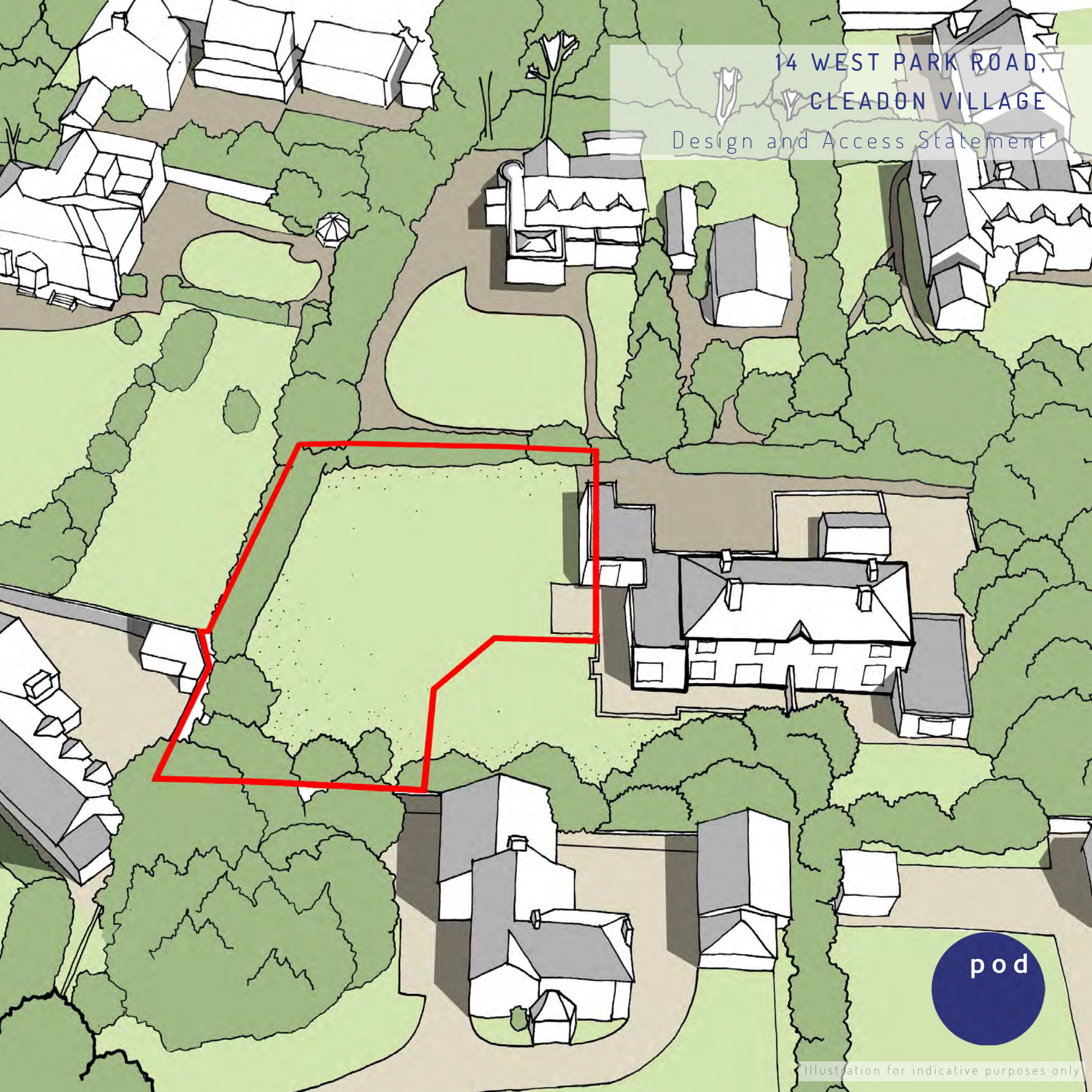


14 WEST PARK ROAD,
CLEADON VILLAGE
Design and Access Statement



JANUARY 2026

This document is formatted for double sided printing.

