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REVISION ‘D’ 25/10/2024

DESIGN & ACCESS STATEMENT IN SUPPORT OF PLANNING APPLICATION

FOR

DEMOLISH EXISTING DWELLING AND REBUILD 5no. BEDROOM DETACHED DWELLING WITH ASSOCIATED GARAGE AND EXTERNAL WORKS

AT

43 WHITBURN ROAD, CLEADON, SR6 7QP.



1.0 Introduction

1.1 This Design & Access Statement is prepared in support of an application for full planning approval to South Tyneside MBC.

1.2 The site is located on Whitburn Road in Cleadon.

1.3 With close proximity to Sunderland and Newcastle Upon-Tyne, Cleadon is a desirable location popular with families. The surrounding streets are well known for attractive large-scale houses within a semi-rural setting.

1.4 The proposed dwelling replaces an existing residential property. The proposed design looks to create a considered and sensitive scheme of the highest design quality to sit comfortably within the Cleadon area.

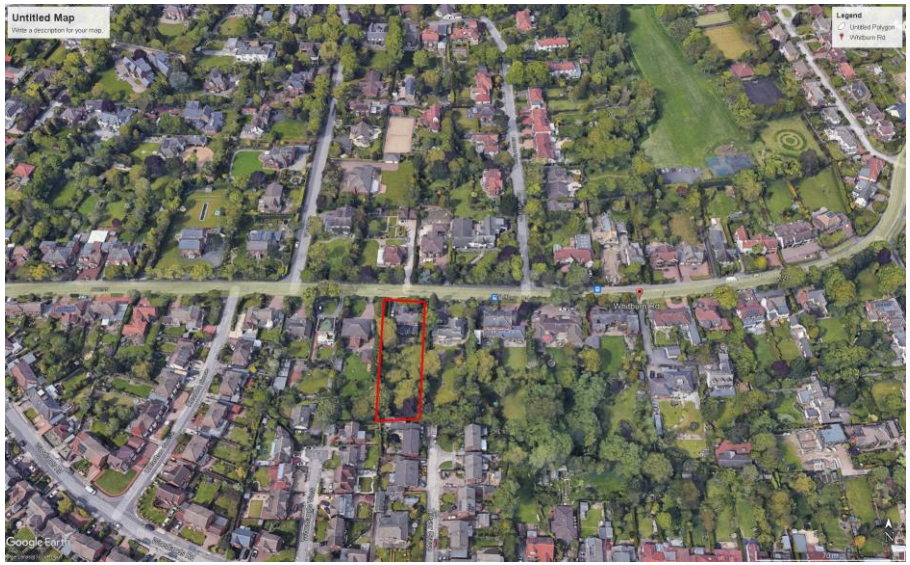
DESIGN

2.0 Use

2.1 This application proposes to demolish the existing 2.5-storey house with rooms in the attic space and replace it with a new-build house of lesser height and which will be set behind the existing building's location, as presented in this statement and accompanying drawings, in line with existing dwellings in Whitburn Road. With amended site access, external works with associated hard and soft landscaping.

2.2 The proposal is addressed at 43 Whitburn Road, Cleadon, SR6 7QP.

2.3 The site was previously subject to a pre-application enquiry to planning department – Ref: ST/0504/22/FENQ.



Aerial view of the site



Front (Whitburn Road) view of the site

2.4 The existing site is rectangular and measures 0.235 hectares in area. The applicants have removed many minor trees, a mix of deciduous and coniferous species, but have retained the mature trees to the front of the site and the mature trees on the Southern boundary. Because of the Conservation Area status, the LA's Landscape Department has been in contact with the owners and has requested a full planting replacement programme and this will be submitted as part of the planning application.

2.5 The current house is 2.5 storeys in height lowering to 1 story at the rear and fills roughly half the width of the site. The current home has had a rear extension which alongside the rest of the buildings has not aged well due to serious neglect from the previous owners over a long period of time which has left some features of the house beyond repair influencing the client to demolish and

rebuild. The internal layout is dominated by circulation space which does not meet the client's family home requirements and the client believes another extension would harm the character of the existing building giving it less significance to this part of the conservation area. The Cleadon Conservation Area character appraisal document has recorded many examples of how extensions have lessened the significance of dwellings in the plantation contributing to the downfall of the conservation further supporting the applicant's decision to demolish and rebuild to maintain the values of the conservation by creating a scheme of the highest design quality.

