

Design and Access Statement

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| Project | | Proposed extension of existing dwelling |
| Address | | Elsdon Newcastle upon Tyne NE19 1BH |
| Ref | | 19TCE |
| Date | | 08/07/2019 |
| Application | | Householder |
| Applicant | | Mr & Mrs Thompson |

Site Description

The Croft sits within the village of Elsdon. Elsdon sits three miles to the east of Otterburn and sits within the Northumberland National Park. Elsdon is the historic capital of Redesdale. The village centres around the village green. The village vernacular is stone and slate, with pitched roofs in natural slate and tile.

The Croft is a stone built (Bradstone or similar) three bedroom single storey bungalow, circa 1975 (Application reference 74NP0021 Erection of a bungalow). The bungalow has an east west ridge line with a pitched roof. The dwelling has uPVC windows and doors in white, with a bay window arrangement to the south facing lounge. Permission was granted to extend the bungalow to the east, to form a kitchen, in 1981 (planning reference 81NP0003).

Property Grid Reference **NY 93548 93077**

Google Earth View of the application site and setting



Use

The applicant is looking to create additional space as follows:

Ground floor | Extend the existing kitchen space. The existing kitchen, which was added to the bungalow in 1981 as an extension to the east elevation, is currently small and cramped. The interior dimensions are 2.9m x 3.2m. The applicant is a keen cook and baker and would like a kitchen space that provides better, usable space. She would also like to achieve better storage space, within the kitchen, as well as have her fridge freezer in the kitchen, which is currently sited in the dining room, due to lack of space in the kitchen.

The applicants would also like to be able to connect the kitchen space to the garden to the south. The existing layout means that you must walk through the dining room, lounge and hallway to gain access to the garden.

The proposed layout looks to increase the footprint and useable area within the kitchen. It also provides direct access to the front garden, via south facing bifold doors.

The ground floor space also provides a set of stairs up to the proposed cinema room in the roof void over. Beneath the stairs will be bespoke cupboard and storage

First Floor (Roof Void) | The applicant would like to form a first-floor cinema room in the roof void, above the enlarged kitchen. The existing ridge line would be extended, along with the introduction of a south facing dormer, creating useable floor area

Design | Appearance | Scale

Elevational Treatment | The existing bungalow is faced with coursed random sandstone (Bradstone or similar). The proposed extension will be built of a similar material, to ensure that it is in keeping with the existing bungalow. The proposed bifold doors to the south elevation will be in white uPVC to match existing. The roof covering will be in grey tile to match existing

The proposed dormer will have a pitched roof over in a tile to match the existing dwelling. The external walls will be coursed random sandstone to match existing. The south facing glazed doors will also be in white uPVC. The Juliette balcony will be toughened glass and in a style and form to match that of the one on the rear of Holly Lodge, which sits next door to The Croft.

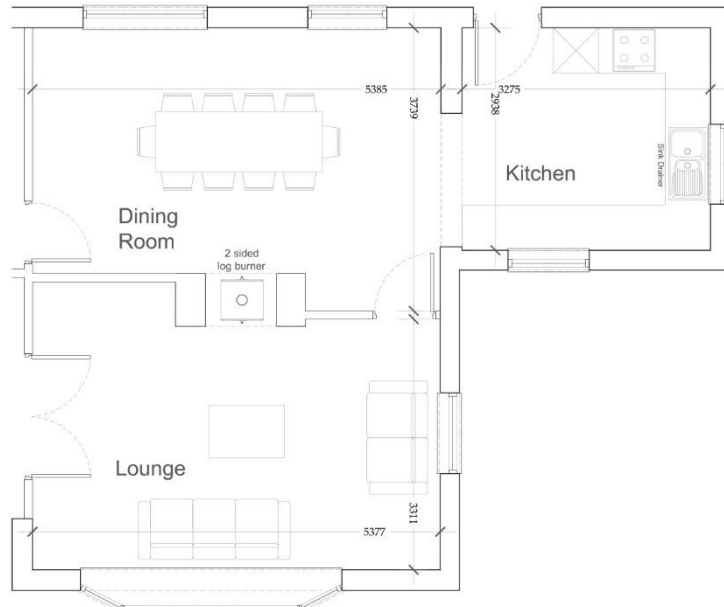


19TCE (SK) 21 Proposed South Elevation

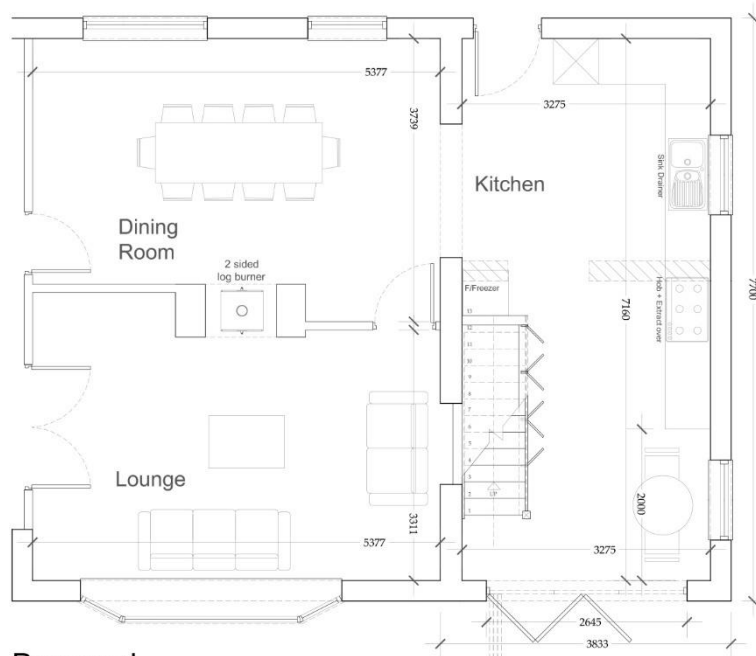
Amount | Layout

The additional floor area created on the ground floor would be 13 sq m

The additional floor area created in the roof void would be 14 sq m



Existing



Proposed

Landscaping

An extension to the existing paving to the south elevation will be formed, to provide access to the garden from the kitchen, through the bifold doors.

The Croft sits in a large plot of 1417 sq m. The garden area sits predominantly to the south of the dwelling in the form of lawn and planted borders, with driveway to the rear (north). The addition of the proposed kitchen extension has a negligible impact on the overall amenity space available to residents of The Croft.

Residential Amenity

The amenity and privacy of neighbouring dwelling will not be impacted by the proposed extension. There are no proposed openings to the north in the roof void, so The Old Smithy will not be overlooked. The proposed dormer window faces to the south, looking over the garden of The Croft. The amenity and residents of Holly Lodge, to the west of The Croft, will not be impacted by the proposed extension.

Access | Parking

No changes are proposed to the existing access and parking arrangements at The Croft

Conclusion

The proposed extension to The Croft has been created to provide additional floor area to the ground floor kitchen, to form practical and useful floor area, as well as storage cupboards. The extension will also utilise the roof void, to form a small cinema room. The additional space has been designed to ensure that it is in keeping with the existing bungalow, in terms of scale, form and materials. The residential amenity of the neighbouring dwellings will not be impacted by the proposed extension.

Submitted Documents

1. Site Location Plan
2. Existing and proposed site plans
3. Existing and proposed floor plans
4. Existing and proposed elevations
5. Existing and proposed roof plans
6. Existing and proposed typical sections
7. Design and Access Statement