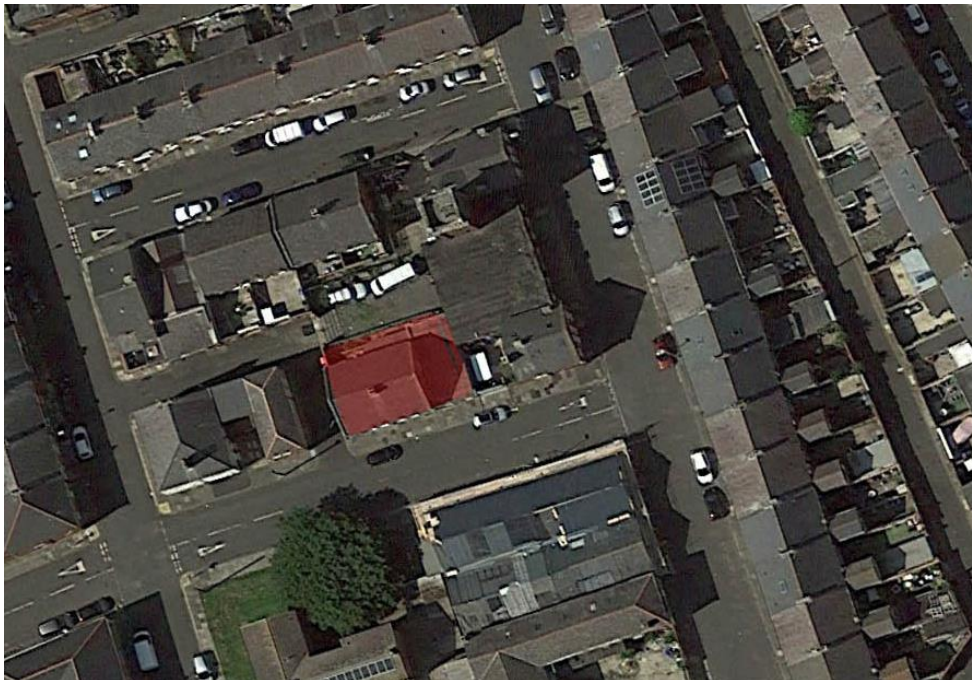


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Design & Access Statement

Proposed Alterations
4 Princess Louise Road,
Blyth,
NE24 2EH

Rev A 16.08.2023

- This Design & Access Statement has been prepared to support the Planning Application for the proposed alterations to 4 Princess Louise Road, Blyth.
- The Statement is produced following the process and guidelines as set out in the CABE guide, “Design and Access Statements – How to write, read and use them”, which itself is intended as best practice guidance to accompany the circular, “Guidance on changes to the Development Control System”. Accordingly, the statement is made under the following headings

BACKGROUND INFORMATION

SITE LOCATION

SITE CONTEXT & ANALYSIS

- Photographic record

THE PROPOSAL

- Amount
- Scale
- Layout
- Appearance
- Landscape & Biodiversity
- Community Safety
- Environmental Sustainability

BACKGROUND INFORMATION

- **Project Description:**
The proposal is for the internal and external alterations to 4 Princess Louise Road to form 5no. 1 & 2 bedroom flats
- Site Address – 4 Princess Louise Road, Blyth
- Client – Renovat8 Homes and Property Management Ltd
- Architect - Intersect Architects Limited.
- Flood Risk assessment- STM Environmental

SITE LOCATION

The site is approximately 0.7km south of Blyth town centre.

Blyth is a small town in Northumberland, 13 miles north east of Newcastle upon Tyne. The town lies on the south coast of the River Blyth at the estuary.

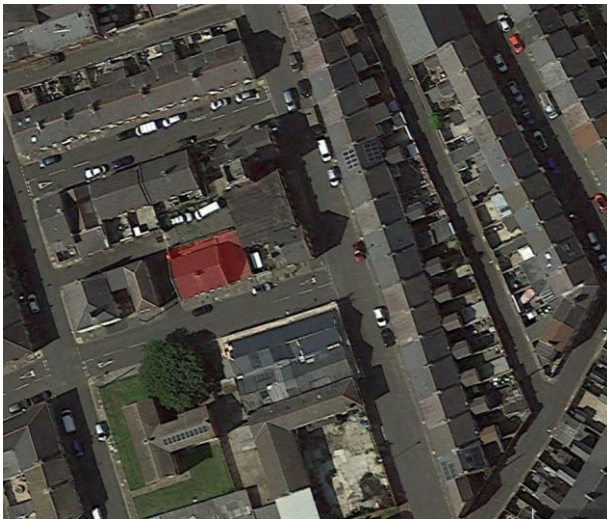
There are good road links via the A189 and A192 to the A19 and to the A1. The A19 is approximately 10km from Blyth giving good links to the north and south.



