

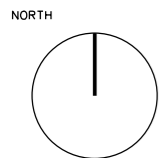
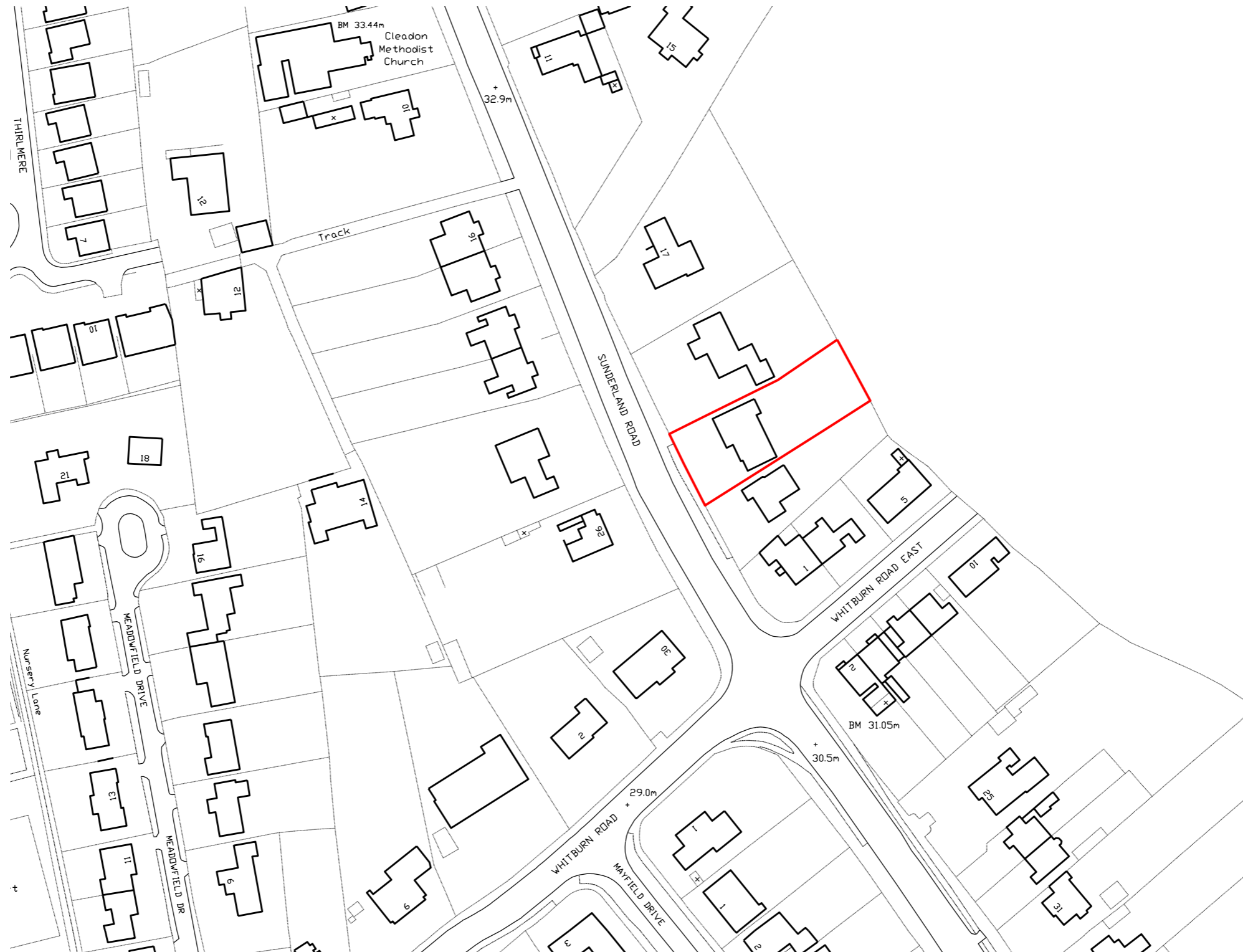
Background Information

