

Design Statement

The proposal is for :

Alterations and additions to the existing property at 33 North Avenue, Middleton-on-sea. These include:

- internal alterations at ground floor level to provide a better internal living environment and connection to the rear garden.
- new first floor accommodation within the roof structure with new dormers and skylights appropriate to the new internal layout.
- a slightly raised ridgeline to accommodate deeper floor joists that are required in order to provide Building Regulations compliant floor structure.
- re-roofing in natural slate.
- re-cladding of the external walls with a new horizontal weatherboard to provide enhanced rainscreen protection to the dwelling.
- new upvc windows and doors associated with the internal alterations to the ground floor layout.
- new rainwater goods, soffits and fascias in upvc



Materials:

1. existing walls to be over-clad with fibre cement lapped weatherboard, Cobblestone colour.
2. roof to be re-covered in slate, grey colour.
3. new windows and garden doors in upvc to match existing.
4. new front door to be upvc, anthracite colour.
5. rainwater goods to be re-newed in upvc, anthracite colour.
6. skylights

House

The current footprint is to remain unaltered with the exception of the removal of the glazed porch to the west and the ground floor bay window also to the west elevation. Internal alterations at ground floor level will provide a better connection to the rear garden and a new staircase giving access to accommodation within the roof space. A new first floor structure and trussed roof with dormers and skylights will provide two bedrooms spaces and a family bathroom.

Garage

The existing garage is to be re-built and clad in materials to match the proposed house. It will be relocated nearer the northern site boundary to allow more useable space within the west facing garden associated with the kitchen and family room.

Site boundaries

The current brick wall facing North Avenue will be partially demolished to allow for off road parking at the front of the house. A new 1.8m timber fence will be located behind the current brick wall to the rear garden to provide privacy from the road. The boundaries to the south and west will remain unaltered.



aerial view of house as proposed with new dormers, skylights, roofing and cladding



street level view of house as proposed looking from the south east on North Avenue



street level view of house as proposed looking from the north east on North Avenue

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NTS

drawing 007 rev A02 Planning
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