

Low Herdley Bank

2023 Householder Application



Low Herdley Bank

Design and Access Statement Jan 2023

Information

Site Address: Low Herdley Bank
Coanwood
Haltwhistle
NE49 0QT

Applicants: Peter Hunt/
katrina Wheeler

Address: Coanwood
Haltwhistle
NE49 0QT

Contact: Peter Hunt

Introduction

This document is in support of a householder application to make alterations and provide an extension to Low Herdley Bank, Coanwood

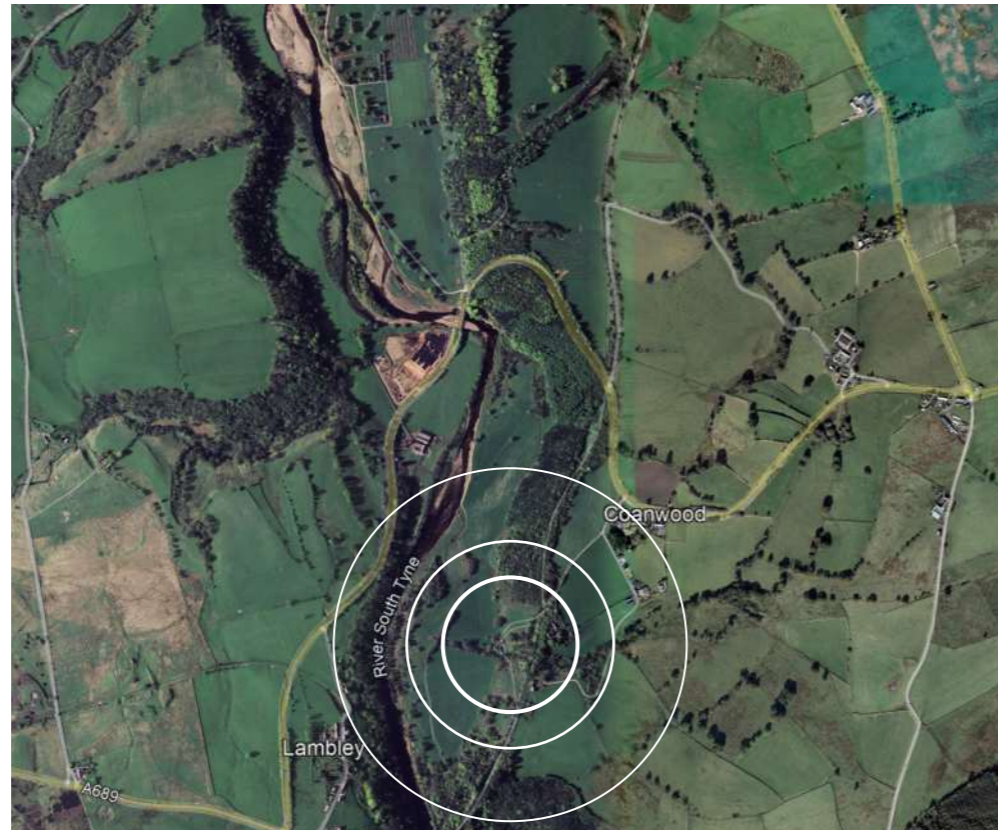
Low Herdley Bank

Character

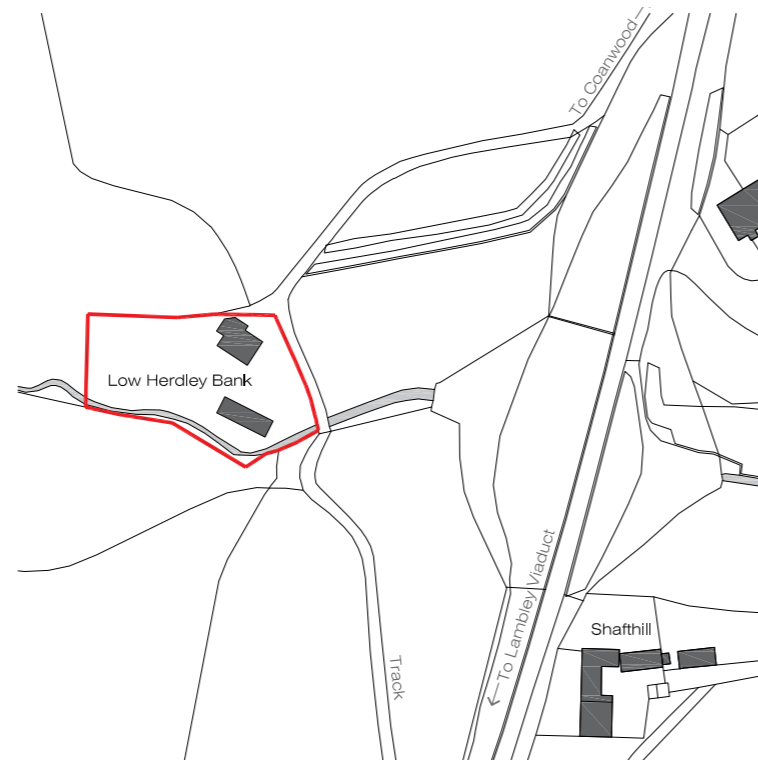
Location

