# 7.0 USE,AMOUNT AND SCALE

## 7.01 USE AND AMOUNT

### 7.01 Use and Amount

**USE**

The proposal is a residential development with a range of 1, 2, 3 and 4 bed houses, maisonettes and flats.

**AMOUNT**

The accommodation is split into the following mix:

Open Market (64.9%) 48 dwellings

4 x 1 bed maisonettes
8 x 2 bed dwellings
23 x 3 bed dwellings
13 x 4 bed dwellings

Affordable (35.1%) 26 dwellings

2 x 1 bed maisonettes
8 x 1 bed flats
8 x 2 bed flats
2 x 2 bed dwellings
2 x 3 bed dwellings
4 x 3 bed townhouses

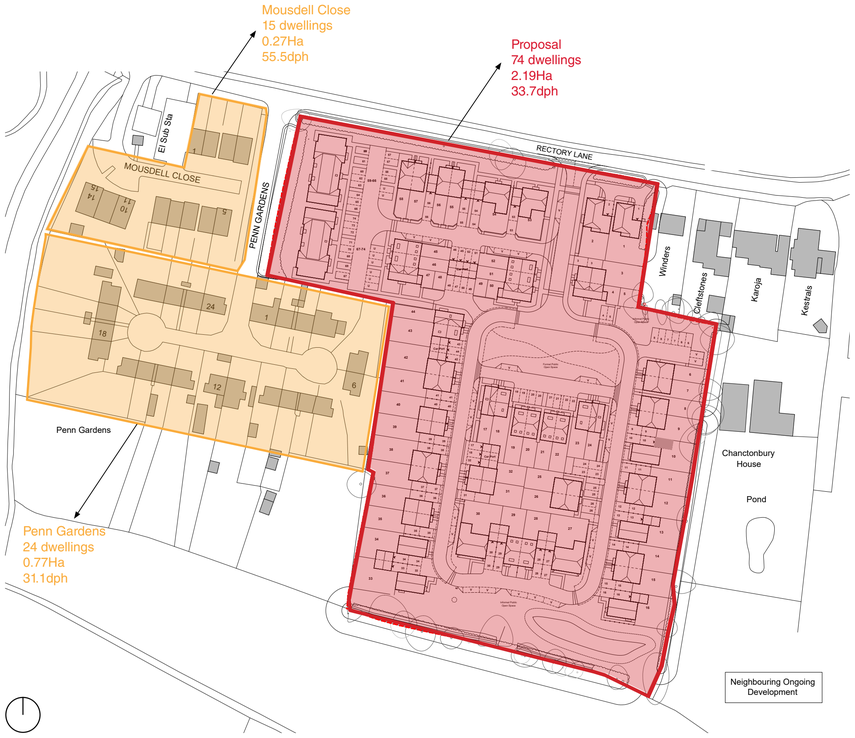
# 7.02 DENSITY

## 7.02 Density

### DENSITY

The proposed scheme provides 74 dwellings within a site area of 2.19Ha, giving a gross of density 33.7dph. This makes an efficient use of land as required under the NPPF, whilst still being in keeping with surrounding development.

Mousedell close to the west is 55.5dph, whilst Penn Gardens is 31.3dph.






# 7.03 SCALE

## 7.03 Scale

### SCALE

The proposed development adopts a varied building height strategy, incorporating a mix of dwellings up to 2.5 storeys in heights. This approach responds sensitively to the surrounding built environment, ensuring the new dwellings relate well to existing properties in terms of scale and massing.

The 2.5 storey dwellings are located generally in the centre of the site, with 2.5 storey apartments in the well- screened north western corner of the site.

# 8.0 LANDSCAPING AND DRAINAGE



## 8.01 LANDSCAPE STRATEGY

### 8.01 Landscape Strategy

The proposed landscape strategy consists of the following objectives:

- **Enhance Site Biodiversity**
  Promote ecological resilience by incorporating a variety of native trees and hedges as well as pollinator-friendly species to support diverse wildlife habitats across the site.

- **Augment Proposed Green Infrastructure**
  The integration of appropriate soft landscape materials will enhance both the amenity and ecological value of the site's key green infrastructure assets—including the attenuation pond, public open space, and existing hedgerow network—ensuring their contribution to local biodiversity and community well-being.

- **Complement and Reinforce Spatial Hierarchies**
  The use of hard and soft materials would delineate circulation, define shared spaces, and affirm the boundaries between public and private. Proposed planting would also contribute to placemaking and wayfinding throughout the site.

