
DESIGN AND ACCESS STATEMENT

**GABLE COTTAGE, BRIDLE PATH,
EAST BOLDON, NE36 0PA**

MARCH 2021

INTRODUCTION

This design and access statement is produced in support of a planning application for the small extension to the rear of Gable Cottage Bridle Path, East Boldon.

AMOUNT

The extension will increase the existing rear residential space by circa 13m².

LAYOUT

The extension will involve the opening up and removal of the existing window, double French doors and external cavity wall construction in order to form a larger opening between the kitchen and proposed extension to form a single open plan kitchen/dining room space.

SCALE

The proposal relates to the existing single storey conservatory to the rear elevation. There are no alterations proposed to any other external aspect of the building which would change the existing scale or height of the building.

LANDSCAPING

There are no alterations proposed to the existing site.

APPEARANCE

No alterations to the existing external appearance of the main building, boundary treatments or landscaped areas are proposed.

The proposed extension will use external timber cladding to match the existing first floor over garage bedroom accommodation which will not be decorated allowing timber to naturally weather and change naturally in colour as the existing first floor facades.

The roof covering will provide a natural habitat for insects' species via the proposed sedum green roof covering.

ACCESS

There are no proposals to incorporate any changes in this regard.

The design of the extension is within its own grounds and in the location of the existing conservatory and hard standing areas which are to be removed as part of the works.

DRAINAGE

Existing drainage is to be retained with the proposed surface water outlets from the proposed flat roof to be connected into the existing surface water drainage to the rear of the utility room.

