

**DESIGN AND ACCESS STATEMENT FOR ERECTION OF A SINGLE STOREY,
TIMBER FRAMED CONSERVATORY, REPLACING EXISTING CONSERVATORY
ON SAME FOOTPRINT AT:
SOUTHGARTH LODGE, WESTOE VILLAGE, SOUTH SHIELDS**

Our Ref: 9532

ASSESSMENT

The property is a single storey attached dwelling situated in the village of Westoe within the South Shields area. The property has red brick walls with a tiled roof and sits in a comfortable garden area and sits well with the surrounding properties.

The proposed conservatory is to replace an existing conservatory structure to the rear (South) elevation of the property utilising the same footprint with a slight improvement on the existing simple lean-to design.




David Salisbury

The property is a Grade II listed property (listed 1st February 1983), and the English Heritage listing text for the property is as follows:



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IoE Number: 407701

Location: SOUTHGARTH (FORMER MEDICAL MISSION SISTERS CONVENT),
WESTOE VILLAGE (south side)

SOUTH SHIELDS, SOUTH TYNESIDE, TYNE AND WEAR

Photographer: Mr A Hubbard

Date Photographed: 23 August 1999

Date listed: 01 February 1983

Date of last amendment: 01 February 1983

Grade II

In the entry for WESTOE VILLAGE (south side) 11/87 Southgarth Medical Mission Sisters Convent The item shall be amended to read WESTOE VILLAGE (south side) Southgarth (former Medical Mission Sisters Convent) ----- In the entry for: WESTOE VILLAGE (south side) 11/87 Southgarth (Former Medical Mission Sisters Convent) The item shall be amended to read: WESTOE VILLAGE (south side) Southgarth (former Medical Mission Sisters Convent) -----
----- 1. 5102 WESTOE VILLAGE (south side) Southgarth Medical Mission Sisters Convent NZ 3765 NW 11/87 II GV 2. Circa 1874-75. J J Stevenson architect. Designed for his brother



A Stevenson. Red brick and slate roofs with parapetted gables. Two storeys with attics. A very pleasant asymmetrical design in the English domestic revival of the late C17-early C18 manner. Sash windows with segmental heads, keystones and exposed boxes. Entrance at eastern end has a flat canopy supported on scrolled brackets and over it a fanlight with architrave and pediment. West of door a 3 light window. The entrance projects and terminates in a gable with a 2 light window. To the east of the above the elevation has 3 bays on the ground floor. At first floor an oriel and a canted dormer immediately above it. On the west of the main house is a single storey wing. Good elevations to the south, garden front. The above houses in Westoe Village form the most important group of domestic buildings.

APPLICATION HISTORY FOR PROPERTY

The planning history for the property as per the local authority website is as follows:

Southgarth East Westoe Village South Shields NE33 3EG CONVERSION OF OFFICES TO 2 NO HOUSES AND 1 NO BUNGALOW AND 6 NO FLATS AND 2 NO HOUSES FINAL DECISION 04-02-1988 Grant Permission with Conditions [ST/0031/88/01/DM](#)

Southgarth East Westoe Village South Shields NE33 3EG SUBMISSION OF CONDS,4,5,6,7,8 FOR CONVERSION OF OFFICES TO RES/DEV GTD 17.3.88 FINAL DECISION 14-06-1988 Grant Permission (deact) [ST/0032/88/01/LB](#)

Southgarth East Westoe Village South Shields NE33 3EG DETAILS OF CONDS,4,5,6,7,8 FOR PROPOSED CONVERSION OF OFFICE TO RES/DWELLINGS PREVIOUSLY GRANTED 17.3.88 FINAL DECISION 14-06-1988 Grant Permission (deact) [ST/0166/93//DM](#)

Southgarth East and Southgarth Lodge Westoe Village South Shields NE33 3EG Proposed erection of wrought iron railings and pier cap on existing wall and pillar fronting the property FINAL DECISION 05-03-1993 Grant Permission with Conditions

[ST/0890/07/FUL](#) Southgarth Lodge Westoe Village South Shields Tyne & Wear NE33 3EG Proposed reinstatement of 3.4m wrought iron railings to front boundary wall. FINAL DECISION 02-04-2007 Grant Permission with Conditions

[ST/0892/07/LBC](#) Southgarth Lodge Westoe Village South Shields Tyne & Wear NE33 3EG

DESIGN

Compatibility:

The proposed conservatory has been kept to a simplistic lean-to design as existing with the hipped element removed to ensure the replacement design is more compatible to the host elevation and property overall.



Use:

The proposed conservatory will be used as additional living and leisure space for the applicants.

Amount:

The floor space of the proposed conservatory is as that of the existing structure to ensure that the proposal does not impact on the listed property. It is a nominal extension when viewed against the property footprint and the garden area.

Layout:

As mentioned previously, the proposed conservatory room is to be positioned on the site of the existing structure to the rear (South Elevation) of the property.

Scale:

The dimensions of the proposed conservatory are:	Height:	2.8 m
	Width:	7.1 m
	Length:	2.7 m

Landscaping:

The conservatory is to be constructed on the site of the existing conservatory; therefore no major additional landscaping is proposed.



Appearance:

The conservatory is to be constructed from high-quality timber and will be painted in a colour, white, as per our colour chart included within this application, this to ensure compatibility with the host property. This also removes the current 'stained' finish which is inappropriate to the host property and surrounding area.

The walling element of the replacement conservatory will be as per the existing brick base.

Crime Prevention:

Security to the existing property will be increased due to the secure locking mechanisms on both the windows and doors of the conservatory.

ACCESS

No special access arrangements have been made, the proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access. No additional parking is required in respect of the replacement conservatory.

The entrance into the conservatory will be through the existing conservatory entrances, with no alteration to the historic fabric of the dwelling.



IMPACT ON NEIGHBOUR PROPERTIES

The conservatory will be positioned as per the existing structure, this to ensure the replacement structure will not impact on the any amenity of the neighbouring properties.

ENVIRONMENTAL SUSTAINABILITY

The proposal will incorporate enhanced construction, equipment and controls ensuring improved thermal capacity to meet current requirements regarding energy conservation and reduction of carbon footprint. As much as possible all materials will be sourced locally, and careful consideration will be given to the carbon footprint of the materials. Timber products will be chosen where they have green credentials and are sourced from sustainable forestry commissions. Insulation materials will be used with carbon footprints I.E mineral fibre insulation where possible.

POLICY CONSIDERATION

In consideration of the proposal, this was kept to a simple design to ensure the proposal accords with both local and national policy in respect of this type of development.

HERTIAGE

Great consideration has been given to the position of the replacement structure to ensure that it does not impact greatly on the historic fabric or nature of the listed



building. The replacement structure a design improvement on that existing to ensure that it enhances and improves the setting of the listed property.

As noted above, the entrance into the conservatory as per the existing to ensure the proposal is not to the detriment of the historic fabric or heritage of the listed building.

JUSTIFICATION

It is our clients wish to enjoy the amenity that this conservatory provides and seeks to achieve this with a structure that has a minimal further physical impact on the elevation it connects to and the surrounding area.

The conservatory will be erected with translucent framing to allow continuity, with the fenestration details and the conservatory massing being produced in such a way as to harmonise with the existing building. The style of the conservatory is such cause little disruption to the listed nature of the host dwelling.

We consider the proposed conservatory has sufficient integrity to contribute to the amenity of the dwelling without detracting away from the beauty and character or conflicting visually or technically to the existing property, the surrounding area or any neighbouring property.