

## Heritage Design and Access Statement

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Project / Proposed axillary building to serve the principle dwelling of Long Byres

Address / The Long Byre Town Farm,  
Great Whittington,  
Newcastle Upon Tyne,  
NE19 2HP

Ref / 1424

Date / March 2023

Application / Householder Planning Permission / Conservation Area

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### Introduction

This Heritage Statement has been prepared by IDPartnership Group to accompany an application for Planning Permission for the erection of a new dwelling house within the Long Byre site in Great Whittington, Northumberland. The property in question is not registered as listed, however the site is within the Great Whittington Area.



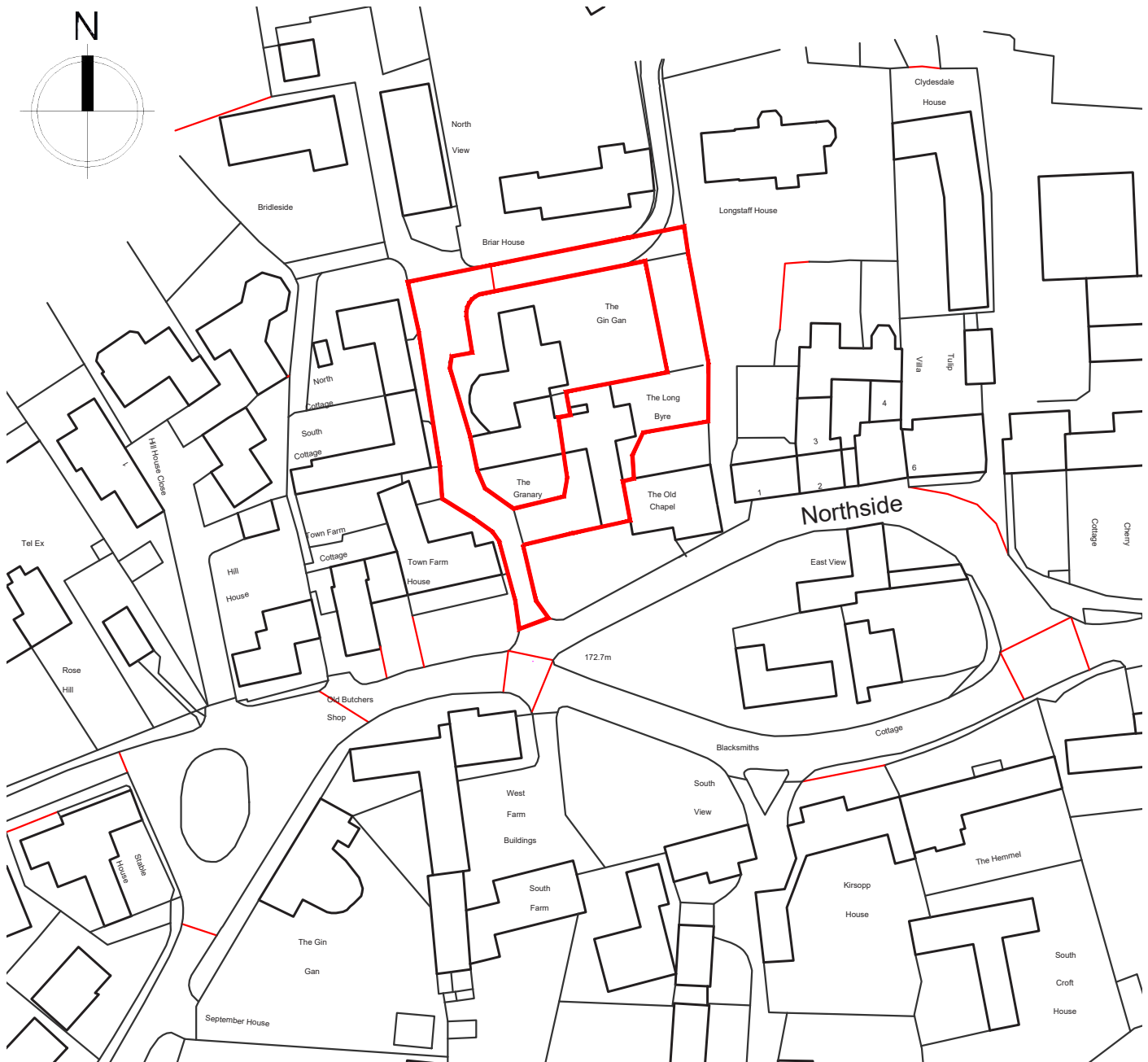
Long Byre Town Farm in context of the village - Aerial View

## Site Description

The application refers to the Long Byre Town Farm site which is located in the North part of Great Whittington. The village features buildings dated from 18th and 19th century with random rubble and welsh slate roof as predominant external material finishes.