Low Herdley Bank is situated off the A689 just outside the settlement of Coanwood, 5 miles South of Haltwhistle. The house is located down a steep green road accessed from Coanwood carpark. The green road is lined with private trees and the site is bounded to the North with a small stream and it is surrounded by agricultural fields

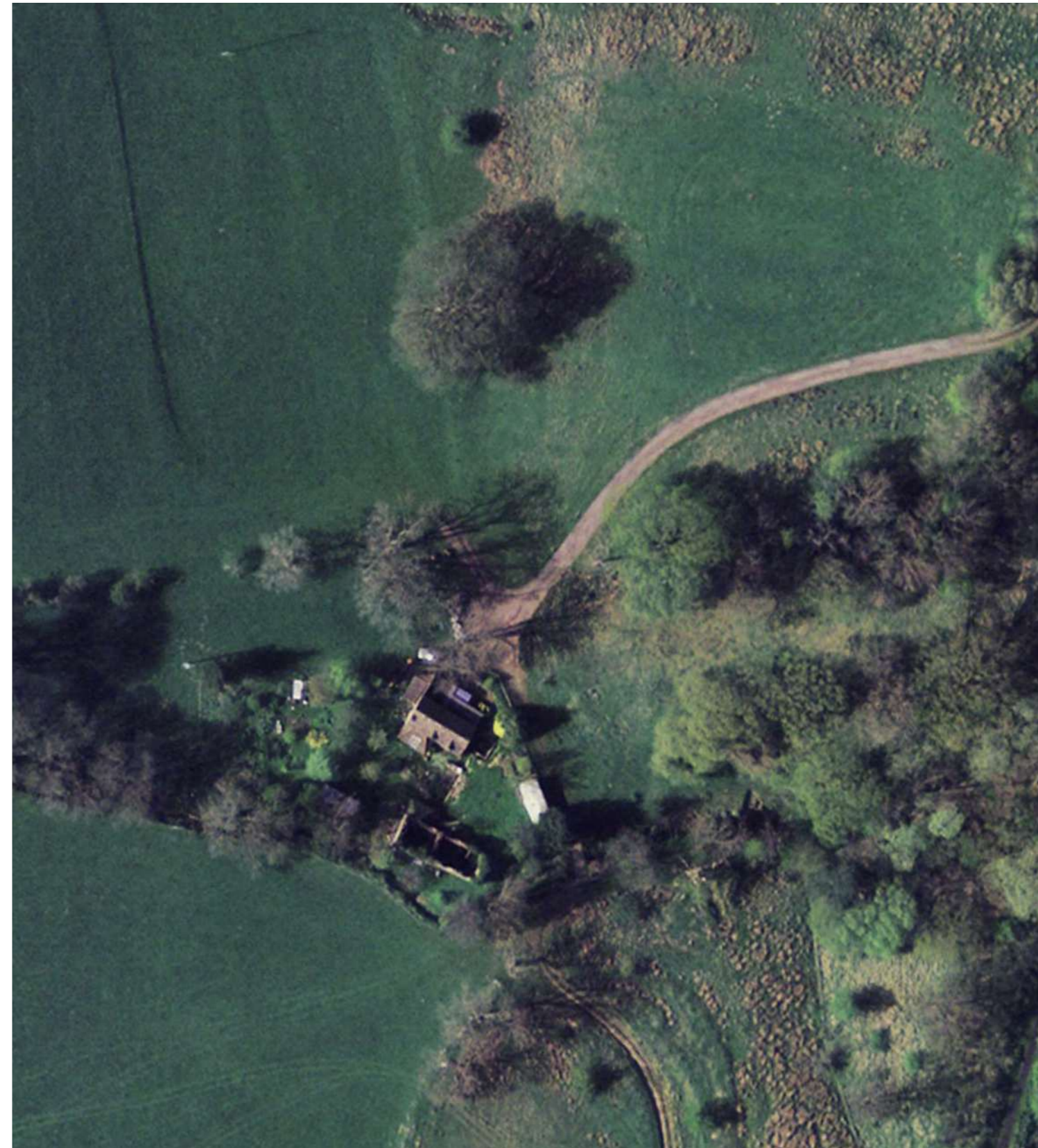
The existing stone farm cottage and derelict ruin to the North is not visible from the main road or carpark and only two neighbouring properties are within 150m of Low Herdley Bank. The site slopes gently up to the East and there are great views of the surrounding South Tyne. Low Herdley Bank is not listed and does not sit within a conservation area



