



**Ashcroft Cottage**  
**Lanty's Lonnen, Haltwhistle, NE49 0DU**

## **Heritage Design and Access Statement**

|          |                |
|----------|----------------|
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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 conversion of Ashcroft Cottage to form two dwellings. 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 FULL Planning Application in the Haltwhistle Conservation Area.

### Application Type | FULL

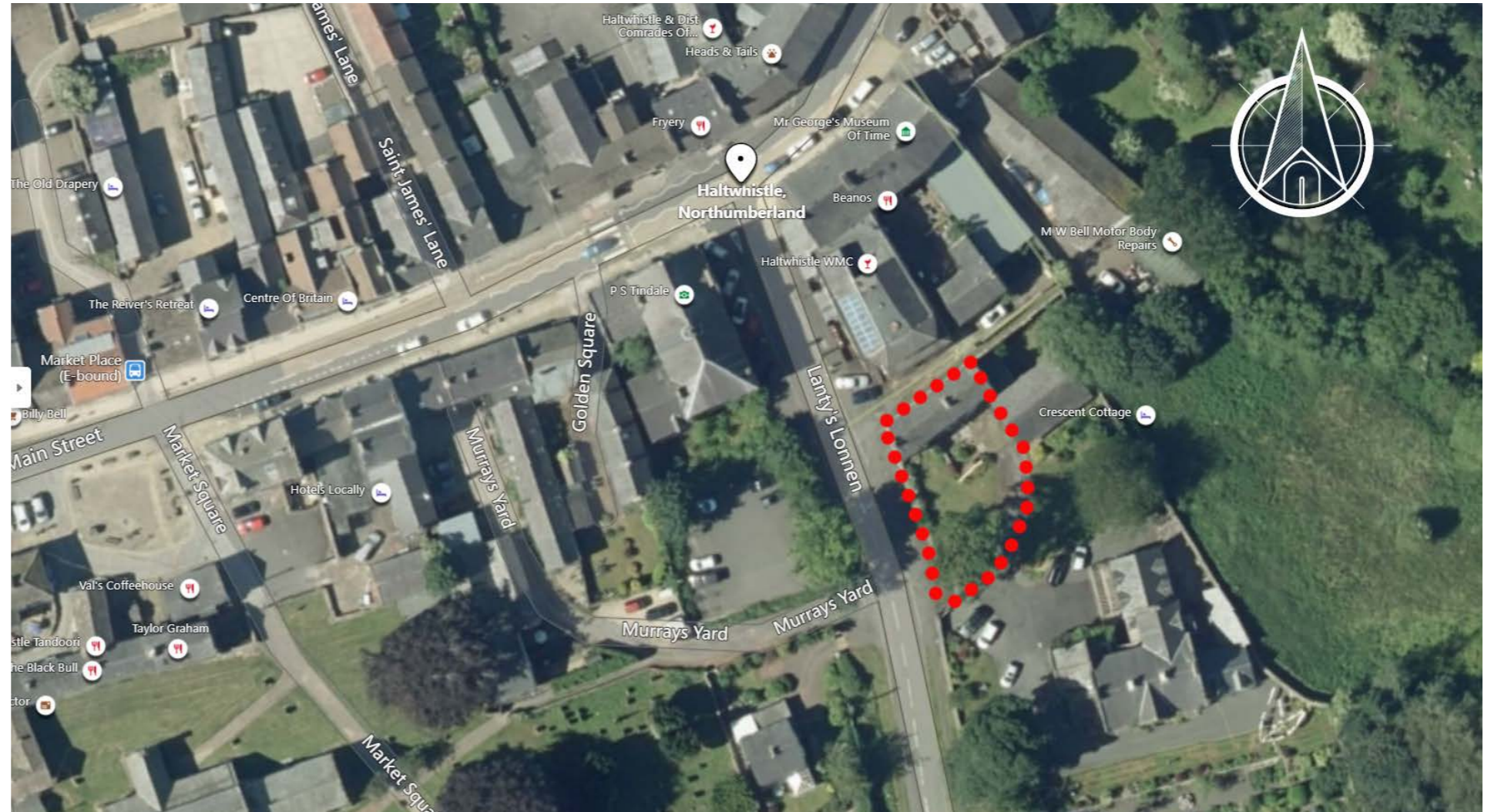
The application site sits in the centre of the town of Haltwhistle. Haltwhistle is defined as a Main Town in the Northumberland Local Plan and a focus for development in this western area of Northumberland.

