



DESIGN AND ACCESS STATEMENT

Proposed Residential Development—Barrington Road,
Bedlington, NE22 7AP

Client: Mr H. Singh

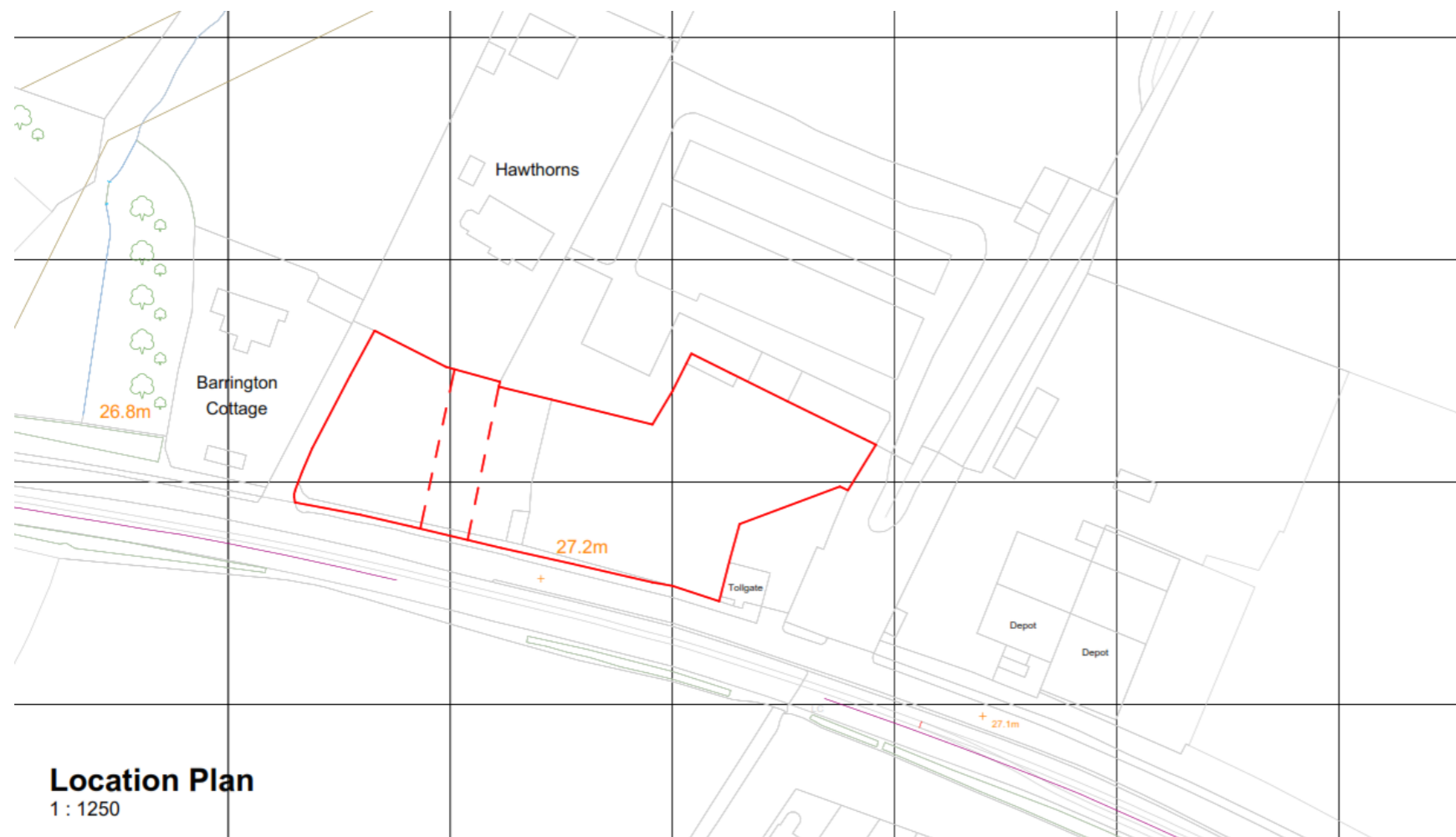
Date: May 2022

GEORGE F. WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

Introduction

BACKGROUND

George F White has been appointed by Mr. H Singh to prepare this Planning Application for the proposed development of 14 no. dwelling at site adjacent to Tollgate House, Barrington Road, Bedlington.