Low Herdley Bank- Site location



Map of Low Herdley Bank - Site boundary indicated in red



Low Herdley Bank Aerial View

Immediate Context

Buildings

Existing Building

Low Herdley Bank is a collection of mid 18th century buildings, with a small farm cottage and derelict outbuilding which has been missing a roof since the 1960s. The main house is a two storey sandstone stone-built building with entrance hall, kitchen, living room, storeroom on the ground floor and two bedrooms on the upper floors. The original cottage was modified, and the footprint extended to the North in the 1970s. It would appear that the main roof was also rebuilt in the 1970s alterations

The internal condition of the farm cottage building is relatively poor and needs substantial work to improve its thermal performance. There was no central heating in the building for a significant period of time. A new sustainable biomass heating system has been installed and the existing windows which were in very poor repair have been replaced with high performance double glazed units to improve the overall fabric

The internal rooms are very small with low headroom and this is typical of the character of this period and type of building. However, for the future sustainability of the building and the site a new kitchen and living room is required to enable the building to have a future. This will enable modern ways of living and working and preserve the integrity of the existing farm cottage



View from East



View from West



View from North

Immediate Context

Site

Site topography

The site is approximately 0.45 of an acre. There is a retaining structure which sub-divides the plot East/West. There is approximately a 900mm difference between the two levels. The site is also bounded with earth banks and timber and wire fencing to the North and West.

