

# DESIGN & ACCESS STATEMENT

(March 2021)



Project No: 999

Proposed Detached Dwelling and Garage at:  
Plot 5 Land North of Haven Lodge  
Prospect Farm, The Avenue,  
Medburn, Northumberland.

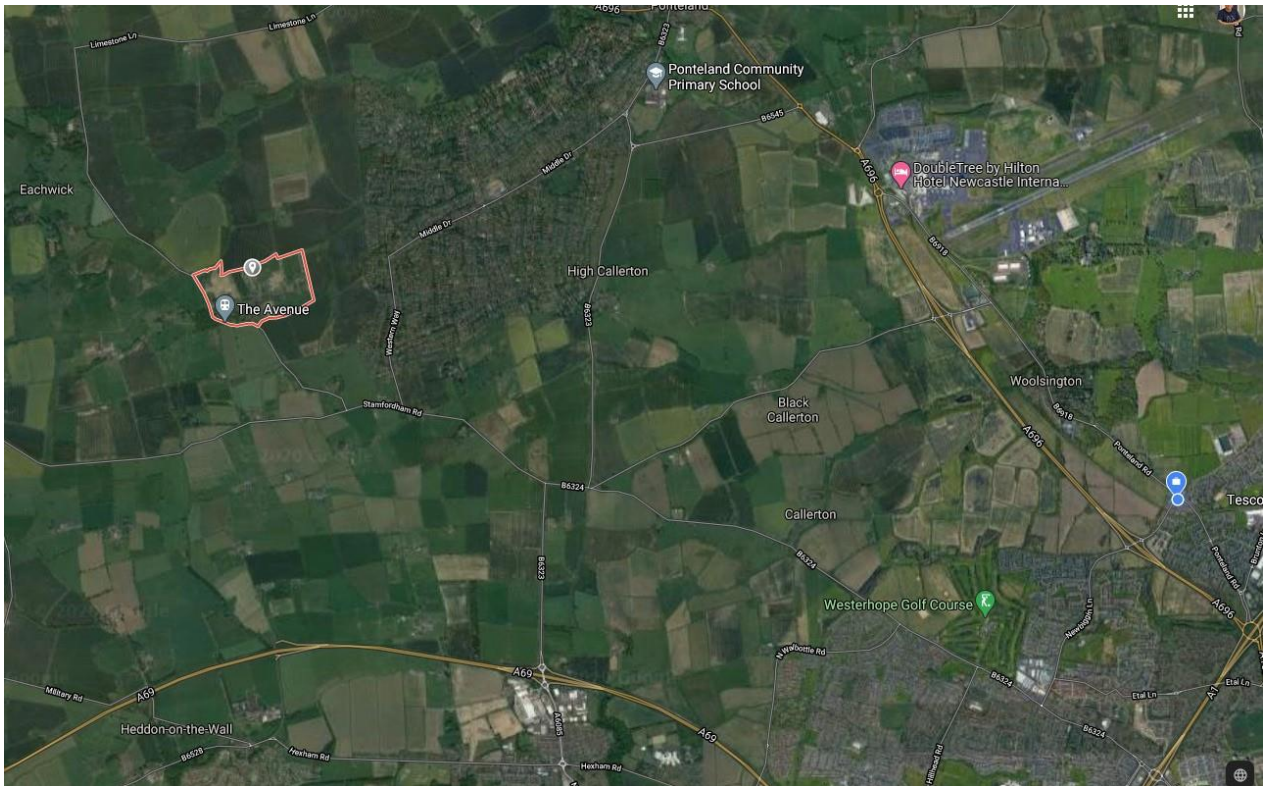


## 1.0 – LOCATION

The site is located in Medburn which is a settlement located 10 miles North West from Newcastle City Centre.

Medburn has expanded in population at a very fast rate due to the amount of housing development that has been going on there for the past 10 years and is still very much increasing due to the continual construction of housing in the area.

