

Design, Access and Heritage Statement

Date: 7th February 2023

Local Area: Northumberland

Proposed Use: Residential

Type: Proposed conversion of garage to bedroom, remove existing porch and replace with new First floor side extension over existing garage creating new bathroom and bedroom. Single storey rear extension enlarging dining room and kitchen with balcony over with glass privacy screens and guarding.

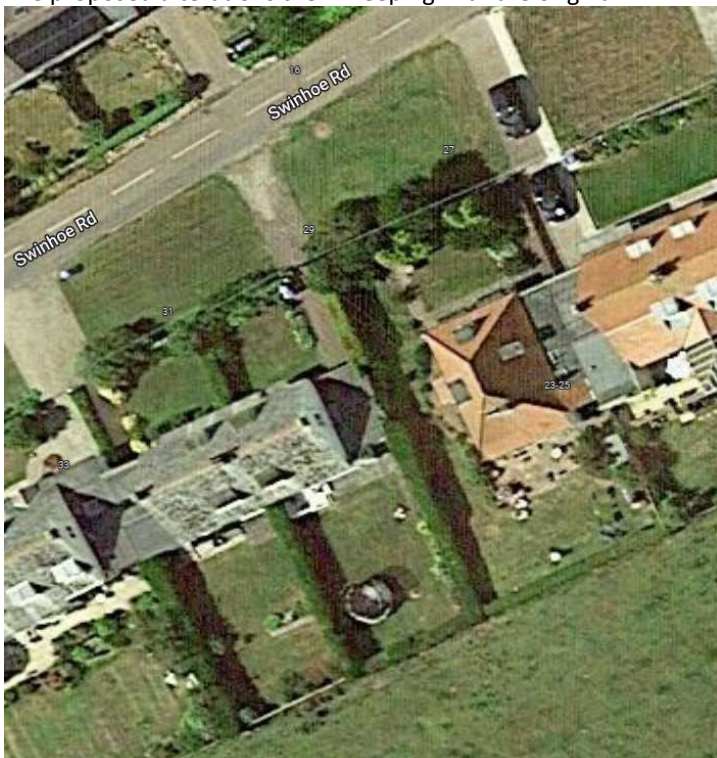
The Application Site

Site address: 29 Swinhoe Road, Beadnell, Northumberland NE67 5AG

A listed building - No
A building of local interest - No
A scheduled monument - No
A site of archaeological interest - No
Within a designated conservation area - No
Within a registered historic park or garden - No
Within a registered battlefield - No
In the setting of/adjacent to one of the above - No
A non-designated heritage asset – No

The Nature of the Asset

The proposed alterations are in keeping with the original.



Front Elevation

The Extent of the Asset

The building is semi-detached and in close proximity to other similar residential properties

The Significance of the Asset

The proposed dwelling is not excessive in size with regards to its footprint nor height in comparison to the adjacent properties.

The Proposed Works

Proposed conversion of garage to bedroom, remove existing porch and replace with new First floor side extension over existing garage creating new bathroom and bedroom. Single storey rear extension enlarging dining room and kitchen with balcony over with glass privacy screens and guarding.

Relevant Planning History

Previous permission was granted on 18th February 2019 - Application No. 18/03245/FUL. The application was for a First floor side extension over existing garage creating new bathroom and bedroom. Single storey rear extension enlarging dining room and kitchen with balcony over with glass privacy screens and guarding. This work is currently ongoing.

The Impact on the Asset

The proposed alterations are in keeping with the original.



Existing Front Elevation



Existing Rear Elevation

Applications for demolition

None

Preserve, Enhance and Mitigate

The existing main frontage is to compliment the existing building. The porch is to have a hipped roof to utilise the existing gutter and current drainage system.