

Amendments To Plot 22 Riverview , The Rings, Ingleby Barwick

Design Statement

The above is a contemporary property designed in accordance with the Design Guide for the site, provided by Persimmon Homes. The property abuts the green wedge and overlooks the picturesque Tees Valley on Ingleby Barwick, directly opposite Eaglescliffe Golf Club. As a result, the property was designed with bedrooms on the ground and the open plan living areas on the first floor and in the roof space. The property has been constructed using high quality materials and includes solar power. There are very few properties, if any, of such stature within the Tees Valley area.

The property took over 8 months to design and included visits to Grand Designs Live in London, to research products and styles, in order that it would push back the boundaries of construction with the Borough.

Planning Committee approved the proposed development on 7.12.05. The next stage was to obtain building regulation approval – it would have been a waste of time to apply for the latter, if the plans had not been passed, as approval for building regulations would then have to be resubmitted to reflect the new plans. Due to the top two floors being open plan, the Council's Building Control Section required a number of amendments to the design in order to meet the updated regulations.

Some were highlighted during February 2006, just as construction had commenced, and were ongoing throughout the spring and summer, as progress was made on the construction of the outer shell. All amendments were discussed at each stage with the appropriate planning officer, who gave an indication as to whether they were likely to be acceptable or not. In all cases, the amendments were considered as generally acceptable, but it was made clear to us that only full permission for them could be granted by Planning Committee. Hence, the amended plans have now been compiled and have been submitted for your consideration.

The other alternative was to stop all construction on site and await a new application, which could have held back a £500,000 project for 12 weeks. This was totally impractical, as several sub-contracting tradesmen had committed themselves to the project, and thus their families' income for the coming five months.

The result is a stylish modern property, with a form of renewable energy, that offers a luxurious lifestyle and shows what is possible when property design is well researched and thought out. It shows that Stockton has some fabulous locations to live and that the Borough can be at the forefront of progressive house design, that will enhance the regeneration, and in general promote the area. This property certainly supports Persimmon's view of this self-build site as 'Build the home of your dreams'. That is what we have set out to achieve.

Access Statement

The site is very flat and accessible from the road at the rear and the bridle way the front. The site has good vehicular access from Brantingham Drive and pedestrian links to existing networks. Emergency vehicles can access the site from both the front and rear of the property. The paving adjacent to the front door has been designed to facilitate disabled access. The property also has an emergency escape staircase, which is required under Building Regulations for properties, which have open plan on the top two floors.