The proposed design provides a high quality faithful translation of a Victorian/Edwardian dwelling with a modern internal layout to create a truly exceptional family home.

The site access is bounded on the North by Whitburn Road and has private gardens on all other sides.



View of the rear garden, outbuildings and boundaries



3.0 Amount

3.1 Site area = 2,358 square meters (0.235 Hectares)

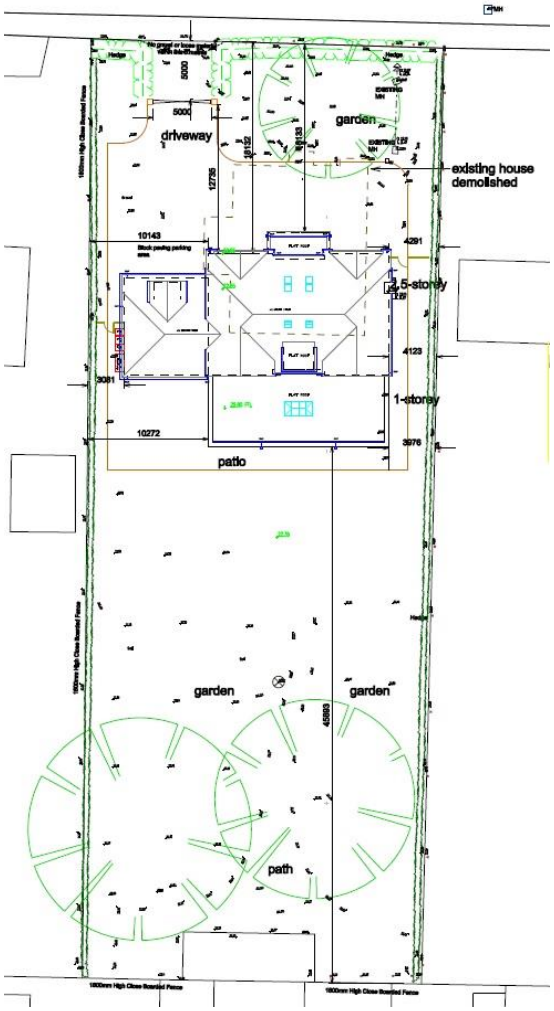
3.2 The footprint of the proposed building amounts to 321.6 sq.m. This takes up approximately 15 per cent of the total site. The remainder of the site is allocated to on-site hard and soft landscaping and walkways. (Refer to landscaping plan)

3.3 The site access shall be amended to meet current regulation standards. A new driveway and patio surfaces are to be added.

3.4 The proposed dwelling is set back from the footprint of the existing house to enable the residents to live on the site until the new works are completed. The new location is kept within the line of neighbouring buildings.

Importantly, the proposed location, being set back, will be less prominent than the existing and this was favourably received in the pre-application response.

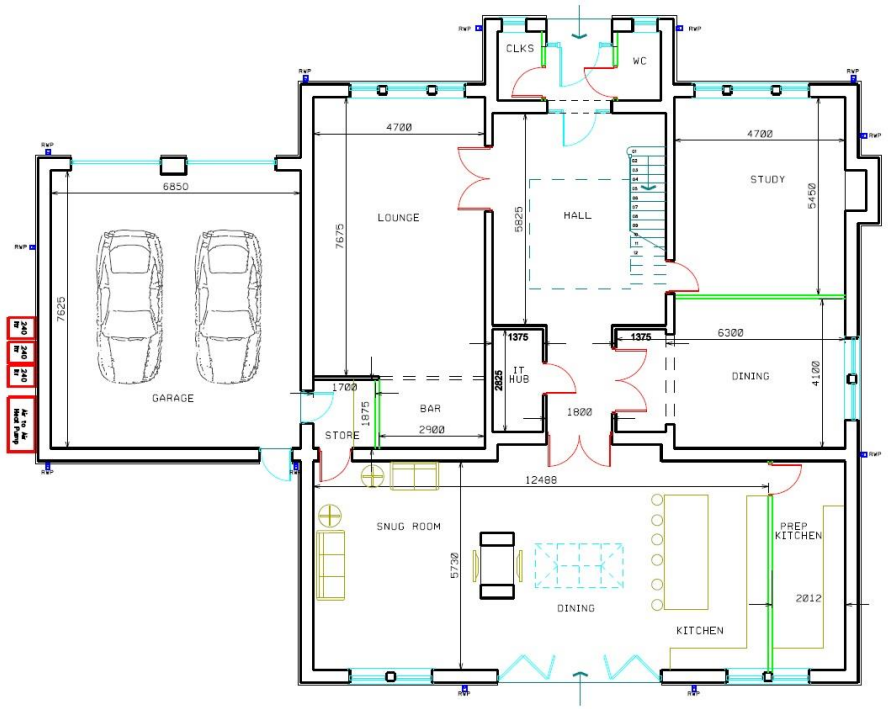
3.5 It is felt that, due to the depth and width of the site, and location of the surrounding dwellings, the proposals have little or no impact on neighbouring properties as ample space has been allocated from the proposal to its site boundaries.



