FITZARCHITECTS

Design and Access Statement
Land adjacent to 5 Lawn Drive, West Boldon

August 2017

Background Information

Project and Team Information

PROJECT DESCRIPTION	Proposed dwelling on existing foundations / footings at land adjacent to 5 Lawn Drive, West Boldon
SITE ADDRESS	Land Adjacent to 5 Lawn Drive West Boldon NE36 0AZ
SITE LOCATION	N 56 07' 15" E 43 48' 48" O/S Grid Reference - NZ 34848 60715
CLIENT	
ARCHITECT	Fitz Architects 6 Pier Point Marine Walk Sunderland SR6 0PP
PLANNING CONSULTANT	TBC
STRUCTURAL ENGINEER	TBC
OTHER CONSULTANTS	
ARBORICULTURALIST	All About Trees

Site Location



Site Location



Site

The site consists of the former garden space associated with no. 5 Lawn Drive, West Boldon.

Following recent development of 5 Lawn Drive the garden has been divided and a new boundary fence installed seperating the land.

The property is located within a small hamlet and is surrounded by agricultural fields. Access to Lawn Drive is via Downhill Lane.

The site has been partially developed with the installation of pile foundations and ring beams for a previously approved development (ST/1303/13/FUL).

Site Location



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Site Location



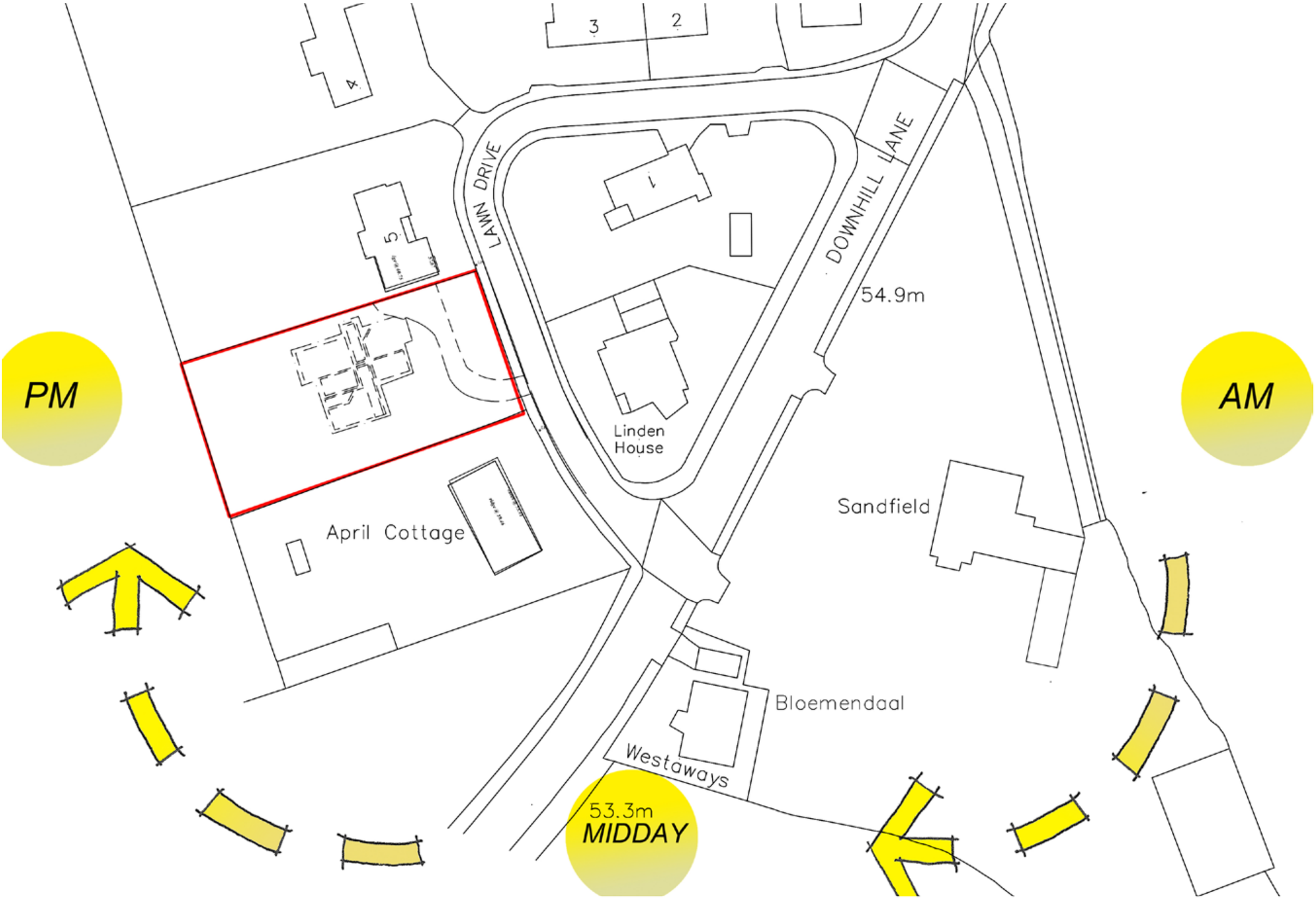
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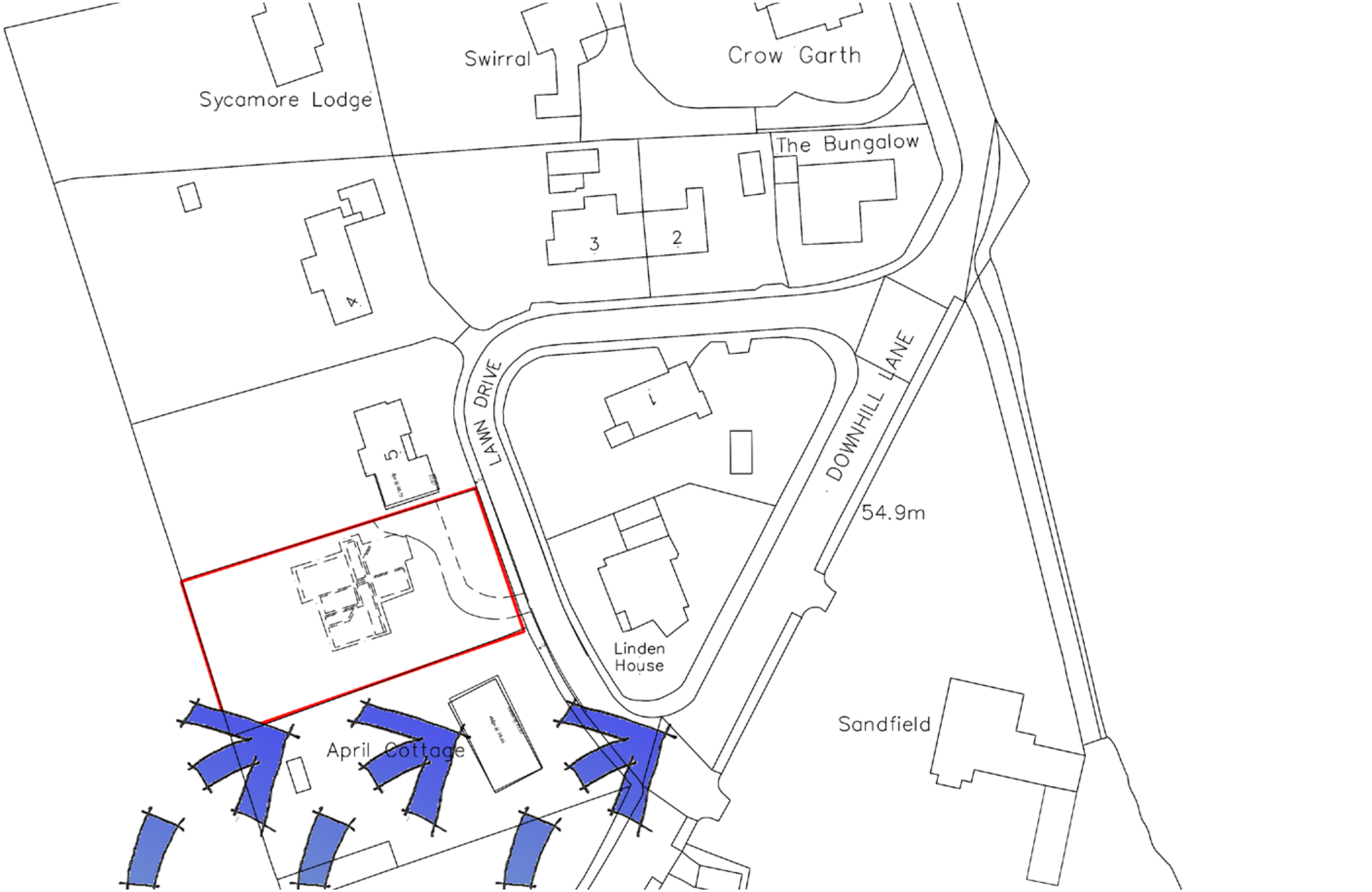
Site access


