

Design & Access Statement

15 St John's Terrace, East Boldon, NE36 0LN

GW | **Architectural**
Architectural Design & Management

Project Name : 15 St John's Terrace

Project Reference : 15026

Application Date : June 2015

Applicant Name : Simon Bowett

Agents Name : GW Architectural

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1.0 : INTRODUCTION

This Design and Access Statement has been prepared on behalf of **Mr Simon Bowett** and is submitted to South Tyneside Metropolitan Borough Council in support of a planning application to demolish the existing conservatory at the rear of the property and replace with a single storey rear extension.

This Design and Access Statement has been prepared in accordance with the Department for Communities and Local Government Circular 01/2006 Guidance on Changes to the Development Control System. In particular, the content and format of the statement follows the guidance set out in the CABE document 'Design and Access Statements'. This statement sets out the design principles and concepts that have been applied to the proposed project.

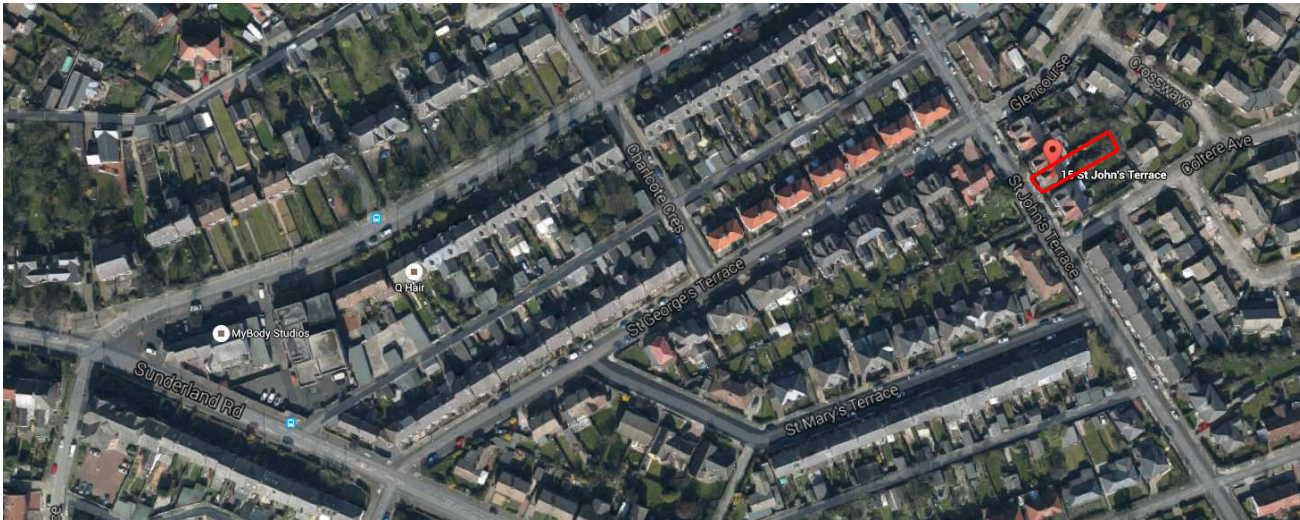


OS Site Location Plan

1.1 : INTRODUCING THE SITE

15 St John's Terrace is a semi-detached house, situated on a residential street, close to the A184 – Sunderland Road.

The property has quite a long thin rear garden space enclosed by different type fences. Due to the house being surrounded by properties, there are not many optimum views, apart from those to the garden. The rear of the property is North East facing, meaning it gets optimum sunlight during midday to early afternoon.



Aerial View of Site

2.0 : THE BRIEF & USAGE REQUIREMENTS

The current conservatory is unpractical for the client's needs further room to expand their kitchen and living spaces. They would also like an extension that is more viable to heat in the winter months and keep cool in the summer months unlike their current conservatory.

Therefore, the client's brief is to demolish the current conservatory and extend from the whole width of the back of the house to provide an open plan kitchen/dining room and a more functional living space than their current conservatory. They would also like to fit in a small WC.

The extension will be single storey and will be built up to the partitioning fence between the client's property and the large neighbouring extension, which has an area of no-mans land between the two neighbouring fences.



