



## Design, Access & Heritage Statement

To accompany the Planning Application for a new rear extension and reconfiguration of ground floor, extension to existing porch, reconfiguration of second floor for master bedroom suite and external terrace at

54 Marine Avenue, Whitley Bay, NE26 1NQ.

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## 1.0 Version History

Revision A      Issued 23.11.23

## 2.0 Project Information

**Client Name(s):** Joey Warner

**Address:** 54 Marine Avenue, Whitley Bay, NE26 1NQ

**Local Authority:** North Tyneside Council

**Conservation area/listed:** The property is within the Monkseaton Conservation Area.

### 2.1 Review of Existing Property

**Property description:** Edwardian-style semi-detached house built in 1909 on a corner plot flanking Marine Avenue and Ilfracome Gardens. It was originally built as a hotel/inn together with our neighbours at 56, it was then split in two in the 50s. in the 70s/80s it used then be used as a doctor's surgery. It currently has 6 bedrooms and 3 bathrooms, and 3 reception rooms on the ground floor.



Marine Avenue Elevation



Ilfracome Gardens Elevation

# 3.0 Design

## 3.1 Use

The proposed extensions and reconfiguration of the existing dwelling will be for residential use, creating an open plan living space with rear utility and boot room. The extension of the porch provides a brighter and more inviting entrance to the center of the house. A reconfiguration of the rooms upstairs provides a new Master bedroom suite with access to an external balcony.

## 3.2 Amount

The proposed extension has been designed to provide the client with additional space that they require. The rear extension will be approx. 7.4m wide and 3.6m deep matching the depth of the existing with a GIA of approx. 19.8m<sup>2</sup>. The height of the extension is 4.35m from ground floor level at the peak of the gable with the eaves height at 3m.

The porch is to be extended by 1.55m in length providing an additional 1.4m<sup>2</sup> of floor area maintaining the existing roof eaves and ridge height.

## 3.3 Layout

The rear extension connects to the rear of the property, replacing an existing utility room. The ground floor is to be opened up to create an open plan kitchen/ living/ dining room. The extension protrudes from the side of the existing house in line with the depth of the porch and a small timber frame construction workshop is included to the side of the house.

## 3.4 Scale

The extension will be subservient to the existing house based on the single storey construction of the proposals. The extensions will only add an additional 17m<sup>2</sup> of internal floor area.

## 3.5 Landscaping

The proposal includes some landscaping to the existing garden to create a patio area outside the extension. This will be a raised patio to create a level threshold with the internal space.

## 3.6 Appearance

The proposed extension has been designed to be a contemporary addition which compliments the existing dwelling using material colours that tie in with the mansard roof of the existing house picking up the dark grey tones. It has been designed using high quality materials to ensure longevity and adds a sympathetic touch of contemporary to the existing Edwardian House.

The extension materials are as follows:

- The roof of the extension will be an EPDM rubber membrane with half round timber battens to replicate lead rolls.
- The walls will be clad in a timber effect composite cladding in both a dark grey/black and natural colour.
- The windows and doors of the new extension will be dark grey aluminium frames.
- Rainwater goods will be black to match the existing.

## 4.0 Access

The existing access points to the rear and side of the property are to be maintained.

## 5.0 Heritage

- 54 Marine Avenue is situated within the Monkseaton conservation area which was designated in February 2006.
- As stated in the Conservation Area Character Appraisal document created by North Tyneside council, Monkseaton Conservation Area is located in the north-east of the borough of North Tyneside, less than 1km from the North Sea coast at Whitley Bay, around 5km north of the River Tyne at North Shields, and 15km west of Newcastle.
- 54 Marine Avenue is located close to Monkseaton metro station on a main through route to the coast.
- It is a large 6 bedroom semi-detached house on the corner of Marine Avenue and Ilfracome Gardens. The property was previously built as a hotel/inn and combined with no 56. It was split into two properties during the 50's and then used as a doctors surgery in the 70's/80's before becoming a residential dwelling.
- The dwelling is a red brick constructed dwelling on the ground floor. The exterior is rendered from the first floor up to a natural slate mansard roof over the second floor.
- The footprint of the house and grounds has remained largely the same since it was built. Alterations, include the addition of a side porch and there is evidence of changes to openings in the existing side elevation where brickwork has been patched up.
- The rear extension aims to be carefully considered to ensure the enhancement of the current space. The nature and location of the extension means it will not significantly affect the residential amenity of the neighbouring properties. The material considerations have been made to be complimentary to the existing building, whilst providing a contemporary feel.
- We believe that the design provides a contemporary approach, whilst being sympathetic to the conservation area and will enhance rather than compromise the character of the street scene or conversation area.

# 6.0 Visuals



Before



After