Location Plan
1 : 1250

Contents

Introduction	2
1.1 Assessment	3
1.2 Photographs	4
1.3–1.5 Social/ Economic/ Use	6
2.0 Map Assessment	7
3.0 Proposals	10
4.0 Conclusion	15

1.1—ASSESSMENT

1.1—SETTING

- 1.1.1 The existing site is located to the north side of Barrington Road, Bedlington. To the immediate east lies Tollgate House, a detached (currently vacant) dwelling with a haulage yard beyond. To the north lies a scrapyard along with two large recently constructed detached dwellings. To the west lies further housing, including Barrington Cottage. To the south lies Barrington Road with a railway line beyond.
- 1.1.2 The site lies on the fringes of Barrington Industrial Estate. The site has most recently been used as a garden associated with Tollgate House— a Certificate of Lawful Use being previously granted in 2007. However, the site is currently over-grown, with a mix of grasses, brambles and some hedging/ trees along the northern boundary of the site.
- 1.1.3 We would refer to the assessment below of historic mapping for a more detailed history of the site. An existing site vehicle entrance is located to the southern boundary of the site. An adopted footpath also runs along the southern boundary of the site



Existing Site Plan

1.2—PHOTOGRAPHS



IMAGE 1

- North elevation of Tollgate House



IMAGE 2

- View looking east toward Tollgate House



IMAGE 3

- Remains of yard walls within centre of site



IMAGE 4

- View looking west with Tollgate House to right of image



IMAGE 5

- View looking west over proposed site



IMAGE 6

- View looking north-west . Existing site entrance to right of image



IMAGE 7

- View looking north towards existing dwellings



IMAGE 8

- View looking east towards Tollgate House



IMAGE 9

- View looking east towards Tollgate House

1.3-1.5— SOCIAL/ ECONOMIC/ USE

1.3—SOCIAL

- 1.3.1 The proposed development of 14 no. 3 and 4 bedroom detached and semi-detached dwellings would reflect local need for family housing.
- 1.3.2 The proposed use would reflect the existing residential use of the surrounding areas.

1.4—ECONOMIC

- 1.4.1 The proposed works to construct 14 no. dwellings would provide employment to local contractors and provide long-term investment into the local area.

