

Design and Access Statement  
Outbuilding Structure, The Hawthorns, Front Street,  
Whitburn

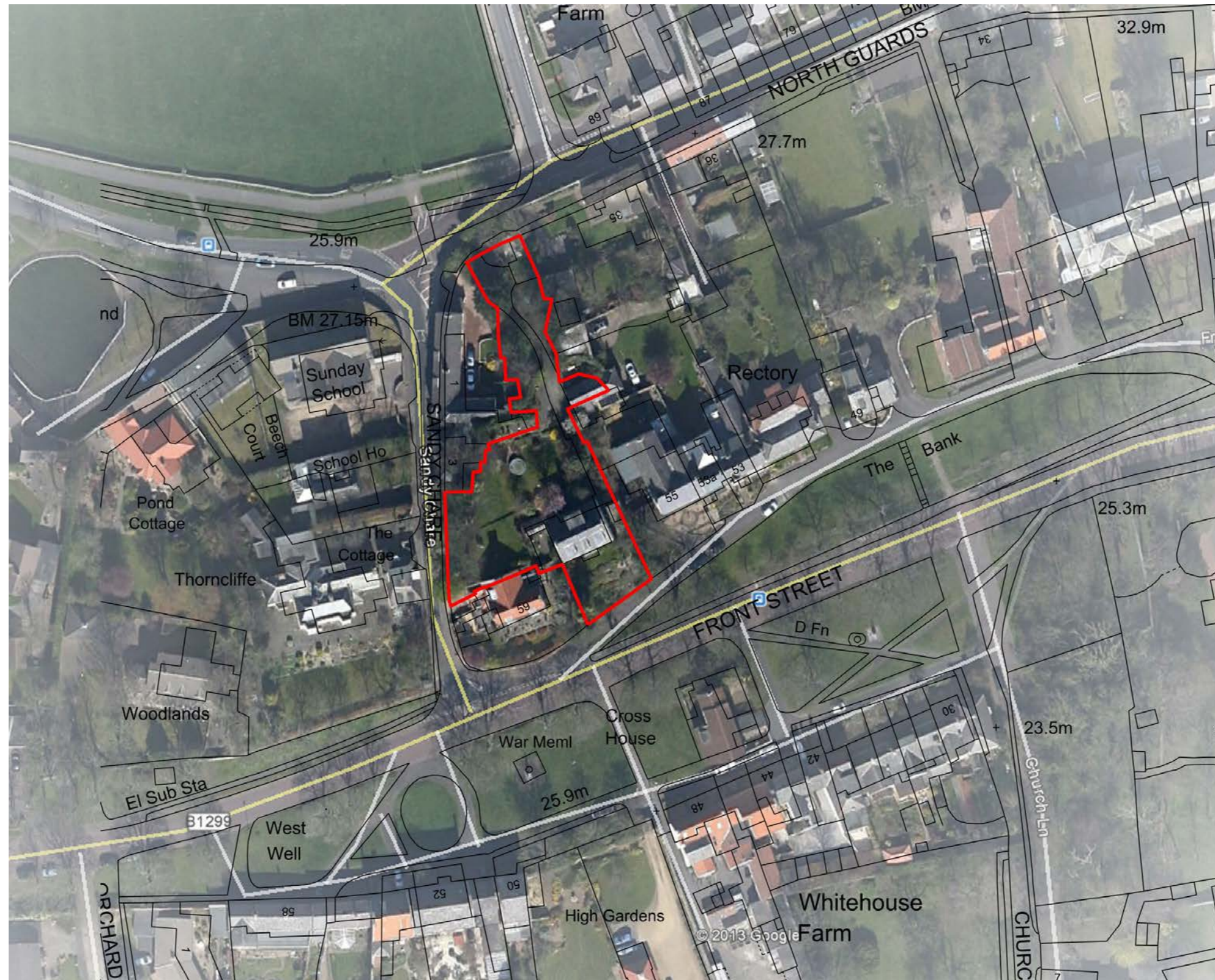
# Background Information

## Project and Team Information

PROJECT DESCRIPTION	Proposed alterations to existing Out-house ('Wendy House') further to the original planning application ST136113
CLIENT	Mr J Freeman
SITE ADDRESS	The Hawthorns Front Street Whitburn SR6 7JD
SITE LOCATION	N 54° 56' 57.79 W 01° 22' 11.29
ARCHITECT	Fitz Architects The Place, Athenaeum Street, Sunderland SR1 1QX

# Site Location

Aerial view of the site



## Site Details

### Site appraisal and Surroundings

The site is located approximately 3 miles from Sunderland city centre and 10 miles from Newcastle city centre in the village of Whitburn. The area is of medium density and initial settlements can be dated back to the Bronze Age. The site is located close to Whitburn Bents Road, which is a main route connecting Sunderland to South Shields. The A19, a main arterial route, is approximately 4 miles from the site. The A19 connects areas north of the River Tyne with those to the south, and often used by motorists instead of the A1.

