

# DESIGN AND ACCESS STATEMENT

ROSE VILLA, TIMMY'S LANE, HURWORTH, DL22AJ



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This Design and Access Statement has been prepared to support the proposal of a new replacement dwelling for the Whitehouse family. The proposed development site is along Timmy's lane in the village of Hurworth, within the Borough of Darlington, County Durham.

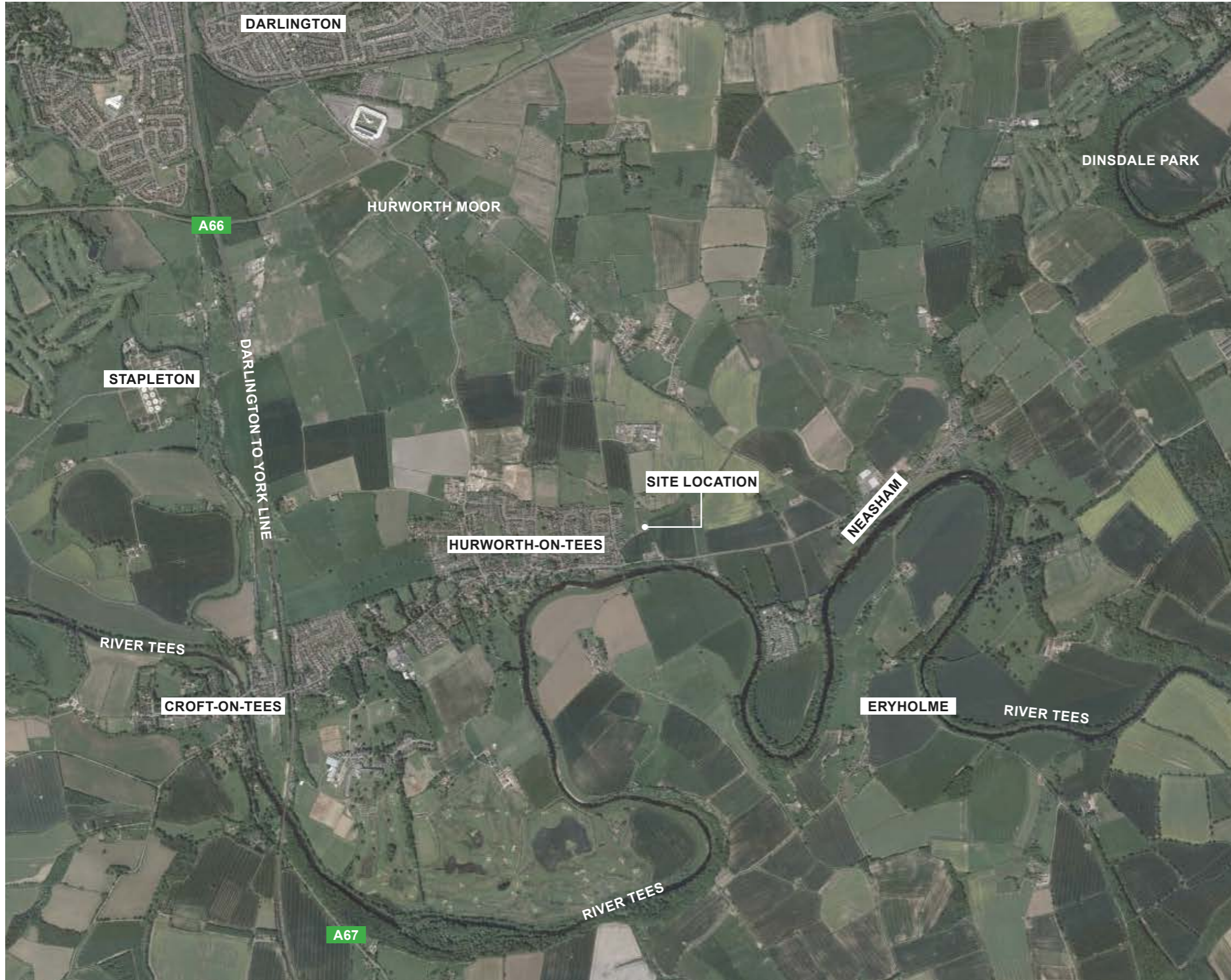
The site is situated in 2 acres of land, which currently includes an existing dormer bungalow, an agricultural barn and various outbuildings. These are proposed to be demolished to allow for a new purpose built fully accessible dwelling to be constructed on the site.

The proposed dwelling for a family of four, including a child whom has significant specific mobility and support needs. The specialist facilities and ancillary spaces which have been identified by an occupational therapist include: a hydrotherapy pool, therapy and sensory rooms and full time carers accommodation alongside additional space for specialist equipment and adequate circulation space to ensure the whole dwelling remains accessible. The applicant wishes to ensure the proposed building maintains the appearance of a dwelling with a domestic scale and maintains the comfort and appearance of a well designed family home.

This document sets out the site location, constraints, context, planning history, design analysis, policy assessment and indicative proposals for the home, and builds on a positive pre-application response for the site.



*proposed development site*



**Existing amenities:**

The village amenities include a village hall, two churches (Hurworth Methodist Church and All Saints Church of England Church), two schools, restaurants, local shops, a garage, dental surgery and a hotel spa. The village also has good transport connections located 240m from the nearest bus stop, 3.2 miles from Darlington train station and approximately 1.9 miles from the A66.