The property sits on Lanty's Lonnen, which links the main street with the B6322 (Avenue Saint Meen). The site is bounded immediately to the east by Ashcroft 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 a local 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.

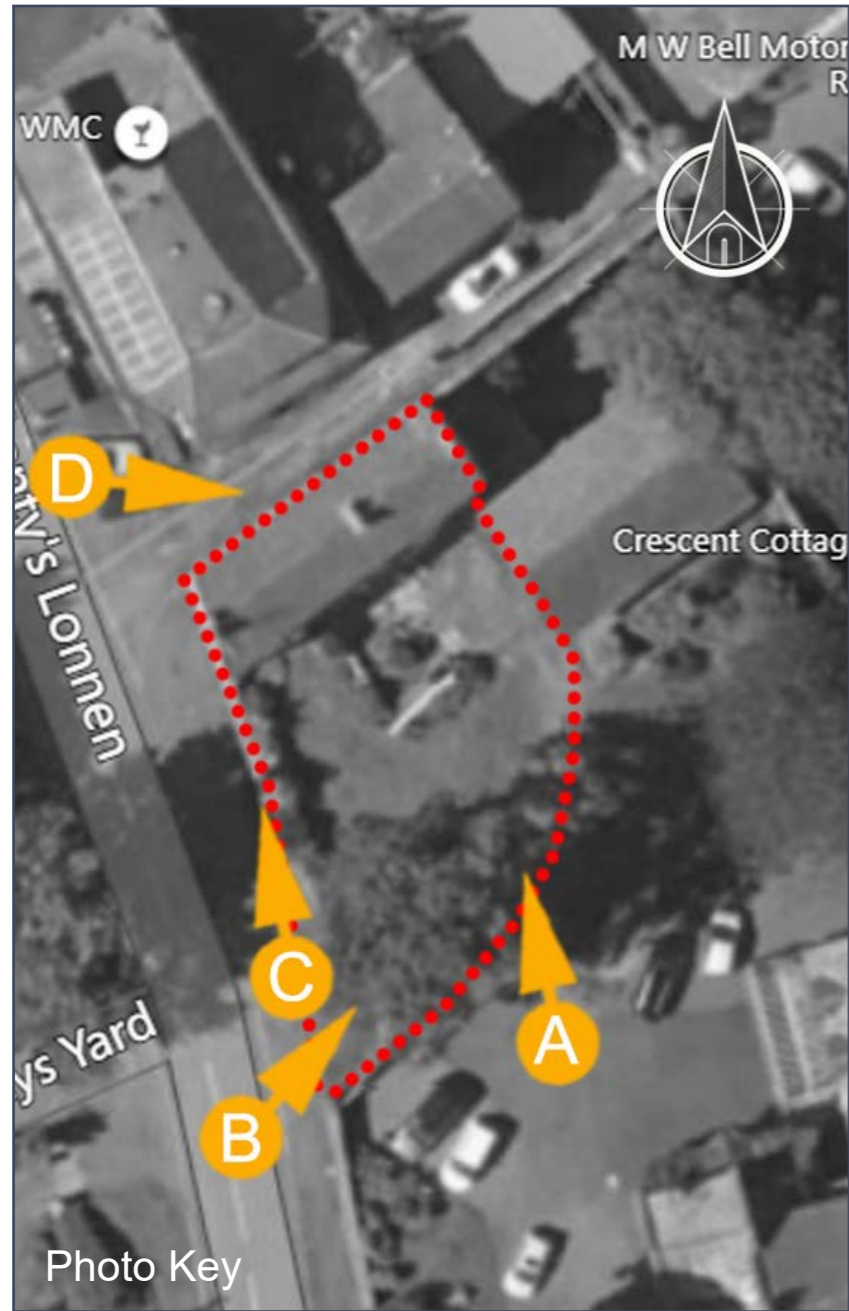
**Property Grid Reference | NY 70863 64094**



