

Blackcleugh, Swinhope Valley, Spartylea NE47 9UP

DESIGN AND ACCESS STATEMENT - ADDENDUM

August 2023

This Design and Access Statement Addendum should be read in conjunction with the Planning Application for alterations at the property submitted in September 2022, reference 22/03323/FUL

The Addendum refers to various alterations and alternative proposals that have evolved as the building work has proceeded on site. It also provides the additional information required to discharge the outstanding planning conditions.

The Addendum should be read in conjunction with the following revised drawings:

527-SP01E	Site Plan	as proposed	1.1000
527-SP02E	Site Plan	as proposed	1.200
527-01D	Floor Plans	as proposed	1.100
527-02D	Elevations	as proposed	1.100
527-03D	Garage & Workshop	as proposed	1.100
527-04D	Stables	as proposed	1.100



The existing house before the alterations

ALTERATIONS TO THE APPROVED PROPOSALS

1 Water Purification Equipment Enclosure

A small lean to extension measuring approximately 3.3m x 0.9m has been added to the rear elevation of the main house to accommodate water purification equipment. The private water supply was surveyed during the work on site (after the original planning application) and found to be less satisfactory than originally anticipated. This has required more equipment to obtain sufficient pressure and the proper treatment for a potable supply. There is no location inside the house large enough to accommodate it. The new extension is an open construction built in timber with a small slated roof and will contain 3 cylinders, a salts box and a UV lamp. The enclosure is tucked away at the back and will be visible only from the access track.



Photos of the unfinished enclosure for the water purification equipment



2 Air Source Heat Pump

An air source heat pump is installed and located close the back door at the side of the house. It is well away from all neighbours and not overlooked. The ASHP will provide space heating and hot water for the property, in line with modern Government guidance.



3 Window and Doors – drawing 527-02D refers

Some of the window and door details have been altered slightly as regards the arrangement of opening and fixed lights but the overall opening sizes have not changed. The materials and general specification remain largely the same – ie UPVC casements, finished white. In the case of the doors that are converted to windows in the barn extension, these have been altered to dark coloured aluminium.

One window at first floor level on the south elevation and one window at ground floor level on the west elevation have been omitted.

The photos below show work in progress as at August 2023.



The east elevation



The north elevation



The south elevation



The west elevation (part)



The west elevation (part)



The west elevation looking south

4 The Garage and Workshop – drawing 527-03D refers

The original proposal to construct the walls of the garage and workshop in natural stone faced masonry has been reviewed and permission is now sought to finish the walls in traditional roughcast render, painted off white, in lieu of the stonework. The proposed slated roof with the integral solar panels will be retained.

The overall size and location of the garage is not altered and the building is, of necessity, substantially let into the sloping ground. Only the roof will be visible from the access track over the boundary wall. On the exposed side, the building is viewed in a wide arc from the valley below and the immediate context is the white painted masonry of the front elevation of the existing house. The fall in ground levels will mean that the garage has an obviously subservient relationship to the house itself. The use of traditional roughcast render is appropriate for a utilitarian building of this nature and we feel that the change will not adversely affect the overall appearance of the proposals.



The garage is let into the sloping ground (earlier photo showing the excavation in progress) The roof only of the garage will be visible over the boundary wall to the track



Showing the relationship of the garage to the house. Note that the ground level of the garage is at the level of the horse trailer in this photo

5 The Stables – drawing 527-04D refers

The design and location of the Stables has not altered since the original approved application. However, the drainage arrangements to the hardstanding and the surrounding area have now been finalized. A perimeter land drain runs round all four sides of the hardstanding and this connects to a central drain that crosses the hardstanding in front of the building. These then drain into a second system of land drains located below the hardstanding that run to the central main land drain.



6 Land Drainage – drawings 527-SP01E and SP02E refer

A new arrangement of land drains is now indicated on the site plans.

This now includes a new main land drain (Drain 1) that runs down the centre of the site connecting the access track at the top of the site to the beck at the bottom – see photo. This perforated french drain is connected to the outflow from the area of the Stables (see above) and also from the outflow drain from the new sewage treatment plant. The outflow drain from the plant has been approved by Building Control. The main drain links the access track at the top of the site to the beck at the bottom.

It is hoped that the new arrangement of drains will improve the land drainage of the site generally, particularly in the central lower area.



The new central drain (Drain 1) runs down the centre of this photo

7 Electricity Supply

The incoming power supply has been re-routed from the pole at the south west corner of the house to run underground into the Utility Room from the track. This will mean that the unsightly pole and the overhead cable will be removed and ground levels in this area will be adjusted accordingly.