

DESIGN + ACCESS AND HERITAGE STATEMENT

LAND NORTH OF CROSS COTTAGE, DUNANT HOUSE, GLANTON

ISSUE DATE: 03.10.23
STATUS: PLANNING



Visualisation of proposed dwelling

DESIGN + ACCESS STATEMENT

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Existing site facing away from Whittingham Rd

Elliott Architects has worked closely with the applicants to develop a high-quality design for a new dwelling on the land north of Cross Cottage, Whittingham Rd, Glanton.

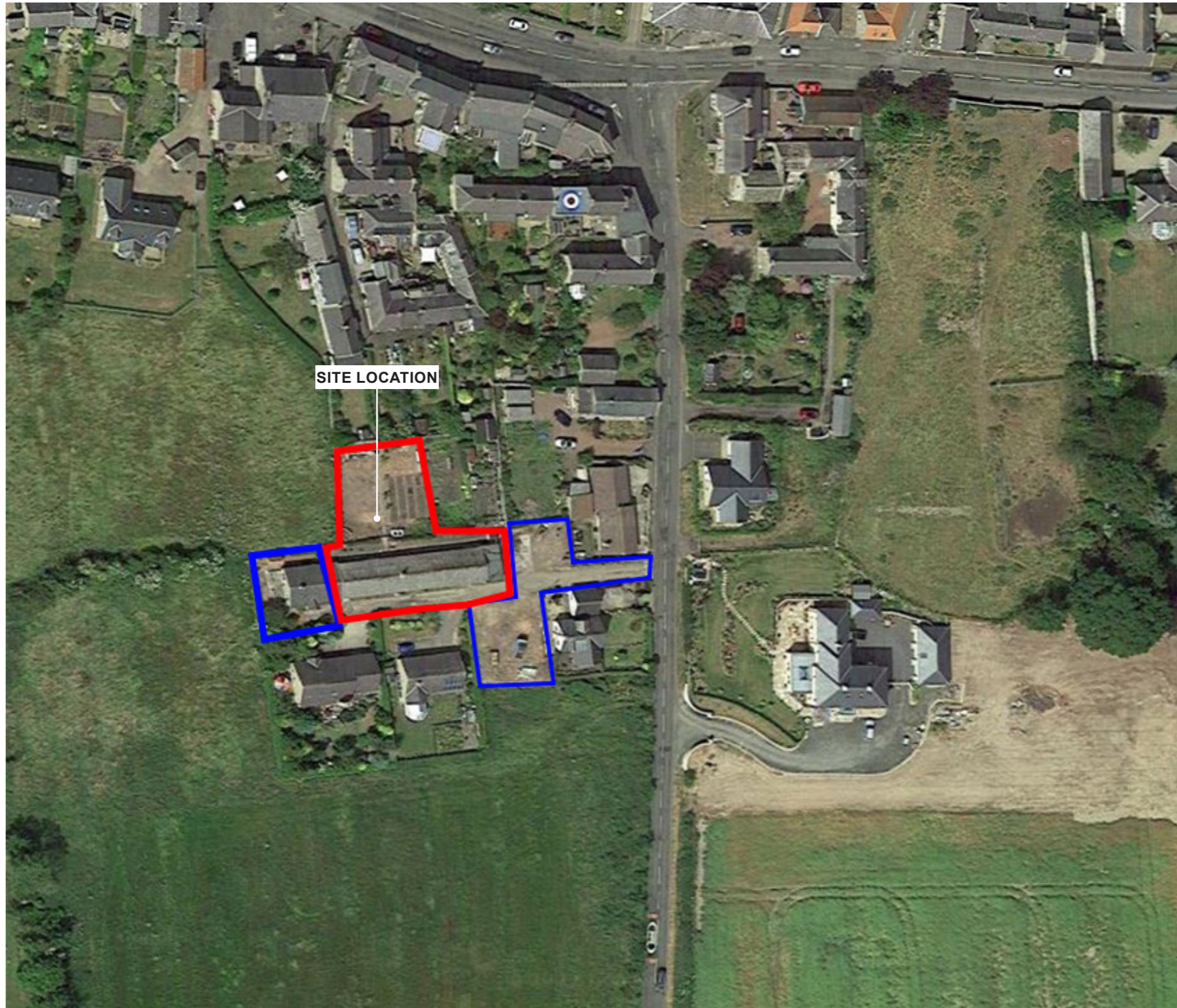
The applicants ownership boundary is approximately 2000m² of land, which sits on the edge of the Glanton Conservation Area. A previously submitted proposal (designed by others) for a 4-bedroom, two-storey family home was recommended for refusal on the basis that the scale of the proposal would result in harm to the conservation area. The applicant's new proposal as described in this document is for a significantly smaller 3-bedroom single-storey family dwelling which has been sensitively designed to provide a lifetime home, and which has been designed to sit in harmony within the surrounding context.