**Landforms:**

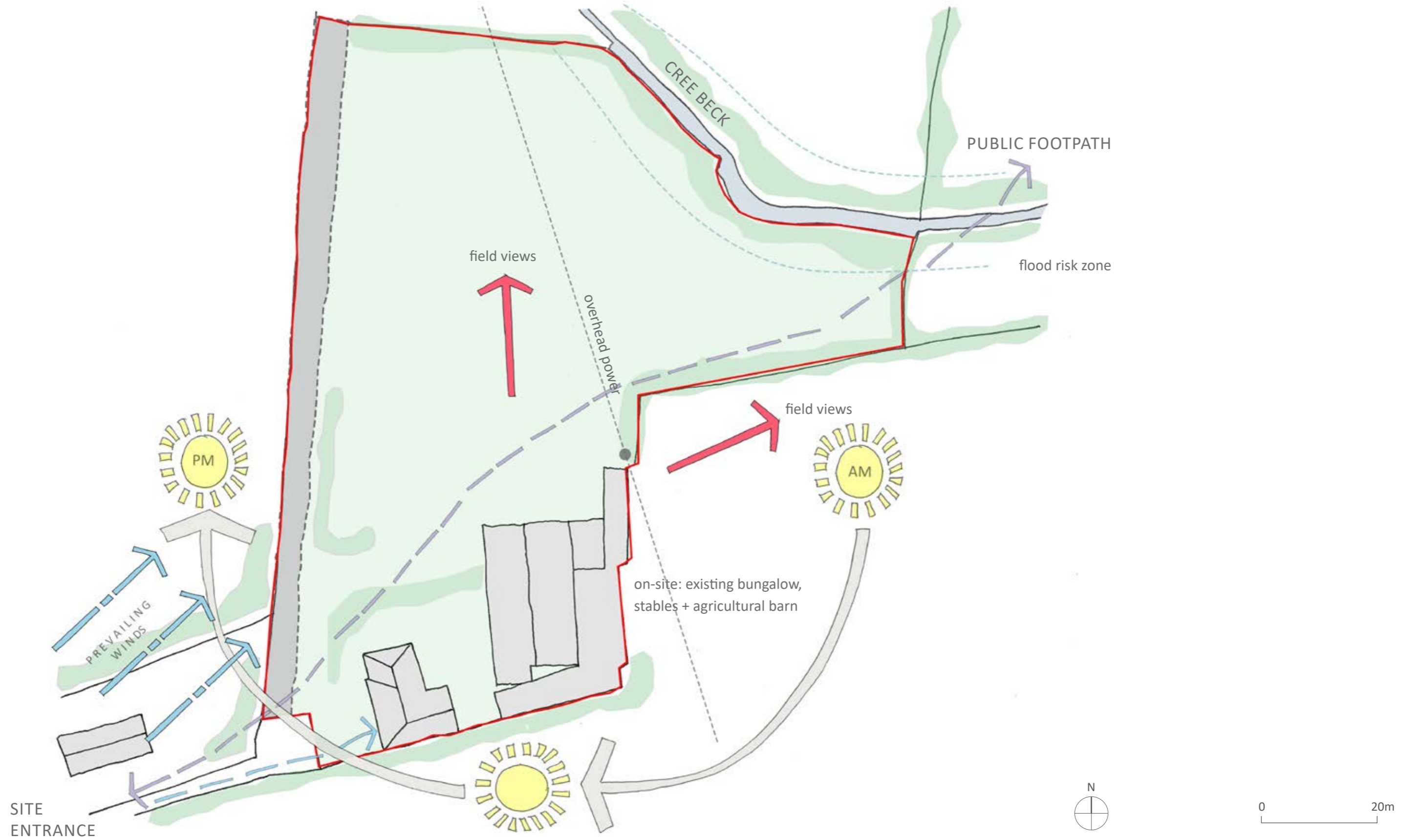
The proposed development site is largely level situated in approximately 2 acres of land.

**Site characteristics:**

The development site and immediate context has a number of different characteristics:

- The site is situated along Timmy's Lane Hurworth with an existing detached 5-bedroom dormer bungalow and detached garage. To the rear, there is a large agricultural barn and additional outbuildings including stables.
- Brookside Farm's access route runs along the west boundary
- To the north / east boundary of the site, the land is boarded by Cree Beck
- A public footpath is routed through the site (Darlington Council Rights of Way plan)
- Overhead pylons run across the site with a mast located to the south-east boundary





**Planning History:**

*Rose Villa, Timmy's Lane, Hurworth, DL2 2AJ*

There is relatively limited information regarding any previously submitted planning applications or documents for the site other than the following sourced from Darlington Public Portal Access:

- 1.0 Erection of single storey side and rear extension, conversion of existing garage to habitable use and erection of garage to side (*granted approval with conditions on 6th February 2008*)
- 2.0 Modification of planning permission (Erection of single storey side and rear extensions, conversion of existing garage to habitable use and erection of garage to side) to add side dormer window, extension of pitched roofs to front bay windows and insertion of 8 no. roof lights to front, side and rear (*granted approval with conditions on 18th September 2008*)
- Non material amendment - erection of single storey side and rear extensions, conversion of existing garage to habitable use and erection of garage to side to permit substitution of garage door and front entrance door styles (*granted approval 2nd December 2010*)
- Installation of Septic tank and associated works (*granted approval with conditions on 26th April 2010*)

**Prior Pre-application enquiry summary**

*Pre-Application number: 22/000080/PREAPP*

The proposals outlined within this design and access statement and accompanying planning drawings are broadly in line with those submitted for the above ref. pre-application enquiry. We have developed the proposals in more detail through a continuation of same rigorous design approach. Feedback from the pre-application enquiry was positive and supportive of the proposals. Requirements for surveys and supporting information have been followed, as such the application contains the following supporting information:

Ecological Appraisal including bat and barn owl assessment and any other

recommended species-specific surveys

- Phase 1 preliminary risk assessment (Land Contamination)
- Arboricultural Implications Assessment, an Arboricultural Method Statement, and a Tree Protection Plan.

**Prior Pre-application enquiry summary**

*Pre-Application number: 22/00024/PREAPP*

The applicants previously submitted a pre-application enquiry to review the site and its suitability for the specific requirements of the client.

Below is a summary of the concluding key points and advice from the planning case officer on behalf on Darlington Borough Council:

- *The size of the new replacement dwelling should not significantly larger than the original house volume or footprint*
- *No detrimental effect on the character, appearance, historical context or amenities of the site and surroundings*
- *The number of dwellings should be no more than the number of dwellings to be demolished and replaced*
- *The proposal should be positioned on the footprint of the existing dwelling, unless a more appropriate location is identified with clear justification*
- *The council has to be satisfied 'Nutrient Neutrality' has been achieved. If the development does not exceed 5 - bedrooms then nutrient neutrality is unlikely to be relevant. However should it exceed 5 bedrooms an appropriate on or off-site mitigation solution would be required.*
- *A public footpath diversion is done alongside full planning application and must be confirmed before work begins.*
- *A Phase 1 Preliminary Risk Assessment should be submitted with any planning application (Land Contamination).*
- *Ecological Appraisal including bat and barn owl assessment surveys*
- *Arboricultural Implications Assessment, an Arboricultural Method Statement and Tree Protection Plan.*
- *A section of the site is immediately adjacent to Cree Beck which is in Flood Zone 2 & 3. A Flood Risk Assessment would be required for any development within Flood Zone 2/3.*



*eastward view towards the existing agricultural buildings*



*rose villa; the existing dormer bungalow on-site*

Existing buildings on site include a dormer bungalow, an agricultural barn and stables and several dilapidated structures which contribute to the overall volume of existing structures. The scale of these buildings is quantified on the following page.

