainage |

The proposed development site is in flood zone 1 as indicated on the Environment Agency Flood Map below which is identified as land assessed as having a low probability of flooding a less than 1 in 1,000 annual probability of river or sea flooding. The application is for the extension of an existing dwelling in FZ1, so no Flood Risk Assessment is required to support the Planning Submission.



Foul Drainage |

The nearest mains foul water drainage is some 460 meters to the west of the site. Connection to the existing FW system is therefore not practical and will be disposed of via a Package Treatment Tank. Refer to drawing '21PCB (EW)03 Proposed Drainage' and 'NWG Apparatus Plan 21PCBWW_0000_1158643_S'.

Surface Water |

Surface water will be disposed of via the existing watercourse. Refer to drawing: '21PCB (EW)03 Proposed Drainage'