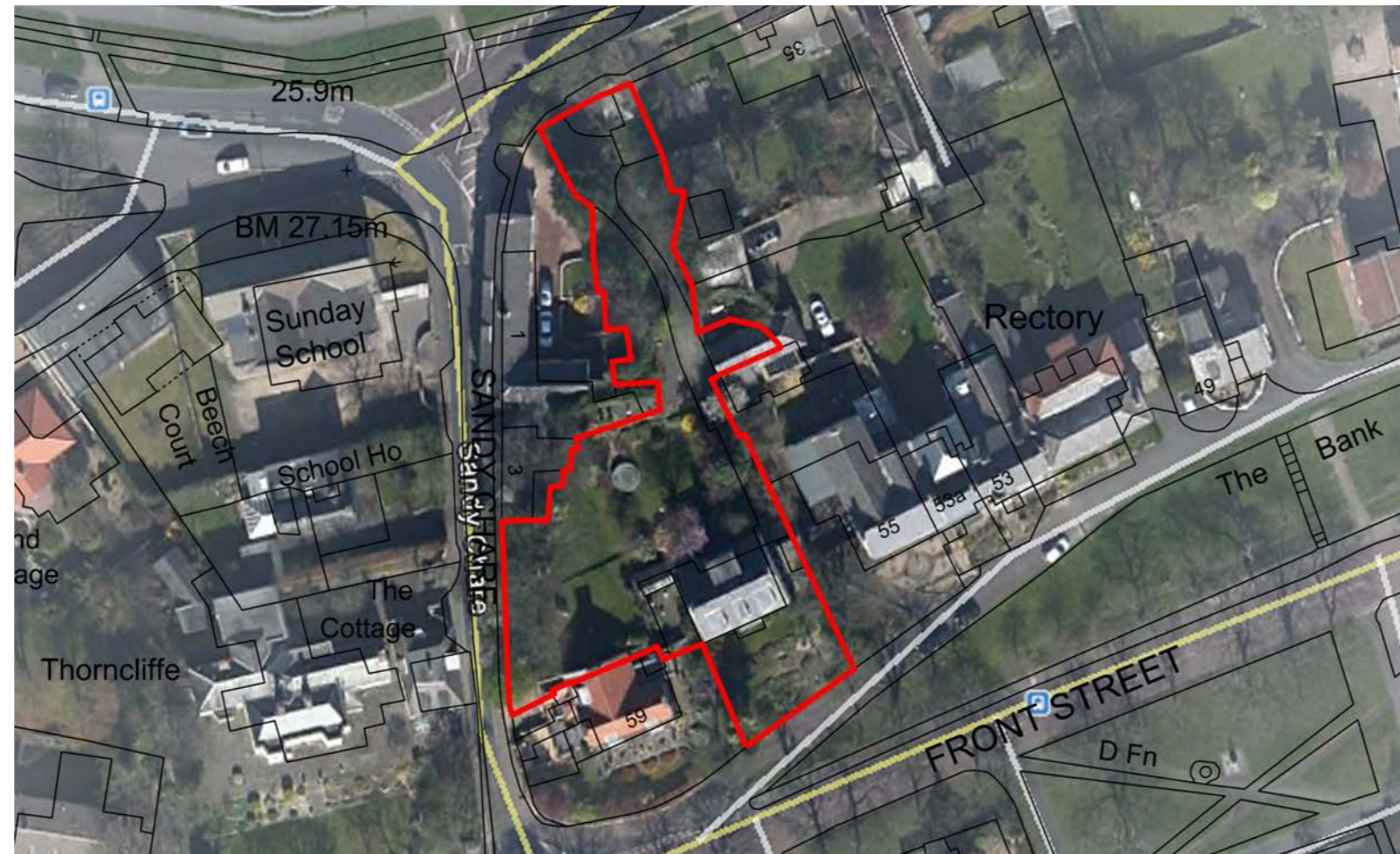
The site is bounded by:

North – Whitburn Village

East – Residential, Whitburn Academy and the North Sea.