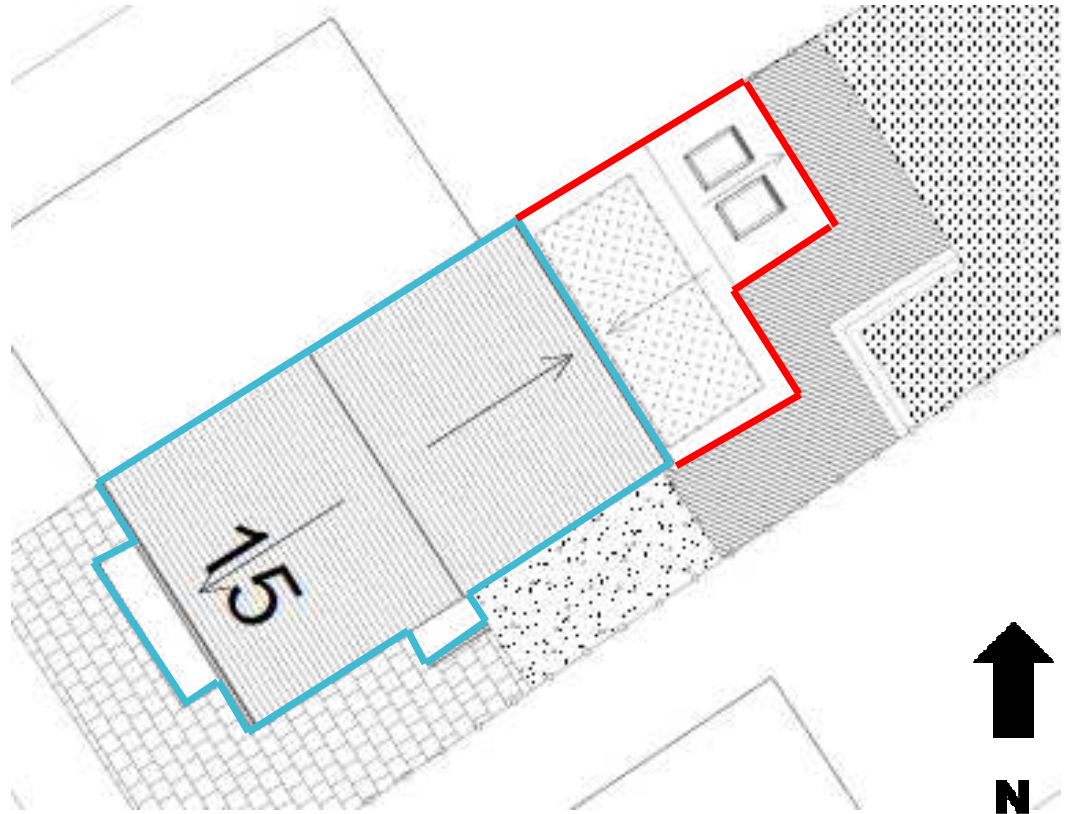
Photograph of the Existing House

3.0 : AMOUNT

The site has an area of 286m² with the current property occupying a ground floor footprint of 58m² and the new extension will have a footprint of 21m².

The existing conservatory to be demolished is 7m², equating to a net gain of 15m².

The existing house is outlined in blue with the proposed extension outlined in red.



Site Plan with Footprint Overlays

4.0 : GROUND FLOOR LAYOUT

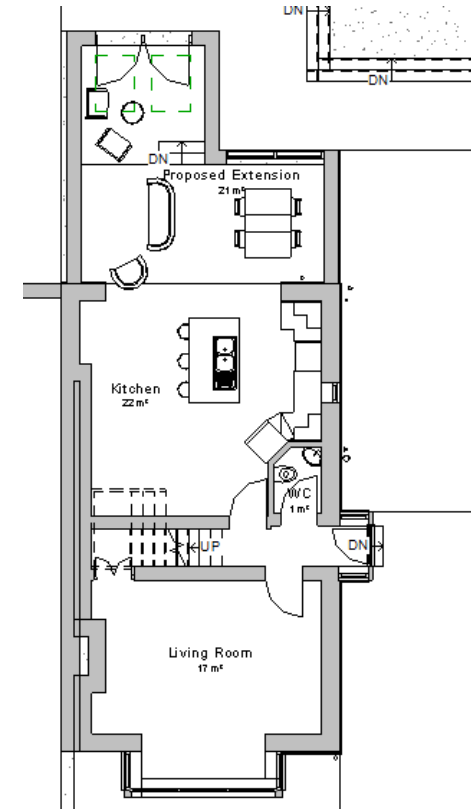
The proposed extension will run the width of the back of the house. The extension is in 2 parts, with one part extending further forward than the other. This almost separates the different functions of the space, whilst still allowing it to flow and the natural light to shine back to the kitchen.

The large glazed double doors at the rear will open out on the same level as the decking, breaking down the barrier between inside and out, and improving the relationship with the garden.

