

**Design & Access Statement
for
Erection of New Dwelling House
at
51 Sunderland Road Cleadon**

Produced By:

**KB Design
Suite 3
Town Hall Chambers
7 Beach Road
Tyne & Wear
NE33 2QA**

Tel: (0191) 456 6983

DESIGN & ACCESS STATEMENT

BACKGROUND INFORMATION

DESCRIPTION : Proposed Dwelling House

SITE LOCATION : 51, Sunderland Road, Cleadon, Tyne & Wear, SR6 7UW

OWNER : Mr D Butler

AGENT : KB Design, Suite 3, Town Hall Chambers, 7 Beach Road, South Shields, NE332QA
Contact Telephone Number 0191 4566983



PROPOSED LOCATION

1.0 INTRODUCTION

- 1.1 This Design and Access Statement accompanies an application for full planning permission for the construction of a detached dwelling with shared drive within the land forming part of the garden area of the existing property No. 51 Sunderland Road Cleadon.

2.0 THE LOCATION AND DESCRIPTION OF THE APPLICATION SITE

- 2.1 The application site comprises an area of the existing garden to the north of the property forming part of the curtilage of No. 51 Sunderland Road that is owned by the applicant. For the purposes of identification, No.51 is indicated on the 'Proposed Site layout Plan'.
- 2.2 The area of the planning application is identified on the 'Proposed Site layout Plan'
- 2.3 The proposed development area is located in a predominately residential area with existing housing to the north, and east of the site. To the south of the site the area comprises of farmland. The houses along Sunderland Road in this location would originally have been farmland and therefore historically there have been no contamination issues.
- 2.4 No.51 Sunderland Road is a detached bungalow located at the end of a line of detached properties adjacent No 49a Sunderland Road.
- 2.5 The planning application site is relatively flat with no significant changes in ground level. As described in paragraph 2.1 the application site is located at the east of the garden presently occupied by outbuildings which will be demolished to accommodate the new development. There are a number of trees situated within the curtilage of the site and are shown on the plans. The planning application supporting documents include a full tree survey report and detailed plan showing those trees to be retained and removed and the tree protection measures to be implemented during the construction phase of the development. Should planning approval be given a full site investigation will be carried out and a mini pile and ring beam foundation will be designed to minimise the damage to existing tree roots.

This tree report was undertaken by arboricultural specialists 'Woodsmen Arboricultural Consultancy'. Generally the report includes for the lifting of the tree crowns along the boundary with No 47 Sunderland Road 2 metres above the new development. The self seeded Sycamore tree T9 will be removed to facilitate the passing /turning area.

- 2.6 In addition to the tree survey report an ecology report and risk assessment has also been undertaken and forms part of the supporting documentation. This report confirmed there are no constraints regarding protected species but recommends In line with good conservation practice mitigation will be put in place to protect the conservation status of bats in the area. This will include careful working practices, careful removal of roofing materials, window frames etc, before demolition of any walls and allowing the shells of the buildings to stand overnight before the walls are taken down. A method statement will be given to the contractors carrying out the work to ensure no accidental harm to bats.
- 2.7 The existing garage presently serving No 51 Sunderland Road will be demolished and re-built in a new location and the new dwelling will incorporate its own integral garage.

3.0 PROPOSED DEVELOPMENT DETAILS

- 3.1 The planning application proposed development area extends to some 600 sq metres. In addition a shared access will serve both No.51 and the proposed new dwelling linking both properties to Sunderland Road.
- 3.2 The properties adjacent to the planning application site are all detached properties. The proposed development for a detached dwelling is therefore in keeping with the neighbouring detached properties.
- 3.3 The scale and massing of the new dwelling is in keeping with the development site area maintaining acceptable amenity space for the new property and No. 51. A separation distance of 13.30 metres will be retained between the East gable of No. 51 and the west gable of the proposed new development. With regards to neighbouring properties the new dwelling will be located 26 metres from No 49a and 30 metres from No 49 Sunderland Road. In addition the trees running along the boundary with No 49 will screen the new dwelling and balcony so that all privacy and overlooking issues have been addressed.
- 3.4.1 A new 1000mm wide planted strip will be formed to separate the new dwelling from No.51 and a gravel driveway will service both properties. New footpaths will be formed with stone flagstones.

4.0 ACCESS & PARKING

- 4.1 Access to the proposed development will be accommodated via the existing access off Sunderland Road providing a shared driveway that will allow vehicles to turn around and enter or leave in a forward gear.
- 4.2 The proposed development will provide parking for three vehicles for the new dwelling and four vehicles to the host dwelling.
- 4.3 The existing access gates are set well back from the main road which allows for clear visibility in both directions along Sunderland Road

5.0 APPEARANCE

- 5.1 The building will be a timber framed construction with red/brown facing bricks, Siberian larch cladding, concrete roof tiles and timber framed doors and windows.

6.0 SUSTAINABILITY

- 6.1 The proposed dwelling being a timber framed kit package will use a Scotframe Val-U- Therm closed panel frame system to give a high thermal performance. The build construction will ensure reduced energy use after construction and all timber utilised will come from certified renewable sources. The build panels contain an insulation polymer derived from recycled renewable vegetable oil and the insulation has zero ozone depletion potential with a Global Warming Potential of less than 1 to provide an 'A' Rated Energy Performance to the highest levels of the Code of Sustainable Homes.

7.0 SITE CONTAMINATION

- 7.1 A site contamination report has been produced and submitted as part of this application from which there are no concerns.

8.0 REFUSE

Refuse, garden and recycling bins will be located on both drives and will be moved to the main entrance gate on Sunderland Road on collection days.

9.0 STREET SCENE

- 9.1 As the proposed development will be located adjacent the rear boundary of No 51 there will be no significant impact on the street scene in this location.

10.0 SUMMARY

- 10.1 This planning application is for full permission for the construction of a detached dwelling and a detached double garage within the land forming part of the garden area of the existing property No.51 Sunderland Road.
- 10.2 Its scale, massing and form together with the choice of external materials has been thoughtfully considered to ensure the new dwelling will not detract physically or visually in terms of the other properties or the general setting in which it is located.
- 10.3 Relevant supplementary supporting information has been submitted with regard to safeguarding the local environment in the form of a contamination report, full tree survey including detailed plan and tree protection measures; and an ecological survey that concludes there are no adverse impacts relating to protected species.
- 10.4 The proposed development will be accessed from the existing carriageway and provides off street parking facilities both for the new dwelling and No.51.
- 10.5 In addition to the Design and Access Statement consideration has also been given to the proposed development in respect of current planning policies including the Local Development Framework and Supplementary Planning Document 9 for Householder Developments.