Swirral
Crow Garth
Sycamore Lodge
The Bungalow
3
2
4
1
5
LAWN DRIVE
DOWNHILL LANE
54.9m
Linden House
April Cottage
Sandfield

Site sun path



Site prevailing winds



Design Proposals

Details of the development

DEVELOPMENT PROPOSALS

The application proposes a contemporary new dwelling on land which had previously started development. Fitz Architects were appointed by the land owner to re design a previously approved dwelling (application ST/1303/13/FUL).

The previously approved application had commenced on site with the installation of pile foundations, ring beams and formation blockwork. This application seeks to utilise the existing onsite installation resulting in a dwelling within the same footings of the previously approved application with the exception of an additional 19sqm as a result of moving the previously approved garage forwards. This additional area of footprint has been assessed by All About Trees Consultants and they have confirmed that there will be no detrimental impact to the surrounding trees. (refer to submitted All About Trees information.

The habitable rooms in the dwelling have been orientated to satisfy all privacy distances to neighbouring properties.

Boundary Treatments and Landscaping

The boundary treatments to the proposed application will utilise the existing installations forming the site which include a close boarded fence to the north and hedging and timber fencing to the remaining boundarys.

All landscaping elements will be installed in accordance with All About Trees Arboricultural report and associated method statements which have been revised and submitted to form part of this application.

The driveway will be constructed in permeable material and relevant tree protection measures will be installed as recommended in the Arboricultural supporting information.

Building Type and Character

The design has incorporated the following:-

Two Storey dwelling with room in the roof arrangement. The main entrance will feature a recessed area to the principle entrance of the home. Level access will be provided at this level.

The building will be constructed with simple and low ornamental detailing to retain the tradition style yet contemporary appearance of the dwelling.

The material pallet has been selected to complement the contemporary design with the use of dark grey framed glazing. This is also complimented with the use of red facing brickwork and clad feature elements.

Proportion

The dwelling has been designed with a vertical emphasis in accordance with good design standards.

Roofing Materials

The roof will be traditional slate with a contemporary single ply membrane sloped element. By doing this we can ensure that the impact of the proposed development is similar to the previous approved application with a reduced height to the southern aspect of the dwelling.

Detailing

Simple and clean detailing will be implemented on the development.

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DEVELOPMENT PROPOSALS

Windows

The main elevations of the dwelling contain vertically proportioned window and door openings to emphasise the traditional characteristics of the dwelling. To ensure high levels of thermal efficiency we propose to install a thermal efficient double glazed window systems. A contemporary colour has also been selected (dark grey).

In accordance with the good practice all window reveals will be set 100mm back from the facing brick where possible.

External Doors

A thermally broken door system will be adopted incorporating the requirement of secure by design.

