



Design and Access and Heritage Statement

15 The Crescent
Cleadow





Front View



Rear View



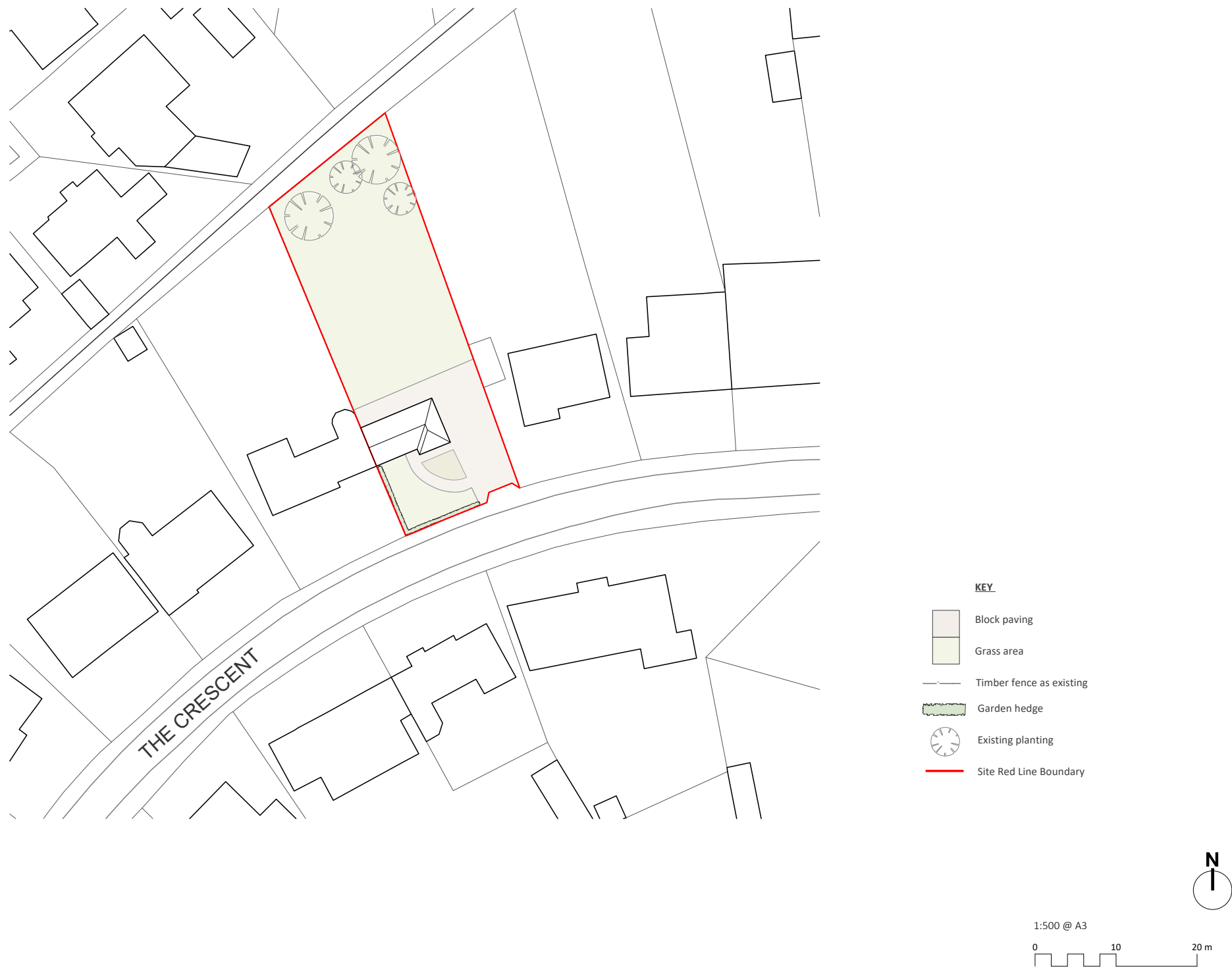
Front Garden



The existing site sits within a residential area of the Cleadon Conservation Area. This planning application supports an investment in enhancing the quality, character, and longevity of the property. Improving a home that has been vacant for a period of time, and bringing it back into use as a family home, like many other examples have done across the street and wider area. The works also include improvements to energy efficiency and internal layout to meet modern living standards and better support contemporary residential use.

This Design and Access Statement supports a householder planning application for a double storey side and single storey rear extension to a residential property on The Crescent, Cleason.

