

Design, Access and Heritage Statement



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31.10.23	PJL	-	[first draft]	001

Project Name

44A Percy Gardens

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_Introduction

This combined design access and heritage statement supports the proposed alterations to:

44A
Percy Gardens Tynemouth
North Shields
NE30 4HQ

The proposal concerns:

- Changing the historic extension low pitched roof (12.5 deg) to an insulated flat roof (3 deg).
- Altering the fenestration on the historic extension
- Demolishing the low false ceiling to reinstate original ceiling heights
- Increasing window opening sizes to the rear offshoot to obtain more daylight into the room

This document will first record and detail the historic attributes and character of the house and then describe the proposed alterations.

_Use

The proposal is for amendments to the existing dwelling house. (C3 Planning Use Class). The use class remains unchanged.

No communication from the Council has been sought prior to this application as it is deemed as minor adjustments to the building fabric at the rear of the property.



_Site Photographs



View from back lane



View of rear off shoot



View of detached garage



View of rear offshoot from fire escape



View of historic extension



View of historic extension

_Heritage Assets

The site is located within the Tynemouth Conservation Area (designated 1971).

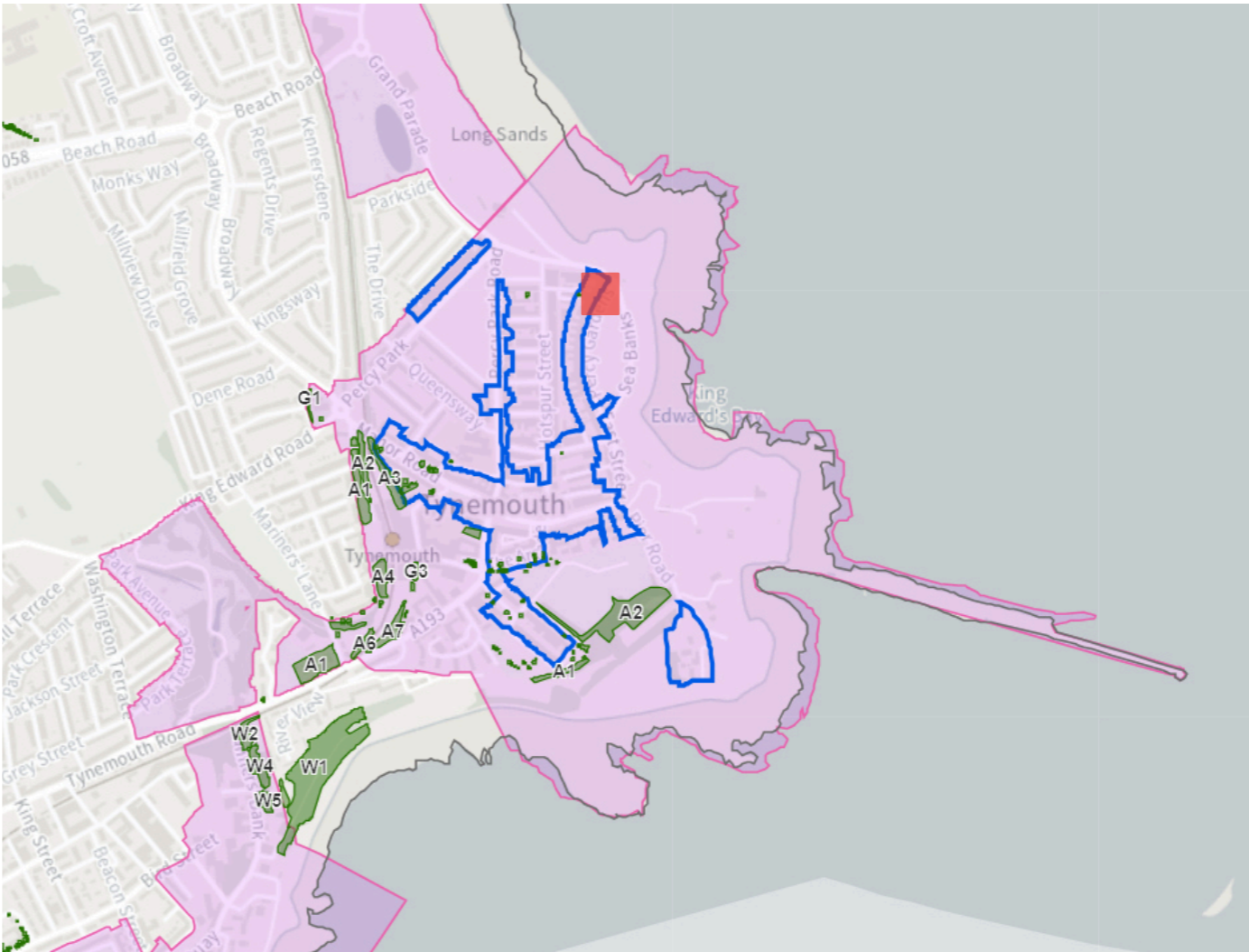
There is an Article 4 Direction located this area, which the site is within.