The application site is approximately 1194m<sup>2</sup> (0.12hectares) consisting of an existing dwelling situated between two buildings - 'The Granary' and 'The Old Chapel', front garden with a road access and a big L-shape rear garden with a private road access. The rear garden is bounded by an existing 1800mm timber fence East and a tall hedgerow with a 1800mm timber fence to the East.

The land is in the sole ownership of the Dwelling named as Long Byre.



Long Byre Town Farm Location Plan



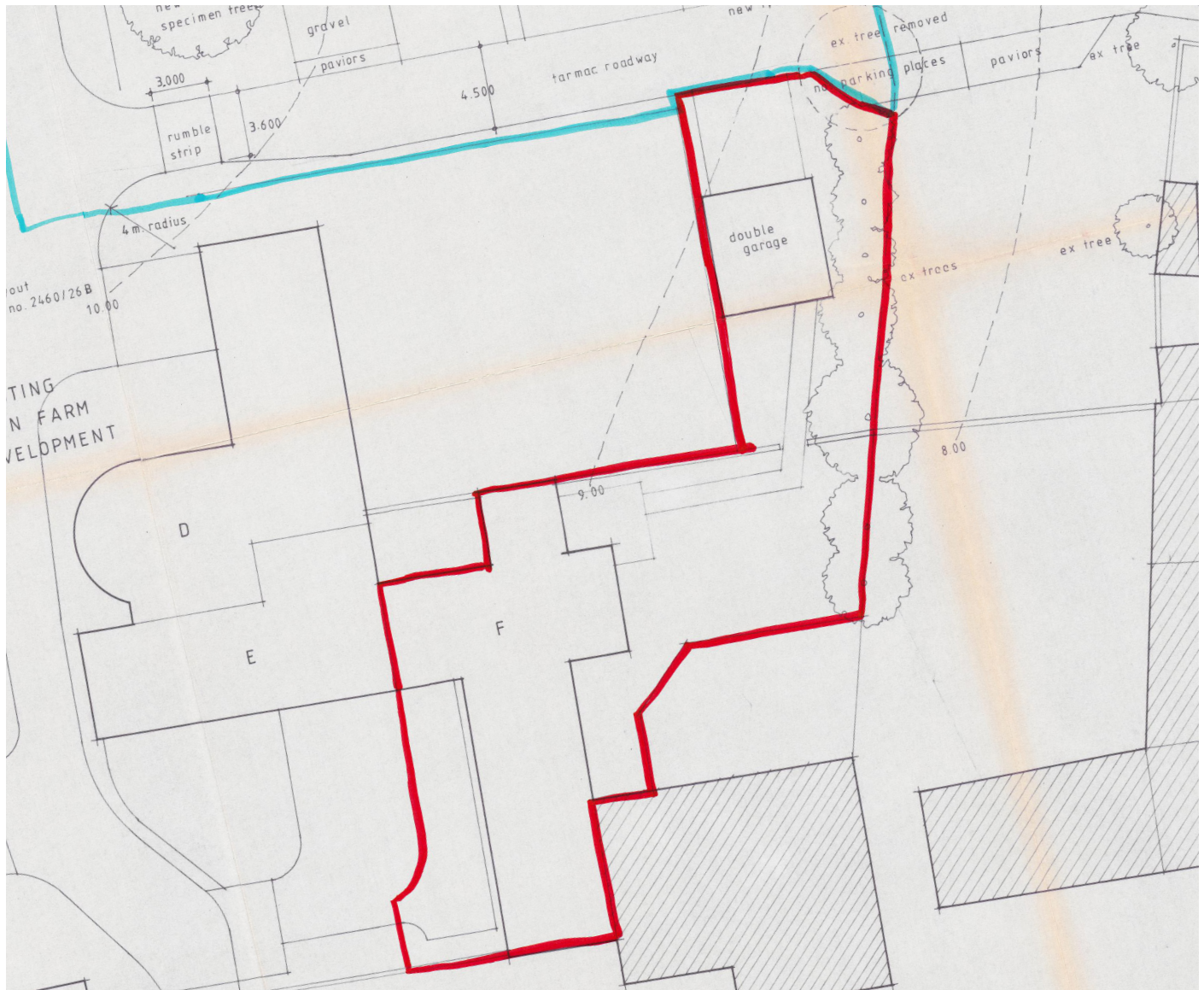
Long Byre Town Farm with the Old Chapel to the right - View to the North



Long Byre Town Farm rear garden - View to the South

## Planning Background

In August 1996 an application for construction of a double detached garage at the site in question has been submitted to planning which was granted permission on the 2nd of December 1996 (Application reference number: 960634). At the time, only foundations were laid and the garage superstructure wasn't erected.