- **Integrate the Site into the Surrounding Landscape**
  Ensure seamless visual and ecological integration by reflecting local topography, plant communities, and existing landforms—respecting the character and scale of adjacent environment

The landscape strategy and subsequent design has been developed in close coordination with the following reports by Lizard Landscape Design & Ecology:

- **Arboricultural Impact Assessment**
- **Biodiversity Net Gain Assessment**
- **Landscape Visual Appraisal**
- **Preliminary Ecological Appraisal**


# 8.02 LANDSCAPING DESIGN

## 8.02 Landscape Strategy

The soft landscape design consists of the following components

- **Tree Selection**
  A mixture of native (52 no.) and non-native ornamental trees (91 no.) to define spaces and delineate thoroughfares. Small, fastigiate species would be proposed when in close proximity to proposed dwellings

- **Hedgerow and Scrub**
  Existing hedgerows would be augmented with native species characteristic to the local character area such as hawthorn, field maple and hazel. The western boundary presents the opportunity to establish a species rich scrub habitat.

- **Ornamental Planting & Hedges**
  Single species hedges and ornamental shrub planting are proposed throughout to define defensible space, particularly to the proposed dwelling curtilages.

- **Wildflower & Amenity Lawn**
  A flowering lawn is proposed for the public open space central to the site for its biodiversity and amenity value. Closely mown paths and margins reinforce the design intent of the space. To the south of the site, wildflower meadows provided a transitional buffer between amenity grass and the native hedgerow at the boundary.

- **Marginal Aquatic & Wetland Planting**
  The attenuation basin would be planted with a combination of rush and reeds to accommodate seasonal variations in water level, and fringed with wetland meadow planting.

The hard landscape responds to the architectural design, spatial hierarchy and the local vernacular as follows:

- **Shared Surface**
  Block paving is proposed to encourage low vehicle speeds and to indicate shared use. Granite setts would be implemented to signify transition from primary to secondary and tertiary routes.

- **Parking Bays**
  Permeable paving is proposed to parking bays in support of the sustainable drainage strategy.

- **Boundary Treatments**
  Adjoining private gardens are divided by timber closeboard fencing, while brick walls defend public facing boundaries in harmony with the local character area.




# 8.03 DRAINAGE STRATEGY

## 8.03 Drainage Strategy

### Drainage Strategy

The drainage strategy for the proposed development will use a network of sustainable and landscape-led drainage features that will capture and hold back surface water arising from storms up to and including the 1 in 100-year rainfall event, with an inclusion for climate change and future urban growth.

Surface water discharge from the site will be restricted to the 'greenfield' runoff rate – i.e. that of the annual average storm, thus while 'hard' surfaces are increasing on site, off site surface water discharge will not. Surface water generated in extreme rainfall events that could ordinarily cause flooding will be held back on site, which means that the development actually represents an overall reduction in flood risk in the area. Surface water from the development will outfall to the local surface water network to preserve the existing natural drainage of the area, and any habitats that depend on a base flow of water.

As well as attenuation, the drainage strategy will offset all pollution hazards using the natural, sustainable drainage features, and their location within the site's green spaces will tie in with the landscaping to provide amenity and biodiversity value for the development, increasing the sense of 'space' for residents.

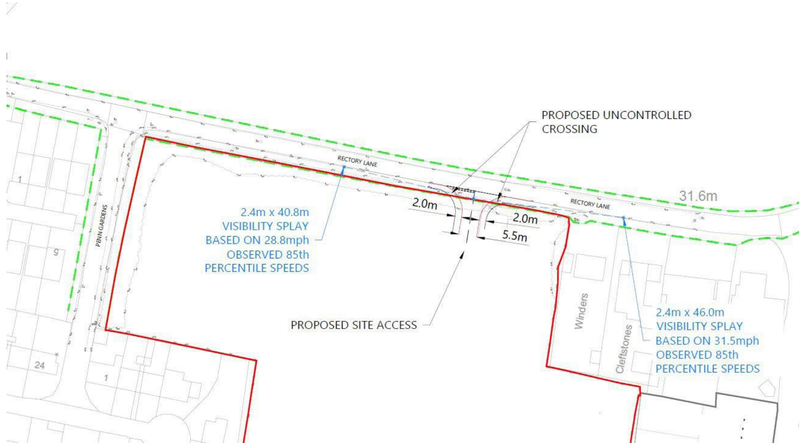
# 9.0 ACCESS

## 9.1 VEHICLE, PEDESTRIAN AND CYCLE ACCESS

### 9.01 Vehicle, Pedestrian and Cycle Access

Access to the development site is proposed via a simple priority junction onto Rectory Lane on the northern boundary of the site. The access has been designed in accordance with national guidance and observed speeds on Rectory Lane. The site access arm will comprise a 5.5m wide carriageway with 2m footways on both sides which will tie in with the existing footway on the southern side of Rectory Lane. The existing vegetation will be cut back and maintained to increase the effective width of the footway. Further east on Rectory Lane, and as part of the S106 Agreement for the Elivia development (ref: DC/22/0372), the vegetation will also be cut back to ensure the footway width is maximised for the duration.