The glazed curtain walling system will allow lots of natural light to enter the extension and the higher clerestory part of the curtain wall will bring in light to the kitchen.

The kitchen will be open plan and an opening will be made in the existing rear wall of the house. A small WC will be fitted at the back of the kitchen and be accessed by a door next to the front entrance.

The extension will open out onto some decking that then steps into the garden.



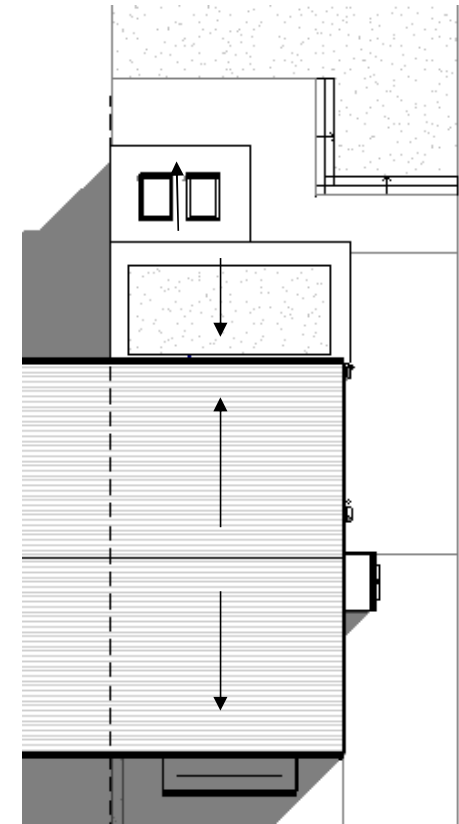
Ground Floor Plan

4.1 : ROOF LAYOUT

The existing roof is at a roughly 30° pitch with a gable end pointing to the SE. The new roof will be split into 2 different sections.

The larger section of new extension roof will be at a single pitch of 15°. This will roof will feature a low-maintenance sedum roof. This will increase the biodiversity in the area, and also improve the aesthetics from the overlooking windows on the floor above.

The smaller roof will be an opposite facing single pitch roof of 7.5°. This will be single ply membrane. Alternatively to the sedum roof, this roof features 2 skylights to bring light down into the extension.



