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DESIGN & ACCESS STATEMENT

**PROPOSED SINGLE STOREY REAR EXTENSION
@
16 KNIVESTONE COURT
TWEEDMOUTH
BERWICK UPON TWEED
NORTHUMBERLAND
TD15 2YY**

8TH October 2021

Our Ref; KH/1458/21

SITE DETAILS

Scheme Name:

Proposed Single Storey Rear Extension

Client:

MS Kay Hulbert

Date:

8th October 2021

Local Area:

Berwick Upon Tweed, Northumberland.

Proposed Use:

Residential

Size Of Site (approx.):

0 - 0.5 hectares

Anticipated Scale (approx.):

0 – 5 units

Type:

Residential Extension

Will your project receive funding from any organisations:

No.

Site covered by design/planning/development brief or masterplan?:

Northumberland Local Plan (not yet adopted)

Brief or Masterplan Title:

Northumberland Local Plan (not yet adopted)

Conservation Area Designation:

None

Location:

Where is the Application Site Located?

16 Knivestone Court Court, Tweedmouth, Berwick Upon Tweed, TD15 2YY.

General History:

Describe the general history of your site, what has it been used for?

The dwelling is a Semi-Deatched Bungalow, which sits in an established streetscape amongst a mix of single and two storey dwellings

Any possibility of contamination?

There are no known risks of contamination within the site.

Age of Building;

The building is not listed and was construct circa 1990

Design of Building;

The property is constructed in Facing Brick with a Concrete Tiled Roof

Existing Street Scene;

Knivestone Court, Tweedmouth, Berwick Upon Tweed is an established court of residential dwellings.

Planning History:

What is the planning background to the site? Are there any existing/extant planning permissions or current proposals other than your own? Are there any known covenants on the land?

No previous Planning history known.

There are currently no other Planning Applications for this site.

There are no known covenants on the site.

Buildings and Structures:

What grade is the listed building(s)?

What is the architectural and historical interest of the building.

See About Listed Buildings for more information.

"Buildings can be listed because of age, rarity, architectural merit, and method of construction. The architectural and historic interest of the building must be carefully considered before any alterations, either outside or inside, are agreed."

16 Knivestone Court, Tweedmouth, Berwick Upon Tweed is not a listed Building.

Building is situated within an established residential area of Tweedmouth, Berwick Upon Tweed, Northumberland.

Access:

Are there any desire lines affecting the site, that is formal or informal routes connecting places which pedestrians find/or would find convenient to travel between easily?

None known

Other:

Are there any other constraints/opportunities that need to consider in your design i.e. overhead wires, tunnels underneath the site, landforms, ground conditions etc?

There are no known constraints on the site that would affect the design proposals.

Land use:

What are the adjacent/predominant land-uses? If relevant how are different storey's within buildings used? The relationship with existing uses will be crucial. Day, night, seasonal variation of use should be noted.

The building is situated in a designated residential location.

The use of the building is not affected by the different seasons.

It is considered that the construction works will not have a detrimental effect on the surrounding buildings or businesses other than general construction noise during the working week.

Open space:

These spaces should be considered an asset for your site. Considerations over the extent of formal and informal open space to be provided through your design solution will need to take account of what already exists alongside local (Local Plan / UDP / Local Development Framework / SPG) and national (National Playing Fields Standards).

16 Knivestone Court, Tweedmouth, Berwick Upon Tweed has gardens to front and rear, the rear will be partly affected by the current planning proposal.

Street Network:

**What type of road does your site front onto i.e. residential street, dual carriage way?
"The type of road and volume of traffic using it will have implications for your design solution."**

The dwelling fronts onto Knivestone Court, Tweedmouth, Berwick Upon Tweed, Northumberland.

It is not considered that the development will increase the volume of traffic in the local vicinity.

Parking:

How is parking dealt with along the road that your site fronts onto i.e. on road parallel /echelon parking, off road?

"If appropriate, your design solution may look to reflect the existing car parking arrangement to as this may assist in achieving continuity with neighbouring developments."

Car parking is via off- street parking.

Policy Background

Local Development Plan:

The relevant development plan is the Northumberland Local Plan, which is not yet adopted.

Are there any policies from the plan are relevant to the site, the surrounding area and the actual design of your proposals? If so, what are they?

None known.

Other supplementary planning guidance:

Does the local authority have any other planning guidance, which may be relevant to your proposed development? If so, what does it say?

None known

Development Objectives

Objectives:

What are your development objectives i.e. accommodation requirements, development quantum, minimum floorspace / number of units, financial outlay, creation of an iconic building?

The applicant is seeking to extend their home to provide additional living accommodation

Built form (i.e. scale, mix, massing):

Not applicable

Details and materials (i.e. façade treatment, roofscape, materials, colours):

The proposed extension will be constructed in facing brick and concrete roof tiles to match the existing and surrounding dwellings.

Landscape (i.e. open space, streetscape, planting):

Not applicable

Sustainability (i.e. energy efficiency, resource conservation, flexibility/adaptability):

For more information on Sustainability please see the BREEAM rating fact sheet.

Not applicable

Impact (i.e. on neighbours, travel patterns, historic features, character or regeneration of area):

The proposal should not affect or disrupt the nearest residential properties in the local area.





16 Knivestone Court – Rear Elevation



16 Knivestone Court – Front Elevation

End of Design Statement