This document has been prepared to provide further information and details to the planning application.



Design proposal facing North East from Cross cottage





Existing Local Amenities:

The settlement of Glanton is a small rural village, in the county of Northumberland, approximately 10 miles from Alnwick.

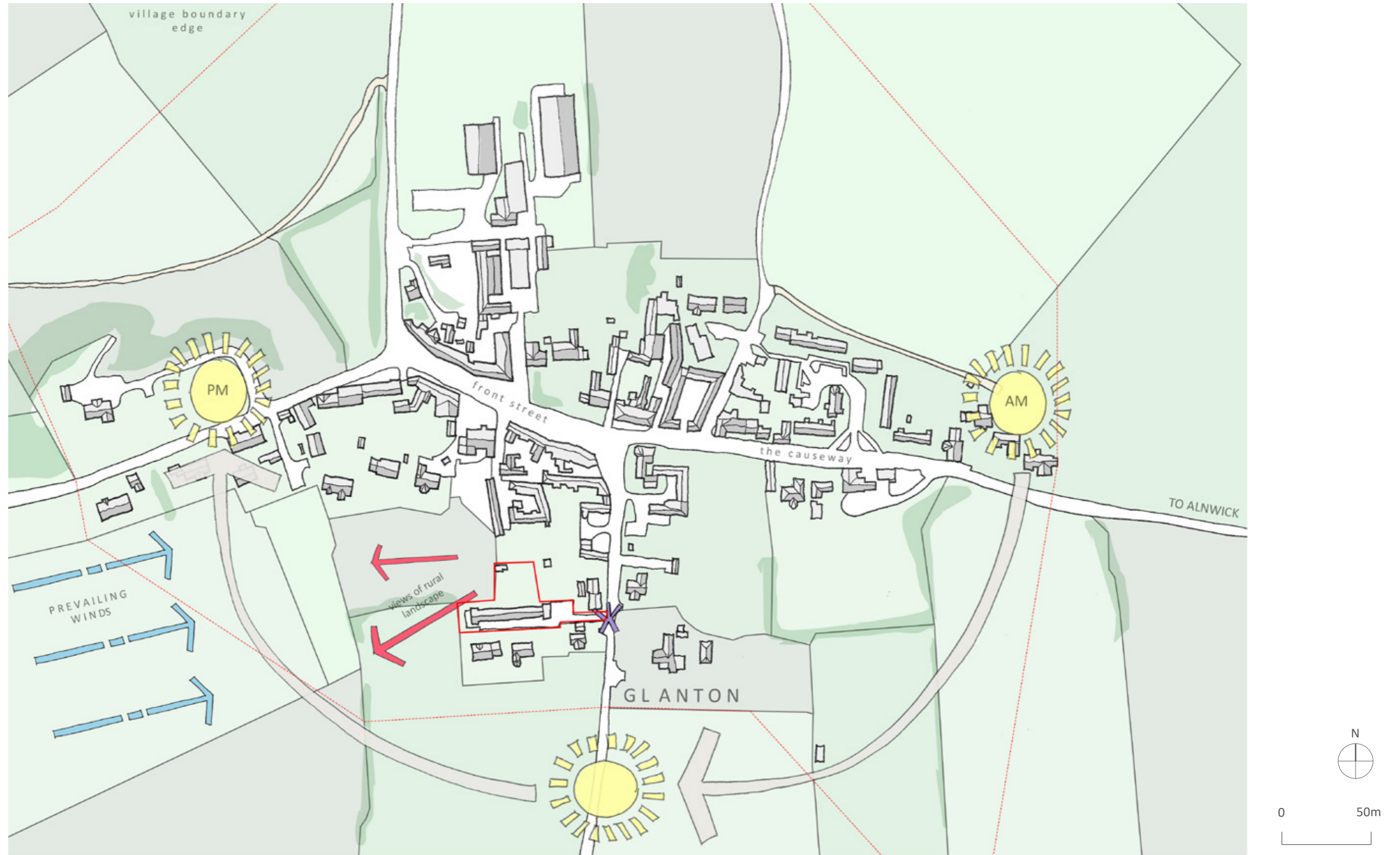
The village amenities include St Andrew’s Church, a pub, Glanton post office and holiday cottages. The Village has good transport links with buses running to Alnwick, Wooler, Newcastle and Kelso as well as being well connected to the A697.