The scheme represents a considered investment in improving the quality, functionality, and longevity of the existing dwelling. It seeks to enhance the internal living environment by increasing natural light, improving spatial flow, and strengthening the connection between the home and the garden, supporting modern living.



The site is located within the Cleadon Conservation Area, specifically Area 3: Cleadon Plantation, as identified within the Conservation Area Character Appraisal. The area is predominantly residential in character.

The Character Appraisal identifies warm red brick and red clay pantiles as characteristic materials within this part of the conservation area. These materials have informed the design approach, with the retention of red clay pantiles and the reintroduction of complementary red brickwork where appropriate, reinforcing the established local character.

Cleadon Conservation Area comprises a varied range of architectural styles from different periods, resulting in an evolving built form rather than a uniform architectural character. The proposal responds to this context and does not seek to replicate or pastiche historic detailing. Instead, it draws influence from traditional materials and local context while adopting a contemporary interpretation.

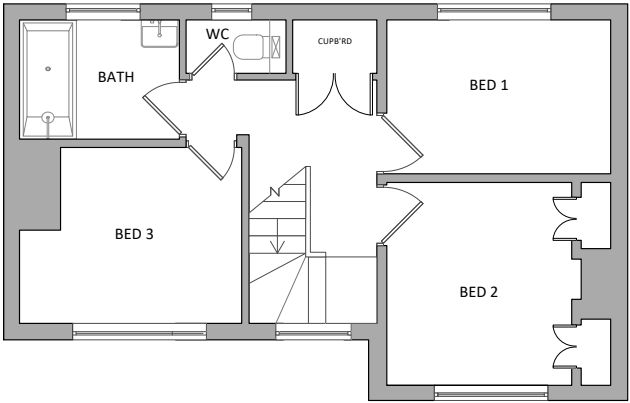


The existing dwelling is a post-war semi-detached two-storey house within a predominantly residential street of a similar character.

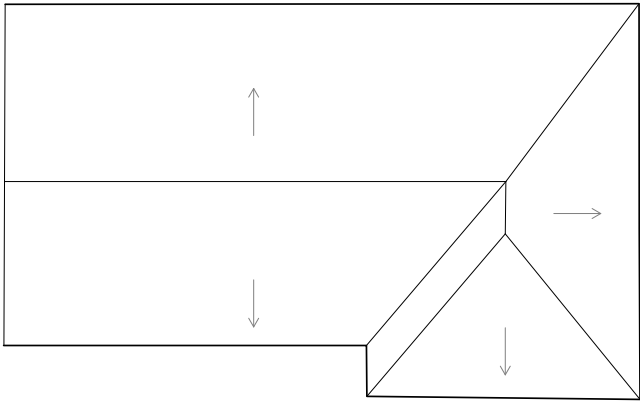
The surrounding area has evolved over time, with many properties extended or altered to accommodate modern living requirements.

The application property has been vacant for a period and requires refurbishment to bring it back into active residential use as a family home.

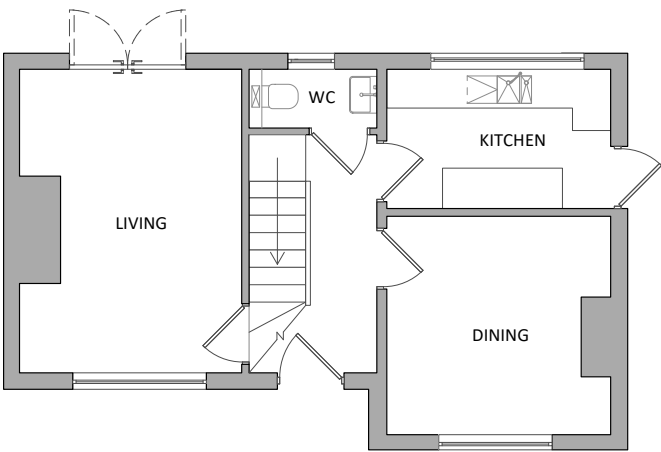
The proposal improves thermal performance and internal layout to meet current standards, while the external materials are retained and reused where possible. With the form designed to remain in keeping with the existing.