The existing structures do not relate well to their village-edge location or the character of the area, and provide an unattractive addition to the edge of the village and the open countryside, particularly when viewed from the south and east. The existing buildings have no aesthetic or architectural value and are not considered worthy of retention. They are also not well suited to re-use.

Consideration has been given to policy H7 in relation to the position of the proposed replacement dwelling; we believe there is an opportunity to provide a more suitable location which will improve the character of the countryside. Our approach to the position of the dwelling is set out in this document.





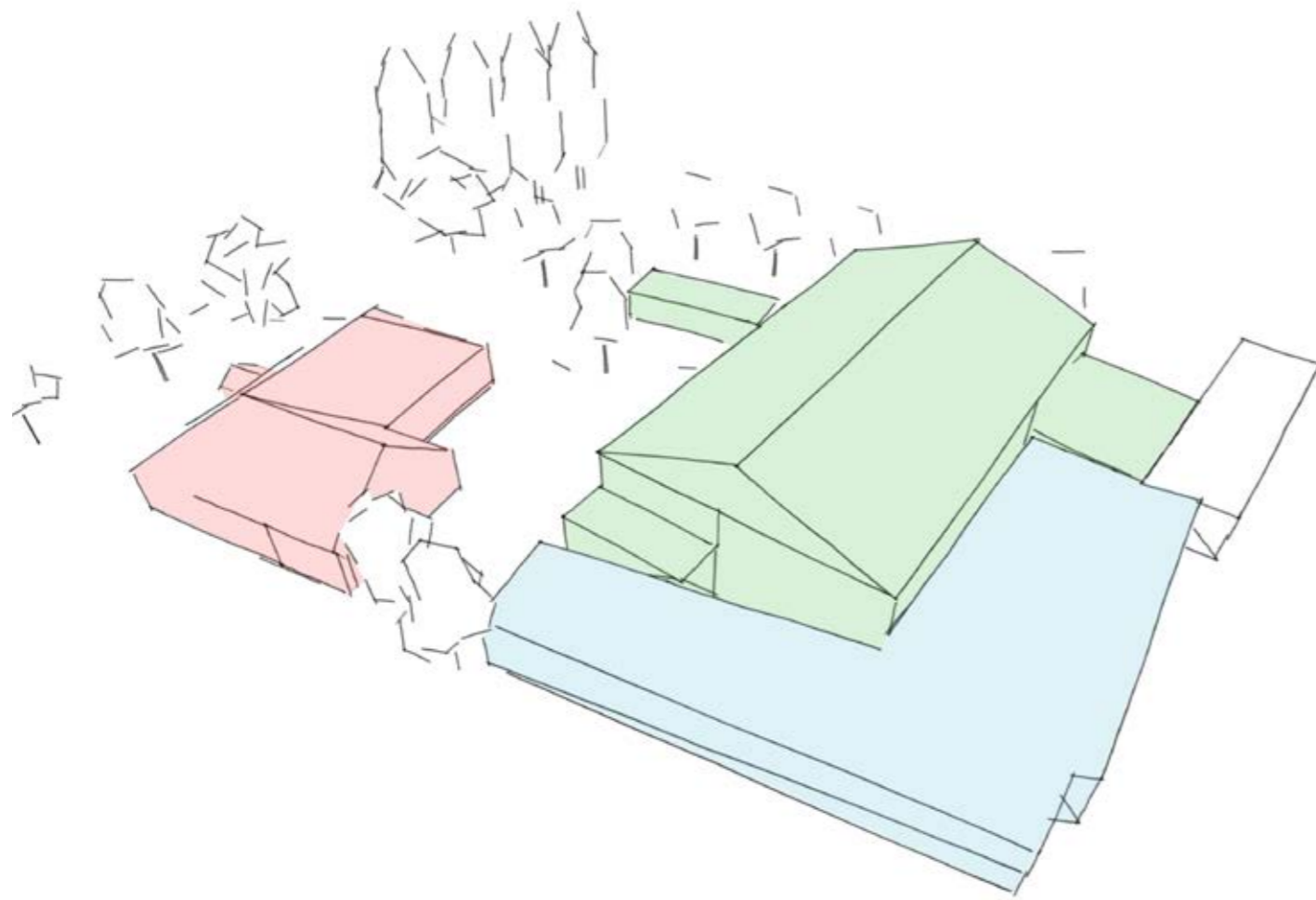

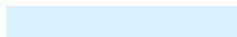
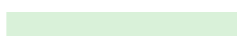
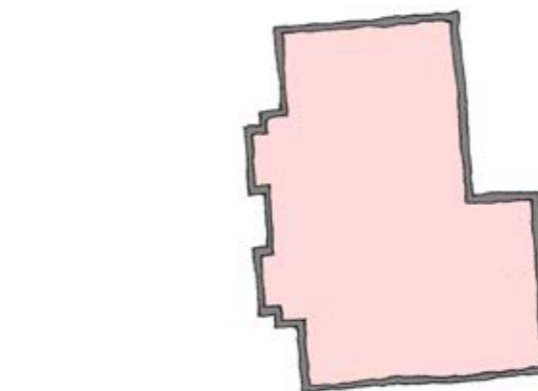
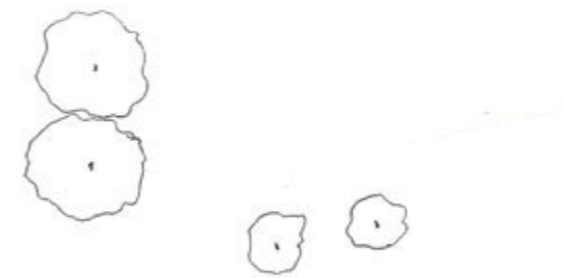


