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27/10/15

ACCESS AND DESIGN STATEMENT

7 MARSDEN ROAD, CLEADON

The work proposed is the demolition of the existing garage, and flat roofed rear offshots, extending the existing bungalow to both sides and rear and constructing additional rooms in the new roofspace. A new garage will be constructed with store cupboard, shower room, utility, kitchen, familyroom/dining room, lounge, and living room extension with associated internal alterations to the ground floor, and en-suite bedrooms to first floor level. There will be a new front bay window to the living room, 3no. new front dormers with a front rooflight to the staircase, 2no. rooflights to the side elevation (facing no.9 Marsden Road) and 3no. new dormers with 6no. rooflights to the rear. A new chimney will be constructed to the side elevation facing no. 5 Marsden Road. The existing concrete driveway will be replaced with block paving.

The application is a resubmission of the previous refusal. No changes have been made it is simply a means of re-submitting an Appeal that was apparently made too late following the original refusal.

In terms of Access, it is not considered that there are any issues as the existing entrance porch is unaffected by the works.

The amount of development is as described above.

The layout of the dwelling is similar to the existing with the garage replacing the existing attached garage and the remaining rooms simply extended. The entrance hall and stairs will remain as existing.

The scale of construction has been increased, but the general style of the existing hipped roof has been maintained so as to pitch away from the boundaries, minimising the height adjacent to the adjoining residential properties.

As stated, the appearance of the building follows the general design of the existing building, replicating the bay window for example, and retaining a hipped roof, with the addition of the new dormers.

Limited landscaping is proposed - the removal of a group of small trees, the construction of a new rear patio, and the replacement of the existing concrete drive with block paving.

The existing bungalow has little architectural merit with a collection of mis-matched additions to the property. The new work will include a new outer leaf to the remaining section of the front elevation with a new tiled roof to create a uniformity of materials and appearance. The hipped roof ensures that the eaves height is kept to a minimum at the boundary locations and that there is minimal overshadowing or other adverse impact on the adjoining dwellings.

For all of these reasons the proposed works are considered to be justifiable.



Regulated by RICS

Managing Director G. Craig M.R.I.C.S.
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15/05/15

HERITAGE STATEMENT

7 MARSDEN ROAD, CLEADON

7 Marsden Road is located in the Cleadon Conservation Area.

The work proposed is the demolition of the existing garage, and flat roofed rear offshots, extending the existing bungalow to both sides and rear and constructing additional rooms in the new roofspace. A new garage will be constructed with store cupboard, shower room, utility, kitchen, familyroom/dining room, lounge, and living room extension with associated internal alterations to the ground floor, and en-suite bedrooms to first floor level. There will be a new front bay window to the living room, 3no. new front dormers with a front rooflight to the staircase, 2no. rooflights to the side elevation (facing no.9 Marsden Road) and 3no. new dormers with 6no. rooflights to the rear. A new chimney will be constructed to the side elevation facing no. 5 Marsden Road. The existing concrete driveway will be replaced with block paving.

Local Planning Policy seeks to preserve or enhance the properties within the Conservation Area.

The Cleadon area in general and Marsden Road in particular are characterised by a variety of properties of all sizes and types.

The existing bungalow has little architectural merit with a collection of mis-matched additions to the property. For this reason preservation is not considered an option.

In the Applicants opinion, the proposed work will instead enhance the property.

It currently makes little or no contribution to the street scene, whereas the new work will include a new outer leaf to the full extent of the front elevation, including the existing dwelling, with a new tiled roof to create a uniformity of materials and appearance. The hipped roof ensures that the eaves height is kept to a minimum at the boundary locations and that there is minimal overshadowing or other adverse impact on the adjoining dwellings, whilst creating a much more substantial property.

Whilst the scale of no.7 Marsden Road may be changed as a result it is still of a similar scale and design as other properties in Marsden Road, (such as no.1).

The intention is not to create a property that looks as though it has been altered and extended, it is to create the look of a relatively new dwelling which reflects the grandeur and value of other properties in Marsden Road and beyond.

As such the proposed works are considered to contribute positively to the street scene, are not considered to have any adverse impact on the Conservation Area, and are therefore considered to be justified.



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