Roof alterations are restricted under Permitted Development as it is on Article 2(3) Land and the window alternations are restricted under the Article 4 Direction, therefore these minor alterations in the application fall under a Householder Application.

The dwelling itself, is situated in the prominent Victorian era terrace of Percy Gardens. Accessed by a private road, almost all terraced houses are now divided into flats.

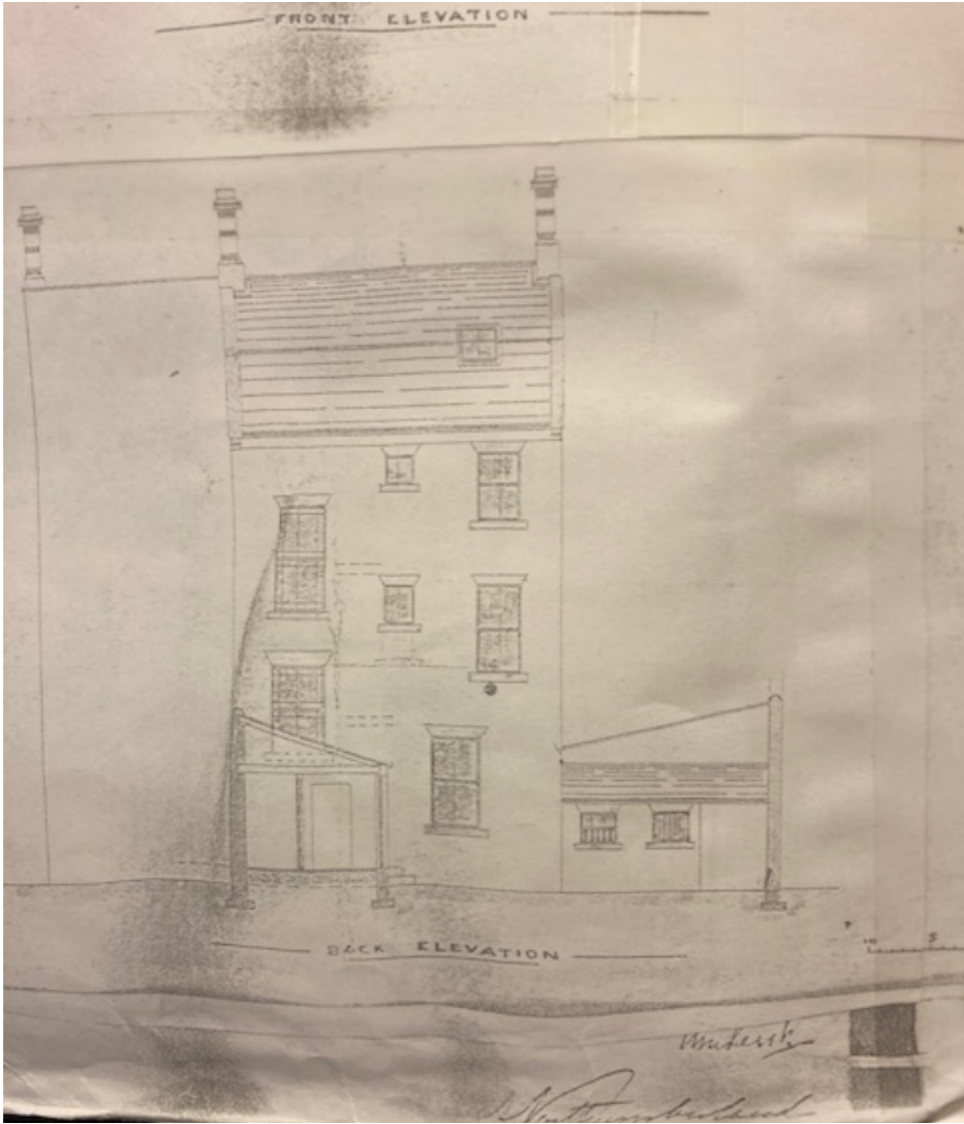
The dwelling was registered in 1869. The main dwelling at no44 is divided into four flats, with the top two floors of the rear offshoot accommodating another flat, 44E, which is currently under construction as evidenced by the site photographs.