diagram to indicate different use of zones in the dwelling

	area (m2)	volume (m3)	zone colour
existing total	955.78	4164.9	
dormer bungalow	251	874	
agricultural purpose/storage	252.97	758.9	
domestic purpose/storage	451.81	2532	



ground floor existing footprint



first floor existing footprint

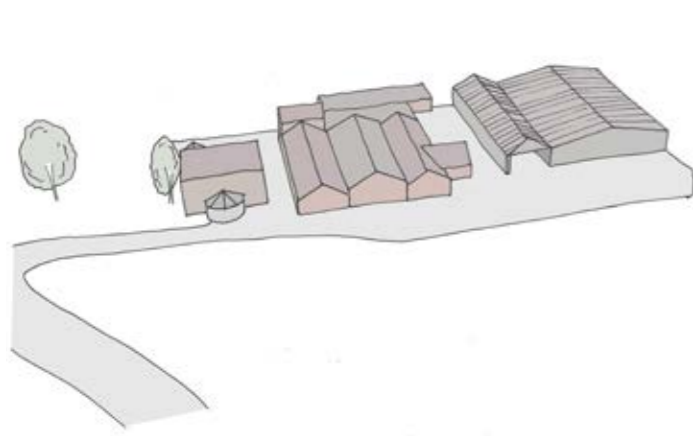




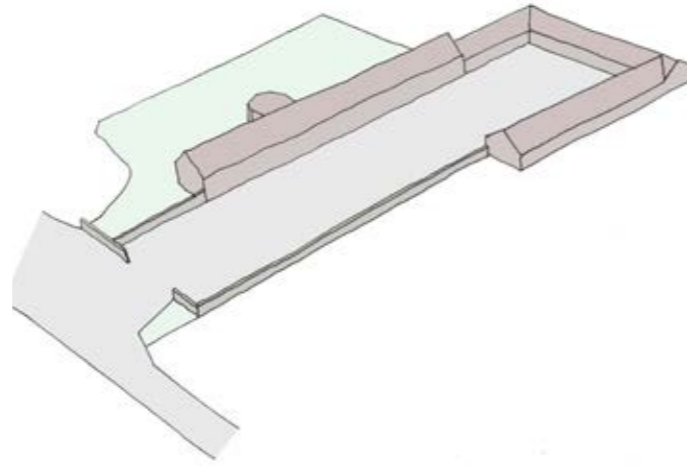
Illustrative views of site and existing buildings:

- View 1 illustrates the site entrance heading up Timmy's Lane with view of the existing dormer bungalow on-site
- View 2 illustrates the existing dormer bungalow's entrance and farm access route
- View 3 illustrates the existing site and buildings when viewed from the road to Neasham
- View 4 illustrates the view looking south towards the existing farm buildings

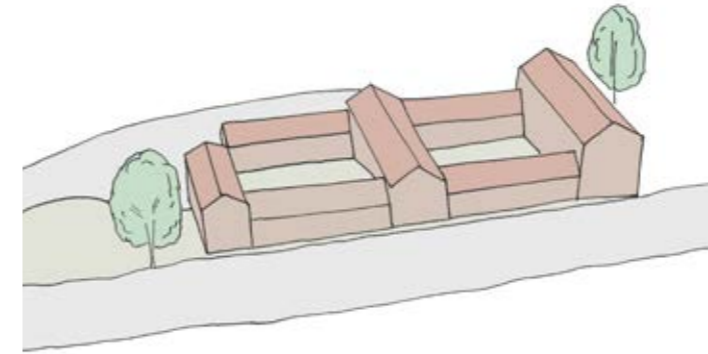




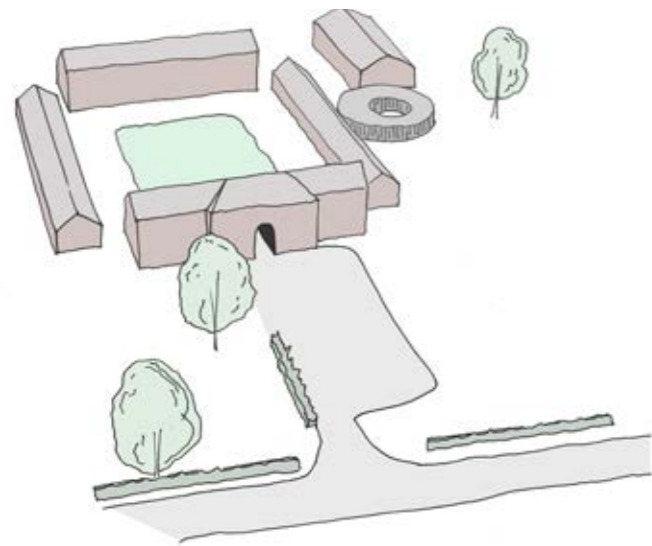
low neasham springs, neasham



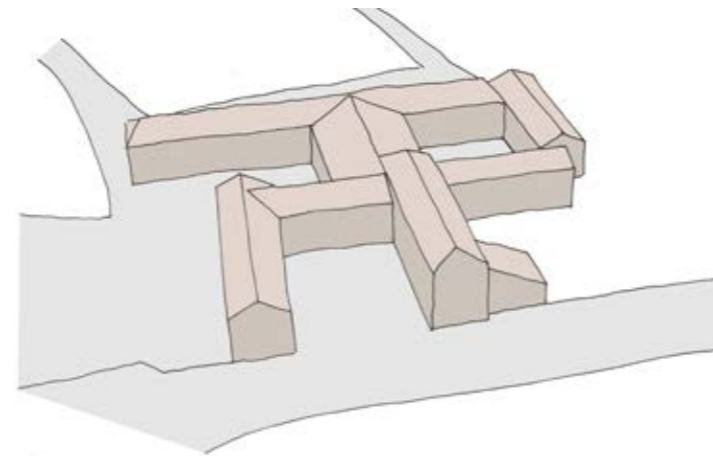
dalton-on-tees, barn conversion



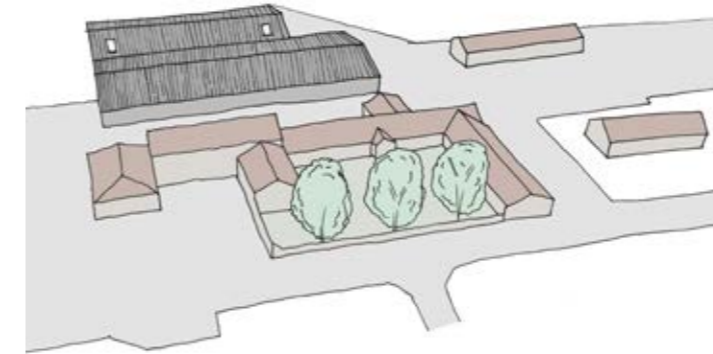
spring field farm, darlington



brookleigh riding centre, brick kiln lane



morrell house, newton morrell



holmlea + the steading, cleasby street

The proposed development site lies on the edge of the village of Hurworth; the built form around the periphery of the village is dominated by farmsteads and the settlement becomes more open to views of the wider landscape

Consideration has been given to the building in its context, in reference to the Darlington Borough SPD. The site is positioned between village and countryside and is exposed to wider views. The SPD encourages dark, non-reflective, natural and robust materials in this context.