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

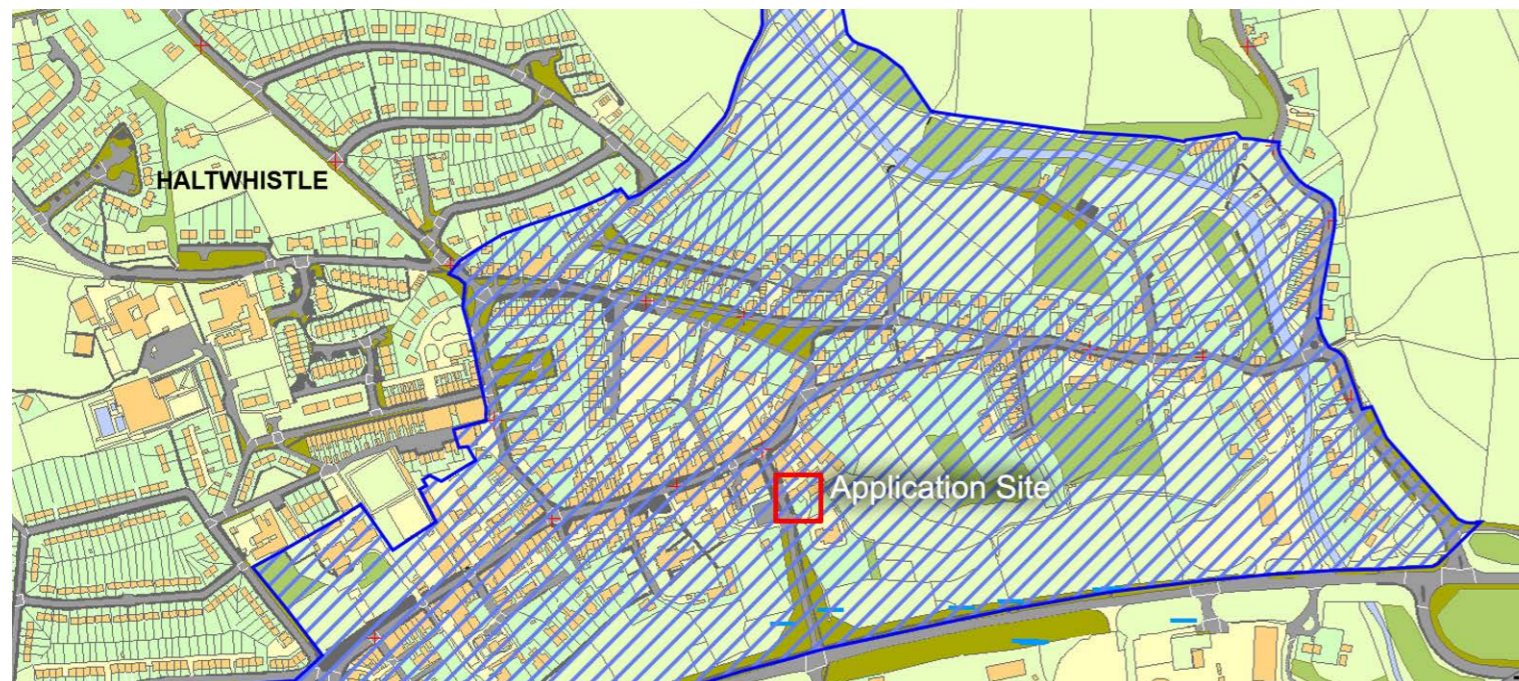
It has been duly noted that the application site sits adjacent to Ashcroft House. Ashcroft House has been designated a non-designated heritage asset in a current planning application reference 21/03400/OUT.

