

DESIGN & ACCESS STATEMENT

13 Lindisfarne Road, Amble, NE65 0EH



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1.0 INTRODUCTION

13 Lindisfarne Road is located in Amble, Northumberland, and sits on a north-south axis. The site consists of one private semi-detaching dwelling, located on a street of semi-detached properties to both sides. To the north (rear) of the property is Amble First School.

The client's brief to the architect was to extend the ground floor of the property to create a garden room, a laundry cupboard, and a wc/shower. In the long-term this will enable the resident to continue living independently in the property.

The application should be read in conjunction with the following drawings:

1530 EP00 Location Plan; 1530 EP01 Existing Site & Block Plan; 1530 EP02 Existing Plans; 1530 EP03 Existing Elevations; 1530 EP04 Existing Elevations; 1530 PP01 Proposed Site & Block Plan; 1530 PP02 Proposed Ground Floor Plan; 1530 PP02A Proposed Roof Plan; 1530 PP03 Proposed Elevations; 1530 PP04 Proposed Elevations

2.0 PLANNING

In the context of the current application, the overview of the relevant planning history is as follows:

Reference	Proposal	Decision
A/2006/0112	Side garage extension 11, Lindisfarne Road, NE65 0EH	Validated: 13 Mar 2006 Status: Permitted
19/04758/FUL	Proposed construction of single-storey side extension to accommodate wheelchair accessible bedroom and wet room 17, Lindisfarne Road, NE65 0EH	Validated: 17 Feb 2020 Status: Permitted

3.0 THE PROPOSAL

The semi-detached property has an existing pitched roof rear extension, providing a dining area; this is currently disconnected from the kitchen. The proposed extension to the rear and side is to create a garden room connecting the kitchen and dining space, as well as a laundry cupboard, and a wc/shower room. This will provide a free-flowing ground floor, which – in the long-term – will facilitate the resident in continuing to live independently in the property.

It is proposed to remove the pitched roof of the existing brick-facing extension, and form a dark grey single ply flat roof to unify the existing and proposed extensions. Similarly, it is proposed to unify both the existing and proposed with a lightly-textured, sand-coloured rendered finish; this will be contemporary, yet sympathetic to the materials of the existing streetscape.

4.0 DESIGN AND ACCESS

Use

The existing and proposed use of the building remains as a private dwelling.

Amount

The proposed additional building footprint is 14.3 sq m, with a proposed additional GIFA of 10.2 sq m.

Layout

The layout of the property will be improved by the proposals. Currently, the dining space is disconnected from the kitchen, and must be accessed through the living room. The proposal creates a free-flowing ground floor. Moreover, increasing the footprint of and providing a wc/shower room at the ground floor creates a flexible, accessible layout which is more capable of meeting the resident's potential long-term access needs.

Scale

The proposed wrap-around extension continues the building line of the existing rear extension. The proposed extension projects past the west-facing side elevation of the original dwelling by approximately 1450mm; this has limited / no impact on neighbouring properties. Access to the rear garden to the north is maintained; the rear garden fence line is to be relocated, aligned with the front façade of the proposed extension and with the neighbouring garage.

Replacing the deep-eaved pitched roof of the existing rear elevation with a flat roof reduces the impact on the existing conservatory of the adjoining property to the east. The 2m high stone boundary wall to the rear ensures limited / no impact on the schoolyard.

A number of neighbouring properties have been developed with single-storey side and/or rear extensions, and the proposal is therefore not inappropriate in terms of scale.

Landscaping

To the rear garden, the existing timber decking is to be removed to accommodate the proposed extension and the paved area extended with paving to match the existing.

Appearance

The proposed external walls to the existing brick-facing extension and the proposed wrap-around extension are to be unified through a dark-grey single-ply flat roof and a lightly-texture through-coloured sand-coloured rendered finish, which is contemporary yet sympathetic to the existing streetscape.

The proposed window and doors are to be white / black / dark grey uPVC, as per the existing.

The proposed rainwater goods are to be black / dark grey uPVC, as per the existing.

Access

Access to property remains as existing. Access to the rear garden from the driveway is maintained.



Existing Pitch-Roofed, Brick-Facing Extension



Existing Relationship to Adjoining Property



Existing Dining Room, Disconnected from Kitchen