Proposed site plan

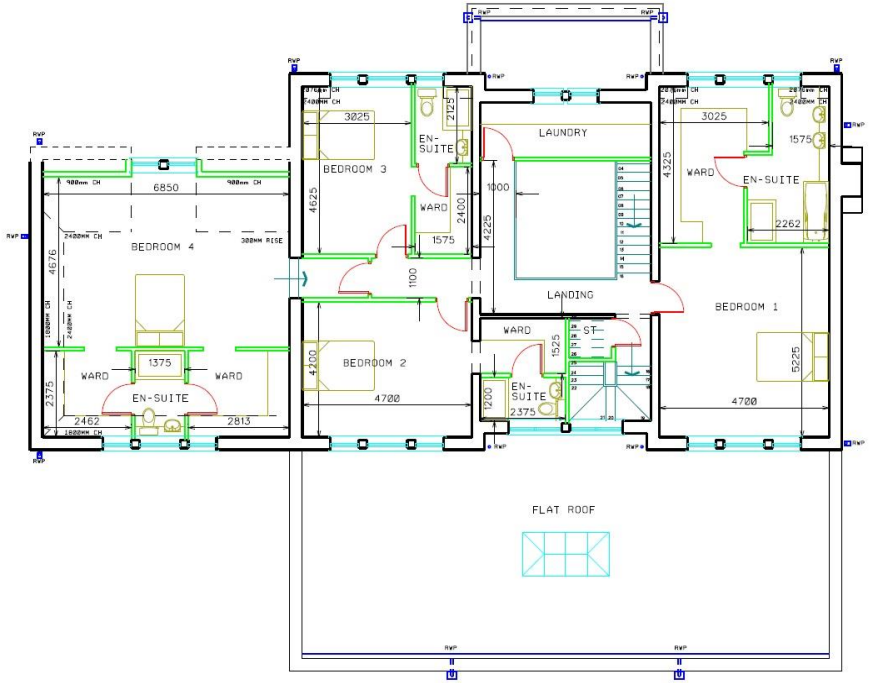
4.0 Layout

4.1 The proposed dwelling is generally 2.5 storeys with a 1.5 storey hipped element for the garage and single-storey rear element which accommodates the kitchen, dining and snug room facilities. This element has no detrimental effect on the neighbouring properties.

