



Design, Access & Heritage Statement

To accompany the Planning Application for a side extension to
23 St Georges Crescent, Whitley Bay, NE25 8BJ

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1.0 Version History

Revision A Issued 12.05.21

2.0 Project Information

Client Name(s): Laura Hardy

Address: 23 St Georges Crescent, Whitley Bay, NE25 8BJ

Local Authority: North Tyneside

Conservation area/listed: The property is within the Monkseaton Conservation Area. There are currently no Article 4(2) Directions in the conservation area to restrict Permitted Development.

2.1 Review of Existing Property

Property description: This 3-storey semi-detached property was built in around 1907. It has a detached garage. The roof is of slate tiles in a mansard style with front gable. The walls are red brick, with cream render to the upper floors. There is off-street parking for two cars on the driveway, plus the garage.



3.0 Design

3.1 Use

The proposed side extension will be for residential use.

3.2 Amount

The proposed extension has been designed to provide the client with additional space that they require. The side extension will be 2400mm wide and 5230mm long. It is 3500mm high at the highest part of the roof and 2340mm high at the underside of the eaves. The footprint is approx. 12.5m².

3.3 Layout

The side extension replaces an existing side extension to the property. It is situated between the main house and garage and is set back from the front elevation. It will have no material impact on neighbours or the street scene.

3.4 Scale

The side extension will be subservient to the main house, by having a much lower height, sloping roof and matching materials.

3.5 Landscaping

The proposal does not include any changes to landscaping.

3.6 Appearance

The proposed extension has been designed to be in-keeping with the existing dwelling, with minimal impact, and this has been done by using matching materials and with similar forms:

- The roof will be slate tiles to match the existing.
- The walls will be brick to match the existing.
- The windows and doors will be dark grey to match the existing, which will complement the natural slate finished roofs.
- Rainwater goods will be black to match the existing.

4.0 Access

Access will be unaffected. The side access from the front gates through to the rear garden is maintained. A ramp is included to the front elevation of the extension to give level access into the house.

5.0 Heritage

- The proposal is in the Monkseaton Conservation Area.
- Properties on St Georges Crescent are generally early-20thC two-storey semi-detached houses in an Arts & Crafts style, with traditional pitched roofs in red tiles. They generally have adjoining side garages.
- 23 St Georges Crescent and its adjoining property at no. 21 are different in character from the rest of the street. They are 3-storey properties with mansard slate roofs and detached garages, making them noticeably larger in height and scale of plot than the surrounding neighbours.
- The proposed side extension replaces an unattractive existing side extension to the property, likely from the 1970s and of low historical significance. The existing extension is rendered (in contrast to the red brick used on the rest of the ground floor of the house). The proposed extension is in red brick to match.
- The proposed extension is situated between the main house and garage and is set back from the front elevation. The tall existing front gates will mostly obscure it from the street.
- Side extensions in this area are typical, as noted in the *Conservation Area Appraisal*: “Most use a variety of shaped footprints, with bays, offshoots, wings and garages” p36.
- The adjoining property at no. 21 has a similar side extension.
- Based on the above factors, the proposed extension is in keeping with the existing house and will not compromise the character of the conservation area.