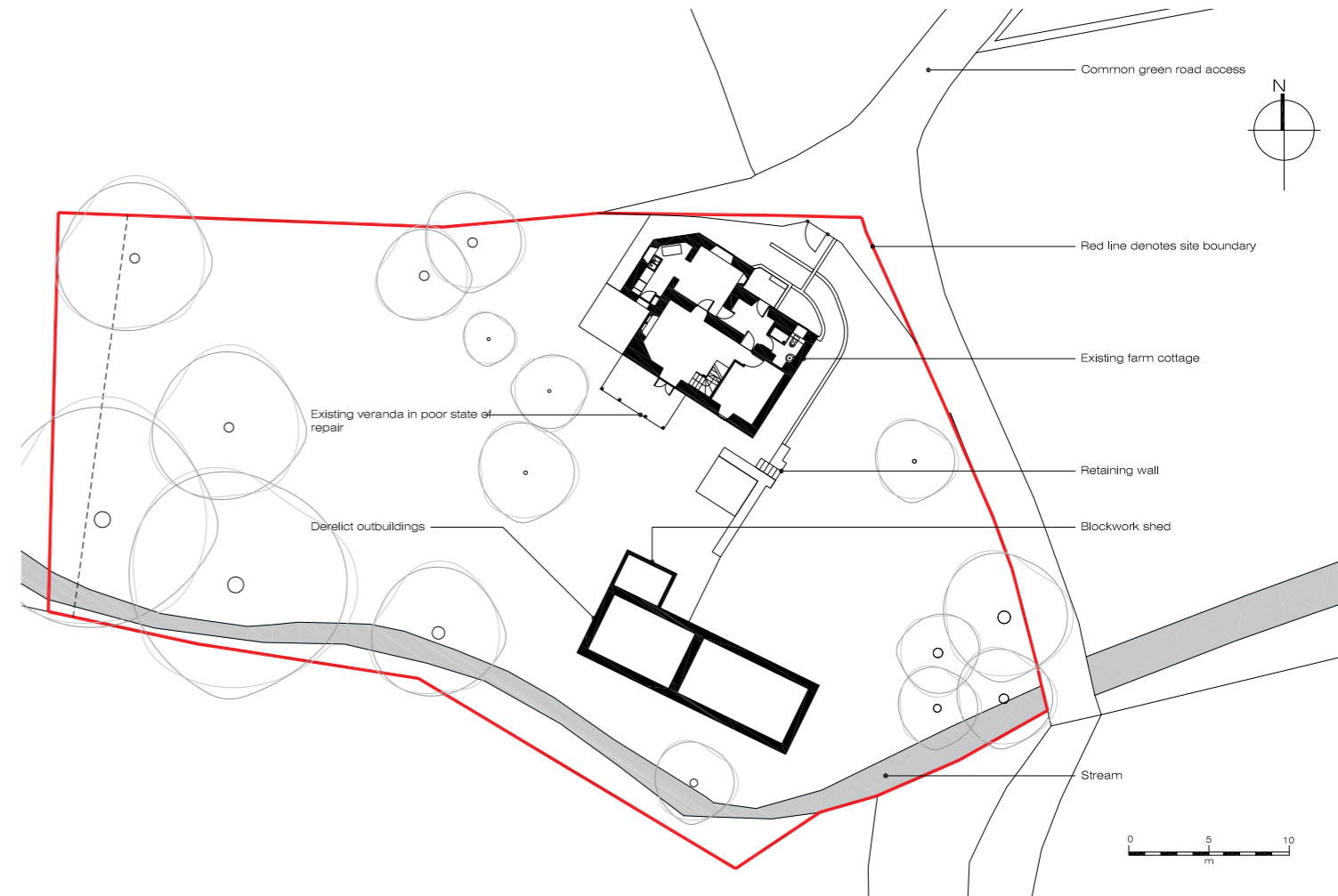
The majority of the ground is currently mowed lawn. The main features are, the stream which runs East to West past the farm cottage and the spectacular views of the South Tyne. The views are obstructed during the summer months due to the deciduous trees.



