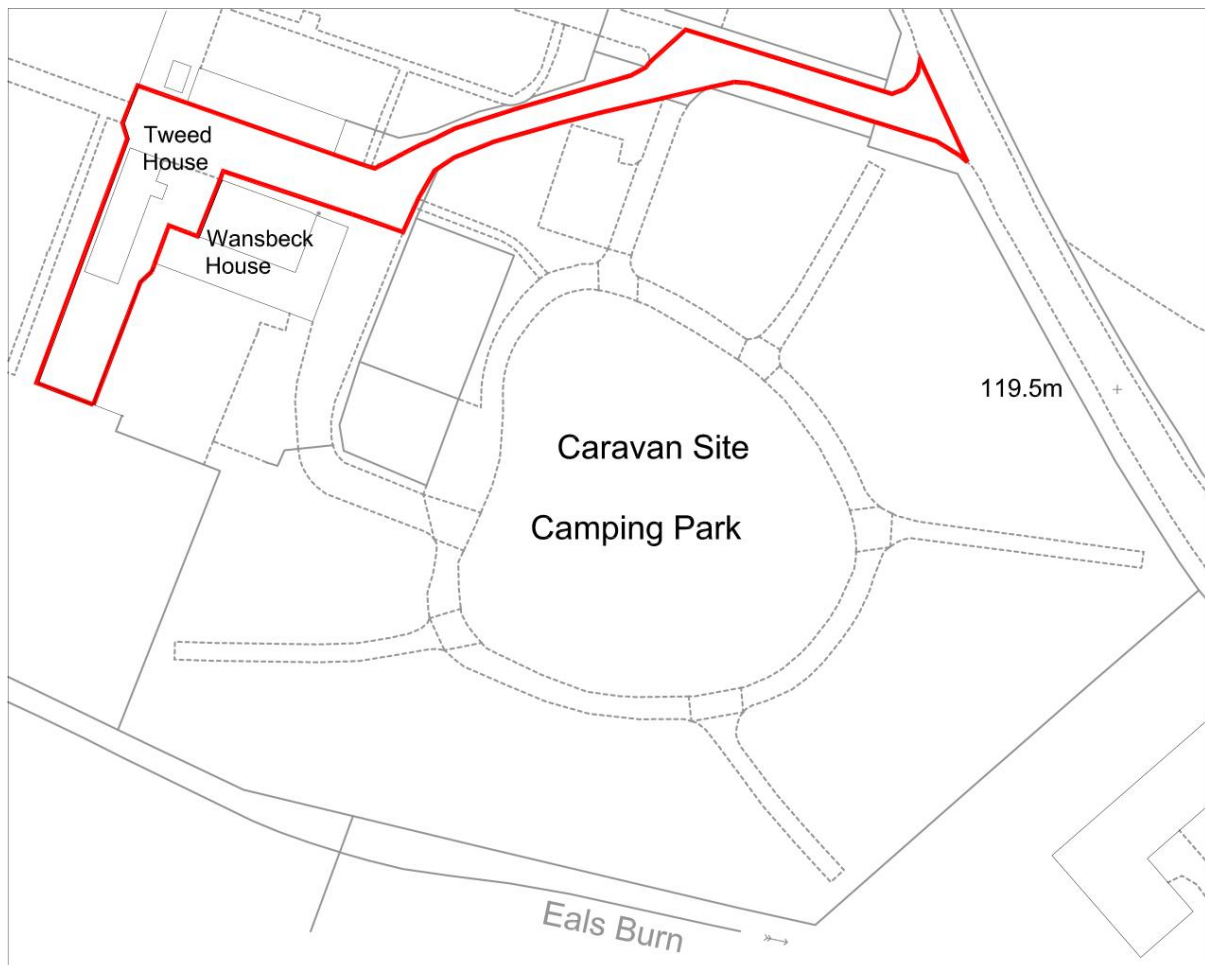


## Design & Access Statement

<b>Project</b>		Proposed Residential Extension
<b>Address</b>		Tweed House Brown Rigg (Bellingham Camping & Caravanning Club Site) Bellingham NE48 2JY
<b>Ref</b>		19THB
<b>Date</b>		23/10/19
<b>Application</b>		Householder Planning Submission
<b>Applicant</b>		David Berrisford & Johanna Avis



