REVISION

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19.12.23

24 CLAUDIUS COURT,

SOUTH SHIELDS,

NE33 2DF

Design and Access Statement



SIDE AND REAR EXTENTIONS

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1.0 Introduction

1.1 This design and access statement has been prepared by CR Design Services on behalf the applicant to accompany the outline planning application to South Tyneside Council for the proposed development at 24 Claudius Court, South Shields, NE33 2DF.

1.2 This design and access statement outlines the proposed development of a two storey side extension along with a single storey extension to the rear of the property.

1.3 This document is to assist in the understanding and appraisal of the redevelopment of the site and to describe the proposed design and the approach taken to demonstrate a suitable response to the site and setting.

2.0 The Site

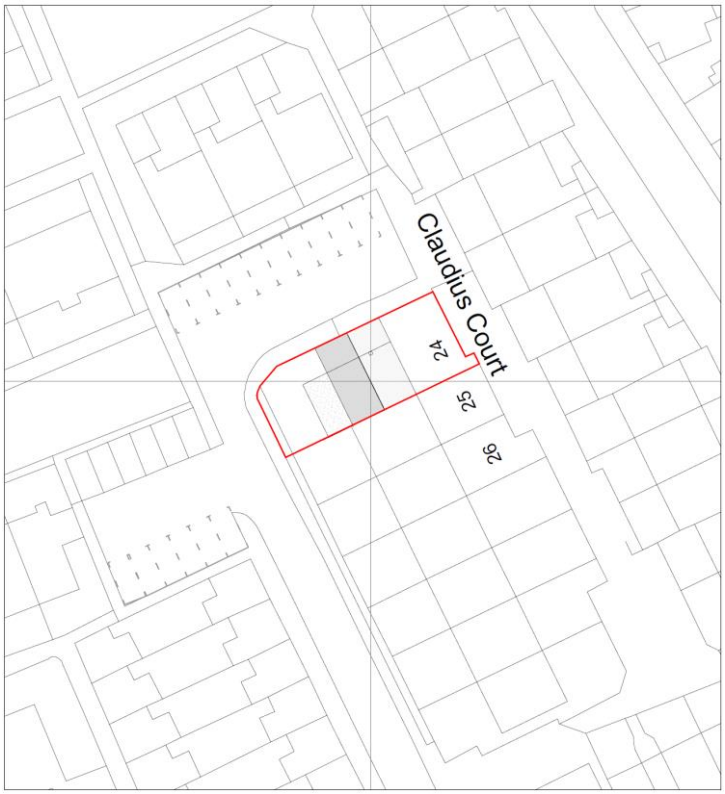


Figure 1- OS Map of development site in context with the immediate area.

2.1 The site is located at 24 Claudius Court, South Shields, NE33 2DF within a residential area.

2.2 The site is approximately 214.8sqm in area.

2.3 The dwelling is the corner plot on a set of terrace houses with access from both the front and rear.

2.4 The road located on the front of the property is a pedestrian only road whereas the rear of the property contains a cul-de-sac which provides the only driveable access to the property.

2.5 There are 2 car parks located in close proximity to the property, 1 adjacent and one opposite to the rear. Both car parks easily accessible providing plenty of parking spaces for the proposed site and the neighbouring properties.

2.6 The surrounding area is well connected with good transport links, and local amenities including shops, restaurants, and schools are all within easy walking distance.

2.7 The site property is not listed and does not lie within a Conservation Area.

Proposed Development

3.0 Design

3.1 The proposed development aims to provide a more sustainable form of living on the site without adversely affecting the visual or residential amenities of the area.

3.2 The proposal specifically aims to extend out by 3000mm adding 2 storeys onto the side of the property. The side extension aims to utilising the unused space available to provide the dwelling with 4 new rooms. The rear of the property aims to extend the ground floor area by 3000mm providing more space for the kitchen amenities and a designated dining room area. This also utilises the large unused space available in the rear of the property whilst also retaining majority of the rear garden.

3.3 The proposed development has been designed with the aim of creating a more usable internal space for the large family that currently reside in the property of 24 Claudius Court.

3.4 The proposed design incorporates traditional elements that are in keeping with the surrounding properties. The building will be constructed using high-quality materials, which includes brick of the external face of the extensions matching existing finish of the property. The roof finished with pitched slate for the side extension matching existing and the rear extension roof finished with sarnafil, in keeping with extensions present on neighbouring properties.

3.5 To maintain good practice the design proposal will: Deliver a high-quality scheme designed to ensure a viable, long term and low impact use Delivering high quality spaces and accommodation through a good design and the specification of sustainable materials where possible.



Figure 2- Proposed floor plans

4.0 Scale

4.1 The proposal is domestic in scale, the ridge and eves height on the extension match that on the existing property allowing the extension to look seamless on the side of the property and on the rear of the property the extension holding a maximum height of 2650mm.



Figure 3- Proposed Street scene

5.0 Sustainability

5.1 The proposed development has been designed with sustainability in mind. The proposed schemed will be approached with measures to mitigate negative impact on the environment where possible, these include:

• High levels of insulation that meet or exceed the requirement of current building regulations.
• Energy-efficient windows, and a highly efficient heating system.
• Sustainably sourced materials will be used as appropriate throughout the construction.
• Low energy light fittings throughout.

6.0 Landscaping

6.1 The existing boundaries of the property at the front, side and rear of the property will be maintained.
6.2 The existing front garden will be retained to its existing look.
6.3 The existing rear garden will be retained to its existing look incorporating the rear extension.

7.0 Drainage

7.1 Foul drainage will be connected into existing apparatus within Claudius Court.
7.2 Rainwater, subject to ground conditions, will be dealt with via a soakaway if appropriate and practicable.

8.0 Access

8.1 The property is located within an established residential area.
8.2 Access to the property is available from both the front and rear streets, whereas driveable access is only located on the rear.
8.3 The site is well located near major routes to benefit from local public transport. The site lies within an established neighbourhood with a broad range of community facilities.

9.0 Management of Noise, Air Quality, Vibration and Dust

All works will be conducted in compliance with the following:

· Control of Noise at Work Regulations 2005.

· Environmental Protection Act 1990

· BS 5228:1997 Code of Practice on Construction and Open Sites

Site works will be controlled so that all plant and machinery noise emissions will be operated at noise levels that do not cause nuisance to the local area and dust will be minimised, via the following:

- Power to the site welfare and buildings will be through a permanent supply where possible thus mitigating the need for generators on site which cuts down the noise and emission issue considerably.
- Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.
- All plant and machinery in intermittent use shall be shut down in the intervening periods between works.
- All materials transported to and from the site are in enclosed containers or fully sheeted and are to remain covered on site.
- All waste (skips) leaving site will be sprayed with a fine water mist and fully sheeted before egressing site.
- During construction, scaffolding will be fully sheeted to help cut down on any debris being blown or falling from the upper floors. Where scaffolding is adjacent to a road or footpath boarded out protection fans will be installed.
- Establish air quality procedures to minimise dust generation and control plant and vehicle dust emissions.

10.0 Conclusion

10.1 Overall, the enclosed application presents a scheme that is appropriate to the setting of the site, with the intention to provide a proposal with scale, form, and materials sympathetic to the site and the surrounding buildings.
10.2 The proposed development will provide the client with a functioning living space for their large family. The design has been carefully considered to ensure that it is both functional and attractive, with high-quality materials and traditional design elements that are in keeping with the surrounding properties.
10.3 The proposed development will be highly energy-efficient, with a focus on sustainability, and will provide attractive indoor and outdoor space within the property.
10.4 The applicant therefore seeks that the application is accepted and planning permission approved.