South - War Memorial

West – Sandy Chare.

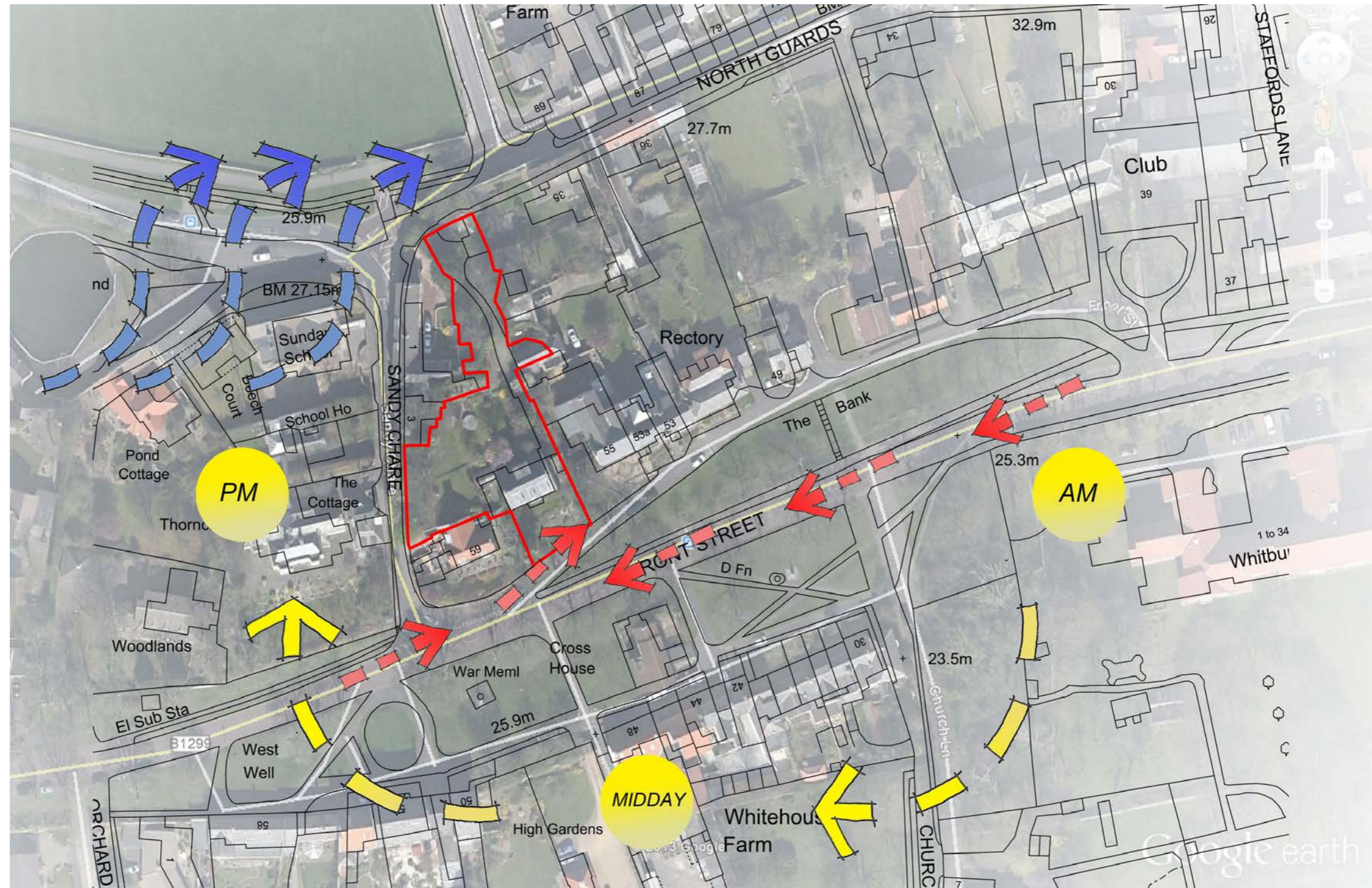


# Site Photographs

Out-House



# Site Analysis



Yellow Arrows - Sun Path

Blue Arrows - Primary Wind

Red Arrows - Access

# Whitburn Conservation Area

## Background Information

Designated in 1973, Whitburn Conservation Area is a rich collection of mainly eighteenth and nineteenth century buildings of great architectural character and charm with a deep green setting and abundant tall mature trees. Whitburn has a strong rural village character dominated by Front Street's high quality dwellings around the medieval tree-lined village green.