1.5—USE

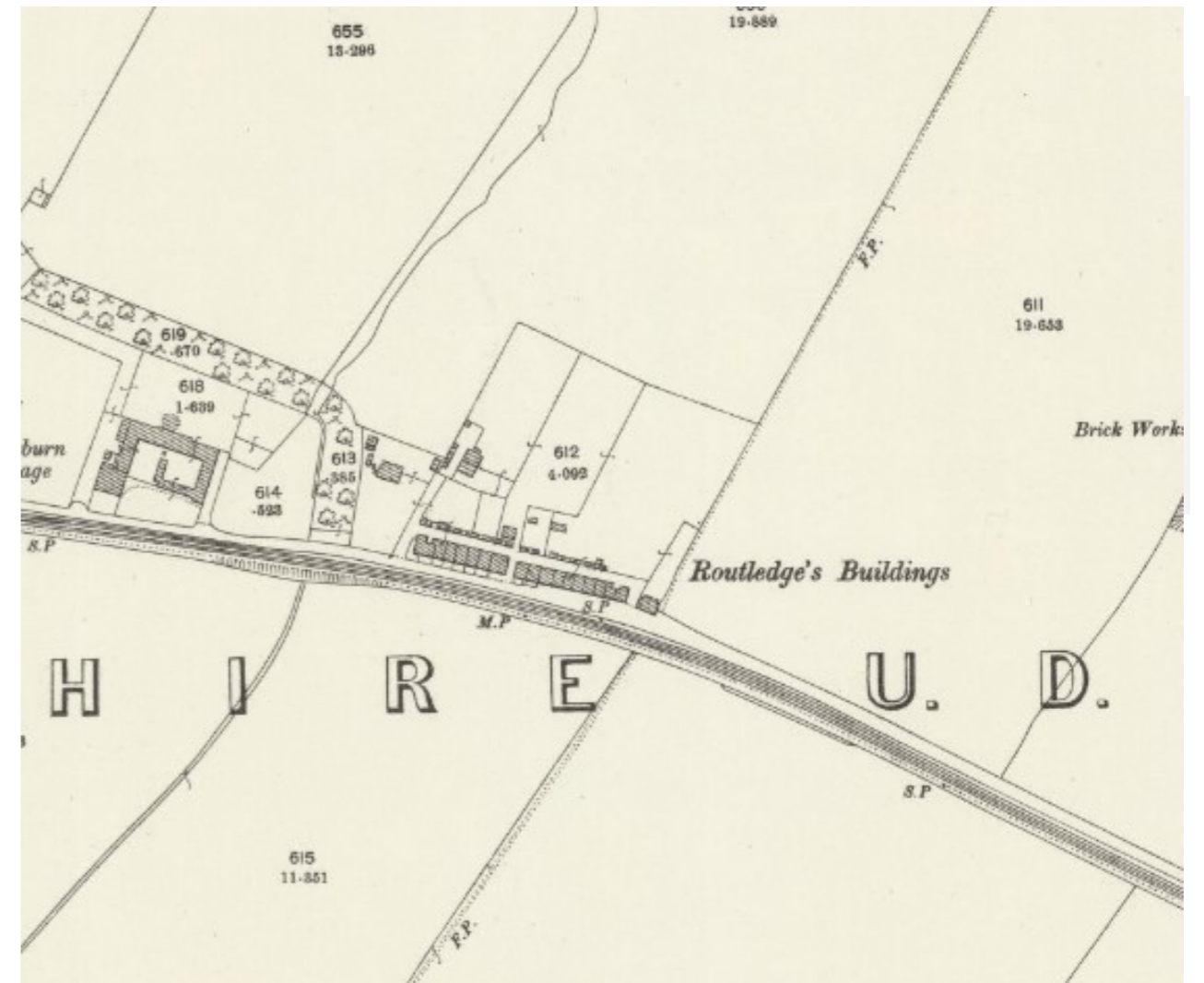
- 1.5.1 The proposed development would be for residential dwellings only.