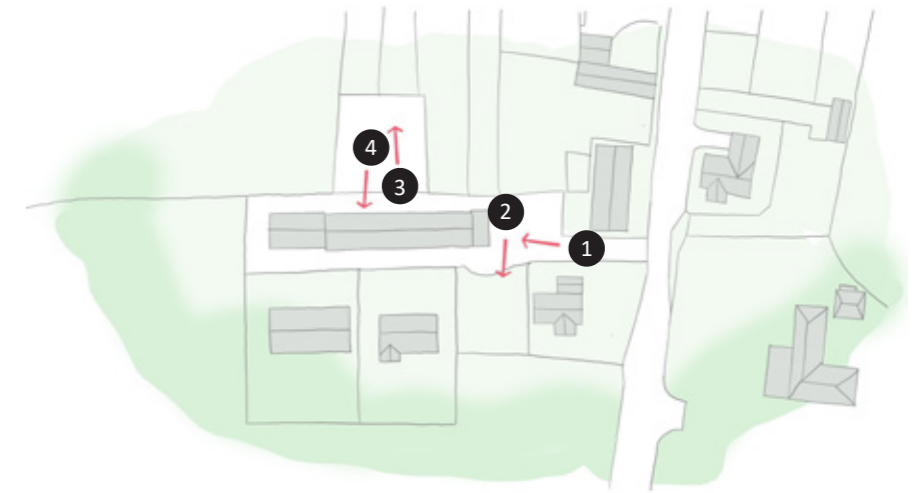
Site Characteristics:

Situated to the south of Glanton the site is currently home to a semi-derelict store building and overgrown landscape, however, it has the potential to embrace the stunning views across the valley whilst simultaneously providing a new family dwelling that delivers a visual improvement to the local area. The site is located off Whittingham Rd, just north of Cross Cottage, Glanton.

The site is approximately 1000 square meters of land located on the border of Glanton conservation area.







Illustrative views of the site and existing buildings:

- View 1 illustrates the existing store building as you enter the site
- View 2 illustrates the potential views when the store building is demolished
- View 3 illustrates the northern boundary of the site
- View 4 illustrates the southwards view towards the existing store building



