

Design & Access Statement

In Support of
An Application
to
Build 8 New Dwellings
at
2 Prince Consort Road
Hebburn
Tyne and Wear
NE31 1EH

Date 12th March 2015



Introduction

This Design & Access Statement has been prepared by BWArchitecture and is submitted on behalf of the property owner.

Amount of Development.

This proposal is to build eight, five bed-roomed new dwellings.

Layout

Each unit contains a single garage, study, utility, cloak room, kitchen and dining room on the ground floor. 2 double bedrooms, bathroom and a living room on the first floor. A master bedroom with an en-suite, 2 bedrooms and bathroom on the second floor.

First and second floors have balconies at the rear over looking the river. Each unit benefits from having front and rear gardens with hard and soft landscaping.

Scale

The scale of the proposals reflects the size of the large plot of land and still retains a suitable garden area to the front and rear. There is more than adequate parking facilities and refuse vehicles can enter and leave the site in forward gear.

Landscaping

The site was an industrial area and there were no trees or landscaping within the development. A landscaping scheme is proposed for the new development.

Appearance

This design development has sought to take full advantage of the riverside frontage and magnificent views.

The proposed building and the views have been maximized to enhance both the appearance of the river frontage and the amenity of the occupants in the dwellings.

Each dwelling will have external balconies and vistas across the river towards Newcastle.