The location is very desirable due to its rural setting and is very close to Ponteland which has shops, amenities, schools, etc.



## 2.0 - SIZE, SHAPE AND BOUNDARIES

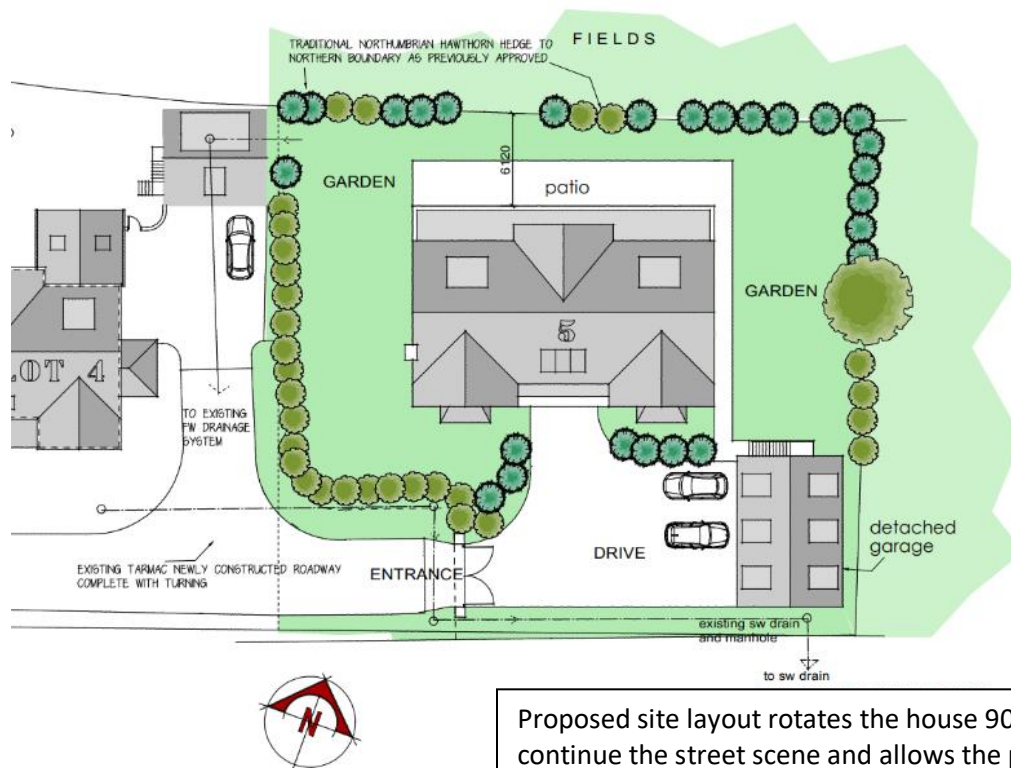
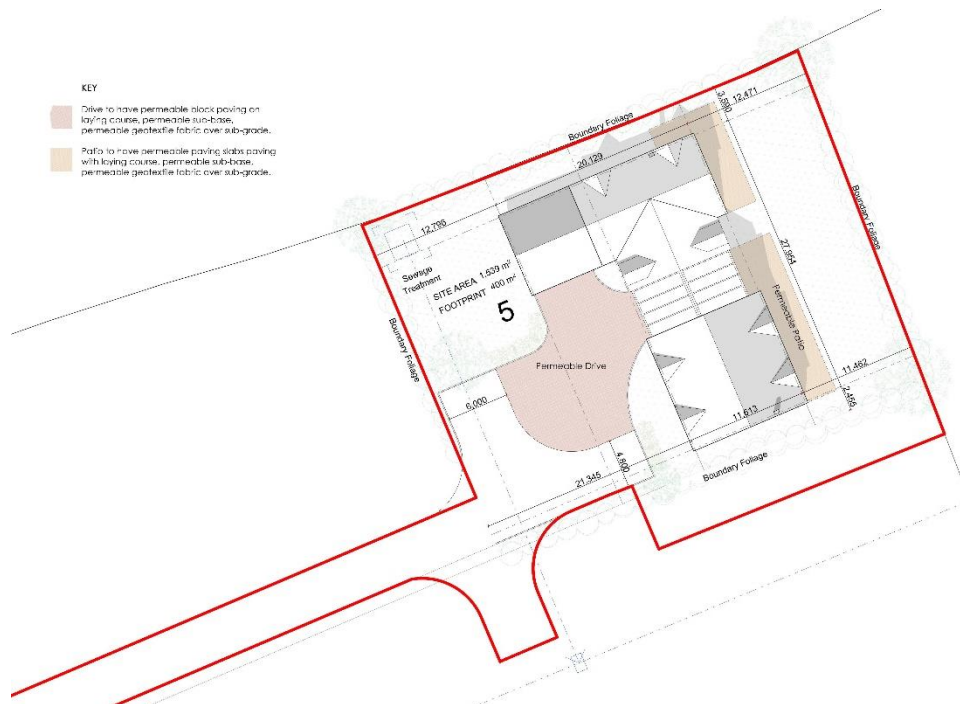
The existing building plot is fairly rectangular in shape.