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 | Amount

The proposed scheme is for the conversion of the existing building to form two dwellings. The scheme does not propose any extensions, working wholly within the existing building envelope. The scheme looks to provide low cost housing to be provided via a rental/tenancy agreement to local people.

### Plot 1 |

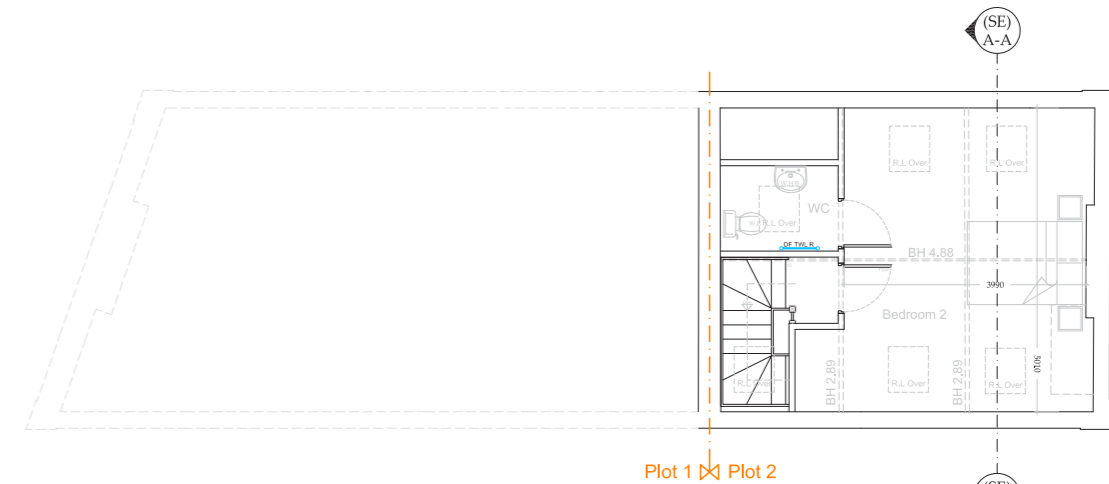
Providing accommodation over two floors, this dwelling utilises the existing living space to Ashcroft Cottage. The scheme proposes various internal amendments to provide modern living space. The existing ground floor shower room is omitted, with a new bathroom being formed to the first floor. The kitchen area is increased to provide a breakfasting style kitchen. The first floor also provides two double bedrooms.

Externally, the existing front door and side window to the south elevation, are replaced with a new composite door and full height side screen to allow light into the breakfasting kitchen. All other structural openings remain as existing.