View from South



View from West



Low Herdley Bank Site Plan

Immediate Context

Site

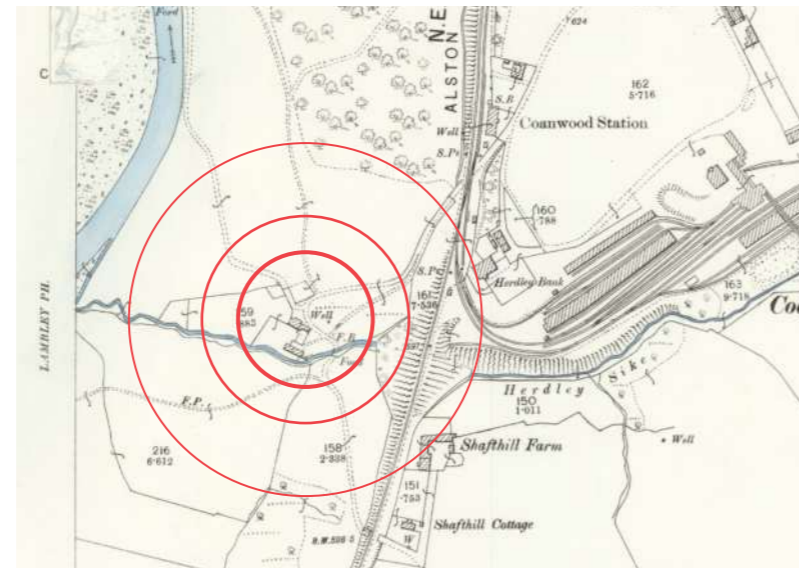
Historical Context

Low Herdley Bank was well established in 1861 as can be seen on the left. The main building cluster was much as it exists today, except there appears to be a linking building between the two main structures on site. The proposed extension seeks to re-establish this link