To inform our approach to the design, a study has been undertaken of local rural buildings in landscape settings to help guide the architectural language, layout and massing of the development. Examples include those illustrated above. Dominant features are noted as follows;

- courtyards; both open and enclosed;
- collections of buildings with differing ridge and eaves heights, representing different uses and an evolution of the farm;
- a combination of window and door apertures, including large openings for machinery, horses and livestock and

smaller openings for ventilation etc.;

- light and heavyweight materials including; brick, stone, clay tile, timber boarding, corrugated metal sheeting,
- hard and soft boundary treatments including; hedgerows, stock fencing, stone walling, estate railings
- long, elegant pitched roof volumes.

Key features listed above have been referenced where appropriate to develop a proposal which is domestic in nature yet offers an appropriate form, massing and scale on the periphery of the village where agricultural buildings dominate.

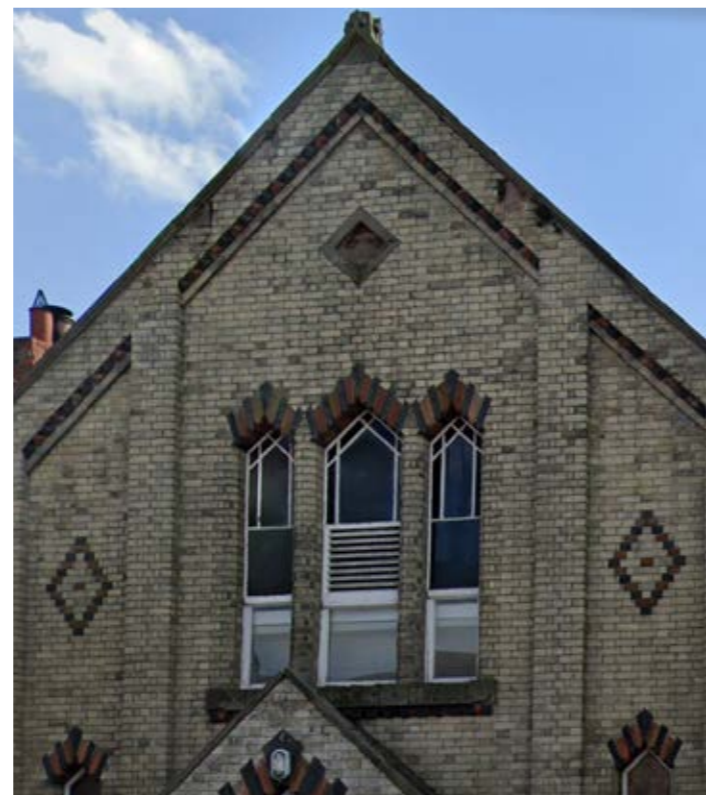
**VILLAGE IDENTITY**

In addition to the analysis of rural buildings in the landscape, we have undertaken analysis of buildings within the village of Hurworth.

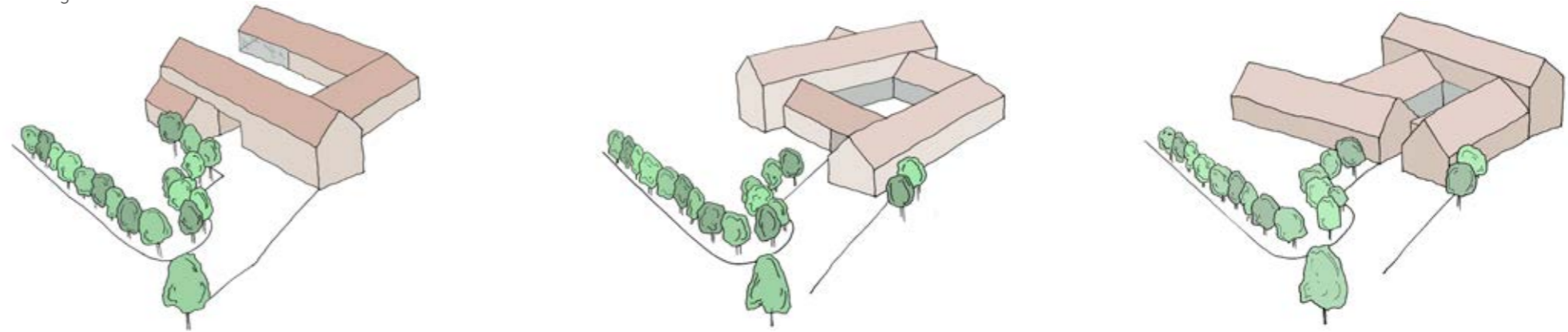
The Green and Church View form the main historic centre to the village of Hurworth. The River Tees is to the south with a number of large detached houses on the south side of The Green. Houses are set back from the road with a generous, tree-lined green space in-between the road and the property boundaries. Houses to the north of the road are generally terraced.

Materials are predominantly; brick, often red with some Pease brick and painted brick; render, usually rough; clay tile, including plain, roman and pantile; and slate.

Detailing around windows, doors, verges and banding is typically in stone, contrasting brick (in pattern or colour), paint or render.



concept massing sketches



The proposals consist of three pitched roof volumes which are aligned north to south and single storey flat roof elements running east to west.

#### STEPPING DOWN IN SCALE

The proposals consist of three pitched roof volumes which are aligned north to south; these volumes reduce in scale from west to east, responding to the transition between village and open countryside. Materials also help to soften the appearance of the buildings; as the buildings step down in scale the use of timber cladding increases.

