

DESIGN & ACCESS STATEMENT

3186

**MR & MRS IMRIE-BELL
19 ST. BEDE'S
EAST BOLDON
TYNE & WEAR
NE36 0LE**



May 2015

3186/SS

REVISION : A - 22 July 2015

INTRODUCTION



Purpose of the Design and Access statement

The design and access statement is a short report that accompanies and supports proposals by Mr & Mrs Imrie-Bell, (The Applicant) for the removal of existing UPVC style lean-to conservatories and small brick outbuilding to the rear of the property, and the construction of a new single storey flat roof extension with the installation of inclined velux windows to the flat roof at 19 St Bede's, East Boldon, NE36 0LE.

The design and access statement should be read alongside the following scheme drawings prepared by Matrix Architecture Ltd that make up the application suite of documents:

- 3186(B)01 Floor Plans as existing
- 3186(B)02 Elevations as Existing & Proposed
- 3186(B)03 Ordnance Survey Location Plan
- 3186(B)04A Existing & Proposed Site Plan
- 3186(C)02A Floor Plans as Proposed
- 3186(C)03A Proposed Block Plan

Background

19 St Bede's is a 3-storey late Victorian brick built terraced house situated to the South side of Station Road and is within East Boldon Conservation Area. It has front and rear gardens with a garage and redundant outbuilding to the rear, accessed via a back lane.

The site has previously been granted Planning Approval for a rear lean-to extension, which is still current – **ST/0125/14/HFUL**.

The Site

The application site is located on St Bede's, within East Boldon Conservation Area. The rear of the property can be accessed off the back lane.

The building is not listed.

The rear garden area is heavily overgrown with vegetation, with climbing ivy noticeable throughout. The outbuilding is in a current state of disrepair.

Aerial View of the site



19 St Bede's, East Boldon

East Boldon Conservation Area



Rear of the building



Amount

It is proposed to demolish the existing unsightly UPVC style lean-to conservatories and small brick outbuilding to the rear of the property as they are no longer fit for purpose, and do not meet current regulations.

A new replacement single storey flat roof extension will be constructed to form a new Kitchen/Family Room as it is currently felt that the existing kitchen is too small in relation to the size of the property, providing an enlarged living area.

The extension measures 6.755m wide and extends 6.075m from the rear of the property.

Layout

The layout will remain relatively unchanged to the front of the property, with the majority of the alterations concentrated on the rear of the property. The newly extended areas will provide a new enlarged kitchen and dining room, allowing the internal space to flow better.

Scale/Appearance

The contemporary single storey extension will offer a visual contrast, but also sit comfortably within the Victorian style of the property, and bring some uniformity to the rear of the building.

The new extension measures 3.350m to the top of the parapet from ground level. The scale of the proposals are in keeping with the rest of the property.

Landscaping

Landscaping and planting will remain relatively unaffected by the proposals, other than the removal of overgrown vegetation.

Access

Access to and from the site remains unaffected by the proposals.