1861 Map of Low Herdley Bank

The building footprint Low Herdley Bank in 1895 is much as it exist today



1895 Map of Low Herdley Bank



1861 Map of Low Herdley Bank- with linking building

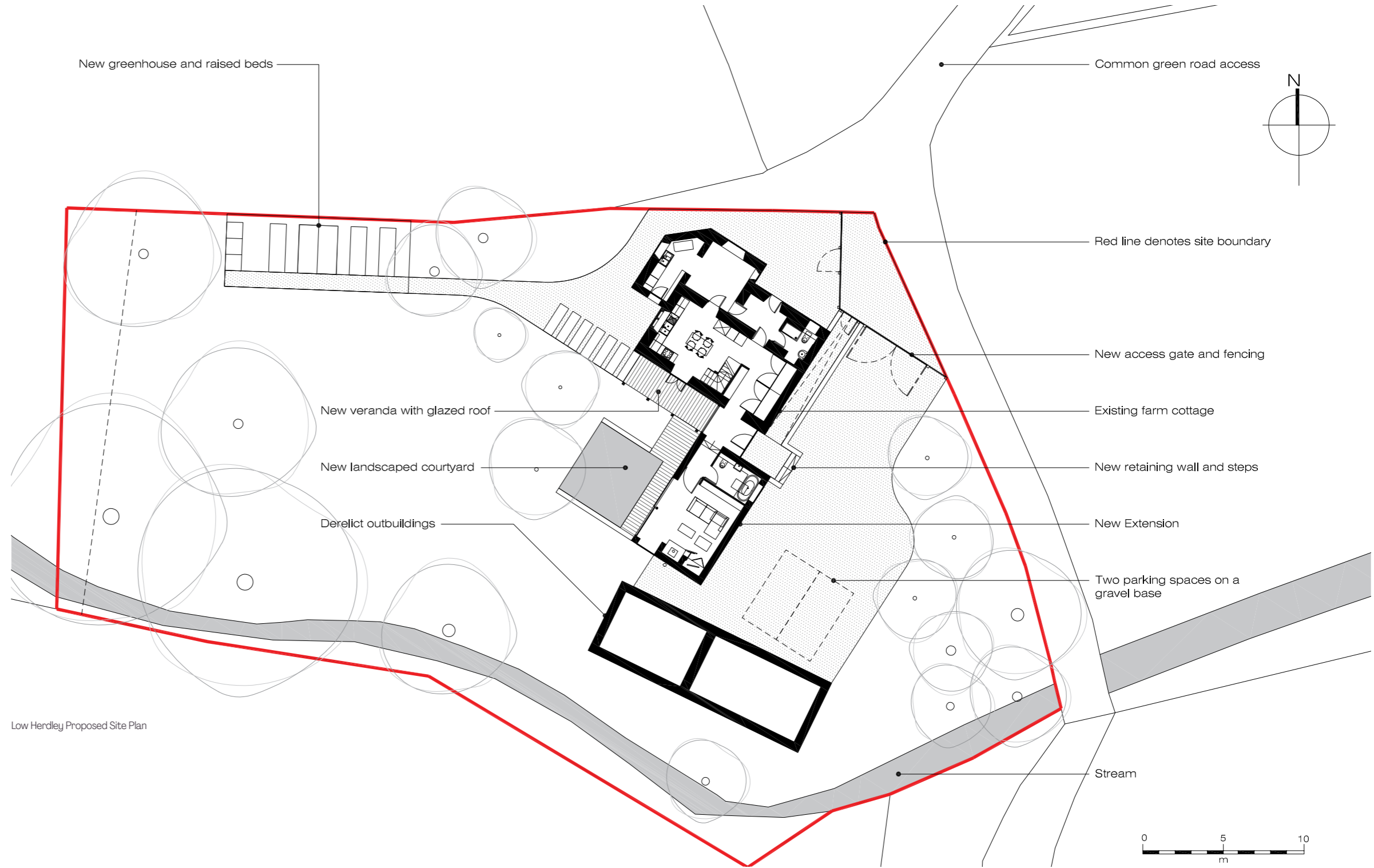
Design Concept Proposal

Proposed Extension

As identified earlier, the new extension seeks to re-establish the link visible in the 1861 archive maps. The location for the extension is Southwest of the farm cottage on a slightly-raised area which will be orientated to take full advantage of the views of South Tyne. It will be screened by the trees to the South, West and East

The form of the building has been developed to enhance the existing feel of a farm cluster of buildings

This is a modern extension in a traditional form but with contemporary detailing and use of materials. Northumberland vernacular buildings and farms are a series of functional buildings where and this extension will seek to replicate this idea. The existing house is of a heavy sandstone construction and the extension is a lightweight timber structure with blackened timber cladding to enhance and develop the contrast to the existing stone structure



Low Herdley Proposed Site Plan

Design Concept Proposal

Proposed Extension

The connection to the farm cottage will be via a single storey glazed link to detach the old from the new and minimise the intervention with the farm cottage

The proposed materials for the extension will be blackened vertical larch timber cladding (ship lapped), black corrugated sheet roof, black PPC coated rainwater goods and PPC coated aluminium double glazed windows.

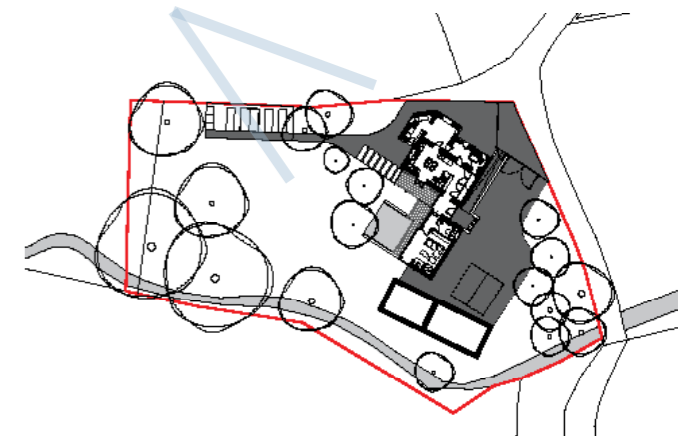
The extension's position to the rear of the existing farm cottage surrounded by raised banks and trees will minimise the visible impact of new structure.



Proposed view from the West



Existing view from the West



Design Concept Proposal

Proposed Extension

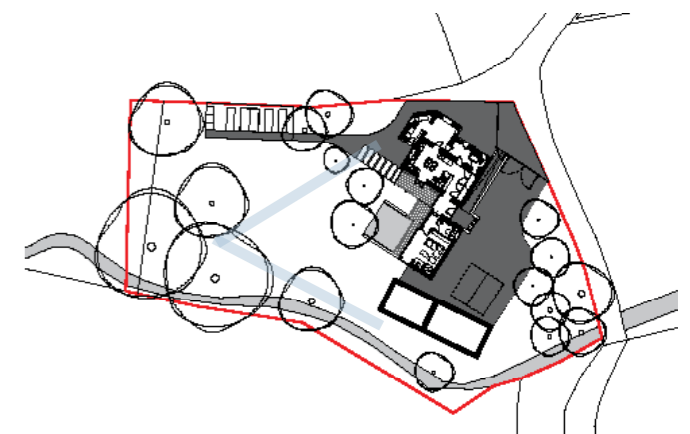
The view to the right shows the massing of the extension which will be subservient to the main farm cottage.