2.0—MAP ASSESSMENT



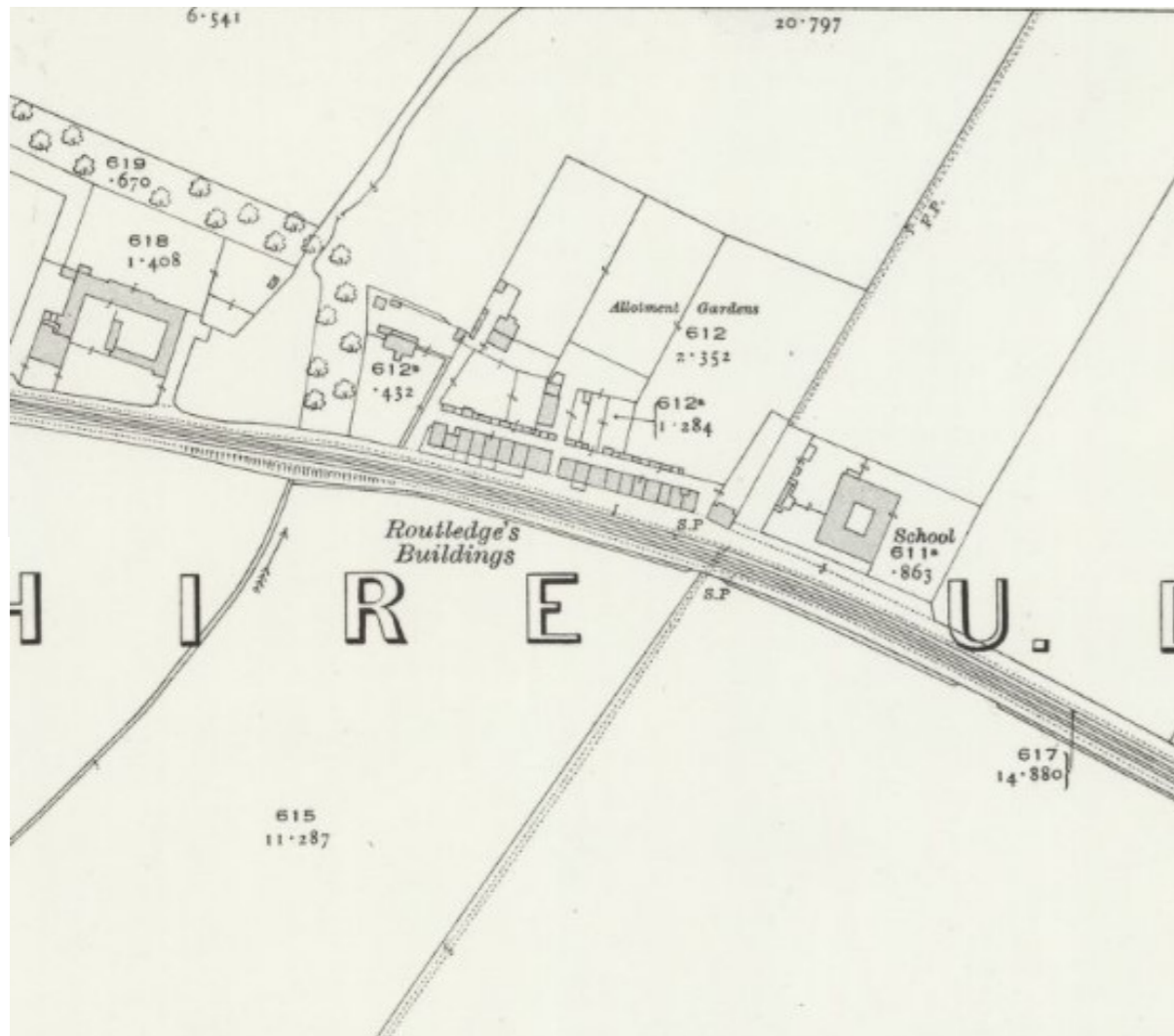
1858 OS Map

The 1858 OS map indicates Tollgate House labelled as Barrington Tile Works, with large clay pits (labelled Brick Field) covering the north side of the proposed site area. Barrington Road and a railway line runs to the immediate south of the proposed site.