2 Existing First Floor Plan
Scale: 1:100

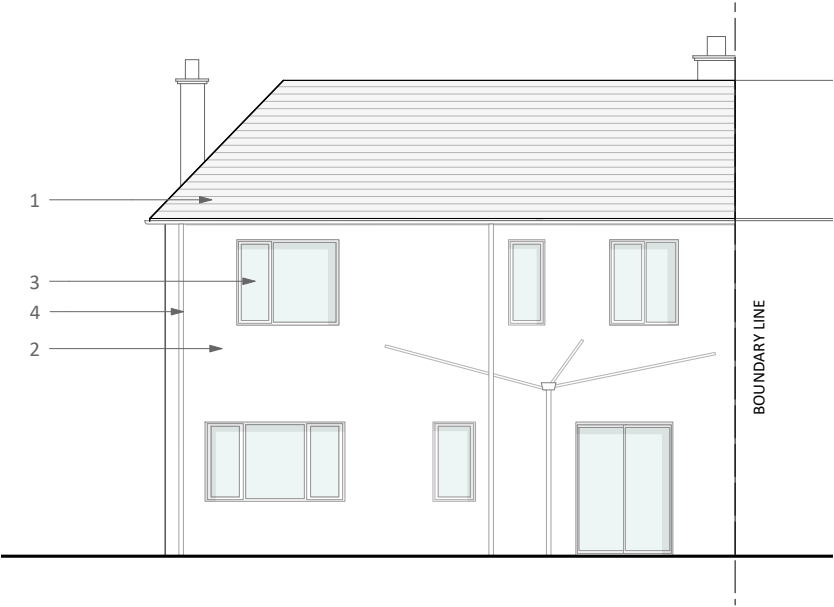


3 Existing Roof Plan
Scale: 1:100

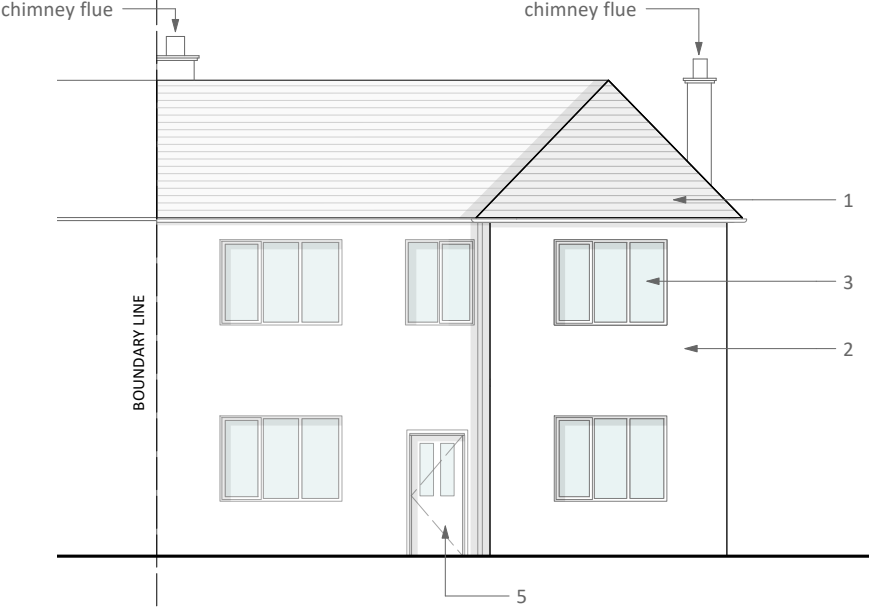


1 Existing Ground Floor Plan
Scale: 1:100

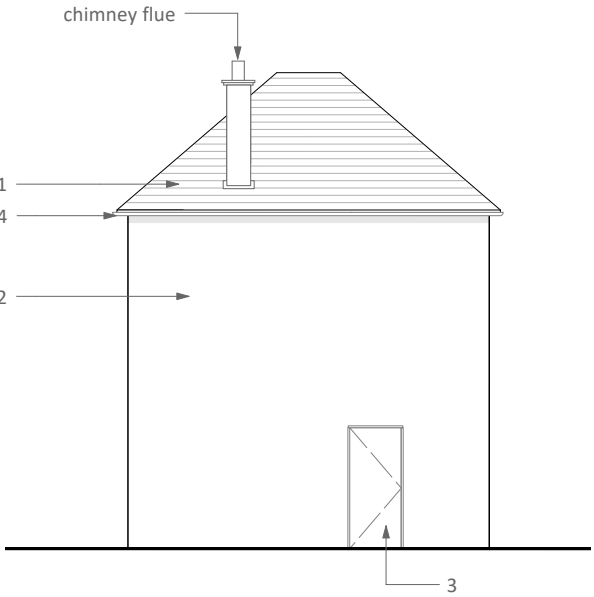




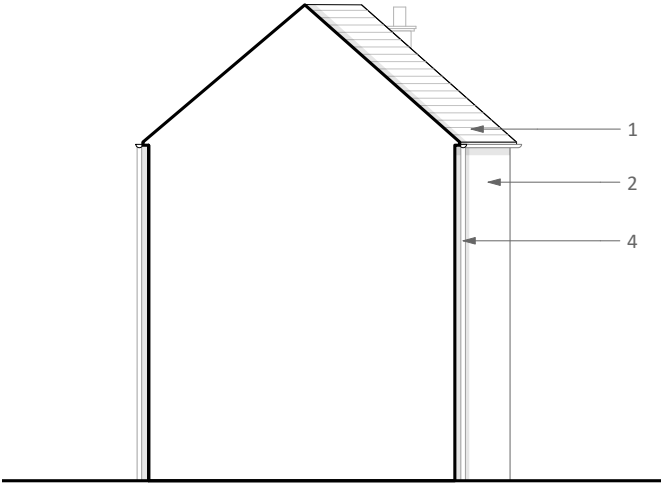
1 Existing North Elevation
Scale: 1:100



3 Existing South Elevation
Scale: 1:100

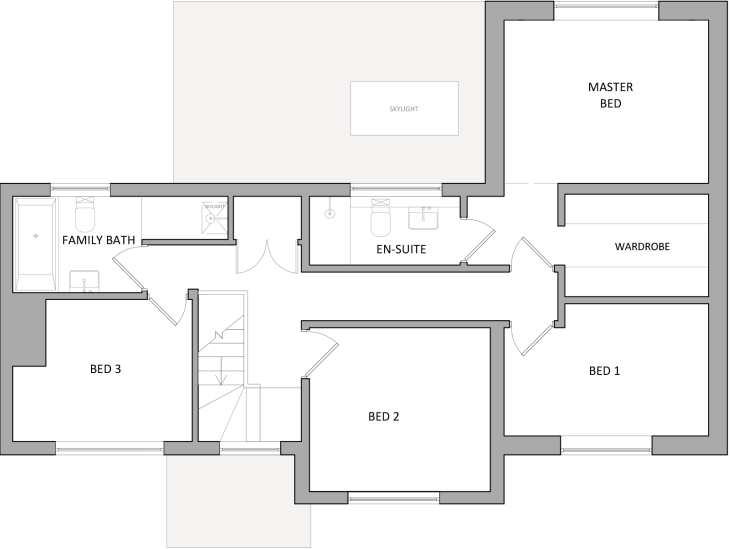


2 Existing East Elevation
Scale: 1:100

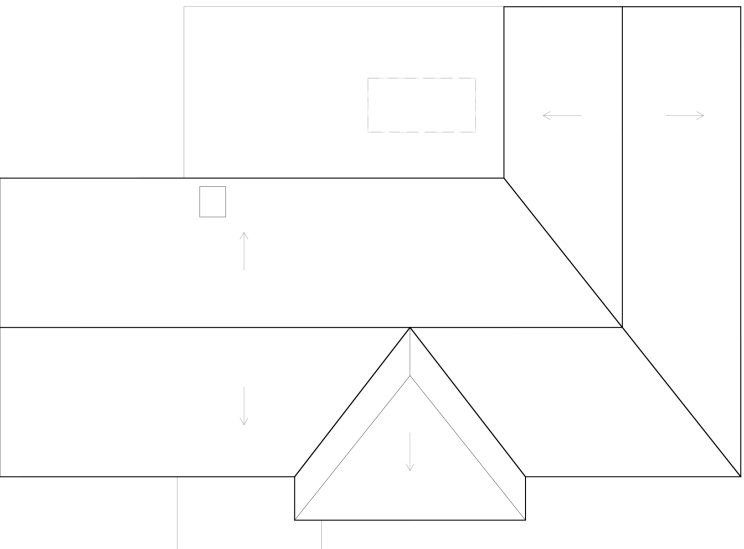


4 Existing West Elevation
Scale: 1:100

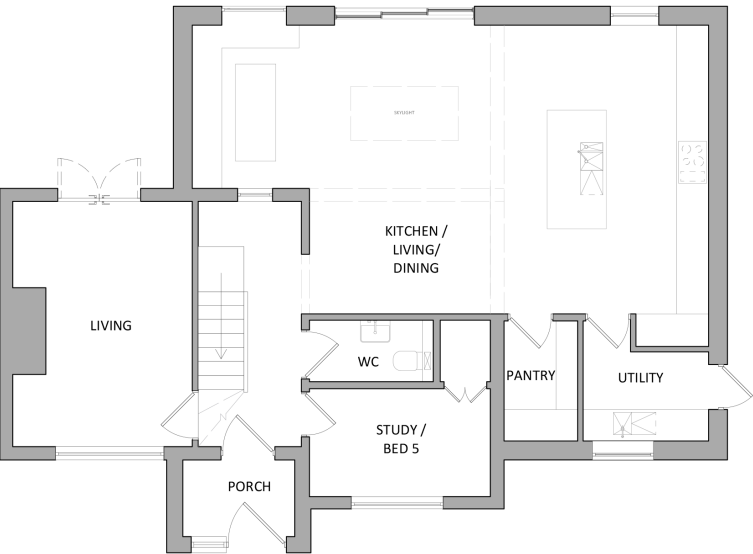
- KEY - materials
- 1 Red tiled roof
 - 2 White render
 - 3 uPVC framed window/d
 - 4 PVC rainwater goods
 - 5 Timber door



2 Proposed First Floor Plan
Scale: 1:100



3 Proposed Roof Plan
Scale: 1:100



1 Proposed Ground Floor Plan
Scale: 1:100

REINSTATEMENT AND USE