The rear offshoot was formally a scullery, adjoined by other smaller ancillary rooms such as the coal room, pantry and shed.

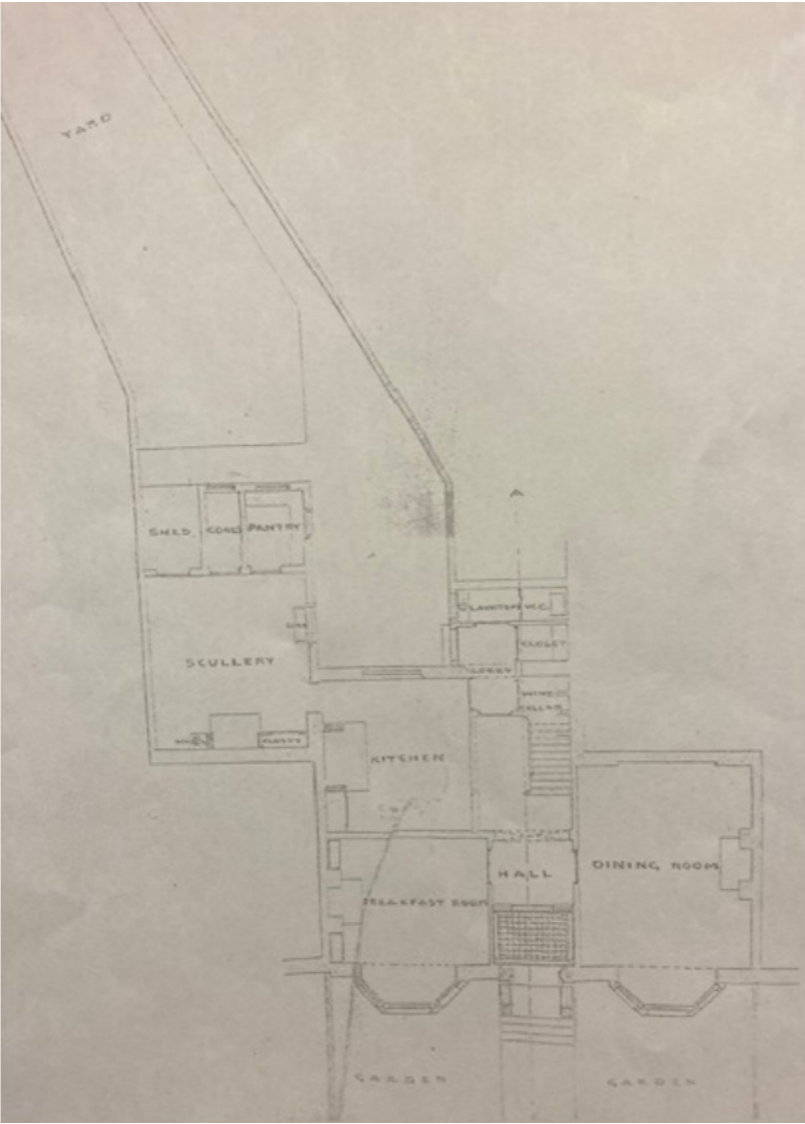


Above//
Tynemouth Conservation Area
Article 4 Direction
44A Percy Gardens location [red box]