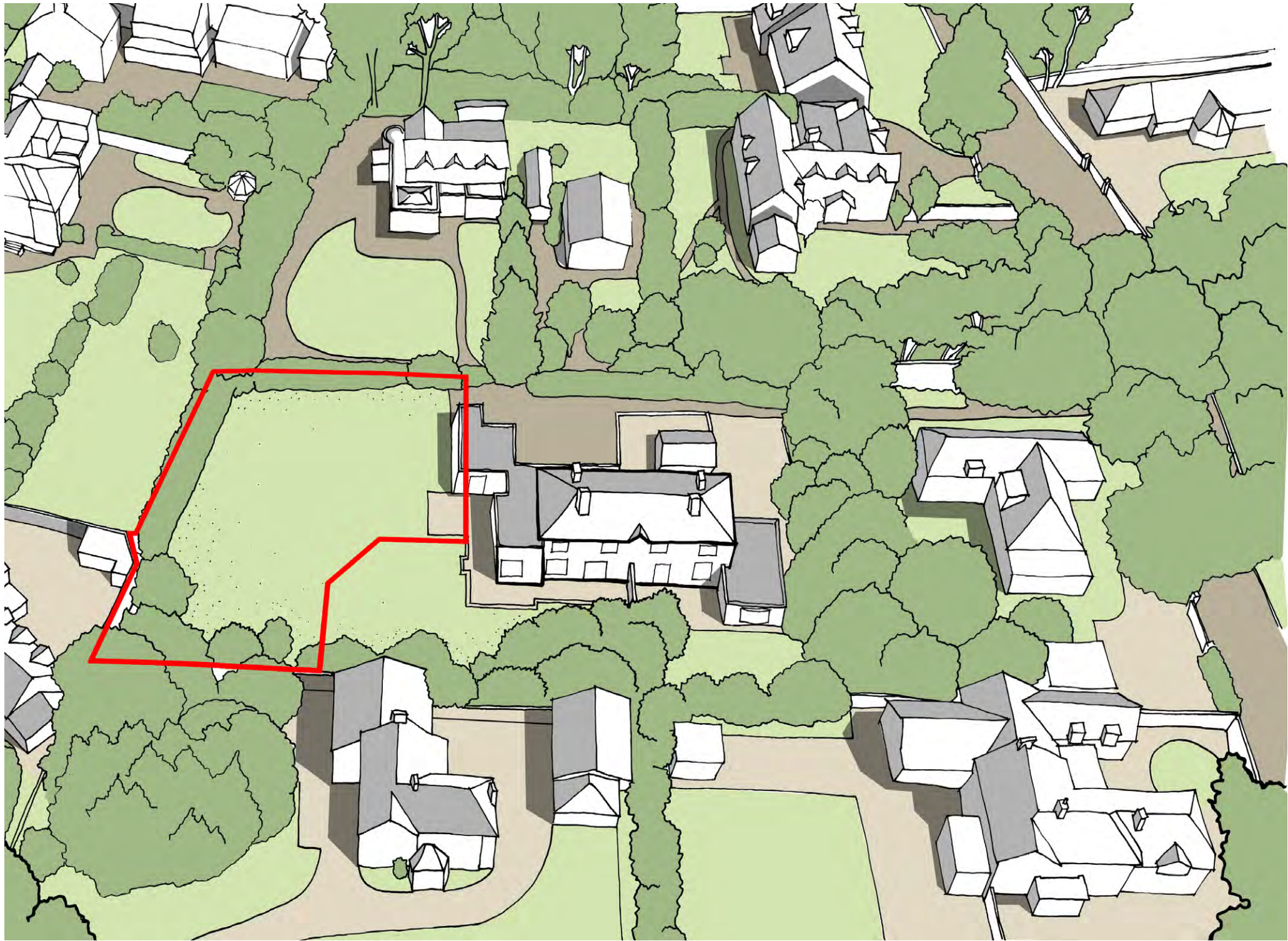
Pod Newcastle
Toffee Factory
Lower Steenberg's Yard