#### ALIGNMENT WITH VIEWS

Openness and permeability of views through the site is enhanced by the alignment of the three pitched roof volumes on the site. The buildings are aligned along the n/s axis which reduced the perceived scale of the buildings when viewed from the predominant, available open views to the north and south.

#### RELATIONSHIP TO ADJACENT BUILDINGS

Neighbouring buildings along Timmy's Lane set the datum for the ridge height of the highest volume. The orientation responds to the neighbouring buildings with the two storey volume positioned perpendicular to the neighbouring house on Timmy's Lane. From the west the two storey volume screens the other proposed buildings on site from Timmy's Lane and sits comfortably alongside the other two storey buildings on the street.



Site sections / elevations

*North elevation in context*



*East elevation in context*



*South elevation in context*



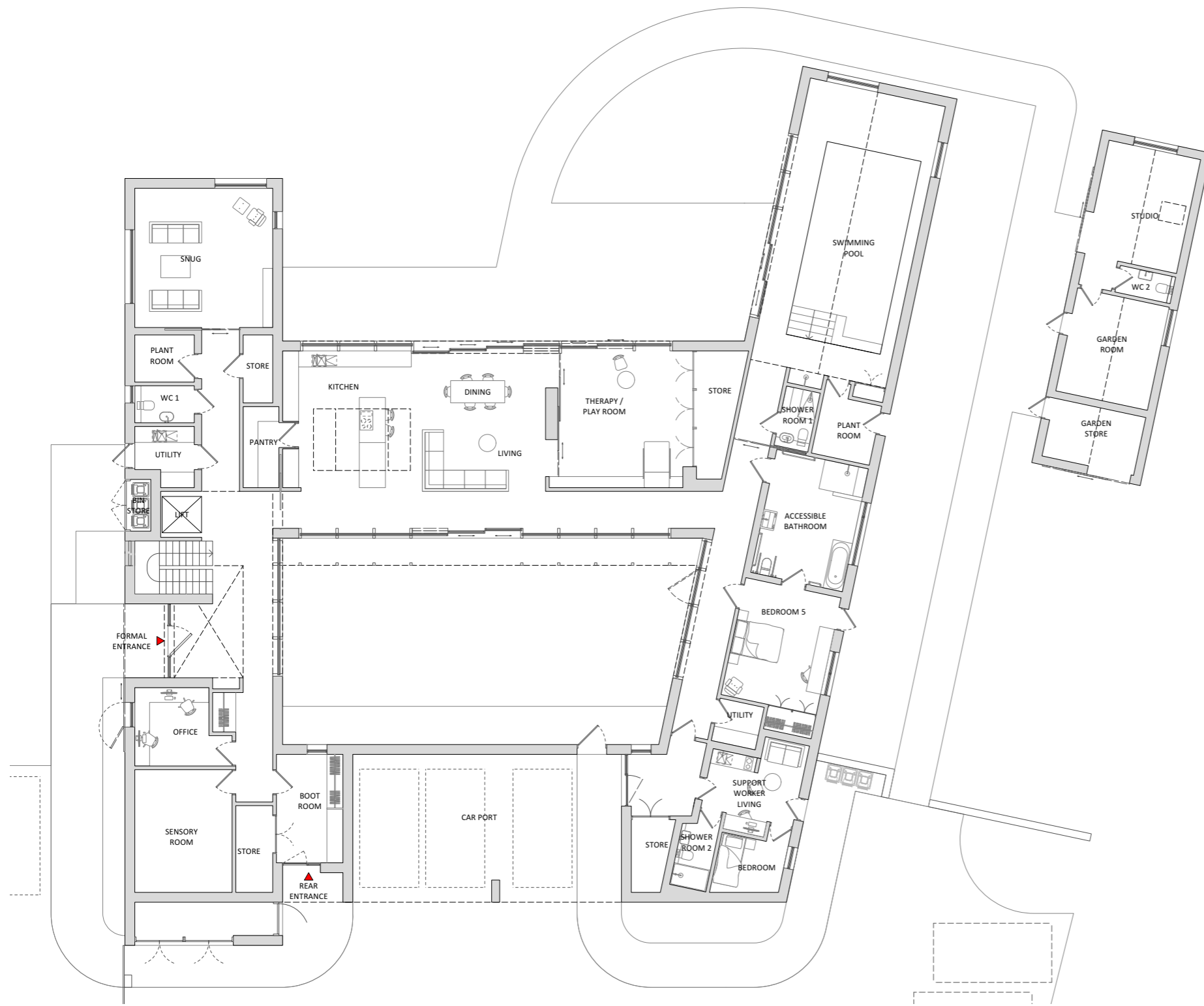
Photo-montage of proposed dwelling

*View looking south from north end of site*

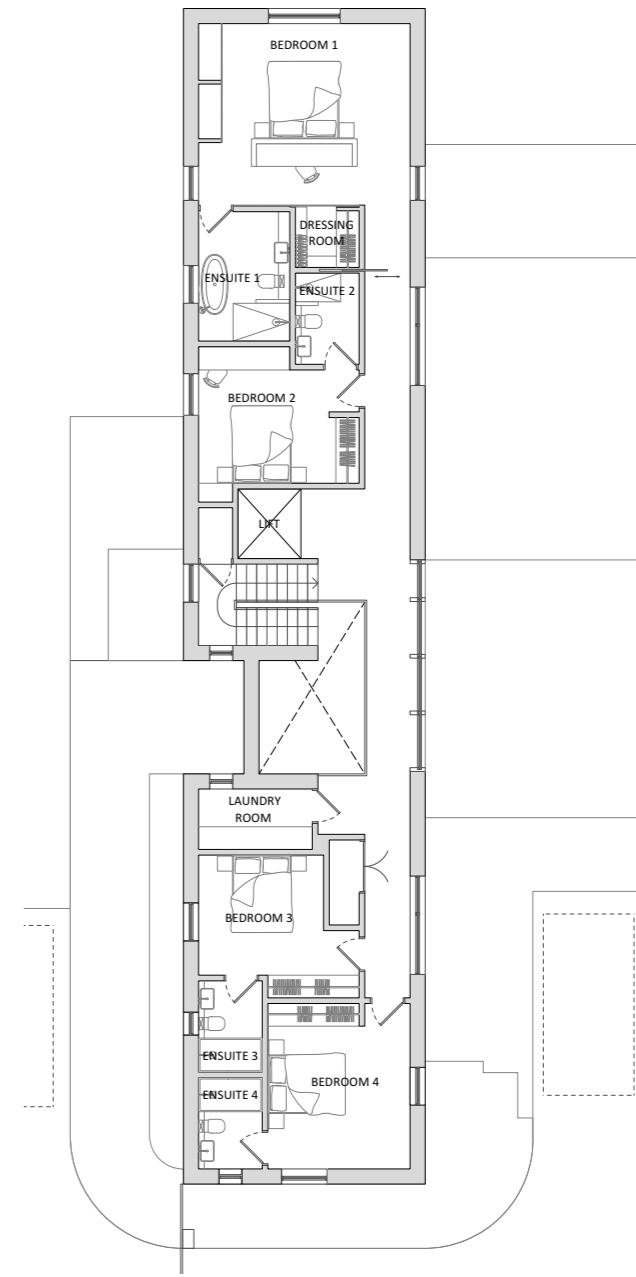


*View looking north from Neasham Rd*

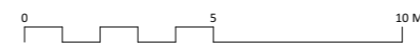




00 Proposed Ground Floor Plan  
 Scale: 1:100



01 Proposed First Floor Plan  
 Scale: 1:100



Date	No.	Issue Notes

Date	No.	Revision Notes

Project Timmy's Lane	Project Address Rose Villa, Timmy's Lane Hurworth-on-Tees Darlington DL2 2AJ
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Sheet Title  
**Proposed Floor Plans**

Sheet Scale 1:100 at A1	Drawn By AMDa	Reviewed By
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Project ID 440	Number PL1002	Current Revision
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Drawing Status  
 DRAFT PLANNING



Materials have been selected to provide robust, high quality finishes which have a strong connection to the visual identity and character of the local area. Dark, natural and robust materials sit comfortably within the context.

Detailing is subtly contemporary, providing a building which is of its time yet sensitively responds to its context. Proposed materials are as follows:

- **Brick** - the dominant walling material in the area is brick, and this will be continued in the proposal with the use of light, handmade bricks for plinth which references the locally distinctive 'Pease' brick;