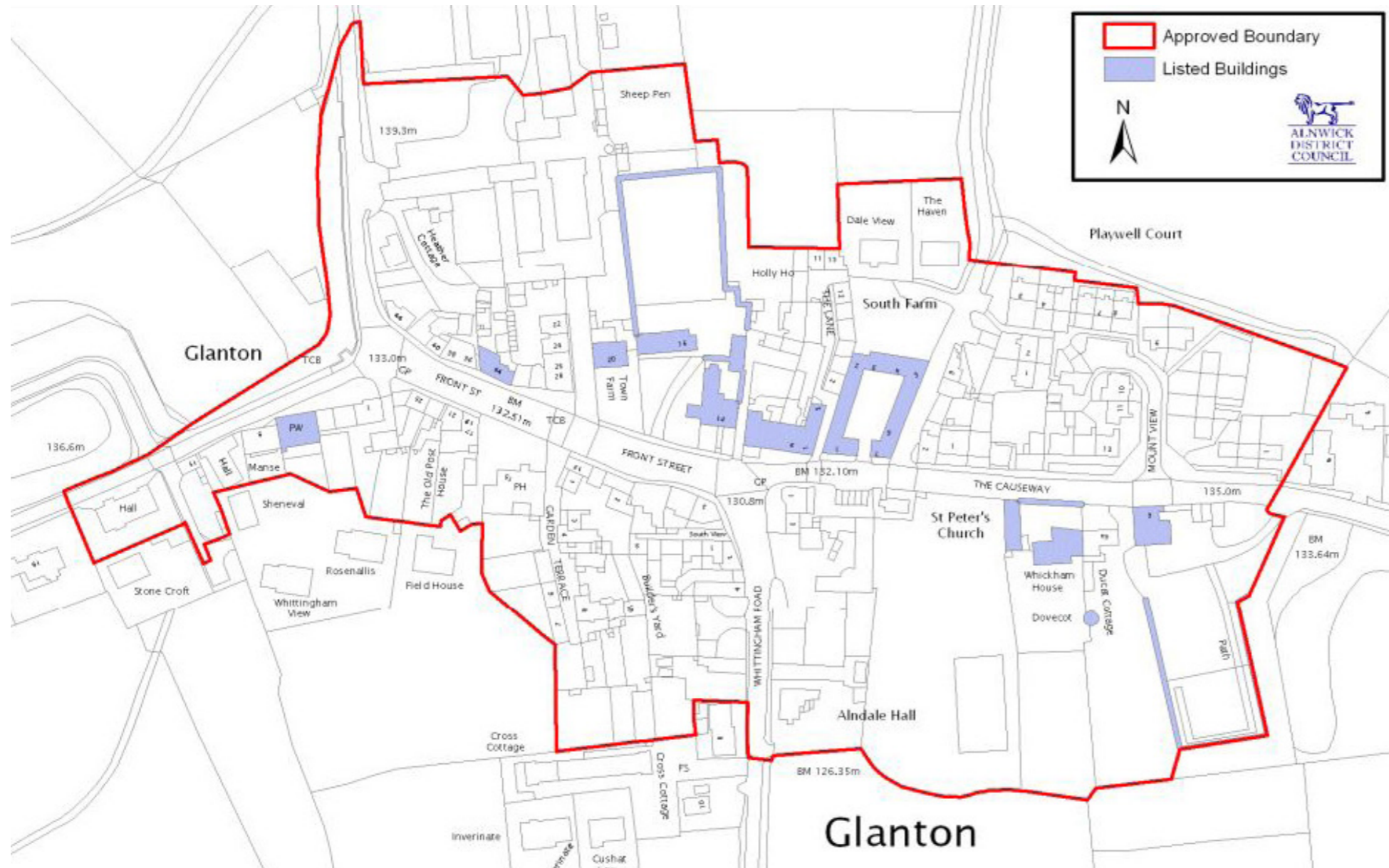
VILLAGE IDENTITY

The surrounding homes on Whittingham Rd are varied but predominantly sympathetic in their materiality. They are principally large detached cottage-style dwellings using a range of materials including stone and render with a variety of window opening sizes and styles, predominantly finished with natural slate tiled roofs. The majority of properties along the road follow a similar vernacular of 1/1.5 storeys, the proposal responds to this as a single storey dwelling.

The majority of buildings within the centre of Glanton, north of Whittingham Rd are traditionally terrace stone-built homes and buildings. It is clear there is more variation in architectural style in the newer dwellings on Whittingham Rd than in the rest of Glanton. Historically all properties on Whittingham Rd were included within the conservation area, however, in 2006 this boundary was revised and retracted to its current location which cuts through the site.