Project and Team Information

PROJECT DESCRIPTION	Demolition of existing dwelling and erection of 1 no. new dwelling
CLIENT	Mr and Mrs Sly
SITE ADDRESS	21 Sunderland Road Cleadon Sunderland SR6 7UR
ARCHITECT	Fitz Architects The Place, Athenaeum Street, Sunderland SR1 1QX
ARBORICULTURALIST	Woodsman
ECOLOGIST	Veronica Howard Ecology

Site Location

OS Map



Site Details

Site appraisal and Surroundings

The site is located approximately five miles from Sunderland city centre and 11 miles from Newcastle city centre. The area is of high density and it outside of the Cleadon Conservation Area. The A19, a main arterial route, is approximately 3 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 google image below demonstrates the red line boundary of the site.



Site Photographs

Front of Existing House



Site Photographs

Rear of Existing House
(rendered dwelling)

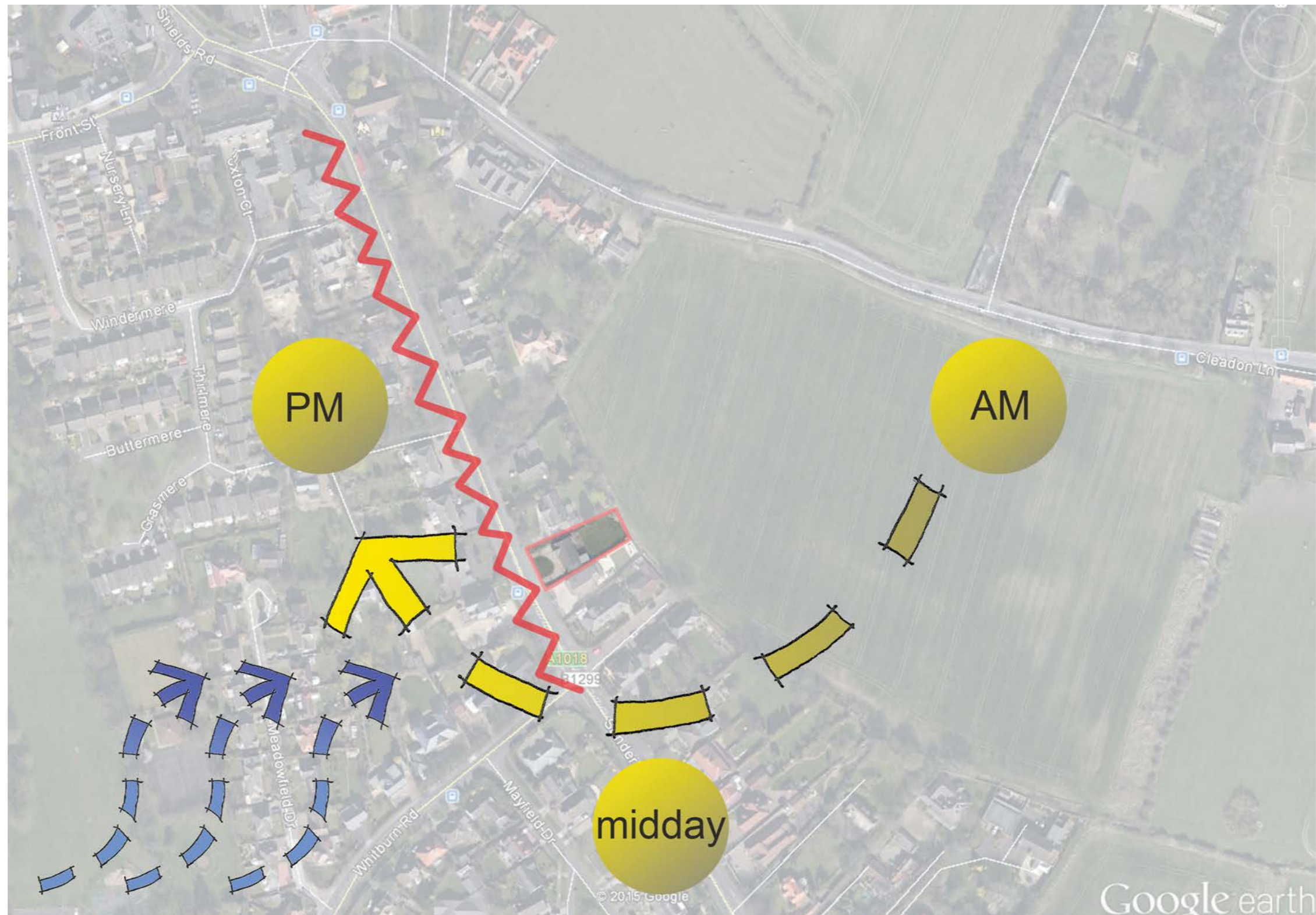


Site Photographs

Rear Garden of Site



Site Analysis



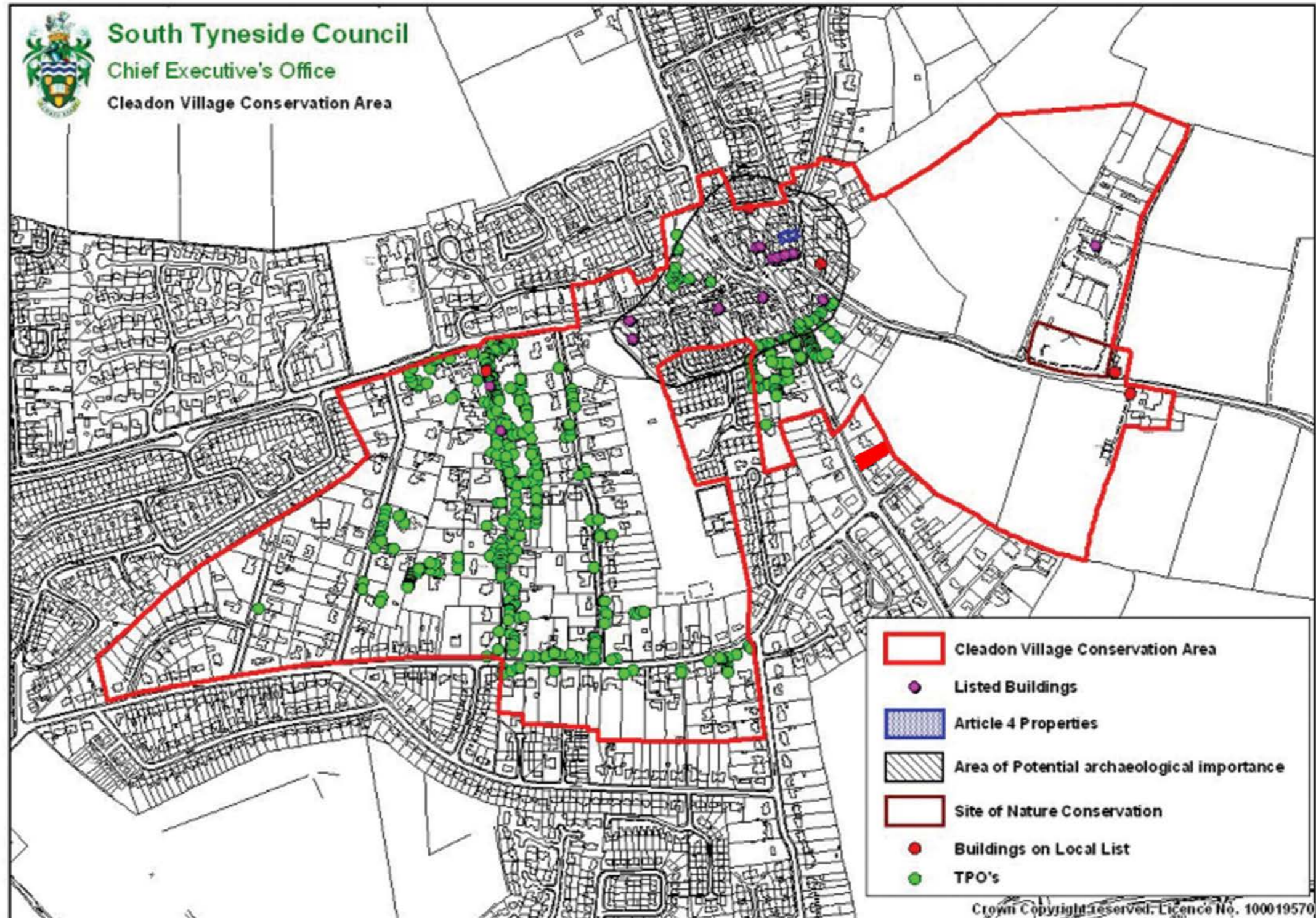
Red Arrow - Noise from Sunderland Road

Blue Arrow - Primary wind direction

Yellow Arrow - Sun path across site

Conservation Area

The site is highlighted on the map below and is identified as being outside of the Cleadon Conservation Area.



Flood Risk Assessment

Fitz Architects have introduced James Christopher Consulting Ltd to the project to analysis how the proposals will respond to the existing flooding of the site.

A Drainage Design Statement is included as part of the planning submission.