## 1.0 Introduction

This design and access statement has been prepared by Insight Architectural Design Ltd as part of a Householder Planning submission for a proposed extension to a dwelling called Tweed House in the Northumberland National Park. The application is also supported by the following documents:

- Completed application forms
- Site location plan
- Existing site plan
- Existing floor and roof plans
- Existing elevations
- Proposed floor and roof plans
- Proposed elevations

## 2.0 Existing Site Description

The application site is located within the Bellingham Camping and Caravanning Club Site. The site sits to the south of the Town of Bellingham. Tweed House is owned by the owners and managers of the Camp Site and is used as their family home. While the dwelling sits within the grounds of the campsite, Tweed house is fully residential in use.

Tweed House is bounded to the north and west by the grounds of Brown Rigg Lodges, which provide self-catering accommodation. To the south of Tweed House is open grazing land, and to the east is the camping and caravanning site.

Property Grid Reference **NY 83418 82601**

Google Earth View of the application site and context



### 3.0 Existing site photos



image a | North east corner showing existing porch to be omitted



image b | Existing south elevation with deck and boundary fence to the right. Wansbeck house roofline is seen to the right



**image c** | West elevation, facing onto trees within the grounds of Brown Rigg Lodges. No changes are proposed to this elevation.

## 4.0 Use

Tweed House is an existing dwelling. The proposed use of the extension is to provide a new main entrance into the dwelling in a more central location. The extension will also provide two additional bedrooms for the family.

## 5.0 Amount

The existing floor area is | 122 square metres

The proposed extensions area is | 22 square metres

The total floor area would be | 144 square metres

## 6.0 Layout

The existing dwelling is linear in nature. The dwelling is some twenty-two (22m) metres in length, running north to south. The existing layout has a small off-shot to the east elevation, which is the main entrance porch. This leads you, through a small hallway, into the 'bedroom end' of the dwelling. The submitted scheme proposes omitting this porch and adding in a new extension to the east. The proposed extension breaks the linear layout of the building, to form a T shaped structure. The extension will 'butt-up' to the adjacent building, which is called Wansbeck House. This space is used as a meeting/games room for the camp site. The proposed extension will form a new main

entrance, which leads you directly into the heart of the main living space, through a light, fully glazed hallway.

The proposed extension will also provide two additional bedrooms. This is required as the applicant's family is growing.

## **7.0 Scale**

The existing dwelling is single storey with a pitched roof at 24 degrees. The proposed extension will also be single storey and match the height, form and roof pitch of the existing dwelling.

## **8.0 Appearance**

The existing dwelling is timber frame, clad in Western Red Cedar, mounted horizontally, which has had a stain applied in later years.

The proposed extension will also be timber frame (to current Standards) and be clad in hard wood. The hard wood will be Siberian Larch, mounted vertically. The larch will provide a finish that is in keeping with the existing cladding, but also delineate the current extension from the original dwelling.

## **9.0 Access & Landscaping**

The existing dwelling is accessed from the highway (B6320) via the shared private access with the Camping and Caravanning Site. The addition of two new bedrooms onto the dwelling will have no impact on vehicle parking on site. However, there is adequate space on site for up to four cars next to the dwelling, as well as additional parking within the camping site.

Access into the dwelling will be via the new main entrance hallway.

## 10.0 Risk from Flooding

The application site sits wholly in Flood Zone 1 (Land and property in flood zone 1 have a low probability of flooding) as illustrated in the environment Agency sourced visual below.

