

Demolition of existing dwelling and construction of new dwelling, Wyvern, Butt Bank, Fourstones, Northumberland, NE47 5DN

Background

This supporting statement has been produced to accompany a planning application for the proposed Demolition of existing dwelling and construction of new dwelling, Wyvern, Butt Bank, Fourstones, Northumberland, NE47 5DN.

The applicant is **Anne Smith, Executor for the Estate of Anne Geraldine Bradley**.

This statement describes the site and context for the proposed development; provides a detailed description of the proposed development; and assesses the proposal against the development plan policy framework and other material considerations.

Site Location and Context

The proposed development is located in Butt Bank, Fourstones in the Tyne Valley. This small settlement is located between the historic market town of Hexham to the east and Haydon Bridge to the west. Wyvern is situated on the B6319 which provides access to Haydon Bridge to the south west and Fourstones and Chollerford to the east / north east. The C227 runs into Newbrough immediately to the west; it follows the alignment of the Roman Road, Stanegate. The main A69 Newcastle - Carlisle road can be joined either at Haydon Bridge or to the south of Bridge End (Warden) just west of Hexham.

Although rural in character and appearance Butt Bank is by no means remote and has a regular bus service running through with a bus stop less than 50 metres from the entrance to Wyvern.

A location plan has been provided in support of the application (Drawing reference 1705/01), together with a Topographical plan (Drawing reference 1705/02), an Existing site plan (Drawing reference 1705/03) and a Proposed site plan (Drawing reference 1705/04).

The compact hamlet of Butt Bank is both geographically and functionally at the heart of the Fourstones - Newbrough sustainable settlement with development following the three limbs that run off the T junction. Although, largely residential in character Butt Bank contains a C of E First School; multi use games area and play area, waste recycling facility, football and cricket pitches and a Methodist Church.

The hamlet of Butt Bank has developed incrementally and combines a mix of styles, sizes; heights and materials. The settlement comprises a mix of predominantly traditional sandstone properties with natural slate roofs, and more modern properties.

The development site is located between Butt Bank Terrace, a traditional row of 4 sandstone faced dwellings with slate roofs and Hippingstones Bungerly (formerly Viewlands), a more modern detached two storey dwelling.

There is a gently sloping garden immediately to the rear of the property before opening out onto open fields. The proposed dwelling fronts onto the B6319. On the opposite side of this road the land falls away towards the south and to the Newcastle to Carlisle railway and the South Tyne River.

Although Butt Bank appears as a free-standing settlement in reality it forms an integral part of the functional and sustainable linear settlement of Fourstones to the east and Newbrough to the west. Both these settlements are largely residential, traditional in character and appearance. Newbrough has a public house and there is a garage with an associated shop in Fourstones.

The school in Butt Bank serves this combined settlement (and a wider catchment beyond). The combined settlements are connected by a safe and lit footpath adjacent to the highway. The shop in Fourstones is located some 300/400 meters from the proposed development site and can be safely accessed on foot.

Description of the Development

The proposed development has been designed to respect and enhance the existing character of the site and its surroundings. The footprint of the proposed new dwelling will overlay the site of the existing bungalow.

Amount of development

The proposal comprises the development of a single 1.75 storey, three bedroomed detached property, faced with traditional materials, with a generous garden to all sides of the property.

The overall site area extends to 0.0954 hectares (or just under a quarter of an acre 0.2357 acres).

Scale

The proposed dwelling is proportionate in scale to the size of the plot and its surroundings. Drawings of the existing and proposed site plans accompany the application (Existing site plan - Drawing reference 1705/03 and a Proposed site plan - Drawing reference 1705/04)

The overall frontage of the site is 25.25m the depth is approximately 36 m. The proposed 1.75 storey dwelling will be 14.69m wide (frontage) and 12.19 m deep. The frontage of main body of the house will be 12.59 and 9.19 m in deep.

