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DESIGN AND ACCESS **SUPPORTING STATEMENT**

**THE FARMHOUSE
ALLERDEAN GREENS
ALLERDEAN
BERWICK UPON TWEED
NORTHUMBERLAND
TD15 2TB**

1st November 2022

Our Ref; JAM/1503/22

SITE DETAILS

Scheme Name:

Proposed Replacement of Fishing Hut

Client:

Mr John A Marshall

Date:

1st November 2022

Local Area:

Allerdean, Berwick-upon-Tweed

Proposed Use:

Residential

Size Of Site (approx.):

0 - 0.5 hectares

Anticipated Scale (approx.):

0 – 5 units

Type:

Replacement of Fishing Hut

Will your project receive funding from any organisations:

No.

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

Northumberland Local Plan

Brief or Masterplan Title:

Northumberland Local Plan.

Location:

Where is the Application Site Located?

The Farmhouse, Allerdean Greens, Allerdean, Berwick Upon Tweed, Northumberland, TD15 2TB.

General History:

**Describe the general history of your site, what has it been used for?
Any possibility of contamination?**

The existing building is detached Fishing Hut.
There are no known risks of contamination within the site.

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?

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."

Building is situated in a rural location and is not listed.

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 be considered 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 rural location and is not listed.
The uses of the building are affected by the different seasons, used more in the warmer months

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).

The fishing pond and curtilage are extensive with the surrounding open space being maintained by the applicant.

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 Fishing Pond is accessed through the Farmhouse entrance and is located in a wholly private location.

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 within the site curtilage of the Farmhouse

Policy Background

Local Development Plan:

The relevant development plan is the Northumberland Local Plan.

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's objective is to replace the existing Fishing Hut with a slightly larger version.

The existing Fishing Hut is beyond economical repair and therefore requires replacement.

The enlarged Fishing Hut will improve the amenity and use of the Hut.

It is proposed to construct a small boundary retaining wall around the replacement Hut to allow ongoing maintenance of the building and provide a free-draining area, this will prolong the lifespan of the new building.

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

The proposed Fishing Hut will be constructed in treated timber.

The retaining wall will be constructed in random sandstone with sandstone copings.

The patio area will be constructed in consolidated hardcore with a flagged surface.

End of Design Statement