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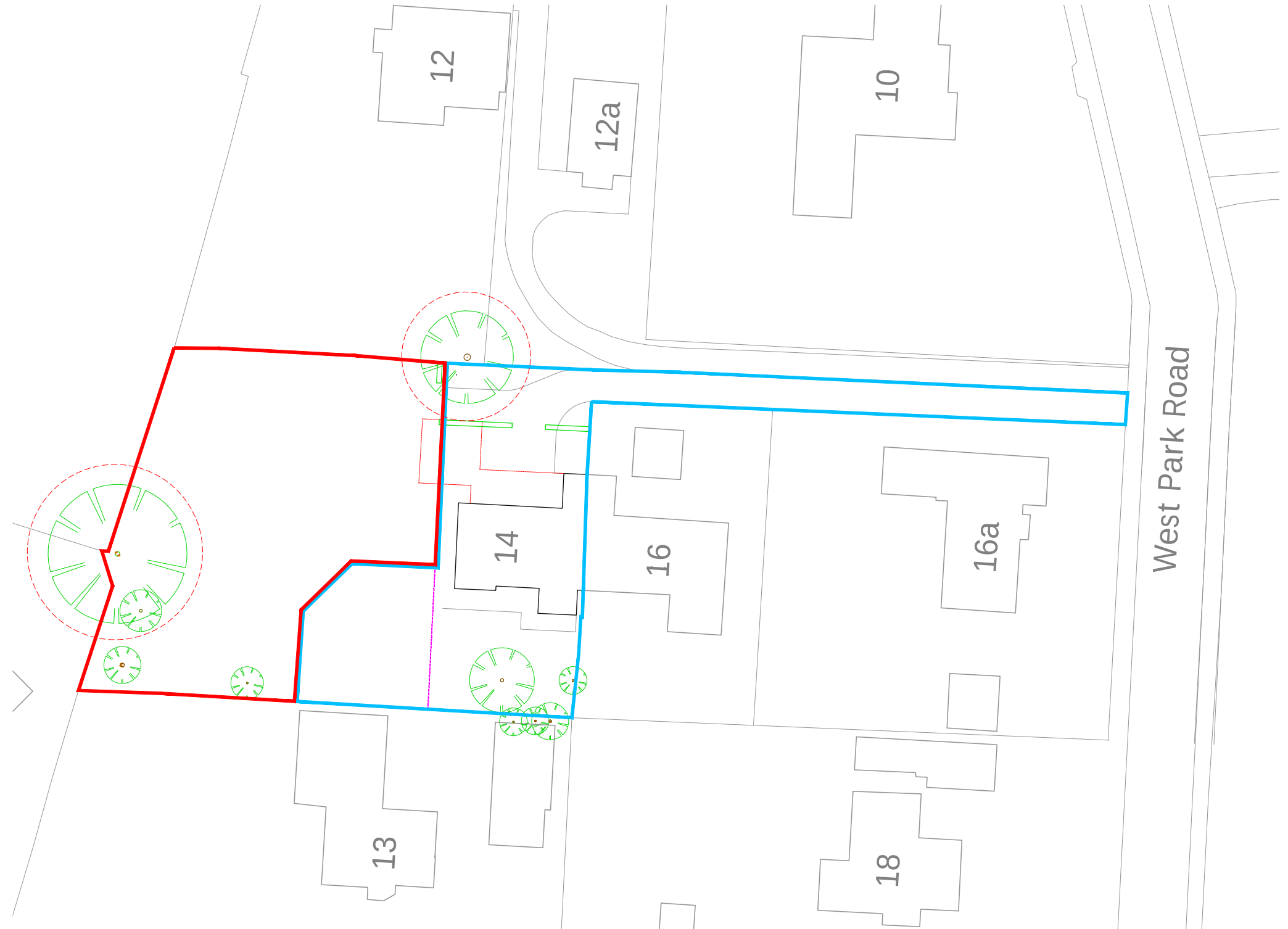
phone:
0191 495 7700

