

**Design and Access Statement
(AD-15-89-DAS)**

Proposed single storey rear extension

At

**11 Hall Green Manor, West Boldon,
Tyne & Wear, NE36 0PD**

Design Report

The application site is located on the southern edge of West Boldon village in a rural area of South Tyneside. It is located close to the original village centre that contains many older stone and brick built buildings and is within a designated Conservation Area.

The property is a purpose built two- storey dwelling set within a courtyard development and is constructed in smooth red brickwork, natural slate roof with off-white painted timber windows.

Amount:

The proposal is for a single storey rear extension.

Total site area: 192 m² approx

Existing building footprint: 92 m²

Proposed building footprint: 126 m²

Number of stories: 2

Layout:

There are no substantial changes from the existing layout.

Scale:

Width - 1685 mm at narrowest point, 4590 mm at widest point

Length - 10750 mm

Height to top of roof - 2800 mm

Landscaping:

There are no landscaping issues to be considered.

There are no boundary treatments to be considered.

Appearance:

The proposed extension is to have smooth red brickwork walls to match the existing dwelling, EPDM reinforced rubber roofing membrane to the flat roof with powder coated aluminum bi-fold doors and roof lantern.

All proposed alterations to the existing floor plans and elevations of the building, which are proposed under this application, are demonstrated on plan sheet AD-15-89 Sheet 2.

Use:

The use of the land is residential and no change to that is proposed.