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3/10/20

ACCESS AND DESIGN STATEMENT

25 MOORE AVENUE, SOUTH SHIELDS

The work proposed is the construction of a new bungalow in the rear garden of 25 Moore Avenue, the construction of a detached flat roofed garage and parking space for the existing dwelling, associated alterations to the existing attached garage to provide vehicular access to the bungalow, garage and parking spaces, the construction of a store/utility room under the existing garage roof, and the demolition of the existing 2.4m. high rear boundary wall and construction of a new 3m. high rear boundary wall.

The bungalow will have 3no. rooflights and a chimney to the lounge area.

In terms of Access, it is not considered that there are any issues as the new bungalow will have a level access with a wide entrance door and a low level thresh, providing wheelchair access in accordance with the Building Regulations/Part M Approved Document.

The amount of development is as described above - a detached bungalow, a detached garage, alterations to the existing attached garage, and a new rear boundary wall.

The layout of the existing property will remain unaltered except for the addition of the new store/utility space which will attach to the house as an alteration to the existing garage.

The garage itself will simply be opened up at the front and rear to provide vehicular access to the new garage and parking space for the existing property, and access to the new dwelling.

The layout of the new dwelling will be quite simple as all living accommodation will be at ground floor level - entrance lobby, kitchen, living/dining room, w.c., utility room, store cupboards, and 2no. en-suite bedrooms.

The scale of construction of the bungalow is single storey, approximately 5.3m. high.

The garage will have a 2.5m. maximum height.

The appearance of the new dwelling will be modern and form a contrast to the existing building with the use of off white render and dark grey door/window framing, but the alterations to the existing dwelling, the associated garage and rear boundary wall will use materials that match the existing house.

Hard landscaping is shown in the form of the extension of the block paved drive with a porous block specification. The owner would prefer to be left to provide his own soft landscaping to the relatively small area of remaining garden.

There are no trees on the site and the development should have no adverse effect on any trees adjacent to the site, due to the separation distances involved.

The bungalow is to be constructed by the applicants for their own occupancy and the original house will be occupied by other members of the applicants' family.

The window arrangement and boundary screening would be such that the single storey dwelling would have no adverse effect on the amenity of the adjoining properties, with adequate separation maintained from the new bungalow to the existing house.

The detailed design will include provision for rainwater storage/harvesting, to ensure that the new dwelling and the porous drive surface do not contribute to any potential flooding issues.

Energy efficient heating and lighting will be provided to ensure that modern requirements for sustainability are met, and the minimum Building Regulations requirements exceeded.

Provision is made to park at least two cars for each property within the site curtilage.

Ample space is also available in the parking area and/or remaining gardens for sealed wheeled bins to be stored for general and recyclable waste to be deposited on the highway on the day of collection, as is currently the case for 25 Moore Avenue.

For all of these reasons the proposed development is believed to be justifiable.