Design & Access Statement

Mrs A Lydon

Residential Extension @ 10 Duchess Crescent West, Jarrow

February 2023

This Design & Access Statement has been prepared in support of a planning application to extend the rear of 10 Duchess Crescent West, Jarrow.

Use

The existing site is occupied by a residential property, 10 Duchess Crescent West. Use Class C3.

Amount

The existing ownership boundary is circa. 772m², occupied by a building (Use Class C3) with a gross external footprint of circa. 111m². The footprint currently covers 14% of the site.

It is proposed to demolish the existing conservatory and circular bay window (gross external footprint 11m²) and add extensions to the property, totalling 25m², increasing the gross external footprint of the building to circa. 125m² (16% of the site area).

Layout

The plan arrangement of the proposed extensions reflects the structure they replace. The kitchen/dining extension replaces the existing conservatory, stretching the width of the gable, and the living room "porch" replaces the existing circular bay window. To facilitate the open-plan vision of the kitchen/dining extension, the original rear wall of the property is also to be demolished. A small utility is formed in the corner of the extended kitchen/dining area and the existing window in this space is to be raised to accommodate standard white goods and bench heights.

A gas kiosk is to be relocated as part of the plans and the applicant is to agree this, and any amended below or ground diversions, directly with statutory provider.

Scale

The scale and massing reflects the host dwelling. The kitchen/dining space is constrained by the width of the existing kitchen and its height will be tie in to the existing and terminate in a new gable.

The porch extension is similar in height to the bay window it replaces, albeit extends further from the face of the wall.

These additions to the dwelling are modest in comparison to those on nearby properties and any impact they have is mitigated by the extensive site on which they sit.

Landscaping

It is not envisaged that any of the shrubs adjacent to the porch extension will be lost in the works.

The kitchen extension will result in the loss of a small area of grass but this is minimal in the context of the green spaces around the site.

No significant new hard or soft landscaping is envisaged in these works, beyond making good where it is affected by the extensions.

Appearance

A contemporary appearance is proposed for the new extensions by use of large areas of glazing (sliding doors), light render and a grey membrane roof on the porch.

Where brick (plinth) and roof tiles are to be used, they are to match existing.

Colour selections for render and UPVC window frames are reserved for future selection by the applicant.

Access

Access on to the site is unaffected by the proposals, which are generally for the benefit of access to, and use of, the external space by the applicant.

Appendix A - Drawing List

Accompanying this application is the following drawing:

A-00 Site Location Plan

A-01 Existing Plans & Elevations

A-02 Proposed Plans & Elevations

A-03 Existing & Proposed Site Plan

Appendix B – Photographs

The following photographs are from a site visit 19.08.2023

Existing Kitchen/Conservatory



Existing Bay Window



Adjacent Extensions



Google Earth image (application boundary in red)