The proposed dwelling will be 8.144m in height to the ridgeline of the double pitched roof. The ridgeline of the proposed dwelling will be somewhat lower than the adjacent terrace. Low access entry thresholds will be created and as a result the finished floor level will be approximately 150mm lower than the finished floor level of the existing bungalow.

	Hippingstones Bungerly	Wyvern proposed	Butt BankTerrace	Wyvern current
Ridge line	72.04	72.46	74.77	70.36
Ground level	63.77	64.32	64.53	64.32
Height	8.27	8.14	10.24	6.04

Visually, the proposed dwelling will be much more proportionate in scale than the existing bungalow which is just 6.04 m in height when compared to the adjacent properties and within its wider surroundings. Although the proposed dwelling is less tall than Hippingstones Bungerly because the proposed dwelling will be sited on higher ground and in the context of the street scene will contribute to a pleasant transition of ridgeline heights from Butt Bank Terrace through to Hippingstones Bungerly.

The proposed new dwelling will have a gross external floor area of 137.28 sq.m 12% greater than that of the current bungalow (122.62sq.m). Taking into account the gross external floor area of all existing outbuildings including garage, utility/store, greenhouse and shed the overall gross external floor area will be increased by just under 9% (179.48 sq.m cf. 164.82sq.m).

Layout and landscaping

The proposed dwelling will follow the alignment and orientation of existing properties with a southerly aspect and will follow as closely as possible the existing building line. The relatively generous front garden and rear gardens will remain. The existing boundaries will also be retained. Immediately to the north of the site are open fields beyond. The dwelling will not overlook any dwellings; nor will it be overlooked.

Appearance

The existing bungalow was constructed from factory made materials some 60 years ago. Some of these materials are now showing signs of significant wear and tear and will need replacing at some point. Of most concern is external cracking of the concrete 'stone' most notably on the east elevation potentially the result of failing foundations.

The proposed dwelling will utilise traditional building materials to reflect and respect the existing character of Butt Bank and the wider village - rough sandstone walls with some architectural detailings (lintels, sills and quoins) and a natural slate double pitched roof, will be used to clad the building. Details of the proposed elevations are shown on SF32304.1.P1.

The proposed development will only affect the amenity of a limited number of properties and it is considered that the design of development will ensure that any impact on amenity is minimal.

Access

This is a proposal for the demolition of a single storey three bedroomed dwelling and construction of a 1.75 storey three bedroomed dwelling on a site immediately adjacent to the main highway network. It is proposed that vehicular and pedestrian access continues to be via the existing access / driveway to Wyvern.

This access opens out into a Y-shaped asphalt private drive. The drive is of sufficient depth to accommodate four cars and the layout of the drive allows for sufficient turning space to allow safe vehicular access and egress. The layout of the existing access and parking affords the opportunity to both enter and leave the site by motor vehicle facing forwards. This feature will be retained. Although there are currently wide visibility splays it is proposed that the entrance gate posts are removed to improve visibility and improve even further road and pavement safety.

There are a range of services available locally within the sustainable settlement of Newbrough / Butt Bank / Fourstones and a safe and lit footpath connection exists between the three settlements enabling safe pedestrian access to the First School, multi-use games area and play area and local shop.

In terms of other forms of sustainable travel there is a regular bus service (Monday – Saturday) connecting Hexham to Newbrough via Butt Bank in around 20 minutes; many of these services go to Hexham Rail Interchange from where there are regular train services to Newcastle and Carlisle.

The current means of foul and surface water drainage would be retained. The amount of rain water entering the mains drainage would not be increased as a result of increased provision of rain water storage.

Flood risk has been taken into account. The proposed dwelling falls outside any area of flood risk.

Climate change

The walls and floor of the existing dwelling are uninsulated. Oil has provided the fuel for domestic heating. Heating the existing dwelling has resulted in carbon emissions averaging approximately **6 tonnes CO₂e** per annum.