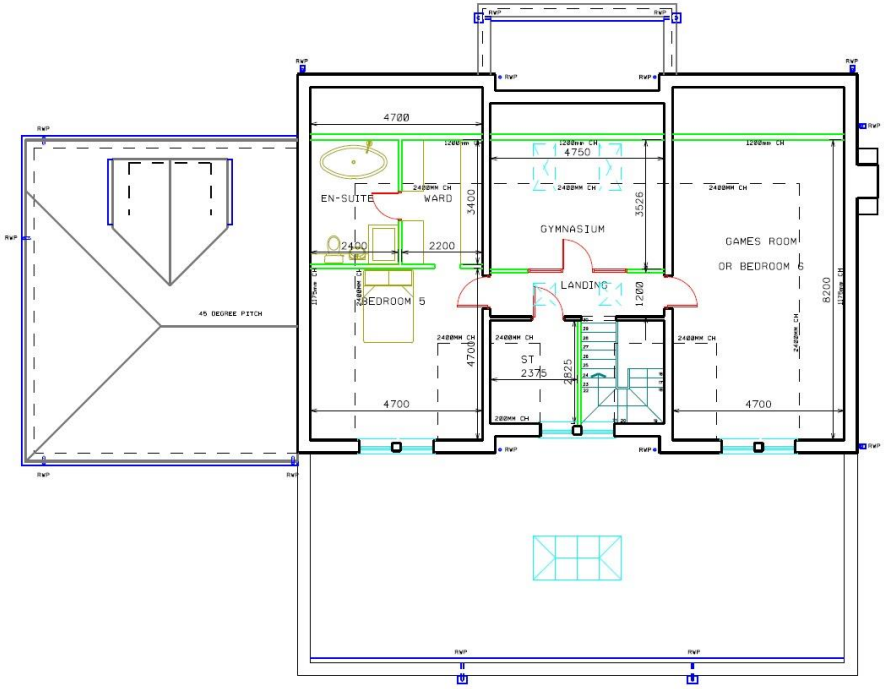


Proposed ground floor plan

4.2 The ground floor to the main dwelling contains lounge, dining, study off of the grand hallway. There is also storage and the snug room, dining and kitchen to the rear.



Proposed first floor plan



Proposed second floor plan

4.3 The first-floor houses 4no. bedrooms, each with en-suite facilities. The laundry room is to the front of the house facing onto the driveway.

4.4 The Roof void or second floor houses 2no. bedrooms, one with en-suite facilities, there is a gymnasium, store and a large landing area.

5.0 Scale

5.1 It is the designer's opinion that the scale of the building relates comfortably with the environs and the overall developable area. In fact, there are several instances of larger-scale development in the Conservation Area, for example 28, 30A, 34 and 36, Whitburn Road.

The massing and visual impact of the building has been reduced, therefore maintaining the harmony of the street scene.

The elevations have been amended in height as well as scale and massing being reduced with the introduction of front dormers rather than gables. The character of the elevations has also been improved and are more in keeping with adjacent properties.

A small hip to the western end of the garage roof to reflect the hipped design of the roof to the main element of the dwelling has improved the appearance, along with a reduction in size of the front elevation dormer. Also, narrow windows have been added for vertical emphasis to the front elevation of the single-storey entrance element, incorporated either side of the front door.

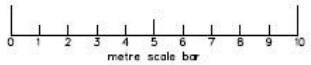


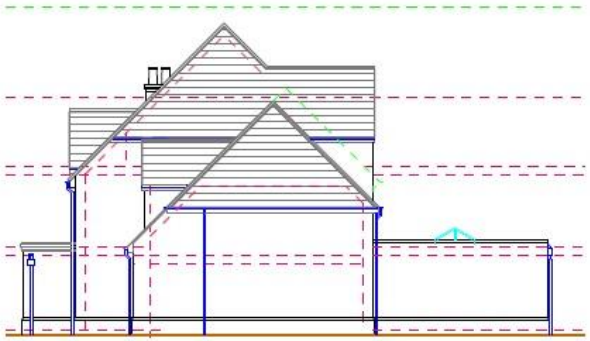
PROPOSED FRONT (NORTH) ELEVATION



PROPOSED REAR (SOUTH) ELEVATION

= HEIGHT OF PREVIOUS SCHEME





PROPOSED SIDE (WEST) ELEVATION



PROPOSED SIDE (EAST) ELEVATION

5.2 The bulk of the revised scheme has been scaled down and the hip to the garage successfully adds to reducing the visual effect

6.0 Landscaping

6.1 The current landscape is formed mainly within the rear garden, which houses 2no trees and there is 1no tree to the front. The rear garden is surrounded by timber fencing with hedge features to the north and east boundaries.



Existing rear tree and boundaries

6.2 The proposal aims to achieve a very high-quality design and supplement and retain the trees and capitalise on the existing landscape's topography by creating designated external amenity spaces. Natural landscaping is key to the development, with the use of various types of coastal scrubs, hedgerow and planting. This will help maintain and enhance the green corridor of Whitburn Road and positively contribute to the conservation area

6.3 To service the development, the hard surfaces will be constructed in hard landscaping in permeable concrete block paving.