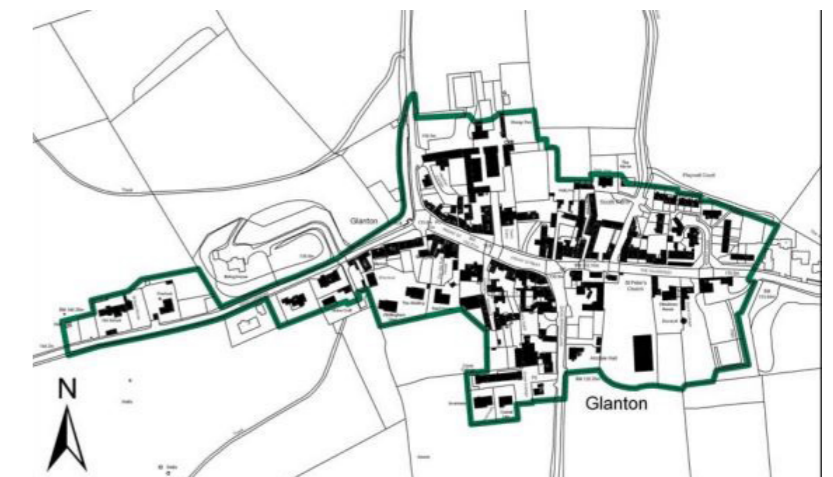


Other Dwellings on Whittingham Rd



Conservation Area:

The proposed site is situated on the border of the Glanton conservation area. Established in 1972 the conservation area previously covered almost the entire settlement of Glanton. In 2006 this boundary was reduced to remove buildings of little to no conservation value. This included the store building that is to be demolished as part of this proposal. It still, however, encompasses the overgrown area of the site the new proposal is planned for. The proposal would be significantly set back from Whittingham Road by approximately 50 meters, concealed by surrounding buildings as you approach Glanton from Whittingham Rd, this would reduce its visual impact on the conservation area.



Planning History:

The site in question previously submitted a planning approval proposal for a 4-bedroom 2-storey dwelling ref 23/00797/FUL which has since been withdrawn. The main concerns of this proposal came from the conservation officer stating that “a reduced scale and use of better materials would reduce the level of harm”. This original proposal was much larger in scale and incorporated a full white render façade up to eaves level with dark grey timber cladding above up to gable peaks. The roof was finished with dark grey interlocking concrete tiles.

Whilst some of these materials have been incorporated in some of the more modern dwellings around Glanton, they do not sympathise with the traditional architecture within the Glanton conservation area.

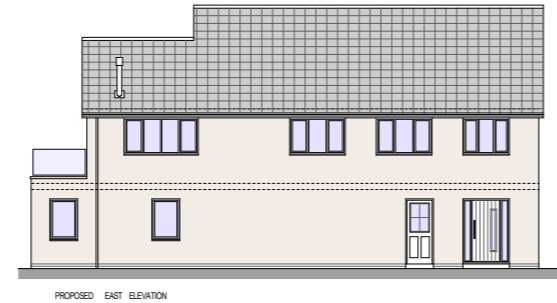
The new proposal is far more sympathetic to its surroundings with a significant reduction in scale and more appropriate material palate.

Little Dunant:

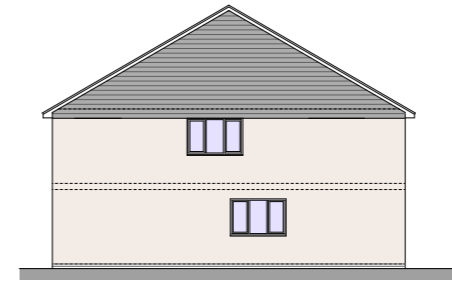
‘Little Dunant’ is a 1.5-storey, 2-bedroom dwelling on land to the south of Cross Cottage, within the site ownership boundary. The dwelling secured planning permission on the 18th of April 2023 under reference 23/00485/FUL.

The design of ‘Little Dunant’ incorporates elements such as white render up to the eaves, dark grey cladding above them, natural blue slate roofing, and white uPVC windows. It’s worth noting that, unlike our proposal, ‘Little Dunant’ is not situated within the conservation area. However, in contrast to our approach, it does not make an earnest attempt to align with the cherished traditional vernacular of Glanton.

In our proposal, we have taken care to pay homage to the time-honoured character of Glanton by seamlessly integrating our design with the local vernacular.