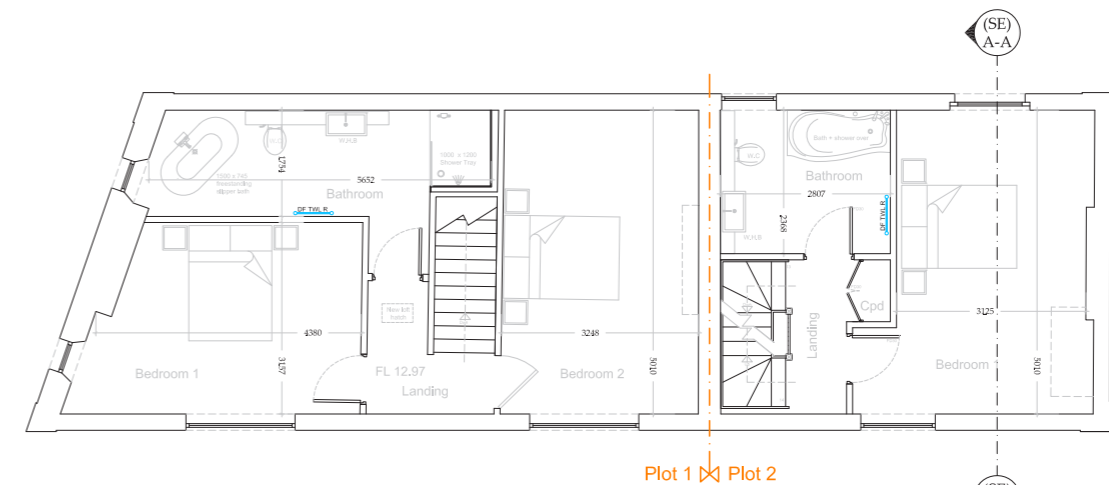
### Plot 2 |

Providing accommodation over three floors, this dwelling utilises the former garage and store over. The ground floor provides access to a modest hallway including storage, leading to an open plan living, dining and kitchen space. The first floor provides a family bathroom and double bedroom. the second floor provides a further double bedroom along with a modest WC

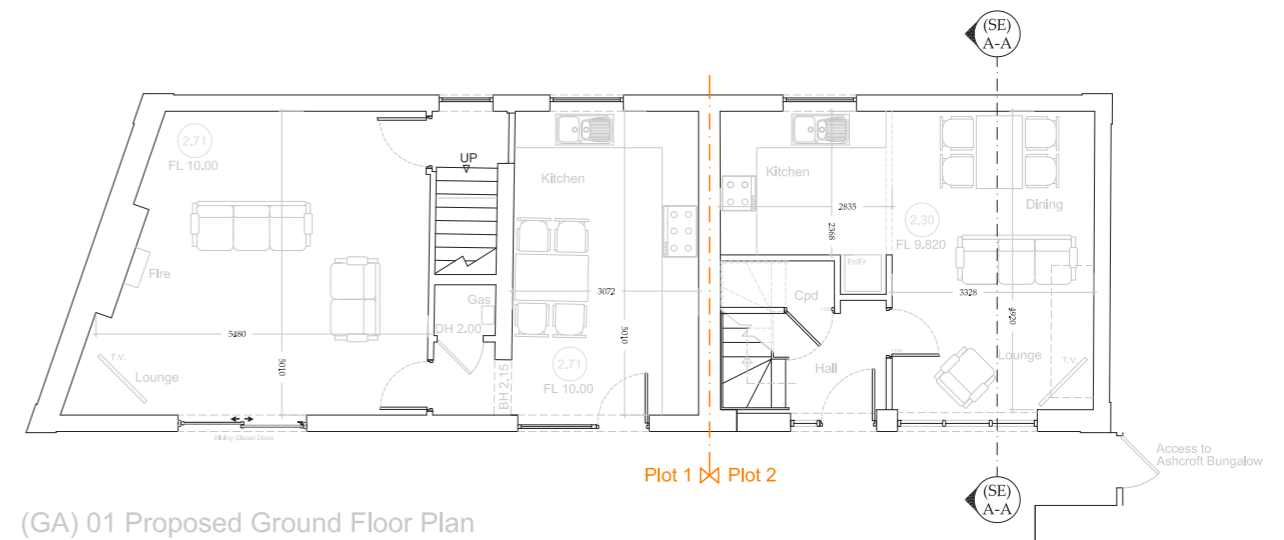
Externally, the existing garage doors are omitted and replaced with; new entrance door and side screen to the hallway, along with a full height glazed screen to provide light and aspect to the open plan living space. The existing first floor windows are lowered on the north and south elevation to suite revised floor levels. A new kitchen window is added to the north elevation. Light and emergency escape is provided by Velux roof lights to the second floor



