DESIGN, ACCESS & HERITAGE STATEMENT

Single Storey Rear Extension at

1 Dell View

NE36 0AA

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1.0 Project Information

Address: 1 Dell View NE36 0AA
Local Authority: South Tyneside Council
Conservation area/listed: The property is within the Conservation Area.

1.1 Existing Property Review

The existing dwelling is a detached purpose built dwelling. The property consists of a first floor with four bedrooms with two bathrooms. The ground floor consists of a living area and Kitchen/dining area with direct access via patio doors to the rear. There is a utility area with direct access to the side of the property and an integral Garage. Rear PV are located on the roof.

The property is located from the North Road accessed from the A184

2.0 Design

2.1 Use

The proposed rear extension will be for residential use, creating a spacious kitchen and dining area. The proposed Bay window to the front is to provide space to the Master Bedroom. PV to the front of the property also.

2.2 Amount

The proposed extension has been designed to allow for additional space that is required for a modern way of living.

The main rear extension will be the width of the existing dwelling and approximately 3.5m in depth.

The proposal also includes the extension of the First Floor Bedroom with a Bay to match the existing size of the Ground Floor Bay.

Additional PV to the front roof will have significant cost savings on electricity bills and a reduced carbon footprint.

2.3 Layout

The main rear extension will connect to the rear of the property over the full width of the existing dwelling with the majority of the existing rear wall removed at ground floor level to allow a spacious area for cooking, dining and living with views out onto the rear garden.

2.4 Scale

The rear extension will be subservient to the existing house based on the single storey construction of the proposals. The front Bay window is in keeping of the existing design and is to follow the existing Ground Floor Bay design.

2.5 Landscaping

The proposal includes some minor landscaping in the form of paving creating new areas to the side and rear door openings

2.6 Appearance

The proposed extension is designed to blend cohesively with the existing dwelling and the immediate vicinity. The extension is located to the rear of the property, it will have minimal impact and has been designed high quality materials to match existing and to ensure it's longevity.

- The roof of the extension will be tiled, colour to match existing
- The walls will be brickwork to match existing
- The window frames to match existing
- Rainwater good to match existing

2.7 Parking

Parking arrangements will remain as existing.

3.0 Access

The existing access points to the front and side of the property are to be maintained.

4.0 Heritage

The development area is within the northern part of the West Boldon Conservation Area. The area is based around the medieval village and has a secluded rural character with mixed groups of inward-looking historic and modern housing in a traditional village setting.

The proposed has no effect on any other individual designated or undesignated heritage asset within the Conservation Area, as these are not within the visual envelope of the proposal.

In conclusion, the proposal, does not impinge on the special characteristics of the conservation area, as defined by South Tyneside Council.