The village is surrounded by open countryside, part of the South Tyneside Green Belt, and is on a gentle south facing slope overlooking Sunderland.

The origins of the settlement date back to medieval times when the village was clustered around the green with east-west tracks following the contours in the position of Cleadon Lane, North Guards, Front Street and Moor Lane.

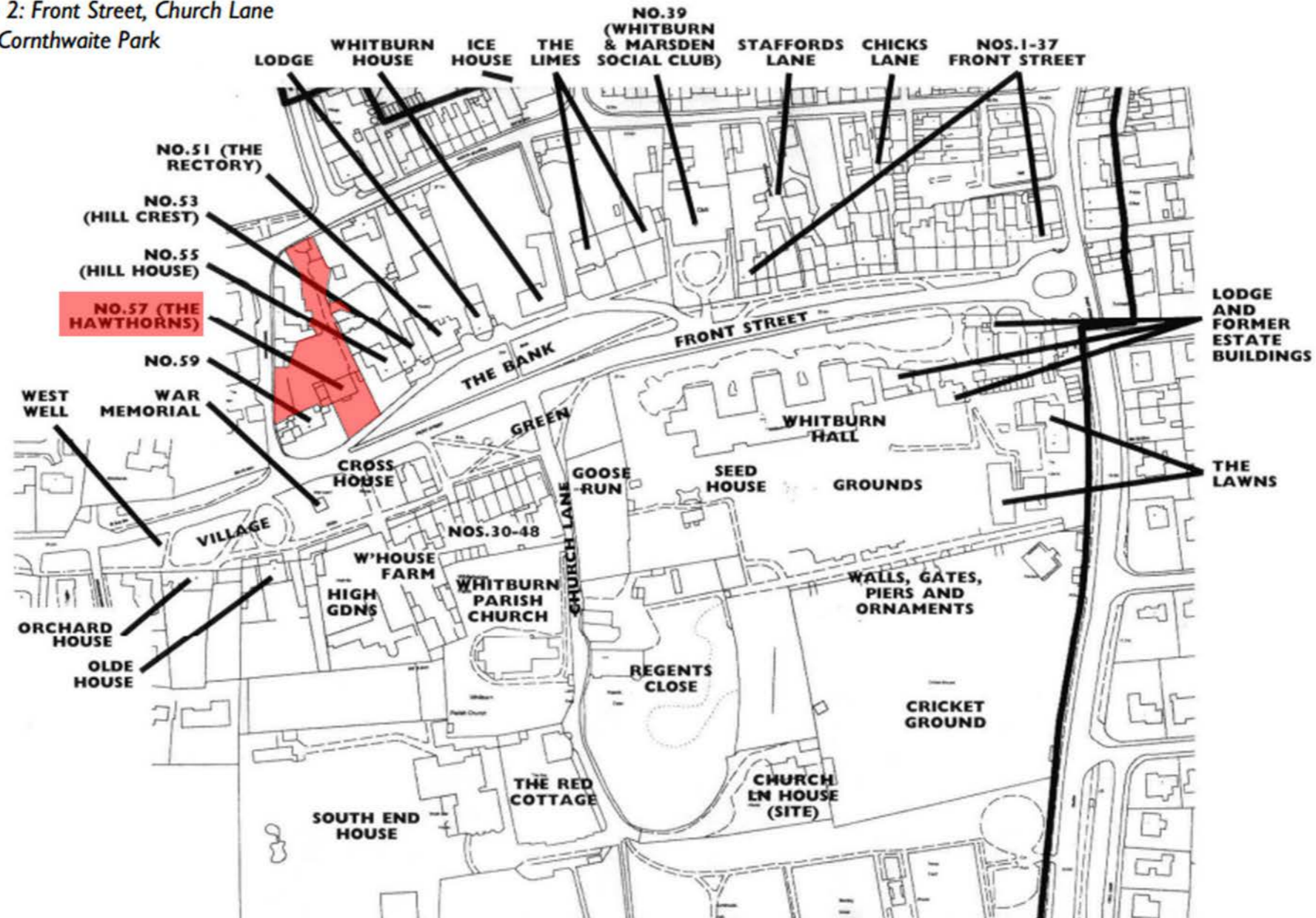
Information courtesy of