Proposed view from the South West



Existing view from the South West



Design Concept Proposal

Proposed Extension

The view to the right again shows the massing of the extension as subservient to the main farm cottage

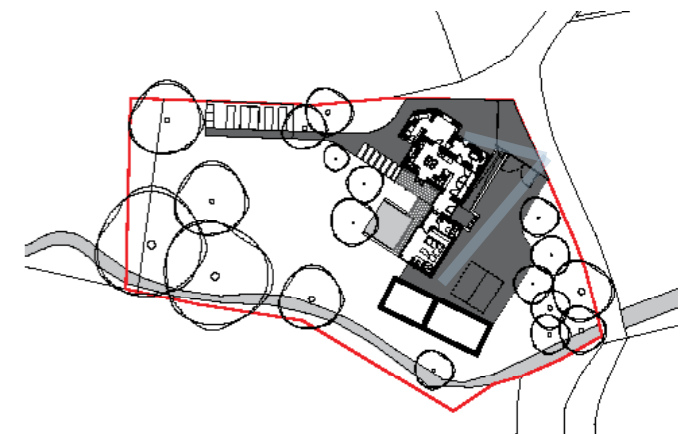
A new entrance is formed between the two buildings which will provide direct access from the new parking area



Proposed view from the North East



Existing view from the North East



Design Concept Proposal

Proposed Extension

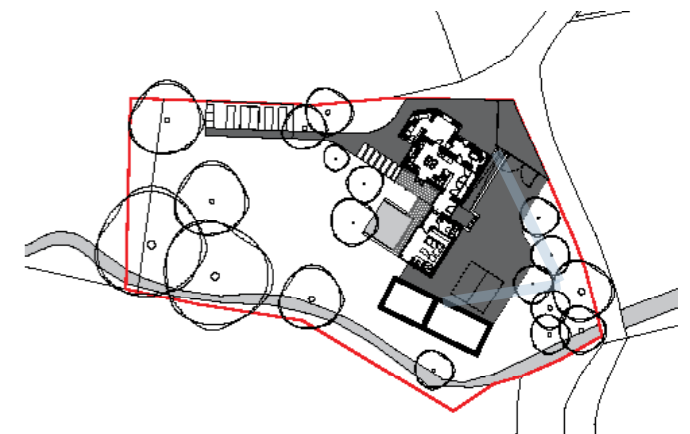
The view to the right shows the extension as part of a farm cluster. The extension re-establishes the original link seen in 1861.



Proposed view from the East



Existing view from the East



Precedent Materiality

Precedent References

The precedent example to the right is a very successful use of contemporary corrugated sheet and black vertical timber cladding set in contrast to the original stone built heritage cottage

