DESIGN AND ACCESS SUPPORTING STATEMENT

BUILDING PLOT
LAND SOUTH-WEST OF BRAESIDE,
BRANXTON
CORNHILL-ON-TWEED,

NORTHUMBERLAND
TD12 4SW

28th Febuary 2023

Project Name: Building Plot, South West of Braeside, Branxton, Cornhill-on-Tweed, Northumberland, TD12 4SW

Date: 28/02/2023

Local Area: Branxton, Cornhill-on-Tweed, Northumberland

Proposed Use: Residential

Type: New Build

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

Yes

Brief or Masterplan Title:

Northumberland Local Plan (Not Yet Adopted)

Site Overview

Location: Building Plot, South West of Braeside, Branxton, Cornhill-on-Tweed, Northumberland, TD12 4SW

Size and Shape: Site area is 0.244 Acres and is predominantly rectangular in shape.

Boundaries: Timber Fencing & hedging between application site and adjacent properties.

General History: The site has been a designated building plot for several years, although approvals have been Granted, only a Garage base has been constructed, as marked on the Existing Site Plan

Planning History:

The Development Site has had 5 previous applications for residential development as follows:-

03/B/0193 – Outline Planning Consent
06/B/0239 – Erection of 1No Dwelling
09/B/0127 – Erection of 1½ Storey Dwelling House
10/B/0190 – Material Amendment to Application 09/B/0127
N/09/B/0127 --Construction of detached 11/2 Storey dwelling House **(15th March 2022)**

Access:

Access to the proposed designated Building Plot is via the existing access, which currently is jointly used and provides access the dwelling known as: Braeside.

This access will not change, with the access to the properties being shared at the North West extents.

Other:

There are no other constraints that need be considered.

Project Information:

Land use: The application is on a designated Building Plot, outline planning consent to construct a dwelling house on the subject site, was granted in 2003, with additional applications being made and granted in 2006, 2009 and 2022 .

Development Style: The design of the proposed dwelling is 1½ storey design using traditional look materials which complement the recently developed site constructed to the North East.

Roofscape: The proposed roof style implements a traditionally slated roof look at a pitch of 29 degrees.

Height: The proposed dwelling is 1½ storey with a maximum ridge height of 7400mm, with a height to the eaves of 4750mm

Building Lines & Setbacks: There is no definitive building line on the site although the adjoining dwelling is set back from the existing fence line.
The dwelling has been position 7.75M from the defined fence line.

Building Widths: There is no consistent width of the properties to be followed.

Architectural Style & Details: The dwellings of the adjoining properties utilise traditional style materials which have been adopted with the current proposal.

Topography: The site slopes from the South Eastern boundary to the North Western Extents of the site.
The positioning of the dwelling utilises the South Facing aspect of the site.
The design of the proposed dwelling minimizes the use of windows to the side elevations to avoid any overlooking issues.

Open space: The proposed site enjoys an elevated position on the outskirts of the village of Branxton and as such there are unrestricted views to the south of the site over farmland.
The dwelling will retain substantial garden area within the site curtilage.

Site Access: Main site access is not affected and will be retained in its current form.

Street Network: The site fronts onto a private driveway, accessed by Braeside, thereafter this driveway adjoins with the Branxton street network.

Parking: Parking is detailed within the site curtilage and also garage facilities are provided for two cars.

PolicyBackground

Local Development Plan: The proposed design is in keeping with surrounding properties, retaining a contemporary country Farm Style ambiance.

Disability Discrimination Act: Full access to the site for all people will be provided in accordance with Approved Document M of the Building Regulations and DDA requirements.

Other supplementary planning guidance: None known

Site/area specific development briefs: None known

Development Brief

To construct a detached dwelling house as a family home in a traditional design, working with the contours of the site to achieve a satisfactory form of development which complements the adjoining dwellings, as well as being of individual design.

Design Solutions

The proposed design is to provide a 1½ storey detached dwelling house with a traditional appearance, whilst using natural materials, with modern performance attributes and provididing enhanced durability and weather resistance.
The southern aspect to the front of the dwelling will provide unrestricted views over fields to the South East.
The construction specification will exceed the current Building Regulations.

Accessibility (i.e. permeability, entrance, service provision):

The dwelling will be suitable for all persons with ramped access and the main accommodation all at ground floor level.
Mains services of water, electricity, drainage and data cabling are available to the site.

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

Walls 1 – Red Brick base course and Silver White Tyrolean Rendered feature walls.
Walls 2 - Wood Grained Dark Grey Fibre Cement Cladding
Roof – Slate look thin leading edge Grey tiles

Fascias & Soffits;	uPVC - Anthracite
Rainwater Goods;	uPVC - Anthracite
Windows;	Low E Double Glazed Windows - uPVC - Anthracite
Bi-Fold Doors;	Upvc Frames - Anthracite - Low E Double Glazed
Entrance Doors;	Composite Construction - Anthracite
Garage Doors;	Insulated Composite Construction - Anthracite

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

The dwelling will sit comfortably within the existing streetscape with all open spaces being fully landscaped at practical completion of construction works.

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

The building will far exceed current building regulations in respect of energy conservation whilst adopting a low carbon footprint.
Air Source with Underfloor Heating will be used as an efficient form of consistent heating.
Solar photovoltaic panels will offset the power demand for the dwelling and provide a source of micro regeneration using renewable materials.

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

Other than the construction noise and traffic, there will be little or no disruption to the existing residents of the estate.