_Historic Plans



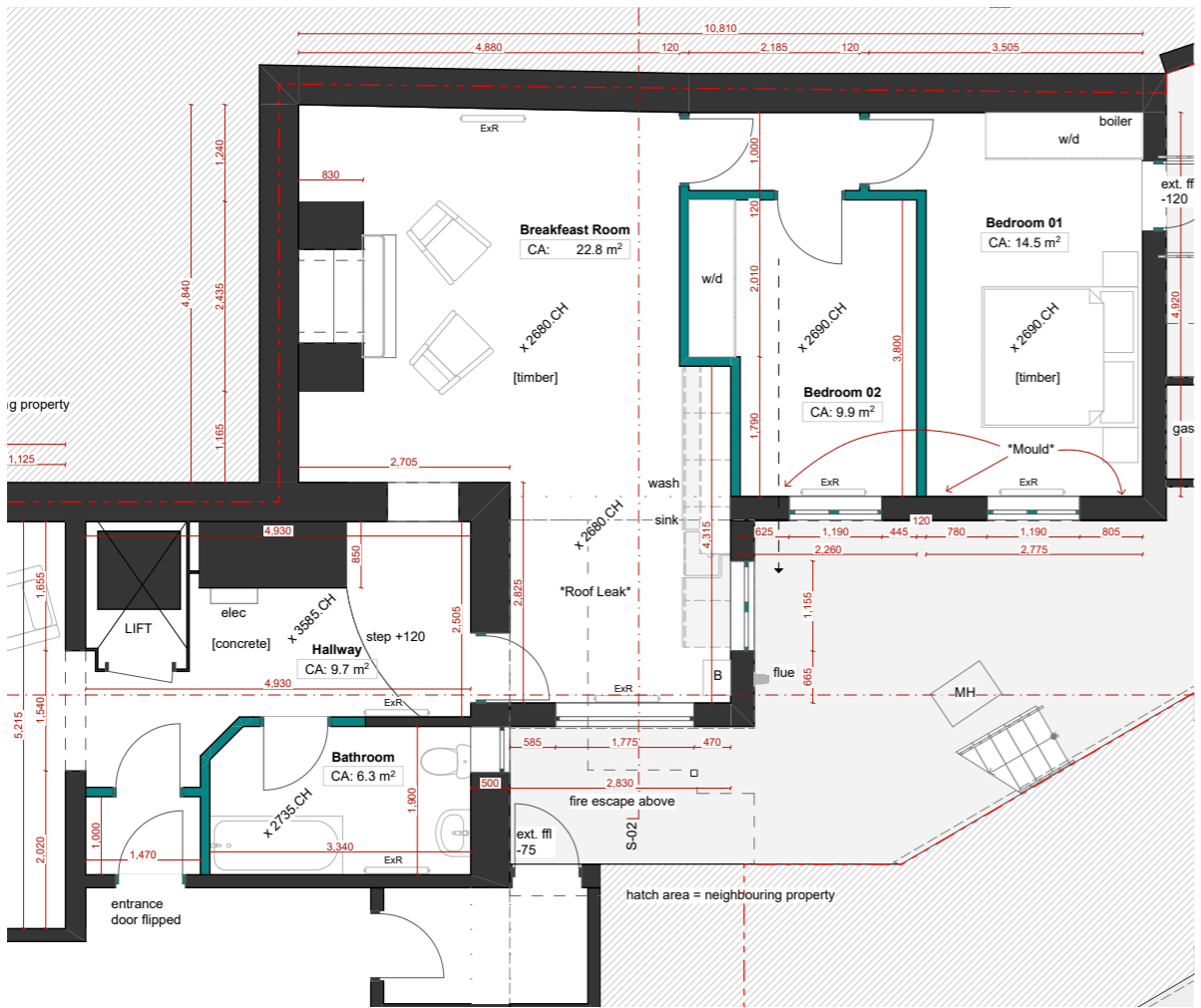
Rear Elevation



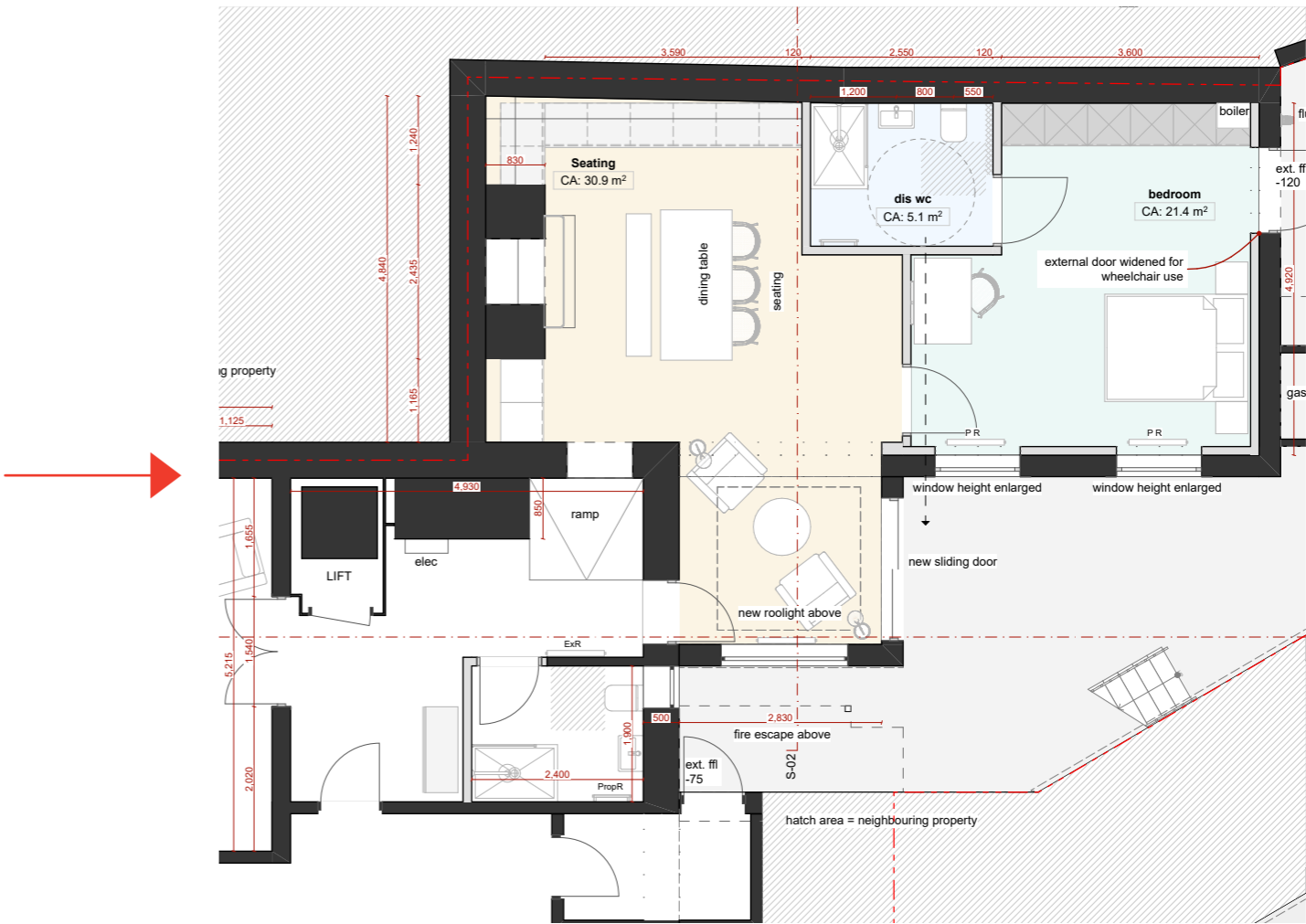
Ground Floor

_Proposed Alterations

_Existing Plan



_Proposed Plan



- Internal Alternations;
- Shower room added to downstairs. This is sized to Part M4.3 - 'Wheelchair User Dwellings' Building Regulation sizes to accommodate any potential wheelchair users on the ground floor.
 - Internal insulation added to manage heat loss through historic solid masonry walls.
 - Porch removed to open up hallway.

_Existing Visual



44A Percy Garden comprises the ground floor to the rear off shoot only. See dash line for boundary.

_Proposed Visual



External Alternations;

_Historic Extension:

- Low pitched roof changed to insulated flat roof, with a roof light to allow for more daylight in an overshadowed location
- Window changed to sliding glazed door, to allow for more daylight into the overshadowed location