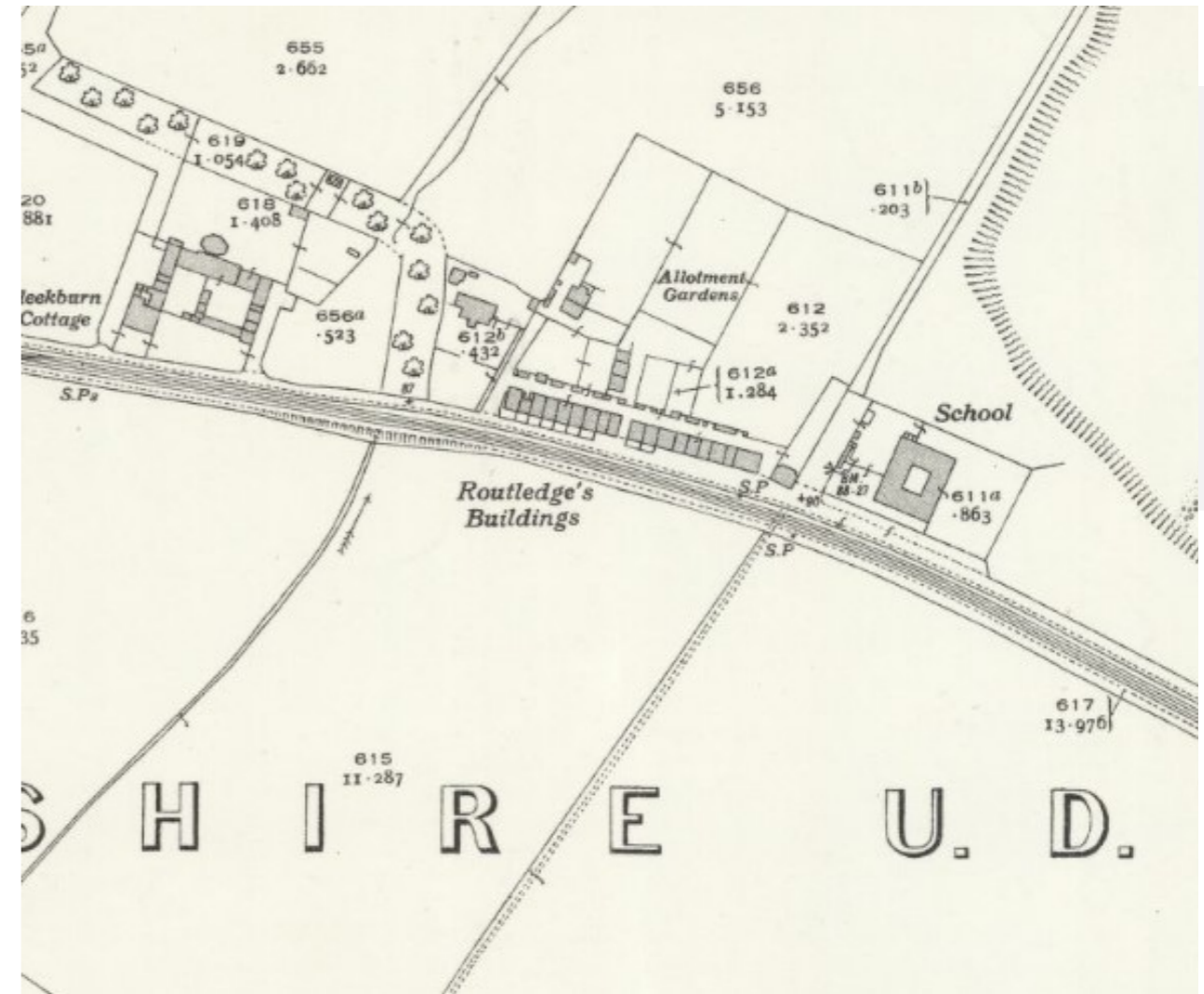
1898 OS Map

The 1898 OS map indicates the construction of Routledge's Buildings within the site area. These appears to be traditional terraced dwellings, with rear lane and outhouses. The area to the north has been subdivided into parcels of land and the clay pit back filled.



1922 OS Map

The 1922 OS map the area to the north of Routledge's Buildings as being allotment gardens. A school has also been constructed to the east



1936 OS Map

The 1936 OS map indicates little change other than an area of earthworks to the east of the site.



1967 OS Map

The 1967 OS map, although less detailed, shows little change since the 1936 OS map

SUMMARY

The historic maps for the area clearly indicate that the site was originally used as a clay pit and tiling manufacturing facility. By the late 19th century, a row of (approximately) 19 no. terrace properties known as Routledge Terrace was constructed, followed by a school building to the east.

Based on current maps, it would appear that the terrace of dwellings and school were demolished in the latter part of the 20th Century. Thereafter, the site was essentially vacant, with limited remains of the former use evident.

3.0—PROPOSALS

3.1 — PROPOSAL — LAYOUT/ ACCESS

- 3.1.1 The proposed works involved the construction of 14 no. 3 and 4-bedroom detached and semi-detached dwellings along with the construction of an adoptable standard access road.
- 3.1.2 The existing vehicle access point for the site would be closed up, as this is not suitable for modern access standards, with a new highway junction created off Barrington Road, constructed to adoptable standard, with a 6.0m radius kerb both sides. The proposed access road would then allow access to the parking and garage spaces for each property.
- 3.1.3 The access road has been designed as a 5.5m wide carriageway with 2.0m footpath to one side and a 2.0m wide services strip to opposite side. A turning area suitable for refuse and delivery vehicles has been included within the site area.
- 3.1.4 Parking standards are based on Northumberland County Council Local Plan 2019 Appendix D which requires 3 no. parking spaces for a 4 bed dwelling and 2 no. parking spaces for a 3 bedroom dwelling. This also requires parking spaces to be min. 3.3m wide (where used for pedestrian access) and 2.5m elsewhere. Parking spaces are required to be min 5.0m long.
- 3.1.5 For the 4 bedroom detached dwellings, plots 1, 12 and 13 are provided with 2 no. parking spaces + 1 no. garage with minimum internal dimensions of 6.0 x 3.0m—this will allow the garage to be included as a parking space and for cycle parking. For plot 14, 3 no. parking spaces are provided along with a shed for cycle storage.
- 3.1.6 For the 3 bedroom semi-detached dwellings, each dwelling is provided with 2 no. parking spaces along with a shed for cycle parking.
- 3.1.7 Visitor parking is required at a ratio of 1 no. space per 4 units, therefore 4 no. 'in-line' visitor parking spaces area provided at site