<http://www.southtyneside.info/CHttpHandler.ashx?id=2229&p=0>

# Whitburn Conservation Area

Map with The Hawthorns Highlighted

Map 2: Front Street, Church Lane and Cornthwaite Park



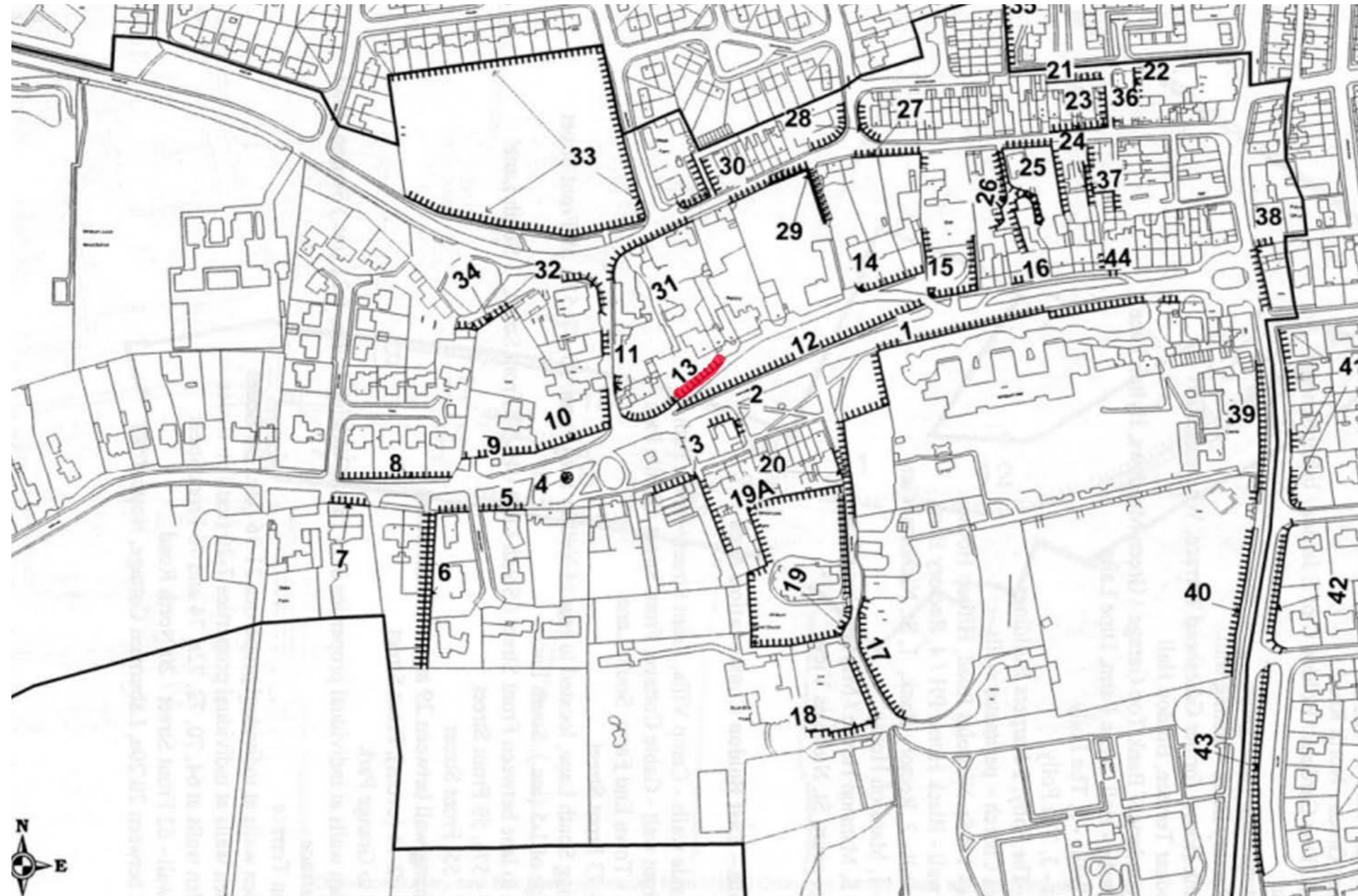
Information courtesy of

<http://www.southtyndeside.info/CHttpHandler.ashx?id=2229&p=0>



# Whitburn Conservation Area

## Boundary Wall



In the Whitburn Conservation Area guidebook, the front boundary wall of the site is designated as a "Significant Boundary Wall".