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

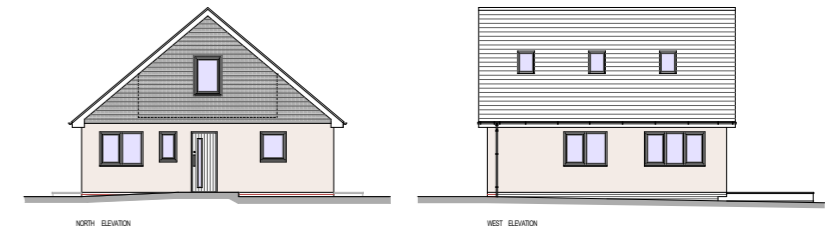


PROPOSED WEST ELEVATION



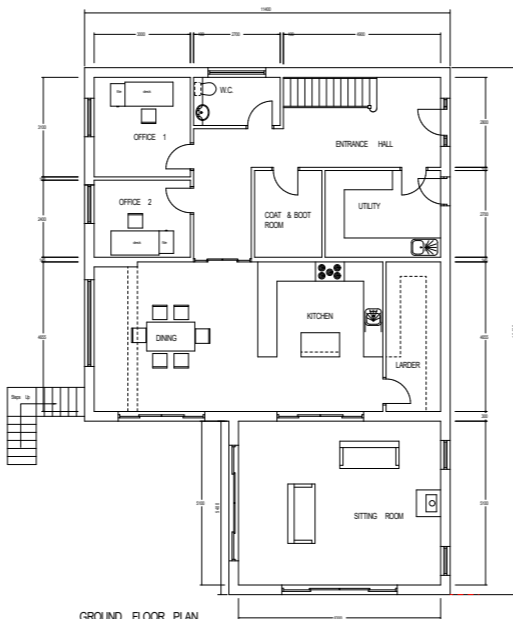
SOUTH ELEVATION

EAST ELEVATION

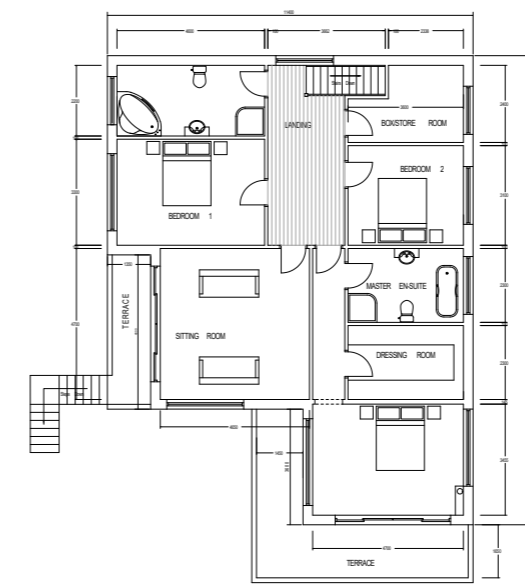


NORTH ELEVATION

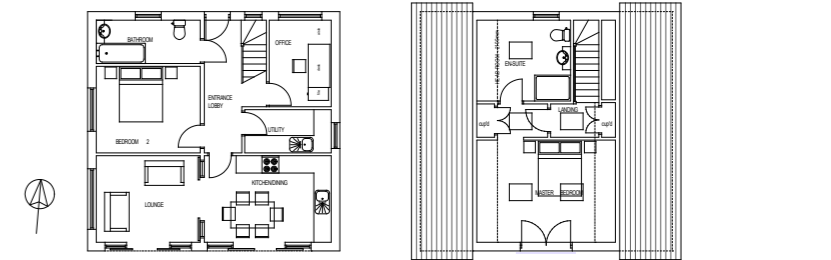
WEST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Previous Planning application 23/00797/FUL

Little Dunant - Approved 23/00485/FUL.