6.4 The details of the proposed landscaping scheme shall be submitted via a specialist.



7.0 Appearance

7.1 The surrounding vernacular is a traditional Edwardian style, notably consisting of facing brickwork and stone features, with a mixture of slate and concrete roof tiles.



Street view facing proposed development

7.2 The proposed development aims to blend into the streetscape by adopting the existing vernacular palette with a choice of quality facing brick and stone finishes. The design is a modern reinterpretation of the vernacular style.

7.3 Appearance, Heritage and Detailing

The design concept of the proposed development was actually inspired by the existing dwelling alongside some details taken from certain buildings within the

conservation, which hold huge importance to the area. The client and architect have thoughtfully developed the proposed house in order to blend traditional design details and proportions with modern, high quality construction methods and materials creating a design concept that pays homage to the conservation area and all that it stands for.

The existing dwelling currently has a gabled roof with one bay rising to the gable to one side, which inspired the client and architect, therefore creating the building blocks of the new design concept. This resulted in a proposal with 2 main gabled dormers and a smaller gable dormer to the hipped roof garage. Creating great character to the dwelling and positively contributing to the conservation area whilst creating a perfect blend of design methods.

A protruding brick plinth to the base of the external wall alongside large central windows are more design details on the proposal, that were a part of our design concept as it can be seen on the existing dwelling which we were inspired by.

The West elevation incorporates a traditional protruding chimney breast and stack topped by stone copings as seen on many of the houses within the Cleadon Plantation, the chimney is also to be topped with traditional decorative style chimney pots. This once again reflects the level of design detail the client and architect have gone into to enhance the scheme's contribution to the Conservation Area.

Another small attention to detail that can be found on the proposed dwelling is the use of sash windows throughout the floors, which were extremely popular throughout the Victorian and Edwardian era. This, once again, is another traditional detail found on many houses within the Plantation. The architect and applicant consider that the proposals will offer more to the area's character than the fragmented design of the existing house which has incongruous and poorly-designed extensions.

Timber detailing has also been an important design feature implemented in the front gables and dormer above the garage, this feature has taken inspiration from the existing dwelling. The use of the timber framed elements both vertically and horizontally allows for the main gable feature to be framed and celebrated, this is to be a principal design feature. The feature also breaks up the verticality of the large expanse of brickwork and pays homage to the traditional arts and crafts style.

ACCESS

8.0 Car Parking Provision

8.1 The garage accommodates 2no. cars and the proposed driveway car parking contains up to 4no. spaces. Electric Vehicle charging points to be housed within garage.

8.2 A bus stop is located is located outside of next-door number 41, with buses heading west to East Boldon. The opposite bus stop heading to the east is within 120 metres and is 30 seconds walking distance of the sites location.

9.0 Inclusive Access

9.1 The development has been designed strictly to the standards set out in Building Regulations Approved Document 'M', and thus makes necessary provisions for level access. Widened corridors have and circulation space have also been designed for inclusivity. The dwelling shall be designed to Approved Document Part M 4 (2).

GREEN TECHNOLOGY

10.0 Green technology

10.1 Subject to further design, the development will exceed current expectations in terms of energy consumption and the like via the use of air-to-air heat pumps and an improved thermal envelope.

11.0 Conclusion

The proposed scheme looks to take account of the following issues:

A considered scheme of the highest design quality to sit elegantly within the Conservation Area.

A style which is a faithful version of the Victorian and Edwardian villas with careful attention to architectural detail.

A dwelling that enhances existing mature landscape features, immensely contributing to the wider streetscape.

A considered approach to the sitting and appearance of the new dwelling ensuring it is positioned in relation to the existing dwelling with form and massing that is sensitive to neighbouring properties and complimentary to the area.

By taking account all of the above issues, we believe this proposal satisfies LDF Development Management Policy DM6, Cleadon Conservation Area Management Plan Policies CA-C1 and CA-C4, Paragraphs 200 and 202 of the NPPF therefore supporting the developments case to be passed alongside the justification of the demolition of the current existing dwelling.