



Gary Craig
Architectural Services Ltd.

Registered Office:
10 Fulmar Walk
Whitburn
SR6 7BW

Tel: 01915294964
Mob: 07941525602

Email: gcarchservices@tiscali.co.uk

21/4/21

ACCESS AND DESIGN STATEMENT

PROPOSED CHANGE OF USE AND GARDEN ROOM/STORE AT 24 HIGH TREES, SOUTH SHIELDS

The work proposed is the Change of Use of a landscaped highway verge to allow the construction of a detached garden room/store extending into the garden of 24 High Trees, new boundary wall/fence/timber gate, and new section of boundary wall to 1 Cleaside Avenue.

In terms of Access, it is not considered that there are any issues as the garden room/store will have level access through a side door from the rear garden area and new frontage.

The amount of development is as described above - a single storey detached garden room/store and boundary wall/fence/gate.

The layout of the garden room/store is a straight forward rectangle with access to an enclosed garden area from Sunderland Road, and pedestrian access from the existing dwelling's rear garden.

The scale of construction is single storey with an overall height of only 3.5m. and a 1.9m. high boundary wall which matches existing heights.

The appearance of the building follows the general design of the existing building and uses matching materials – tiled roof with brick walling and white upvc windows, etc.

No landscaping is proposed.

The land involved in the Change of Use is sparsely planted and poorly maintained.

The work will involve the removal of two small trees, but it is not obvious whether they have been planted as part of a formal landscaping scheme as they are small and in poor condition.

The land as a whole is costing the Council to maintain and is serving only as a litter trap offering little aesthetic value to the area.

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