It should be noted that as part of the application, we intend for no works to this wall and it will remain unaffected.

Information courtesy of

<http://www.southtynteside.info/CHttpHandler.ashx?id=2229&p=0>

## Previous Planning Application

We have previously received planning permission at this site for works to the existing dwelling and works to the 'Wendy House' that also forms this application.

The application reference is: ST136113

There was also a further Non Material Amendment application: ST087614NMA

The case officer for both applications was James Thorpe.

## Details of the Application

This particulars of this application should mean that the proposals fall under Permitted Development.

Normally this would not require a planning application.

A planning application has been submitted because the property has the Article 4 Direction removed from it.

# Project Brief

The Client wishes to achieve the following:-

Alterations to existing out-house building to include:

- New roof covering
- New lean-to roof
- New cupola
- New posts
- Hard-standing upgraded and made good

# Access Component

## VEHICULAR ACCESS

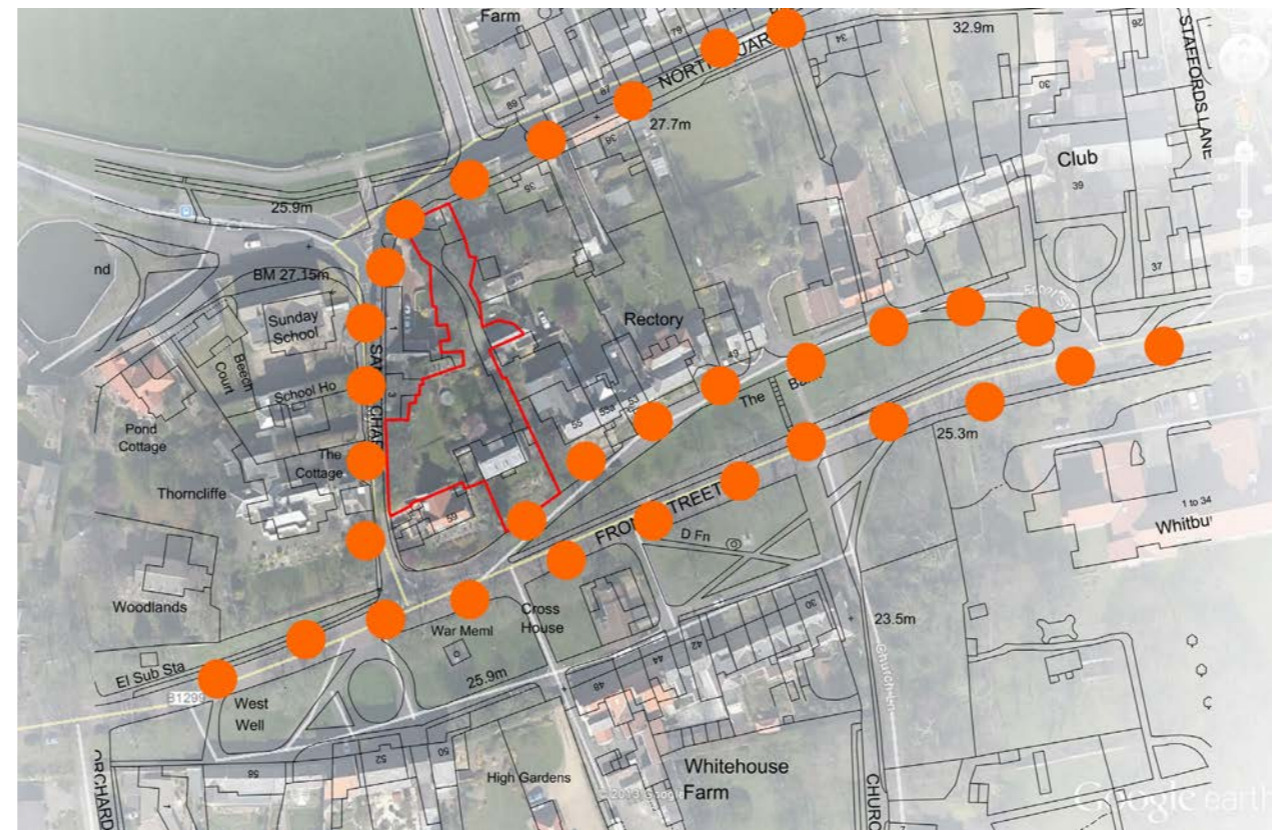
Vehicle access is to remain as existing. The site is accessed from North Guards Road.