- **Timber** - the natural timber cladding is proposed as sustainably sourced larch which will be treated with a dark mineral based finish; a highly sustainable treatment which results in a beautiful, matt finish, referencing the vernacular agricultural buildings;
- **Zinc roof** - the proposed red zinc roof references the colour of the clay tile but provides a modern high quality and low maintenance alternative. Zinc is proposed for the pitched roofs, rainwater goods and coping/flushing.
- **Aluminium** - high quality aluminium framed glazing is proposed to provide a minimal frame which is set deep into the reveal to soften the appearance of reflections from the windows;
- **Green roof** - a wildflower roof is proposed for the connecting flat-roof elements of the building, contributing towards the biodiversity on site and helping to deal with rainwater.





*Proposed view from Timmy's Lane*



*Internal perspective - entrance hall*



*Internal perspective - entrance*

**ACCESS**

Rose Villa is accessed from Timmy's Lane, approx. 150m from the public highway. Access arrangements are proposed to remain the same, with the existing driveway position retained. Refuse storage is provided for in the proposed dwelling in the area adjacent to the driveway, labelled 'store'. Arrangements for refuse collection are proposed to continue as they do at present, noting that the site is beyond 25m from the highway.

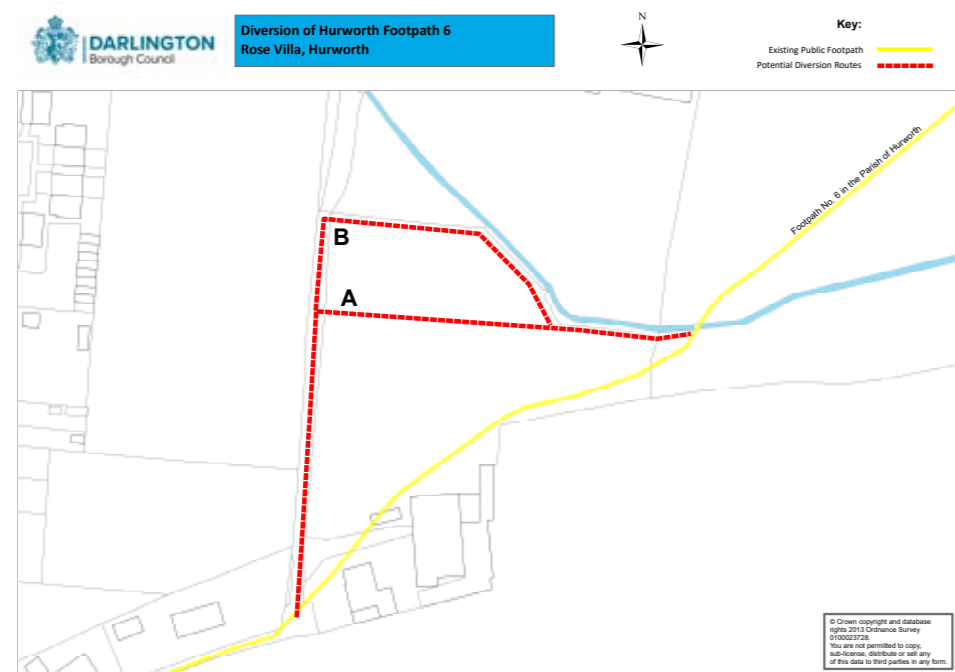
**PARKING**

Parking provision for the proposed replacement dwelling includes 8no. spaces which can be categorised as follows:

- 3no. covered external spaces, including 1 large vehicle space to accommodate a specialist vehicle with wheelchair access all with access to electric vehicle charging;
- 2no. spaces for carers;
- 3no. additional spaces, 2 of which are for therapist and healthcare visitors

**PUBLIC FOOTPATH**

At present the recorded route of Hurworth Footpath 6 runs diagonally across the site. It is proposed to re-route this footpath in line with the suggested option B route put forwards by the Councils Rights of Way Officer (see below). The new route will be applied for as a diversion to the current Right of Way, the application will be made alongside the planning application.



**BIODIVERSITY**

Net gains in biodiversity will be achieved through a combination of the landscaping strategy for the site and wildflower covering to flat roofs.