Site Plan for the Historical application from 1996 (ref: 960634) with the proposed garage location.

## The Proposal

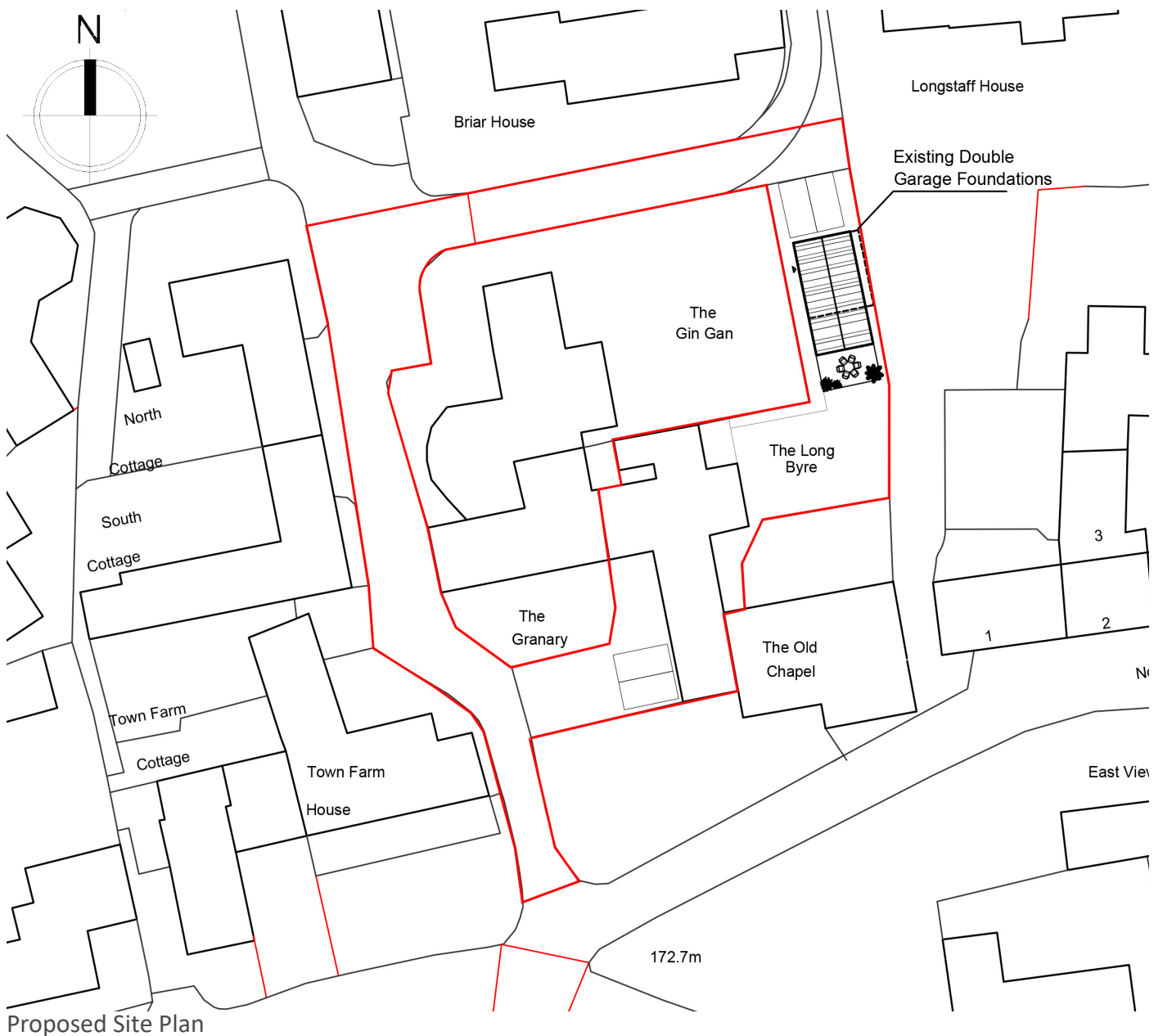
Careful consideration has been taken in designing the proposed building to make sure it is in keeping with the historic character of the area.

The proposal is for a single storey auxillary building that serves as a home office and a garden room for the main house. This is in place of the formerly consented Garage. The proposal provides additional parking from the road to the north. The total proposed floor area is around 45.8m<sup>2</sup>

The proposed building's external walls will be finished in sand stone in a random rubble form to tie in with the surrounding vernacular, the roof will be finished in zinc standing seam.