entrance.

- 3.1.8 As a key principle of the proposed development, Plots 1-11 are orientated to the south side of the site. This re-creates the original terraced form and defines the edge of public highway. In turns, this creates a secluded garden space for each plot, located to the north side of the properties.
- 3.1.9 Plots 12-14 are positioned to the north-east side of the site, with access to each plot via a shared access driveway.
- 3.1.10 The proposed dwelling have been carefully positioned to ensure the amenity of the surrounding residential developments are unaffected by the propose development, maintaining suitable separation distances.
- 3.1.11 Each dwelling is provided with an external bin store, sized to accommodate 3 no. standard wheelie bins. These bins would be relocated to the edge of the access road on the day of collection.

3.2 — PROPOSAL — APPEARANCE

- 3.2.1 The appearance of the proposed dwelling is restrained, reflecting the functional aesthetic of traditional properties in the area.
- 3.2.2 The detached 4 bedroom dwelling is a two storey structure with ground floor containing kitchen/ dining, living room, utility and study. The upper floor contains 4 no. bedrooms, one of which is ensuite. A feature bay window and entrance canopy creates visual interest for the street scene, whilst large folding sliding glazed doors open out onto the private rear gardens.
- 3.2.3 The semi-detached 3 bedroom dwelling is a two storey structure with ground floor containing kitchen/ dining, living room and pantry. The upper floor contains 3 no. bedrooms, one of which is ensuite. A feature entrance canopy create visual interest for the street scene, whilst large folding sliding glazed doors open out onto the private rear gardens.
- 3.2.4 The following materials are proposed:
- External walls – facing brick with feature stone cills and lintels
 - Roof – concrete interlocking tiles
 - Windows – uPVC (white)
 - Guttering – Upvc

3.3 – PROPOSAL – LANDSCAPING

- 3.3.1 Existing hedging and trees are located to the northern boundary of the site—these would be retained as part of the proposed development. We would refer to the arboricultural assessment for a full summary of the proposed works.
- 3.3.2 New hedging would be introduced along the southern site boundary to soften the proposed development and create a ‘defensible’ space.
- 3.3.3 Specimen trees would also be located within the site, edging the south site of the proposed access road, positioned to soften the appearance of the parking areas.
- 3.3.4 Each dwelling would be provided with a private garden area which would be turfed along with a small patio area. The dwellings are positioned to allow easy access from the private driveway onto the access road.
- 3.3.5 Rear garden s would be fenced with 1800mm close boarded timber fencing. No fencing would be proposed to the front of the properties.
- 3.3.6 The private access driveways would be laid with permeable paving to minimise surface water run-off. We would refer to the drainage design for further information.
- 3.3.7 The main access road would be constructed to adoptable standard, finished with tarmac.
- 3.3.8 It is intended that the existing telephone cables currently cutting through the site would be removed and repositioned underground.

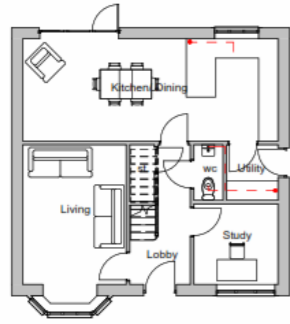
3.4 – PROPOSAL – SCALE

- 3.4.1 The proposed scale of the development will reflect that of the adjacent Tollgate House, being limited to 2 storeys in height. This would ensure that the proposed development reflects the scale of the surrounding area.