Key Design Principles:

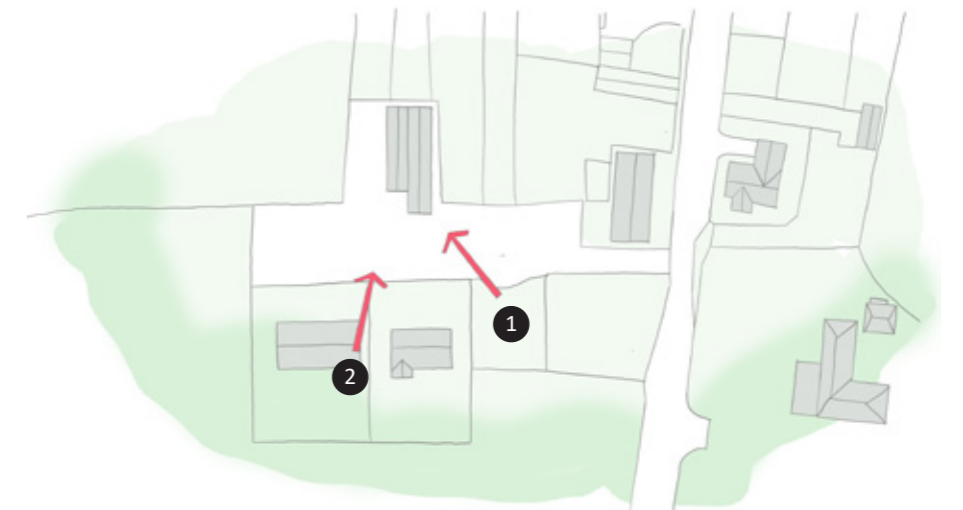
In response to the site, its surrounding local context and the planning feedback, the proposal has been developed to consider the following key points:

- The proposal removes the semi-derelict store building which was previously removed from the conservation area.
- The proposal works with the existing land heights to reduce impact whilst embracing the views across the valley
- It utilises a sympathetic material palette of stone, slate and timber which compliments the existing architecture within the conservation area.
- By making the proposal single-storey we significantly reduce its visual impact on the surroundings, keeping it nearly invisible on approach into Glanton from Whittingham Rd.
- A sympathetic design which respects its context and draws inspiration from traditional agricultural vernacular in the area.
- The proposal nestles itself within the site towards the western border, this takes advantage of the site to create clear private and public areas whilst providing a south-western garden. This is replicated within the plan, positioning utilitarian spaces on the east side, and living spaces on the west.
- The form, orientation and scale clearly relate to the context, taking cues from the neighbouring linear buildings directly to the north.

Access:

Access to the proposal will be by the existing entrance off Whittingham Rd. Once the existing store building is demolished clear access to the new proposal will be provided. Parking, bike stores and bin stores will be provided at the front of the dwelling whilst both ramped and stepped access will be provided to enter the property. The ramp and stairs will form part of staggered hard landscaping at the front of the property, this will help navigate the change in levels whilst providing accessibility.





Illustrative view facing North East

- The built form is low and linear, set against a backdrop of trees and vegetation
- The ridge line sits in line with the neighbouring bungalow to the east and below that of the building to the north.
- Screening from the existing landscape features and surrounding buildings reduces the visual impact of the proposal
- The staggered landscape to the south of the proposal allows the dwelling to work with the existing landscape, reducing its impact, whilst still providing ramped access and taking advantage of the valley views.
- The proposal's material selection compliments the surrounding vernacular, providing a contemporary approach to the traditional architecture within the conservation area

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

We have developed particular expertise for excellent design in sensitive and rural contexts, and are well placed to deliver the high standards required of this project.

We have delivered a number of award winning projects including; Gibside in Gateshead for the National Trust (Grade II*), the Visitor Centre at Crook Hall in Durham (Grade I), Earl Grey House in Newcastle-upon-Tyne (Grade II), St. Andrew's Road in Hexham (conservation area), Floating House in Corbridge (greenbelt), North Bank in Haydon Bridge (conservation area) and Hushh House in North Yorkshire (conservation area).

Elliott Architects have won nine RIBA Awards in recent years, including three 'RIBA Small Project of the Year Awards' in 2016, 2018 and 2022, and an RIBA Conservation Award in 2022. We received the chairs award for design + planning excellence in the RTPI Awards 2022, and were one of only two projects in the north of England to have won a prestigious National RIBA Award 2023.



Crook Hall Visitor Centre



North Bank



The Sir Terry Farrell Centre



Hushh House



Gibside Cafe



Floating House



St Andrews Road

