Design and Access Statement

1.0 Introduction
Squires Barnett Architects are a small team of award-winning Architects specialising in the delivery of domestic and residential projects. We have been appointed by our clients, Mr and Mrs Campbell, to prepare designs to extend no. 10 North Avenue, South Shields in order to create a home for themselves and their son. They purchased the house in December 2019.

2.0 Existing
Built in the early 1900's, 10 North Avenue, is an elegant semi-detached red-brick house. Constructed over two-floors, the house provides four bedrooms to the first floor.

Much of the house retains lovely period features including timber framed windows and ornate cornicing, however the rear of the house has suffered from the addition of a poor-quality uPVC conservatory and ill-considered lean-to extension.

The house benefits from a generous plot providing wrap around gardens to the north, south and west elevations. The plot benefits from several mature tree specimens, some of which are protected by TPO's.

The ground floor of the house is raised approximately 750mm above the external ground level.

Externally there is a large driveway and a garage providing parking for multiple vehicles. Bin and cycle storage is provided within the garage. The house is currently circa 243 sqm.

The house is not listed by English Heritage and is not in a Conservation Area.

3.0 Proposed
We seek planning permission to remodel and extend the property – to demolish the existing conservatory and lean-to extension and replace these with a compact two-storey extension and an orangery. In total the proposals create a four-bedroom family home of 269 sqm – an increase of 10.7%.

Other than the kitchen, the ground floor of the house shall remain largely as existing. The kitchen is to be enlarged to provide a spacious kitchen/diner with access to a practical boot room. Leading from the kitchen/ diner is an Orangery set 3m off the party boundary. The Orangery is to be set 350mm below the finish floor level of the kitchen/diner and will provide staggered access to the rear garden.

To ensure that the neighbours are not adversely affected, the proposed first floor extension is off set 3m from the party boundary and extends by circa 2.8m. The extension provides a master bedroom suite with dressing room and en-suite bathroom.

Aesthetically, the proposals are designed to match the detailing and materiality of the host dwelling. Bricks shall be carefully matched and traditionally joinery methods employed to ensure authentic timber window detailing.

As part of the proposed works, Mr and Mrs Campbell intend to undertake a fundamental refurbishment programme to bring their future home back to its former glory. These works include replacing the slate roof (like for like), refurbishing all the original windows and reinstating cast-iron rainwater goods. The proposed extension shall match all these materials.

Car parking and cycle storage is unaffected by the proposals. Bin storage and refuge collection is also unaffected. Trees on the site are unaffected by the works.

4.0 Summary
The scheme has been well-considered and designed with the usability of the building and compatibility with its setting in mind. The proposal would enhance the overall appearance of the property whilst also meeting our client's needs. It is hoped that the planning officers will support the application.