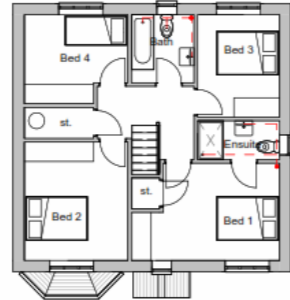


PROPOSED SITE PLAN

House Type 1
4-bedroom detached - 121 sqm



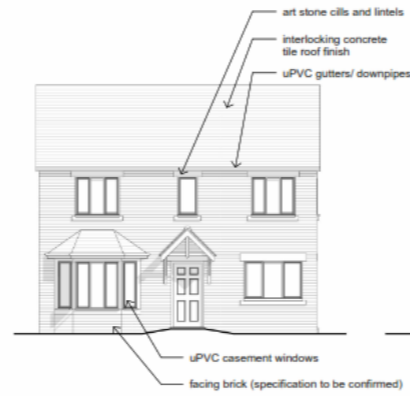
Proposed Ground Floor
1:100



Proposed First Floor
1:100



Proposed Roof Plan
1:100



Proposed Front Elevation
1:100



Proposed Rear Elevation
1:100

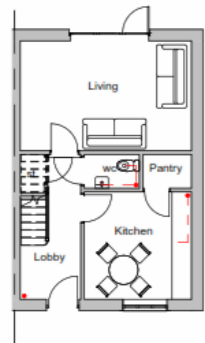


Proposed Side Elevation
1:100

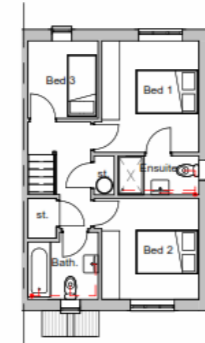


Proposed Side Elevation
1:100

House Type 2
3-bedroom semi-detached - 85 sqm



Proposed Ground Floor
1:100



Proposed First Floor
1:100



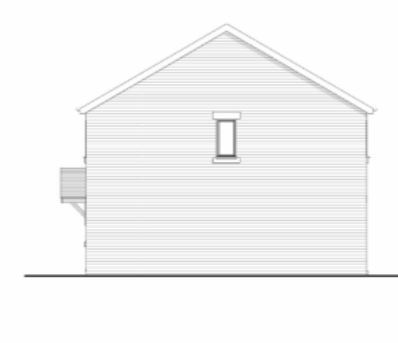
Proposed Roof Plan
1:100



Proposed Front Elevation
1:100



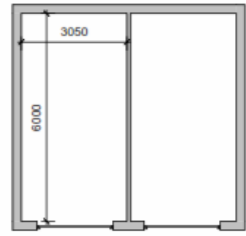
Proposed Rear Elevation
1:100



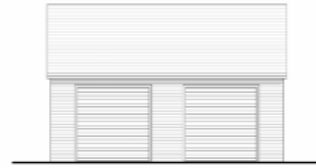
Proposed Side Elevation
1:100

PROPOSED HOUSE TYPE PLANS/ ELEVATIONS

Proposed Double Garage



Proposed Ground Floor
1:100



Proposed Front Elevation
1:100



Proposed Rear Elevation
1:100

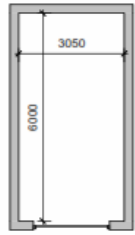


Proposed Side Elevation
1:100



Proposed Side Elevation
1:100

Proposed Single Garage



Proposed Ground Floor
1:100



Proposed Front Elevation
1:100



Proposed Rear Elevation
1:100



Proposed Side Elevation
1:100



Proposed Side Elevation
1:100

PROPOSED GARAGE PLANS/ ELEVATIONS

4.0—CONCLUSION

4.1—CONCLUSION

- 4.1.1 The proposed development meets a local housing need, with high quality 3 and 4 bedroom dwellings.
- 4.1.2 The site is 'brownfield' and surrounded by existing residential development, as such the proposed site use is in line with National and Local Planning Policy. We would refer to the Planning Statement for further details.