

INTRODUCTION

This design statement has been prepared in support of a planning application for consent to construct a roof extension with balcony for Weatherhead House, Foulden, Berwick-Upon-Tweed TD15 1UH

The proposals are shown on drawings no 2401: 01-06

LOCATION

Weatherhead House is located within the hamlet of Foulden a few miles from Berwick

CONTEXT/AREA CHARACTER

Foulden is an attractive village principally comprising detached relatively modern individual houses within their own garden ground. There are extensive and well-kept woodland areas and the village is surrounded by farmland.

All of the buildings in the vicinity of Weatherhead House are low rise.

WEATHERHEAD HOUSE

Weatherhead House is a 20th century building but was designed with several elegant references to the Arts and Crafts movement. The architecture is well balanced and elegant with strong symmetry and oversailing roofs. The main frontage to the North is dominated by two identical large dormers with vibrant and contrasting black and white front walls. The roofs are finished in red rosemary style tiles and the external walls in white roughcast render. The existing windows are white pvc style and patently not original.

The north frontage is relatively formal whilst the other elevations are less so, particularly the south elevation which is more random and also has existing extensions to the principal mass in the form of a garage/outhouse block and a glazed sun room.

THE BRIEF

All existing accommodation is at ground floor level and there is a large and undeveloped attic space above the principal massing component.

The applicant wishes to develop and convert the attic space to provide a new bedroom and en-suite shower room. In addition there is a fine view to the south and the applicant wishes to create a small balcony with access from the converted attic to enjoy that view.

DESIGN DECISIONS

In order to meet the aspirations of the brief it is proposed to:

- Construct a new dormer extension to the south of the building to create access with adequate headroom to the new balcony, and;
- Form a new stair within an existing recess space at ground floor.

The shape and scale of the roof extension will generally match the existing dormer forms on the north roof slope. The materials also will be identical to the front dormers.

The new balcony will have timber handrails and decking with clear glass protective balustrading. The structure of the balcony floor will be timber joists spanning between

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the existing building and a steel channel ring beam supported by slender steel columns similar to existing steel columns which carry a flat roof over the main entrance to the north.

The applicant also wishes to change the colour of the existing pvc window frames from white to a dark charcoal colour as this will be more in keeping with the original design ethos.

IMPACT ON THE NEIGHBOURHOOD

The alterations proposed will not be visible from other dwellings or from the north, east and west of the site. There are no dwellings within reasonable distance to the south.