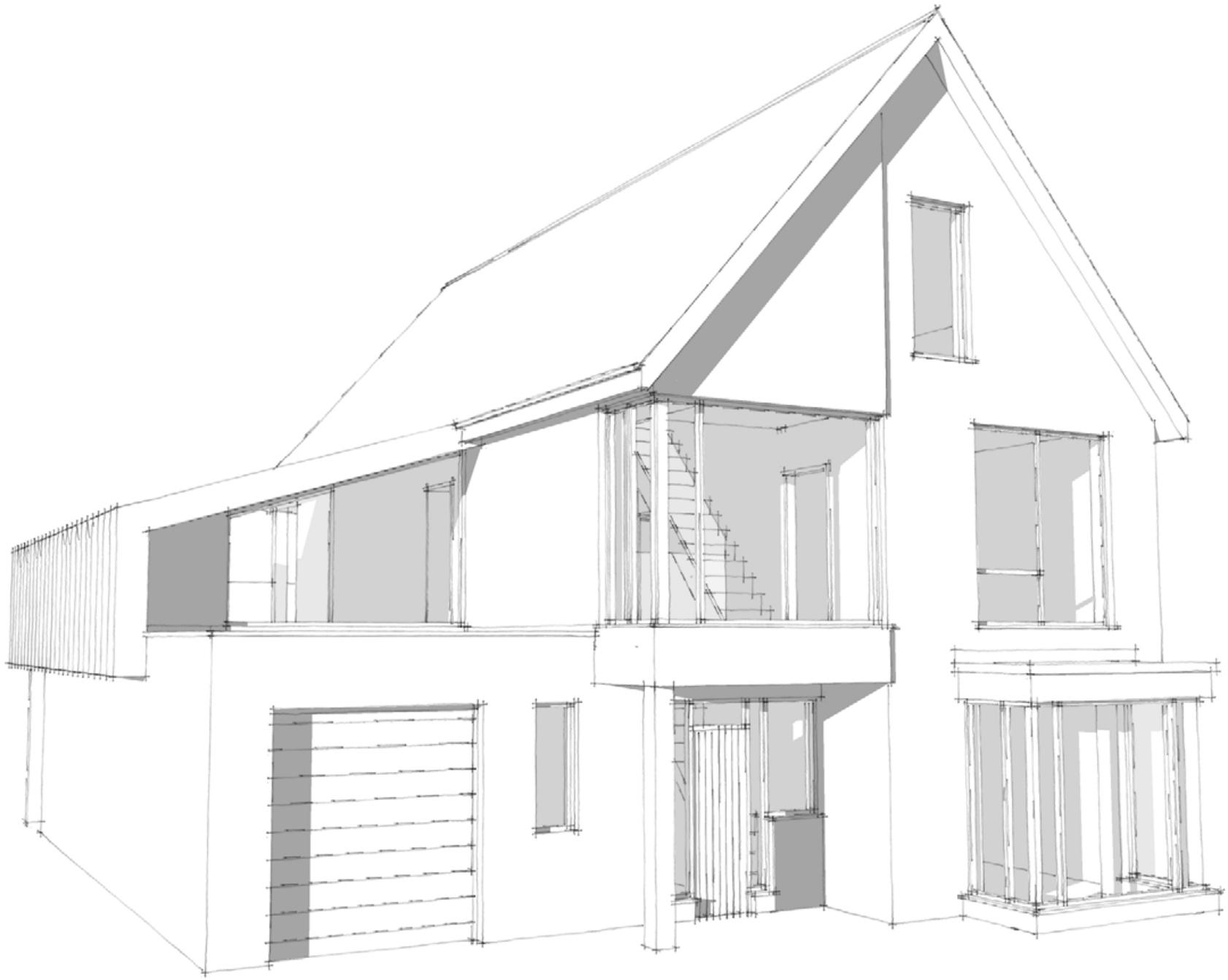
Existing photos



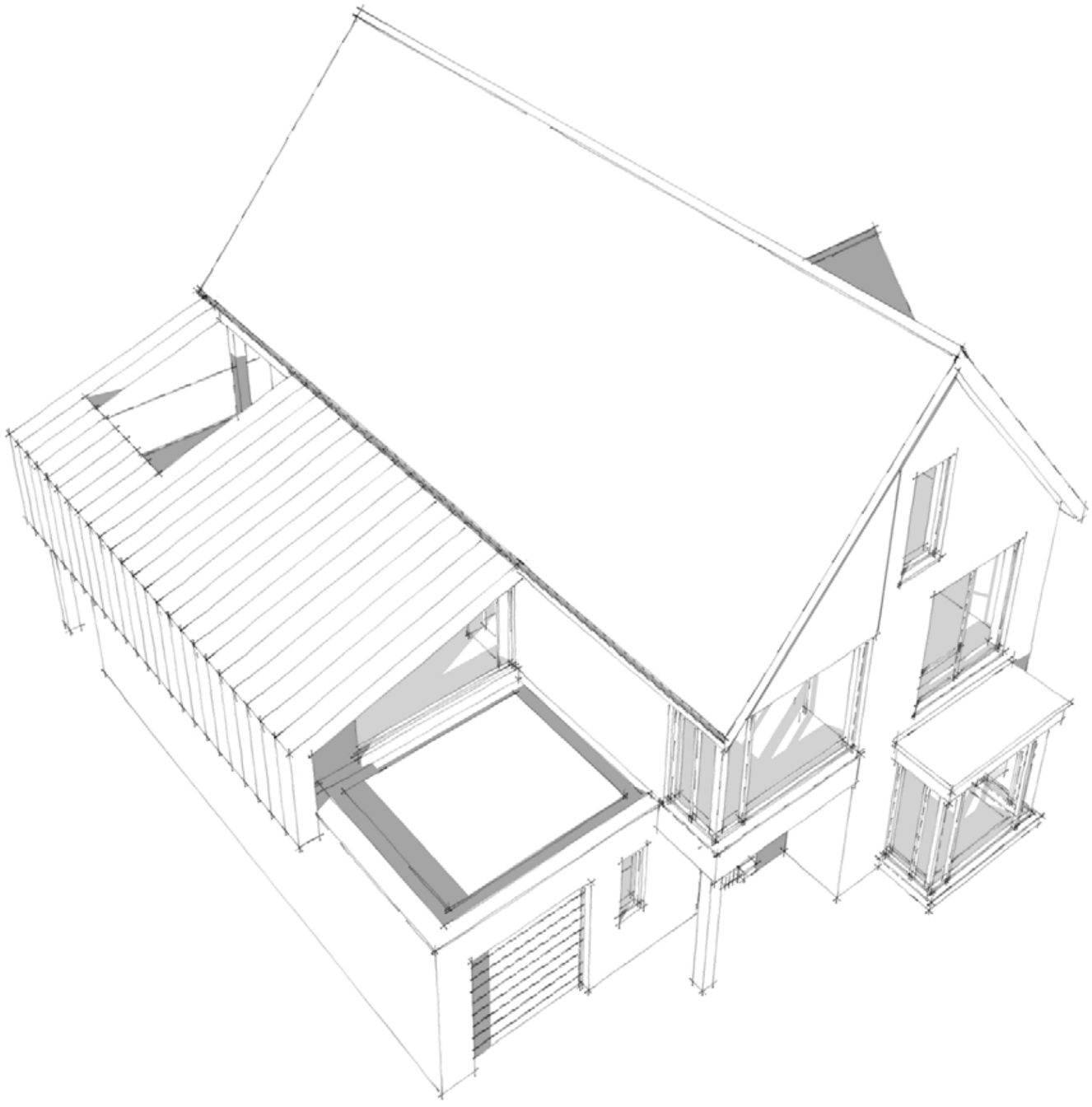




Concept 3d model



Concept 3d model



Concept 3d model