Due to the fact that it has been deemed impractical to dispose of the surface water runoff from the development by means of infiltration, or discharge directly to a watercourse, an application will be made to the local sewer network provider, Northumbrian Water (NWL), to consider discharge into their network. Within the site boundary there is an operational sewer. Through the Pre Development Enquiry process, an application will be made to connect to the network.

The surface water conveyance system will be designed to ensure no flooding during the 1 in 30 year event, ensuring no flooding from the 1 in 100 year, 6 Hour event leaves site.

James Christopher Consulting Ltd have set the datum level for the house so that the internal ground floor is raised to a relevant level.

One of the main proposed flood mitigation measures this property should adopt would be to raise the current floor level in order to minimise the impact of future flooding events. The ground floor should be designed to be resistant and resilient to flooding to reduce the impacts should water get in the building. This would include raising vulnerable equipment/power etc.

Project Brief

Fitz Architects were appointed by Mr and Mrs Sly to prepare and submit a planning application for the demolition of the existing building on site and erection of one new dwelling.

We pride ourselves on our reputation of well designed bespoke, site specific developments.

This is achieved using the existing context to create an development that is site specific and in keeping with the surrounding area.

From the start it was both the clients and our own vision that this new planning application would deliver a development that sits comfortably within the street scape and wider area, and also seeks to enhance the nearby local conservation area.

General principles of the development are to ensure the following objectives are met:

- that the visual impact of the proposal on its immediate context is acceptable and that high standards of urban design are achieved;
- that there is no unacceptable impact on highway safety
- that material specification relates to the surrounding area
- that the architectural features relate to the surrounding area
- the client has demonstrated an aesthetic commitment through high quality material specifications along with the request for the use of simple yet crisp detailing.

Design Proposals

Details of the Development

We feel that the development will enhance the local vernacular by proposing a high quality material palette informed by the wider area

The lean and rich material palette will take precedence from the local area and demonstrate an aesthetic commitment.

The use of high quality brickwork, crisp, contemporary render and large areas of glass will ensure the buildings blend with their surroundings whilst having their own identity.

The materials are low maintenance and complimentary to the context of the site.

Areas of landscaping will be contemporary surface treatments such as permeable block paving. The installation of perforated block paviors will provide a more informal appearance.

Secure boundary treatments are informed by the local context. They will include a mixture of close boarded fencing and hedgerows to allow visual permeability yet retain privacy for the dwelling.

Natural, landscaped spaces will enhance biodiversity on the site.

Design Proposals

Indicative 3d Visuals



Design Proposals

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Indicative 3d Visuals