## PEDESTRIAN ACCESS

Pedestrian access to the site is to remain as existing. The map below demonstrates the safe pedestrian routes to get to the site.

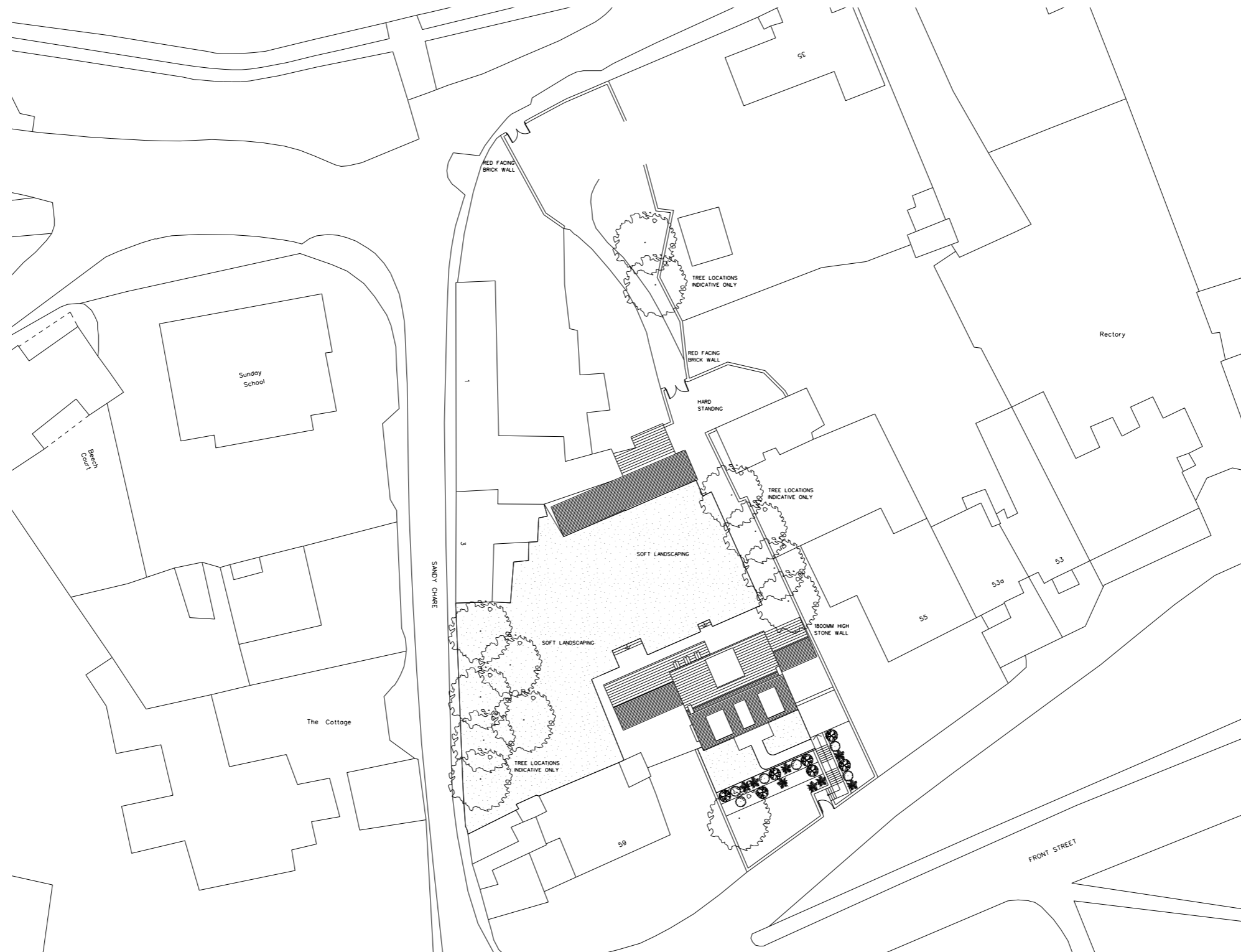
## DESIGN QUALITY

As with all of Fitz Architect's designs and projects, one of the primary aims is to deliver a high quality design - one that starts with concept sketches and carries through the planning package and detailed design, and onto site.



# Design Proposals

Proposed site plan



# Design Proposals

## Proposed Drawings