There is a new roadway and turning head that services the 5 plots in this development. Views to the North are very pleasant as the rear of the plot overlooks farmland.

Topography is fairly flat.

### 3.0 – DESIGN PROPOSALS

Our client is purchasing the plot with the benefit of a previous planning permission (20/00185/REM), current approved site layout below:



Proposed site layout rotates the house 90 degrees to continue the street scene and allows the property to take advantage of the view over the open fields to the North.

The house will remain a 5 bedroomed house which is the size of the current approval. The house is now symmetrical without the garage on the front. The garage detached to break up the mass and be located to the SE corner of the plot.

This is the largest plot on the development of 5 self build plots and the design is in keeping with plot 4 next door.

The new dwelling is focused on not only an attractive looking house but providing the occupants with lots of glazing to the North Elevation to maximise the stunning views across the countryside.

**Proposed rear of house looking north over agricultural land**



There is a long linear balcony to the rear which the applicant has always dreamed of having in their new home. This will be contained to the rear and the nearest house is a considerable distance away with the benefit of plot 4 garage also providing privacy to the adjoining owner.

The front elevation is strong in design as it has 2 gable peaks and is symmetrical the rear has lots of glass with one central peak.





**Proposed House Above**



**Previously Approved House Below – to be superseded.**

External Materials are still to be as previously approved

- Beamish Blend Brickwork
- Traditional style windows
- Natural Slate roofs

## **9.0 – SITE ACCESS**

The site is accessed via a private road from The Avenue – the new tarmac access road has been constructed for the development of 5 plots.

## **10.0 – DISABILITY ACCESS**

In accordance with Building Regulations, a private, domestic dwelling needs only to provide level access and a ground floor WC. In this case, level access to the property will be via the front entrance.

Generally, switches, sockets and controls should be located between 400mm and 1200mm from floor level with light switches between 750mm and 1200mm as per Diagram 29 of Section 8 of Approved Document M.

## **11.0 -CONCLUSION**

PJC Architecture Ltd has addressed potential issues on context & impact to the local environment and the community as a whole. As well as propose a suitable home that fulfils our client's very personal brief:

- Meets the functional requirements of the end user in a 21<sup>st</sup> Century way of living.
- Be 'environmentally friendly' to the end user as well reduce carbon footprint during construction.
- Minimise impact on the existing fauna & flora.
- Be constructed efficiently and safely as quickly as possible, with minimum waste and recycling materials.
- Use local labour and suppliers to construct the house.
- Promote good design in housing architecture.

The new dwelling has been rotated from the previously approved and this creates a more pleasant and stronger street scene and protects the applicant from any future development to the East.

The design is of high quality and will serve the applicant and family for many years to come!