SITE IN LOCAL CONTEXT

The site lies to the south of Blyth town centre in a residential area consisting mainly of Victorian terraced houses.

The property is the former fire station building, previously converted to provide bedsit accommodation and currently vacant.



SITE PHOTOGRAPHS



Images of the existing building along Princess Louise Road and from the rear

THE PROPOSAL

1. **Introduction:** This Design and Access Statement provides an overview of the proposed conversion of existing bedsit accommodation into five separate flats consisting of one and two bedrooms each. The project aims to improve the living conditions and increase the housing capacity within the development site, while adhering to all relevant planning policies and regulations. This statement outlines the design principles and access considerations for the proposed development.
2. **Site Description:** The development site, located at Princess Louise Road, Blyth, currently comprises a red brick building containing 5no. Bedsits with associated office and reception areas. The site is conveniently situated within close proximity to local amenities, public transport links, and other residential developments. The proposed conversion will enhance the existing building's functionality and bring it in line with modern housing standards.
3. **Design Principles:** The conversion of the bedsit accommodation into 1 and 2 bedroom flats will follow the following design principles:
 - a. **Space Optimization:** Each flat will be designed to maximize the available space and provide comfortable and functional living areas. Careful consideration will be given to the layout of rooms, circulation spaces, and storage areas to ensure efficient use of space.
 - b. **Natural Light and Ventilation:** All flats will be designed to incorporate ample natural light and ventilation, ensuring a healthy and pleasant living environment for occupants. Windows will be strategically positioned to optimize daylighting while maintaining privacy.
 - c. **Privacy and Noise Reduction:** Adequate measures will be implemented to ensure privacy between flats, minimizing noise transmission through the use of appropriate insulation materials and soundproofing techniques.
 - d. **Accessibility:** The design will consider accessibility requirements, including the provision of step-free access to the flats wherever feasible. This may involve adaptations such as ramps or lifts to ensure that the development is accessible to all residents.

e. **Energy Efficiency:** Sustainable design principles will be applied to enhance the energy efficiency of the flats. Measures may include the installation of energy-efficient lighting, appliances, and insulation to reduce energy consumption and promote environmental sustainability.

f. **Flood Risk:** A Flood Risk Assessment has been carried out by STM Environmental as the site is in Flood Zone 2.

This has informed the internal layouts to reflect the need for residents of the ground floor units to be able to access a refuge space at first floor level adjacent to a window. Flood barriers to the ground floor entrance doors will be introduced and kept adjacent to each entrance for protection in the event of a flood.

In addition a flood emergency plan will be provided to residents and the occupants will sign up for EA Emergency Flood warning Direct Service.

Flood resilience measures will also be incorporated to the ground floor flats.

4. **Access Considerations:**

The proposed development will take into account the following access considerations:

a. **Parking Provision:** Sufficient parking spaces will be provided to meet the demands of the development, ensuring that the additional flats do not result in any adverse impact on local parking availability. The number of parking spaces will be determined in accordance with local planning regulations.

b. **Pedestrian and Cycle Access:** The design will prioritize pedestrian and cycle access, encouraging sustainable modes of transportation. Cycle storage facilities will be provided within the development.

c. **Public Transport Accessibility:** The site's proximity to public transport links enables the promotion of the use of sustainable transportation options. Information regarding nearby bus stops, train stations, and other public transport services will be made available to residents.

d. Waste Management: Adequate provisions will be made for waste storage and collection, ensuring that the development complies with waste management regulations. Suitable refuse storage areas have been designated within the site to the rear of the building.

Conclusion:

The proposed conversion of the existing bedsit accommodation into five 1 and 2 bedroom flats aims to improve the living conditions and increase the housing capacity within the development site. By adhering to the outlined design principles and access considerations, the development will provide comfortable, functional, and accessible homes while minimizing any potential impact on the local community and environment. The design and access considerations will comply with all relevant planning policies and regulations to create a sustainable and successful development.