The sustainably sourced **timber** frame will be formed into fully insulated fully weatherproof modules 128 miles from the proposed site. This approach reduces significantly levels of both material waste and carbon miles. The overall carbon footprint from component manufacturing, fabrication, transportation and construction will be exceptionally low compared with more conventionally constructed homes which typically include far more high carbon generating products such as steel and concrete based products.

The proposed dwelling would have exceptional levels of insulation and airtightness. The proposed dwelling would have an array of **solar panels and solar hot water panels** on the roof and a **home EV charge point** will be installed on the west elevation of the existing garage.

The occupants' body heat, a heat pump and a heat recovery system will combine to provide the main source of heating.

A log burning stove is included in the design to provide emergency back up in the event of electrical power cuts.

The proposed house will be super insulated and have high quality triple glazing. The external walls will have a U' value w/sq.m k of 0.1. It is anticipated that the building will achieve an airtightness standard approximating to that required for a Passivhaus.

The proposed dwelling would be a valuable exemplar, demonstrating the effectiveness of different forms of sustainable domestic energy and heating technologies supporting the efforts of community sustainability groups including Newbrough and Fourstones Climate Action and Humshaugh Net Zero.

[Assessment against Planning Policy](#)

This application is for the proposed demolition of an existing three bedroom bungalow and replacement with a 1.75 storey single dwelling on land adjacent to Butt Bank Terrace, Butt Bank, Fourstones. The site sits within a continuous existing row of residential properties on the north side of the B6319 and forms part of a wider area of built development which includes several of the facilities and resources that tie the settlements of Fourstones and Newbrough together (Primary school, church, cricket club, recycling facility, MUGA and play area). The site also lies within the Tyne and Wear **Green Belt** established to check the

unrestricted sprawl of the conurbation and, in this area, to preserve the setting and special character of Hexham.

The new dwelling will not impact on the openness of the Green Belt given that it is to be **built upon the footprint of an existing dwelling and is within an existing built up area.**

The proposed dwelling will create multiple benefits compared with the existing dwelling:

- Use of local natural stone and slate replacing tired concrete 'stone' and concrete roof tiles
- Modern 21st century design more readily adaptable to changing needs of future occupants
- Higher ridgeline, creating a transition in ridge heights and thus improving the harmony and balance of the street scene
- The proposed dwelling is of a high-quality design that will enhance the distinctive local character of Butt Bank and Fourstones.
- Very significantly reduced annual carbon emissions from domestic heating
- The external fabric of the 60 year old bungalow is deteriorating the roof is showing signs of decay and significant cracks have emerged on the concrete 'stone' façade most notably on the east elevation.

Conclusion

This application is for the proposed demolition of an existing single storey dwelling and development of a new dwelling on the site adjacent to Butt Bank Terrace, Butt Bank, Fourstones.

Butt Bank can be regarded a sustainable settlement and an appropriate location for development of this scale. Proximity to the bus stop and just a short walk to village amenities including waste recycling, sports and recreation facilities, petrol station, general store and postal van make the dwelling well placed.

The character of Fourstones-Butt Bank- Newbrough is unique and distinctive. The proposed new (replacement) dwelling would enhance and enrich the streetscape. The proposed innovative design which reflects changing architectural styles, the need for adaptive living and energy efficient construction techniques will make a valuable contribution towards this objective and the Northumberland Council objectives to **lower the carbon footprint from domestic heating** and to **create new adaptable homes for life, located in accessible and sustainable central locations well-served by local health, leisure, education and transport facilities.**

The proposed dwelling has been designed to respect and enhance the existing character of the site and its surroundings. This new dwelling will maintain the relatively compact form of the built environment. The proposal has also been designed in such a way that it is not harmful to the amenity of local residents and road safety, and by replacing an existing dwelling will not adversely impact upon the capacity of local infrastructure.

The design affords future occupants to live well in their own home within an inclusive community for as long as possible, with or without support. The proposed new dwelling will be exceptionally energy efficient and has been designed with full consideration of the potentially changing needs of occupants including the potential need to also house those providing specialised support.

Anne Smith, Executor, Estate of Anne Geraldine Bradley