(GA) 03 Proposed Second Floor Plan



(GA) 02 Proposed First Floor Plan



(GA) 01 Proposed Ground Floor Plan

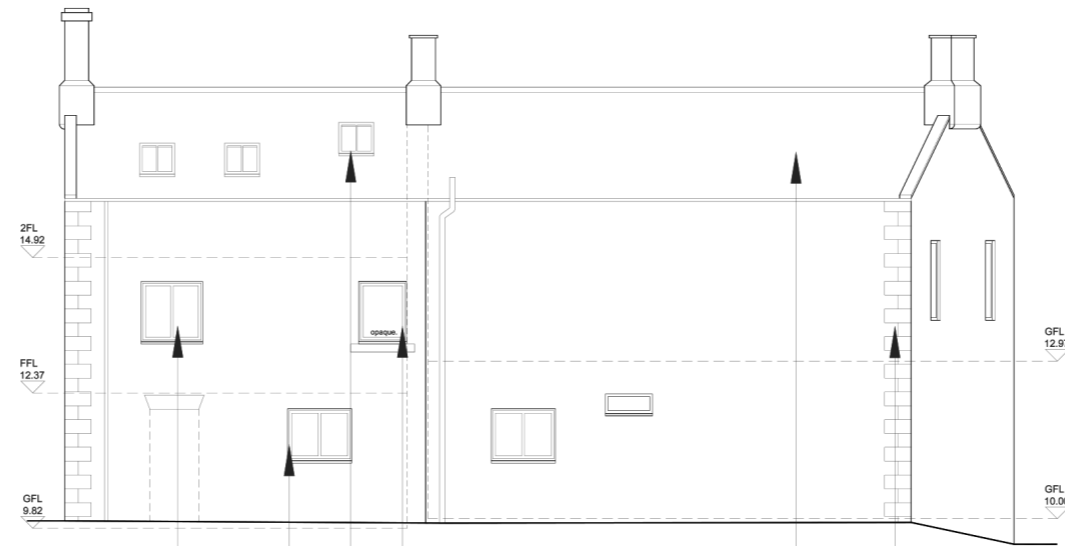
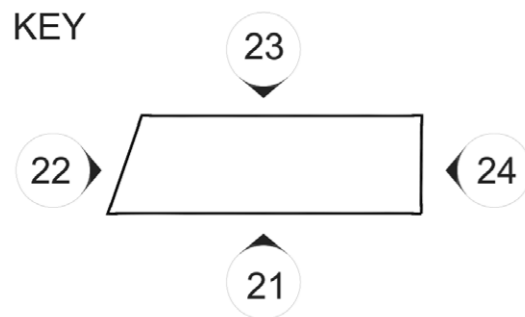
# Appearance

## Notes

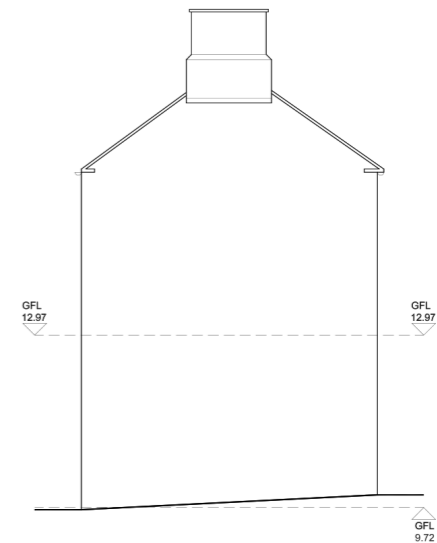
### Notes

- ① Proposed Velux rooflights - FK04 (660 x 980mm) Conservation style roof light. Fire escape compliant
- ② Existing garage doors omitted. Plot 2 entrance door and full height glazed screens added
- ③ First floor windows amended to allow for change in finished floor levels and creation of second floor to plot 2.
- ④ Addition of new kitchen window
- ⑤ New composite main entrance door and side screen to existing structural opening
- ⑥ External walls to be finished in monocouche through colour scraped texture render system
- ⑦ External quoins retained and made good with a new paint finish
- ⑦ Natural slate roof finish retained, along with existing chimneys