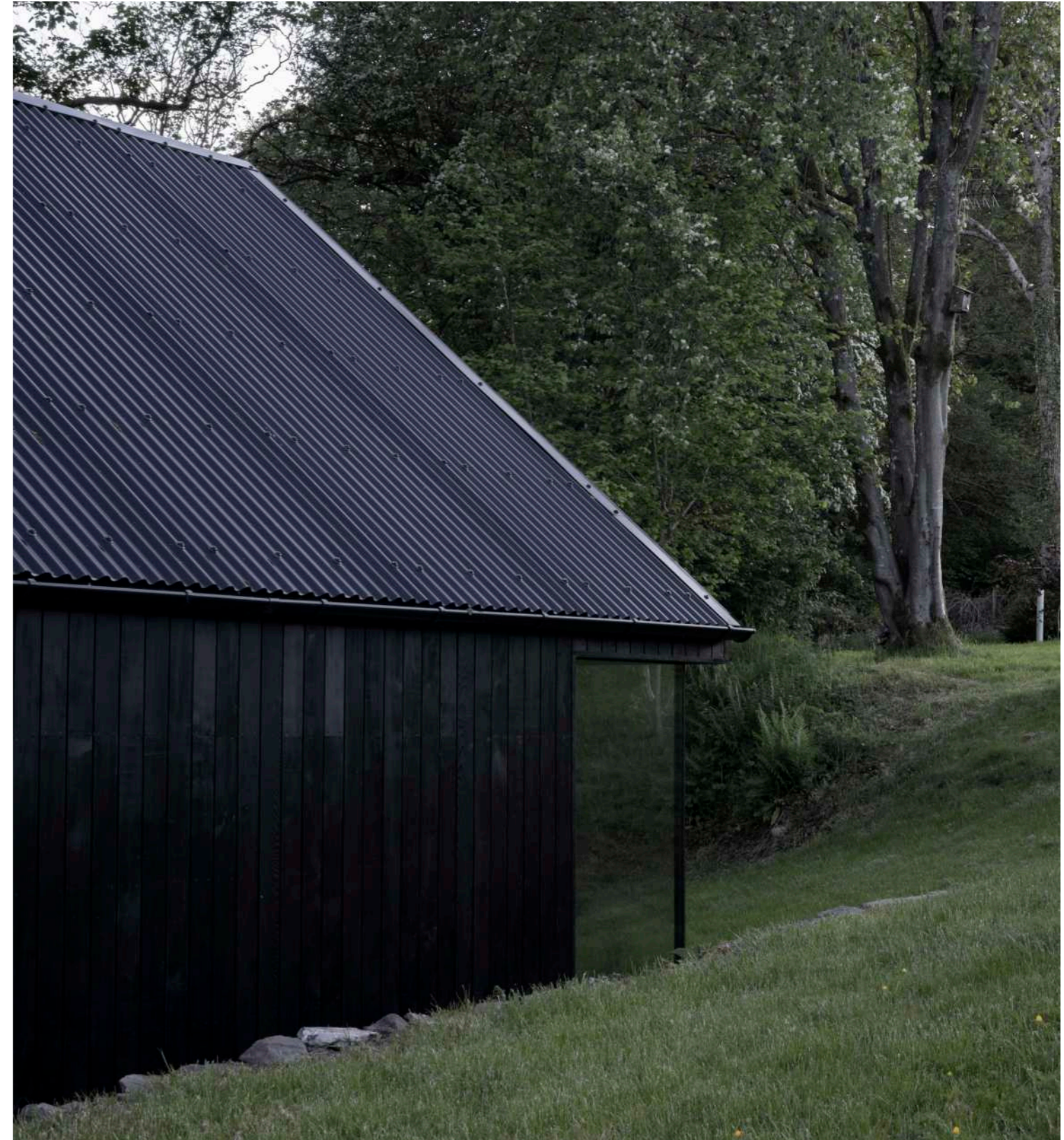


Example of contemporary corrugated sheet and black vertical timber cladding

The precedent example to the right is another good example a simple black clad extension sitting alongside a traditional stone clad cottage



Example of black vertical timber clad extension alongside a existing traditional stone built cottage



Example of contemporary corrugated sheet and black vertical timber cladding

Sustainability

Environmental Statement

Design Solutions

The proposed development is a sustainable design solution. It is adaptable, and promotes quality, choice and variety. It therefore fully concurs with national and local planning guidance and the key objectives of sustainable development and good design.

The design itself promotes sustainable development by:

- Promoting energy conservation through the layout of the building by orientating it to maximise solar gain, and insulation
- Incorporating natural, local products wherever possible.

A key role of the planning system is to provide homes in a way which is consistent with the principle of environmental sustainability. With regard to the proposed development, it will contribute to sustainable development by:

- Helping to protect the environment by focussing development in an existing settlement
- Promoting resource conservation

The development of the property would take into account issues of sustainable development both during the period of development itself and also subsequently during the building's life. The proposed development would incorporate the following elements during construction:

- recycled material would be used wherever possible
- materials from sustainable sources would be used wherever possible, for example locally sourced timber
- waste production would be minimised.

With regard to issues of sustainability and the functionality of the building, the proposed development would incorporate the following key elements:

- allow for work-live opportunities
- the fenestration would be orientated to maximise passive solar gain
- high quality insulation and building fabric
- habitat opportunities for local wildlife and enhanced flora
- facilities for rainwater harvesting
- low carbon technology