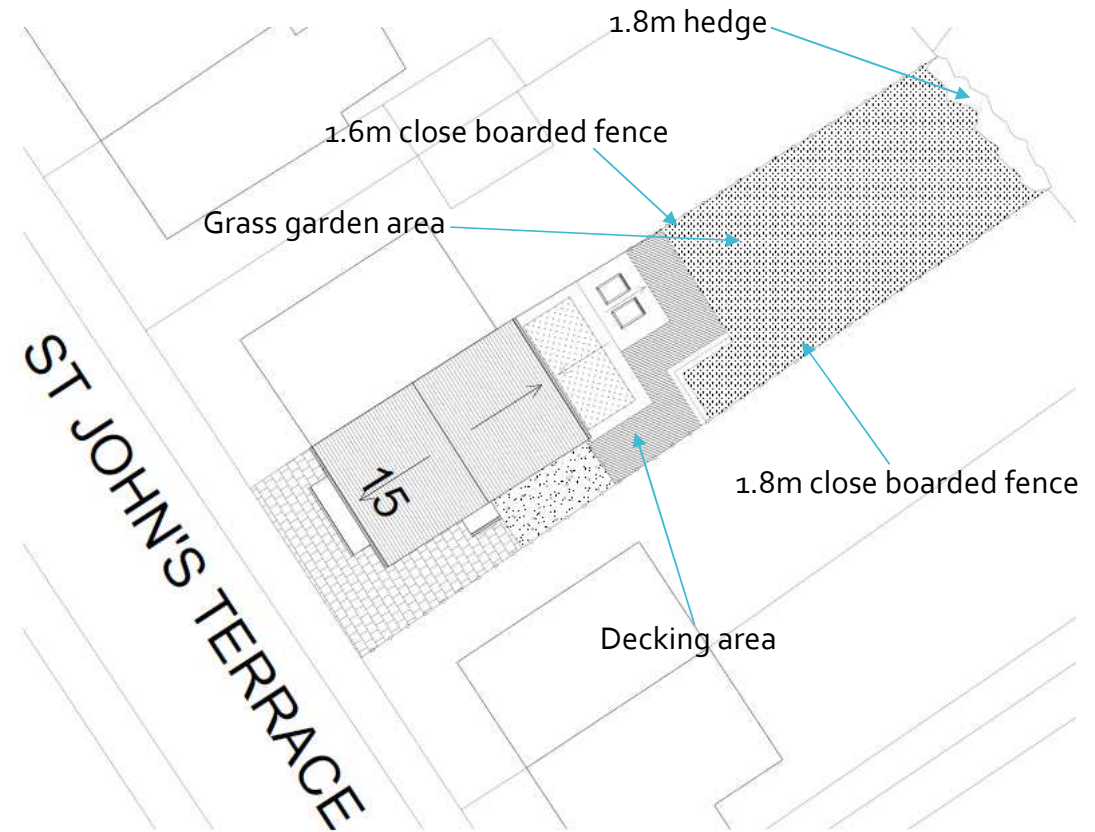
Roof Plan

4.2 : LANDSCAPING

The current land is reasonably level, and the new proposal will not affect the landscaping dramatically.

The existing garden space will be almost fully maintained except the decking space. New decking will be built around the proposed extension and will step down to the garden, providing a transition from the house to the garden. This would also allow for outdoor seating in the summer months.

All the boundary fences will stay the same.



Site Plan

5.0 : SCALE

The proposed extension will extend to the rear of the property by a maximum of 5.5m.

The extension is only single storey so the eaves height of the roofs will not be obstructive or invasive of the neighbouring properties.



3D Render of Proposed Extension

6.0 : PROPOSED FINISHES

The proposed finishes for the proposal will be as follows:

- Walls – White render and vertical timber cladding
- Roof – Single ply membrane and green sedum roof
- Windows – White powder coated aluminium curtain walling and Velux skylight
- Doors – White powder coated aluminium double doors to match curtain walling
- Roof fascias and guttering in white uPVC to match windows

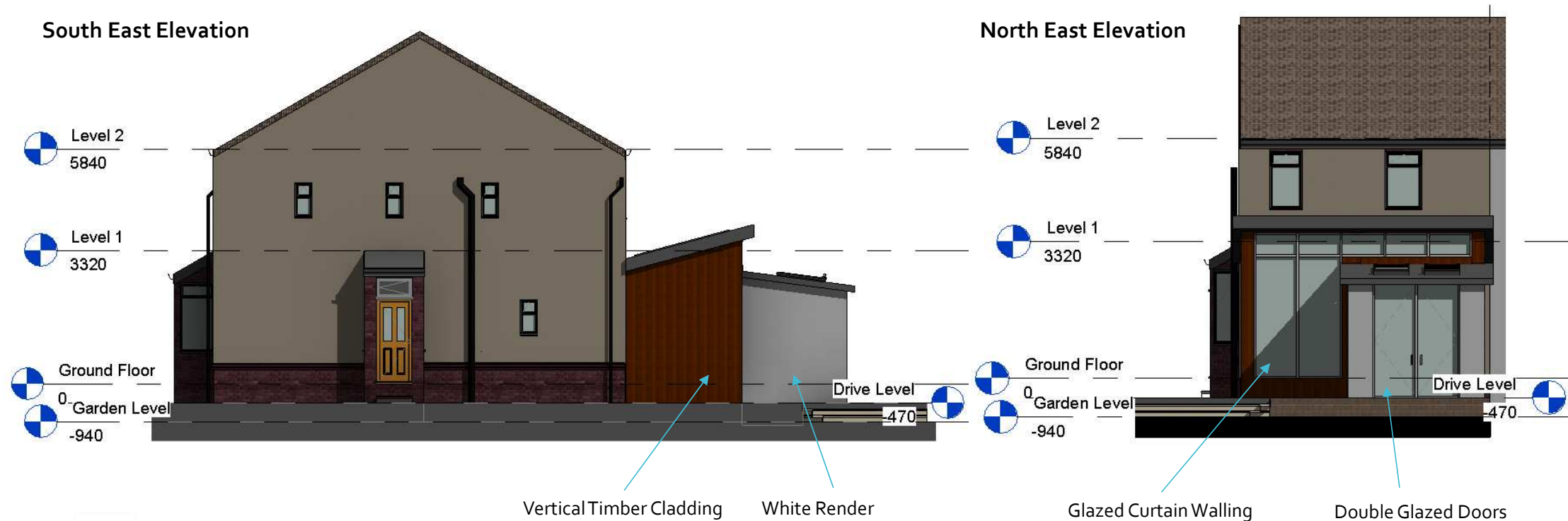


3D Render of Proposed Extension

6.1 : PROPOSED ELEVATIONS

South East Elevation

North East Elevation



2 Elevations