KEY



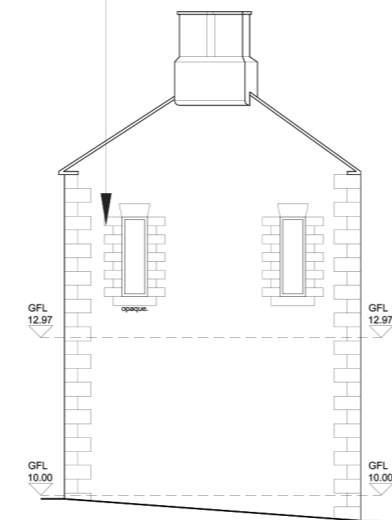
(GA) 23 Proposed North Elevation



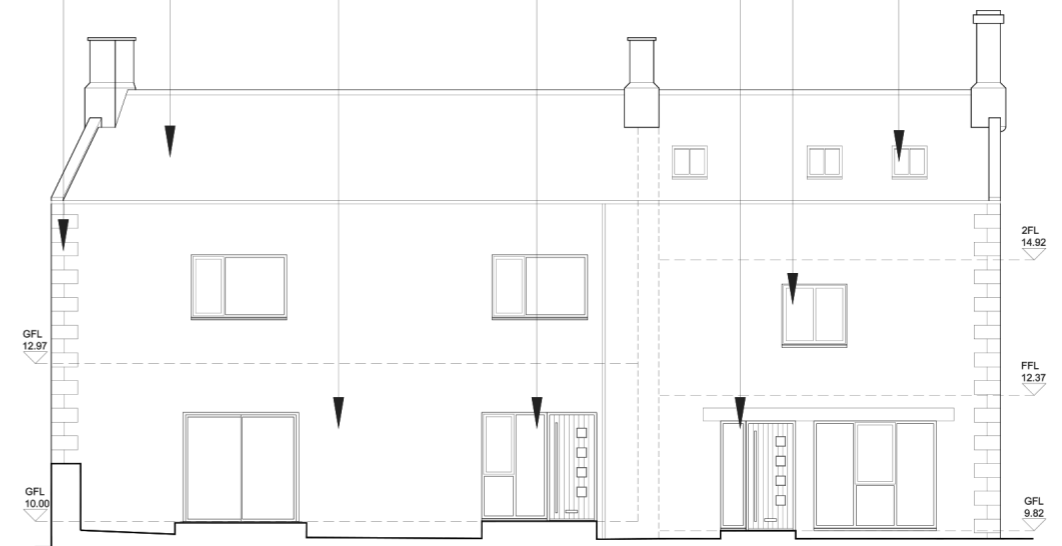
(GA) 24 Proposed East Elevation

⑦ ③ ④ ① ③

⑦ ⑧ ⑦ ⑥ ⑤ ② ③ ①



(GA) 22 Proposed West Elevation



(GA) 21 Proposed South Elevation

## Highways and Amenity

### Car Parking

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

The scheme proposes two, two bedroom dwellings.

Current Highways standards states that two car parking spaces need to be provided, one for each dwelling. The car parking spaces are a minimum of 2.5m wide x 5.0m long. The scheme proposes two parking spaces within the application boundary. Access to the property is via an existing access off Lanty's Lonenn. A turning spaces of a minimum length of 6m allows for cars to turn and exit the site in a forward direction.

### Access

The proposed development will be accessed off Lanty's Lonenn through the existing ashlar gates and onto the existing private driveway. The adjacent Ashcroft Bungalow has a pedestrian right of way along this access. The proposed scheme does not impact on this right of way.

### Amenity

Private and usable amenity space is provided to the south of both dwellings. The dwellings are also located within walking distance of additional outdoor amenity space in the public park.

### Refuse

Two 240L wheelie bins will be provided on site for residents of each dwelling, as shown on the adjacent proposed site plan.

### Cycle Store

Cycle storage is provided on site via a secure cycle hoop to be fixed into a concrete pad to manufacturers requirements in the garden of each dwelling



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.