**PROTECTING SPECIES**

The proposals for protecting species are set out in the accompanying ecology report.






**FLOODING AND DRAINAGE**

Currently, the buildings on site are located in Flood Zone 1. It has been identified that Flood Zone 2+3 cover the section of the site to the north, adjacent to Cree Beck. The proposals set out in this document do not include development within Zones 2+3.

**LANDSCAPE**

The garden will be zoned to include areas for an accessible play space, a productive kitchen-garden and native planting. The wider site will become a wildflower meadow. Boundary treatments are proposed to include: hedgerows (native species), estate railings and some low-level masonry walls.

**KEY**

-  zone for accessible play equipment
-  zone for kitchen garden
-  proposed re-routed right of way
-  estate railing
-  hedgerow

site plan, NTS



- 1 proposed garden (bounded by estate railing to north)
- 2 proposed wildflower meadow in existing paddock
- 3 permeable driveway/terrace
- 4 intensive wildflower roof
- 5 general landscaping to include wildflower meadow
- 6 existing planting provides screening
- 7 proposed native species hedgerow
- 8 proposed solar PV array

The proposed dwelling is for a family of four, including a child whom has specific mobility and support needs. Specialist facilities and ancillary spaces are required for these needs, which have been identified by an occupational therapist include: a hydrotherapy pool, therapy and sensory rooms and carers accommodation alongside additional space for specialist equipment and adequate circulation space to ensure the whole dwelling remains accessible.

These requirements have been developed into a rigorously designed layout which seeks to create an efficiently designed family home which integrates the support facilities and accommodation. Integration of the support facilities into the dwelling ensures that the applicant, whom has a disability, can be supported to live with his family at home now, and as he grows up in order to create a home for Lucas, for life.

Support facilities and carer accommodation account for a large proportion of the overall dwelling; the different uses have been defined to help illustrate this.



	GEA area (m2)	volume (m3)	zone colour
Main house	447	1677	<span style="display:inline-block; width:20px; height:10px; background-color:#90EE90;"></span>
Support facilities	326	1110	<span style="display:inline-block; width:20px; height:10px; background-color:#6495ED;"></span>
Garden room and store	62	210	<span style="display:inline-block; width:20px; height:10px; background-color:#FFD700;"></span>
<b>Proposed total</b>	<b>835</b>	<b>2997</b>	

## RESOURCES

The scheme has been designed to respond to its environmental situation; sunpath, orientation, prevailing wind have all been considered during the development of the proposals.

The building itself will have excellent sustainable credentials. Energy consumption will be minimised in many ways, including in the technical detail of the buildings. Using principles of highly insulated roofs, high specification windows and a quality airtight shell will ensure minimal energy usage, and the house will be serviced by a highly efficient ground source heat pump to allow for the use of renewable energy. On site energy generation via roof mounted solar PV panels will contribute to the overall sustainability of the dwelling.

The embodied energy of the buildings is a key concern; materials will be certified and sourced locally wherever possible. Materials will be high quality, long lasting, natural materials. Timber frame construction will be used where appropriate to reduce the embodied energy involved in the buildings. The building will be designed to exceed building regulations and to minimise energy use.

## LIFESPAN

The most sustainable buildings are those which prioritise design quality; by being attractive and functional, they will add to the quality of life of the users and be cared for longer; increasing their lifespan and therefore minimising their environmental impact.

With this in mind the applicants have commissioned Elliott Architects because of our ability to design buildings and places of the highest quality. We have won multiple industry awards for houses and create architecture which is designed to last; by concentrating on quality and simplicity, we create architecture which is elegant, authentic and loved by its users.

The building has been designed to be robust in its details and materials which will also add significantly to its lifespan, and its high sustainability credentials will also create an element of future proofing in terms of environmental performance.

*Proposed entrance*



The proposal has evolved through an intensive, detailed and committed design process, and is a high quality design which is sensitive to the context of the area whilst clearly building an innovative approach to its surroundings. This is an approach which is endorsed by local and national planning policies which support innovative design which draws on influences from the context whilst remaining sensitive to it in order to enhance and continue the character of the area.

The scale of the buildings is sufficient to provide the specialist facilities which will enable the applicant to live comfortably in their family home, providing a high quality and highly accessible home. The position, materiality and form are appropriate within the context and care has been taken to design the building to minimise impact on the site visually and physically, with an improved design, higher quality materials and greener footprint than the existing buildings. The volume of the proposed dwelling is 33% less than the volume of the existing buildings.

The scheme has been designed to a high standard by award winning architects with respect for the rural setting and the wider landscape. It is a more appropriate, innovative and sustainable proposal than the existing building and has been designed to meet the family's needs whilst being harmonious with its setting.

The commitment and vision of the clients to make a positive contribution to the area is clear, and this is a rare opportunity to create an exemplar of positive sustainable and highly accessible design in a village setting.

Proposals illustrated in this document have been developed in response to pre-application feedback and informal consultation with Darlington Borough Planning Department. We wish to continue this collaborative approach and therefore seek feedback in relation to the proposals which have been set out in this document.

*Proposed aerial view from south west*





Based in the North East, Elliott Architects are an RIBA award winning practice with a reputation for high quality, design focussed architecture.

We have a wide range of experience in the construction industry from masterplanning and urbanism to individual residential projects, with a proven record in delivering sustainable architecture of the highest quality.

Elliott Architects have developed particular expertise and a reputation for excellent design in sensitive and rural contexts, and are well placed to deliver the high standards required of this project. We have worked on a number of prestigious projects including at Gibside in Gateshead for the National Trust (Grade II\*), the double RIBA award winning Visitor Centre at Crook Hall in Durham (Grade I), Earl Grey House on Grey Street in Newcastle-upon-Tyne (Grade II), St. Andrew's Road in Hexham (conservation area), Floating House in Corbridge (greenbelt) and North Bank in Haydon Bridge (conservation area).

Elliott Architects have had nine projects shortlisted and won nine RIBA Awards in the last seven years, as well as awards for sustainability, a highly commended project in the 2018 RICS Awards, AJ Retrofit awards and have recently won the chairs award for design + planning excellence in the 2022 RTPI Awards.

Crook Hall Visitor Centre



North Bank



RICS Awards  
2018



Catterick Owners and Trainers



Hush House



Gibside Cafe



Floating House



Floating House