Observed speeds on Rectory Lane indicate 85th percentile eastbound speeds of 28.8mph and westbound speeds of 31.5mph. As such, visibility splays of 2.4m x 40.8m are provided to the left and 2.4m x 46m to the right, in line with Manual for Streets parameters. Vegetation will be cut back and maintained to ensure the visibility splays are kept clear of any obstruction. The proposed site access has been subject to an independent Stage 1 Road Safety Audit, undertaken on the 11th of June 2025. The Auditor did not raise any safety concerns with the access design.'



# 10.0 APPEARANCE

## 10.01 APPEARANCE

### 10.01 Appearance

The proposed development has been designed to reinforce the existing village character, drawing inspiration from the rural and traditional architectural language of the surrounding context. A carefully considered palette of materials and detailing reflects the distinctive qualities of the local area, while also creating a strong sense of place within the new development.

A mix of dwelling types is proposed, including detached and semi-detached homes, some short terraces, and small scale apartment blocks. This variety in form contributes to a rich and varied streetscape, with architectural features such as gable frontages with projecting bay windows and barn hip roofs.

The elevations take cues from the traditional detailing and materials found in the local vernacular. These can be seen in the street scenes below and the detail images to the right:

Buff brick with contrasting brick banding

Hanging red tiles

Black Boarding

Cat Slide Roof over Garage

Barn Hip Roofs

Red brick with soldier course detailing


Rectory Lane Frontage


Internal Street Scene

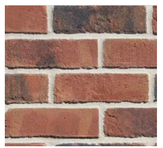
# 10.02 PROPOSED MATERIALS

## 10.02 Proposed Materials

The proposed material strategy has been carefully developed to respond to the existing character of the surrounding context and recent nearby planning applications, ensuring a cohesive and sensitive approach to design. Taking cues from the traditional architecture found throughout Ashington, the development adopts a traditional material palette that reinforces local identity and enhances the sense of place.

Red brick will be used and some white render and buff brick properties complemented by red brick detailing. Red tile hanging and black wetherboarding will be used on focal buildings, particularly at prominent corners, to create visual interest and highlight key plots. Traditional brickwork elements, such as a soldier course, will be incorporated.

White PVC casement windows will be used throughout, reflecting a more traditional window style while providing modern performance. A varied mix of brown and grey roof tiles, will be used to introduce subtle variation and texture, helping to create a visually rich and characterful streetscape that is firmly rooted in its local context.



Red Multi Brick

Buff Brick



Render

Black Boarding

Tile Hung

Brown Roof Tiles

Slate Roof


Internal Street Scene



# 10.03 PROPOSED INTERNAL VIEW

# 11.0 SUSTAINABILITY

## 11.01 SUSTAINABILITY PRINCIPLES

### 11.01 Sustainability Principles

The first step of the energy hierarchy is to improve a development's energy demand through the specification of thermally efficient building fabric and services. To reduce this energy demand from each of the plots, high performance thermal insulation will be specified to reduce envelope u-values below what is required for AD L1 2021 compliance. The details from recognised thermal bridging scheme will also be followed.

To further reduce the energy demand and associated CO2 emissions from the proposed development an Air Heat Source Heat Pump (ASHP) is proposed to deliver both space heating and hot water to each plot, which has a very high efficiency (known as Coefficient Of Performance, or COP) compared to traditional gas-fired systems. This system will also utilise grid electricity, which has lower CO2 emissions per kWh than mains gas. This heat pump utilises ambient air as a heat source and so can therefore considered to be a renewable technology. Lighting throughout will be low energy LED, with an efficacy of at least 85 lamp-lumens per circuit-watt.

Solar photovoltaic (PV) technology will be utlised at some of the plots to further reduce the site wide CO2 emissions. These will be connected directly into he properties and so will offer a 'real world' reduction in energy costs to occupants as well as reducing CO2 emissions.

# 12.0 CONCLUSION

## 12.01 CONCLUSION

### 12.01 Conclusion

This proposal offers an opportunity to provide an appropriately designed housing scheme, contributing towards the local housing need. The design has evolved to address key constraints on site and making full potential of the opportunities.

The proposed scheme provides 74no. dwellings, together with access and substantial landscaping appropriate for the character of the existing context and surrounding planning applications on allocated sites.

As a result, this proposal has created a development that is sensitive to its context, provides high-quality residential accommodation, and enhances the local environment for the benefit of both future residents and the wider community of Ashington.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