The proposal enables the reinstatement of the dwelling as a family home following a prolonged period of vacancy, contributing positively to the local housing stock within Cleadon.

ACCOMMODATION AND INTERNAL LAYOUT

The dwelling is reconfigured as a four-bedroom family home, including the provision of a study space to support modern working requirements. The ground floor is arranged around an open-plan kitchen, dining and living area, designed to improve the connection between internal spaces and the rear garden, with enhanced visual links and natural outlooks. A modest porch is introduced to the front elevation to provide a defined entrance space, offering weather protection and improving the functionality of the main entrance.

SITE CONTEXT AND ACCESSIBILITY

The site is well served by existing infrastructure, with access to public transport links including bus and metro services within walking distance. Local shops and amenities are also nearby, and the property benefits from access to public parking provision. The location therefore represents a sustainable residential setting within Cleadon.

LOCAL CHARACTER AND CONTEXT

The proposal reflects a wider pattern of residential adaptation within the street and surrounding area, where many properties have been extended or reconfigured to meet modern living requirements. The development responds to this established context in terms of scale and form.

PRIVACY AND AMENITY

The first-floor layout is arranged to avoid overlooking, with primary bathroom accommodation positioned to the rear. With no side elevation windows proposed, reducing potential impacts on neighbouring amenity.

ACCESS AND HIGHWAYS

The proposal does not result in any alterations to existing roads or pedestrian routes and will not adversely affect local highway safety or access arrangements.

The proposal has been developed around the following key design principles:

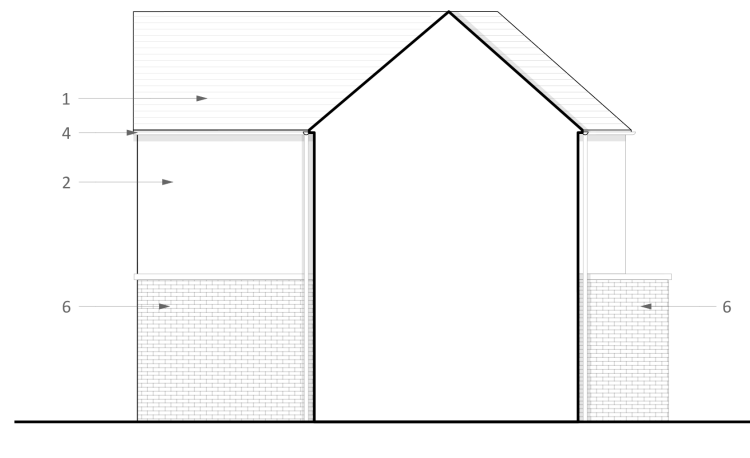
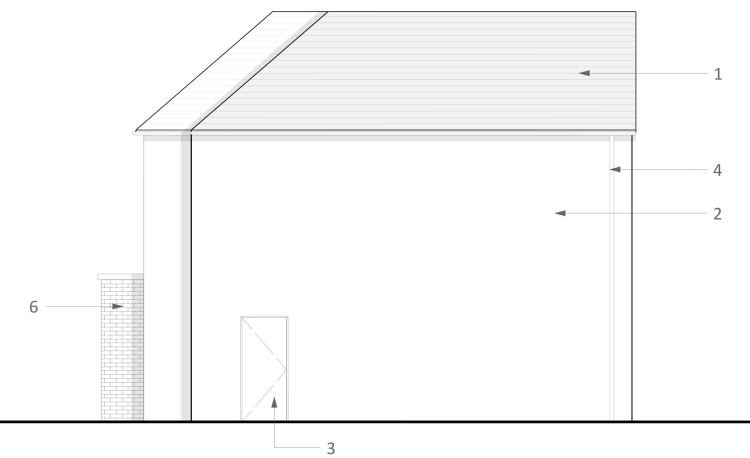
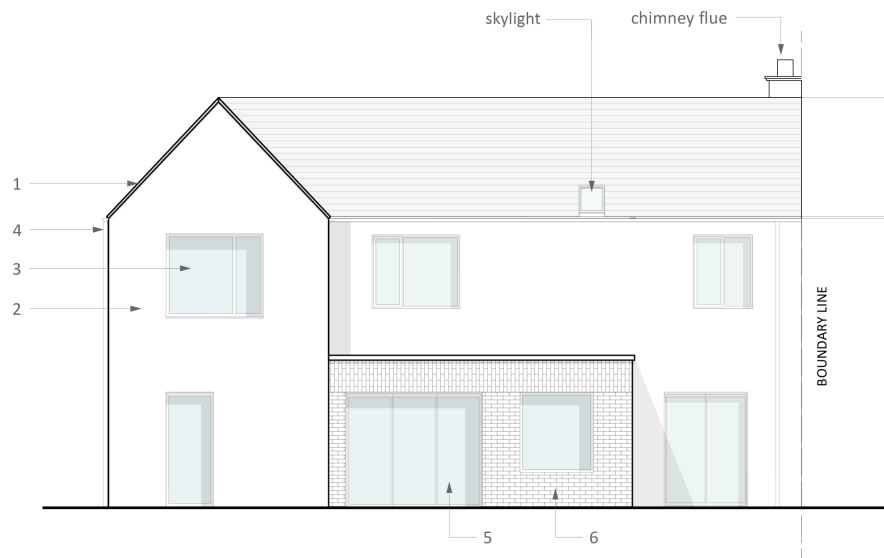
CONTEXT – The extension and alterations respond to local materials, scale, and massing, maintaining the established character of the street.

HIGH QUALITY MATERIALS – External materials have been selected to complement those found throughout The Crescent and the wider conservation area. The proposal incorporates traditional materials that reflect the architectural character of the locality, whilst introducing contemporary construction methods where appropriate.

SUSTAINABLE DESIGN – The proposal promotes sustainability through the retention and reuse of existing building fabric wherever practicable, reducing waste and embodied carbon. Improvements to the thermal performance of the building envelope will enhance energy efficiency to meet modern building standards. The existing white rendered elevations will remain, preserving the established appearance of the dwelling whilst minimising unnecessary replacement of sound building fabric.

APPROPRIATE SCALE AND PROPORTION – The extension has been designed with proportions and roof forms that are sympathetic to the existing. With a secondary addition that blends seamlessly with the original form, ensuring they remain visually subordinate and do not dominate the existing building.

LANDSCAPE ENHANCEMENT – Existing soft landscaping to the front of the property will be retained, together with established hedgerows and trees to the rear of the garden. The proposal also includes improvements to the garden through new landscaping, replacing areas of unmanaged and underutilised land with a well-maintained landscape setting. The proposed extension will not result in the loss of any significant existing landscaping within the site.



- KEY - materials
- 1 Red tiled roof to match existing
 - 2 White render to match existing
 - 3 uPVC framed window/door to match existing
 - 4 PVC rainwater goods
 - 5 Aluminium framed window/door
 - 6 Red brick

15 The Crescent is located within the Cleadon Conservation Area, specifically the Cleadon Plantation area. The surrounding area is characterised by a diverse range of residential properties of varying ages, scales and architectural styles. The existing dwelling, constructed around the 1940s, has not been previously extended, despite many neighbouring properties having been adapted, extended or redeveloped over time to meet changing household requirements.

The proposal represents a sensitive and well-considered enhancement of the existing dwelling, providing a modern family home while respecting its established setting. The design responds to the surrounding context through its scale, proportions and material palette, drawing influence from the local character without replicating.

The development will improve the long-term viability of the property through refurbishment, enhanced energy efficiency and a more functional internal layout, bringing a vacant dwelling back into active residential use. Overall, the proposal represents an appropriate form of development that will integrate successfully within the existing street scape, enhance the dwelling, the landscape and create a long lasting family home.