_Rear Offshoot

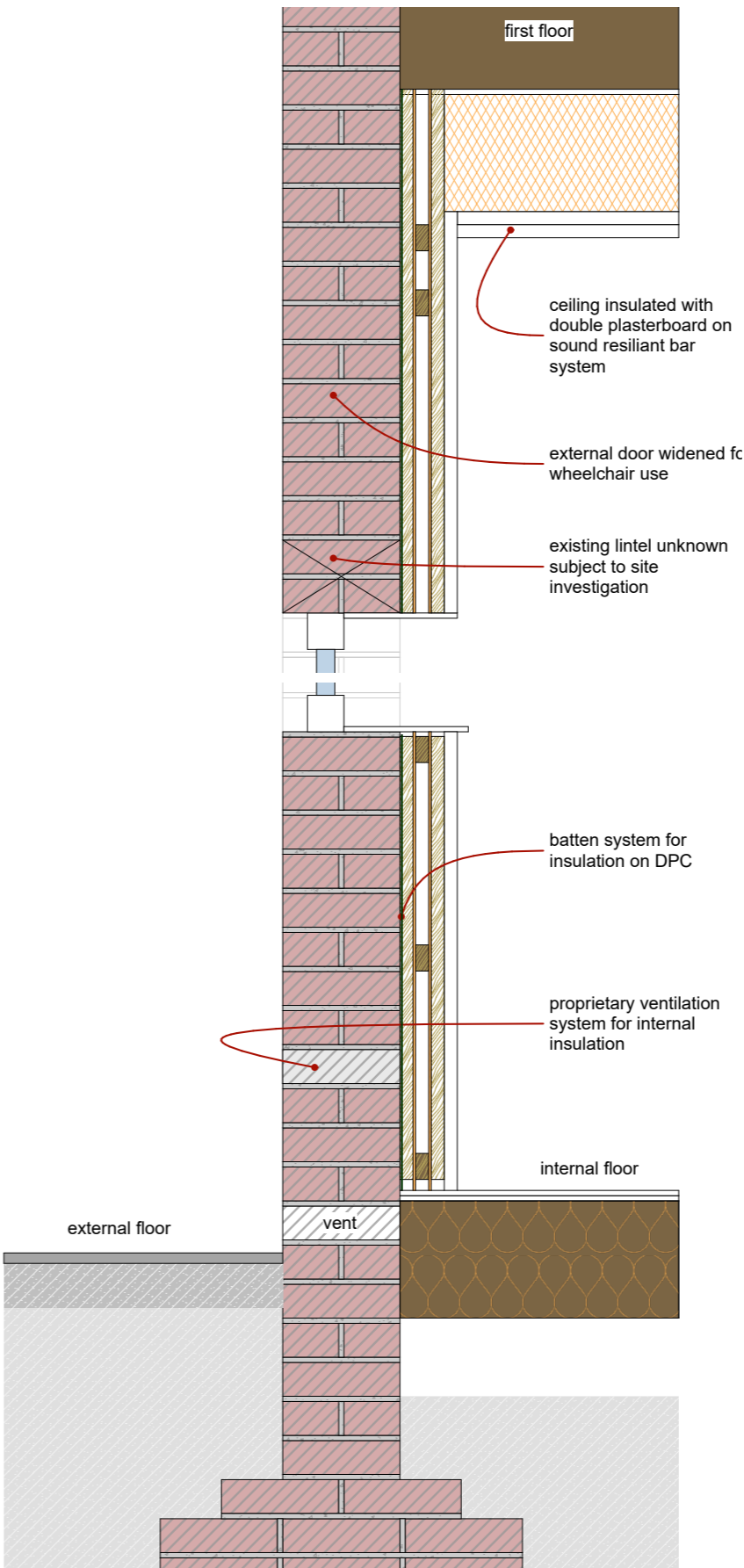
- Window sizes increased. It is assumed that larger original windows were in these locations prior to the ceiling inside being lowered.
- Concrete render to be removed and replaced with limestone based render.
- Rear door enlarged for wheelchair use with ramp to door to allow for step free access.

_Proposed Insulation Improvements

The existing dwelling and rear off shoot is constructed of solid masonry walls. These are not insulated. Part of the works is to retrofit insulation.

Insulation is to be installed at ceiling level, floor level and to the existing walls as part of the refurbishment to improve the energy efficiency of the flat.

The diagram to the right illustrates how the existing structure will be insulated.



APPENDIX

- Additional visuals

_Proposed Historic Extension



_Proposed Section through Rear Offshoot



_Proposed 3d Plan



_Proposed 3d Plan



Thank you for reading this document.

Please find more information about the practice at:

fedaarchitects.co.uk
