

# DESIGN & ACCESS STATEMENT

Ground Floor Side Extension to 17 Burnside Amble, NE65 0HB

10<sup>th</sup> September 2021

## **1. Introduction**

### **1.1 Project Introduction**

This Design and Access statement has been prepared as part of a detailed planning application for 17 Burnside, Amble, Northumberland, NE65 0HB.

Giles Arthur Architects were approached to design an extension to this house.

### **1.2 Site Description**

The house is located at the end of Burnside street. No. 17 is a single-story house on a plot which totals 810m<sup>2</sup> in size, with a large garden to the south, east and north sides of the house.

There are no trees within falling distance of the house.

The house is built in brick, artificial stone and with a concrete tile roof.

The existing windows and doors are double glazing with white uPVC frames.

## **2. The Design Proposal**

It is proposed that an extension to the side of the house, with an open plan kitchen, dining and living area is added to the north, and a garage on the south side of the plot. It is proposed that the existing house is reconfigured to contain bedrooms and ancillary rooms. It is proposed that the connection between existing house and extension will be in the form of a central link volume top-lit by a roof lantern.

The large, highly insulated, west facing windows would maximise natural light levels and passive solar gain; while north facing walls are window free to reduce heat loss.

## **3. Access, Circulation and Use:**

The compartmentalised layout of the existing building is not suitable for modern living and results in low levels of natural light within the existing spaces.

It is proposed that circulation is reorganized and improved. High levels of natural light and wide circulation routes will greatly improve circulation within the house.

## **4. Parking & Turning**

The house is well served by a large parking/turning area and large double garage.

## **5. Summary**

In summary, this extension/remodel proposal seeks to extend and modernise an existing house of limited architectural value.

The proposed extension would unify the house and extension under a single architectural style. Levels of airtightness and insulation would be improved to take them well beyond current building regulation standards.

The outcome of this proposed development would be the creation of a comfortable home, with more space, enhanced circulation, and higher levels of natural light.

APPENDIX I: SITE PHOTOGRAPHS

Views from the Front



Views from the side



Views from the back