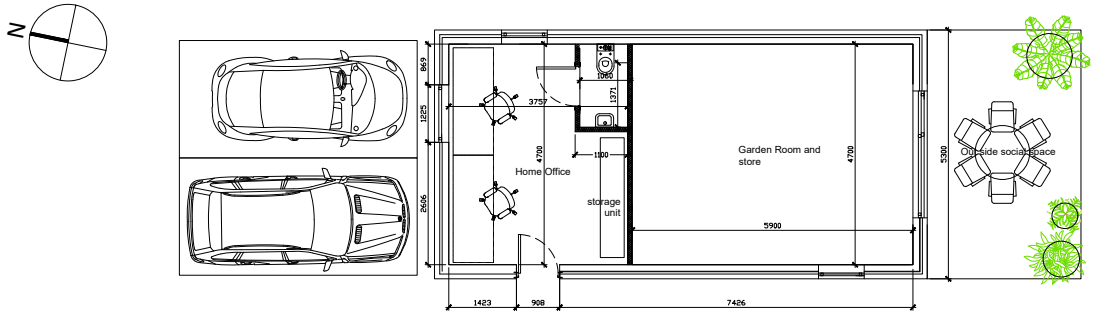
The windows will be grey alu-clad timber.

Details of the proposal can be viewed in detail on attached drawing reference 1424 L003 Plans and elevations as Proposed Rev B.



## An explanation of the design concept

The principle design ethos for the proposed development is to create a building which both conveys and compliments the traditional appearance of the neighbouring buildings whilst adding a contemporary addition to the area. The proposed development aims to utilise part of the sub structure that was historically laid for the consented garage.

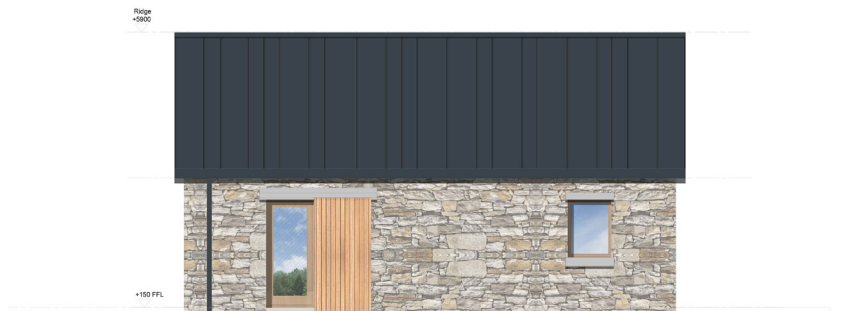


Proposed Ground Floor Plan

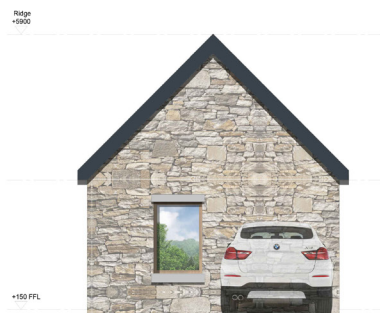
## Proposed Building - Floor Plan



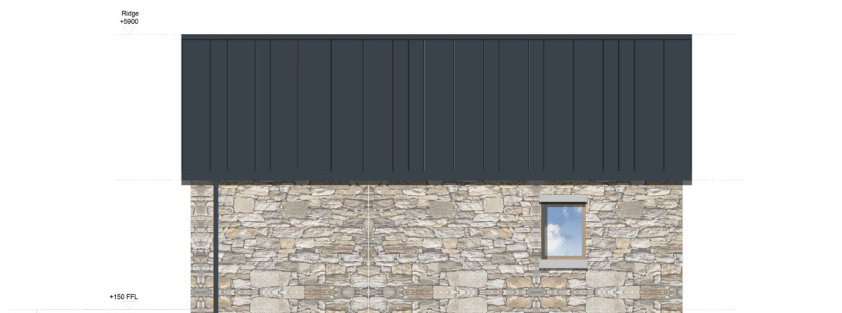
Proposed South Elevation



Proposed West Elevation



Proposed North Elevation



Proposed East Elevation

## Proposed Building - Elevations

## Heritage Impact

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The application site sits within the Great Whittington Conservation Area. The design therefore needs to preserve the character of the Conservation Area.

Careful consideration has been given to the design of the proposal to ensure that the new build blends in with the surrounding and creates a sympathetic architectural feature that compliments the local character. The eaves height and roof pitch has been chosen to tie in with existing dwellings in the village of Great Whittington.

## Conclusion

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In conclusion, the proposed building is to be erected in place of historically consented garage and its some of its existing substructure is to be reused.

The proposal will be a contemporary, high quality addition that is in keeping with the standard of the local context and respects the character of the conservation area.