

Design and Access Statement and Heritage Statement

1 Dukes Meadow, Backworth, NE27 0GD

Proposal:

Single storey rear extension. Flat roof with sky lantern. Bi-fold doors and large window.

Replace all external timber windows in property with upvc double glazed units.

1. What are the features of the existing site?

The subject property is a two storey, stone constructed dwelling.

The properties existing house is constructed in dressed stone, surmounted by a pitched slate roof. Timber windows and doors are present.

The site is bounded by fences. Access to the property for pedestrians is by a single gate to the front of the property. Off street parking is present at the front of the property.

The site is set in a small estate of similar houses, being semi and detached.

2. Access issues

Access to the proposed extension will be via the existing kitchen.

3. Scale/Appearance of proposed development

The proposed extension will be of traditional construction and in keeping with the main house. Every attempt to find a stone match for the extension will be made, to ensure the developing is in keeping with the main house.

The bi-fold doors will be aluminium. The windows to the extension and replacement windows to the main house will be uPvc. The style and design of the existing windows will be matched in all respects.

4. Heritage Issues

The property falls within the Backworth Conservation Area. Its character is predominantly residential and comprises of stone constructed residential dwellings with medium sized gardens.

The construction of the proposed extension will have minimal impact on the appearance of the property. All materials will be in keeping with the main house and the scale of the extension will not impact on the overall appearance of the property.