01	I Introduction
02	I Site History
03	I Site Photographs
04	I Site Analysis
05	I Consented Application
06	I Scale and Massing
07	I Prescedents
08	I Layout
09	I Apperance
10	I Design Development





Coloured Sketch Layout



Existing Site Plan

The site is located off West Park Road in Cleadon, Sunderland and accessed via a private narrow lane.

02 | Site History

No.14/16 is the only semi-detached property on West Park Road. The surrounding properties are all detached, many with large coach houses, outbuildings and attached greenhouses. All the entrances are south facing. Despite No 14/16 being the only semi-detached properties, they appear to be part of the first phase of development rather than a later insertion.



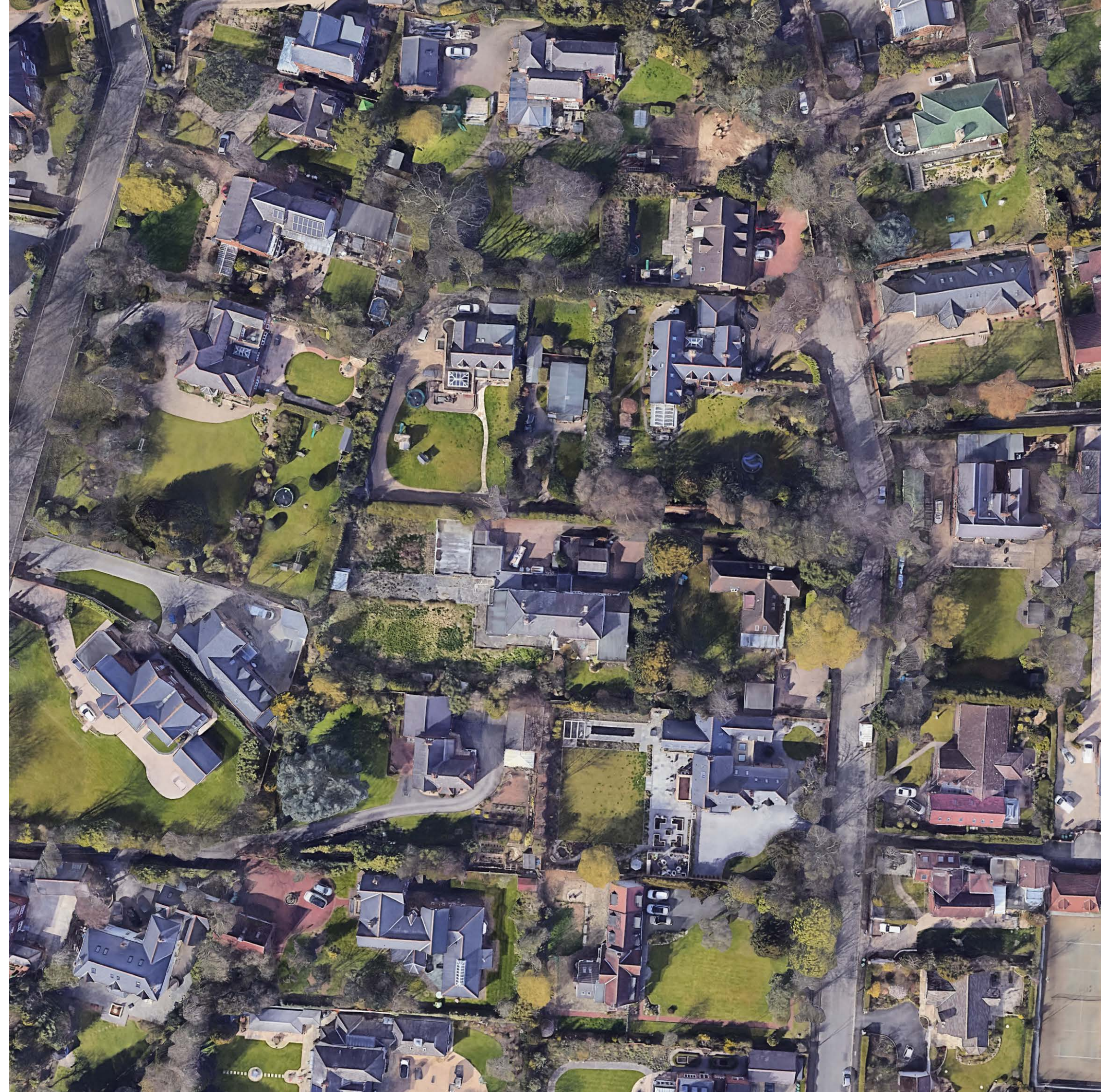
1913/19

The site was developed c.1913 with two semi-detached dwellings constructed with mirroring plans. Entrance porches were located on the south facing elevation like other detached properties in the surrounding area. Rear porches and coal house off shoots are apparent to the back of the house on the north elevation. The main drive to the properties cuts across the southern half of No.16's plot.



1939/46

A new access road to No.14 was created along the north boundary of No.16's plot around the mid-20th century. The green houses and the original outbuildings had been removed, but a new garage/outbuilding had been constructed within No.14's plot facing the newly created drive. New outbuildings and extensions were added to other properties in the surrounding area.



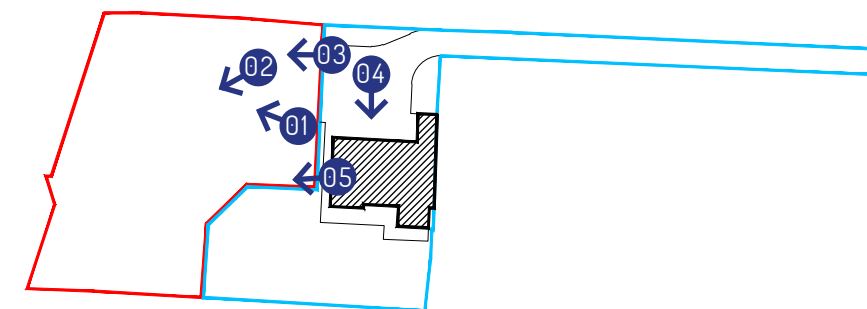
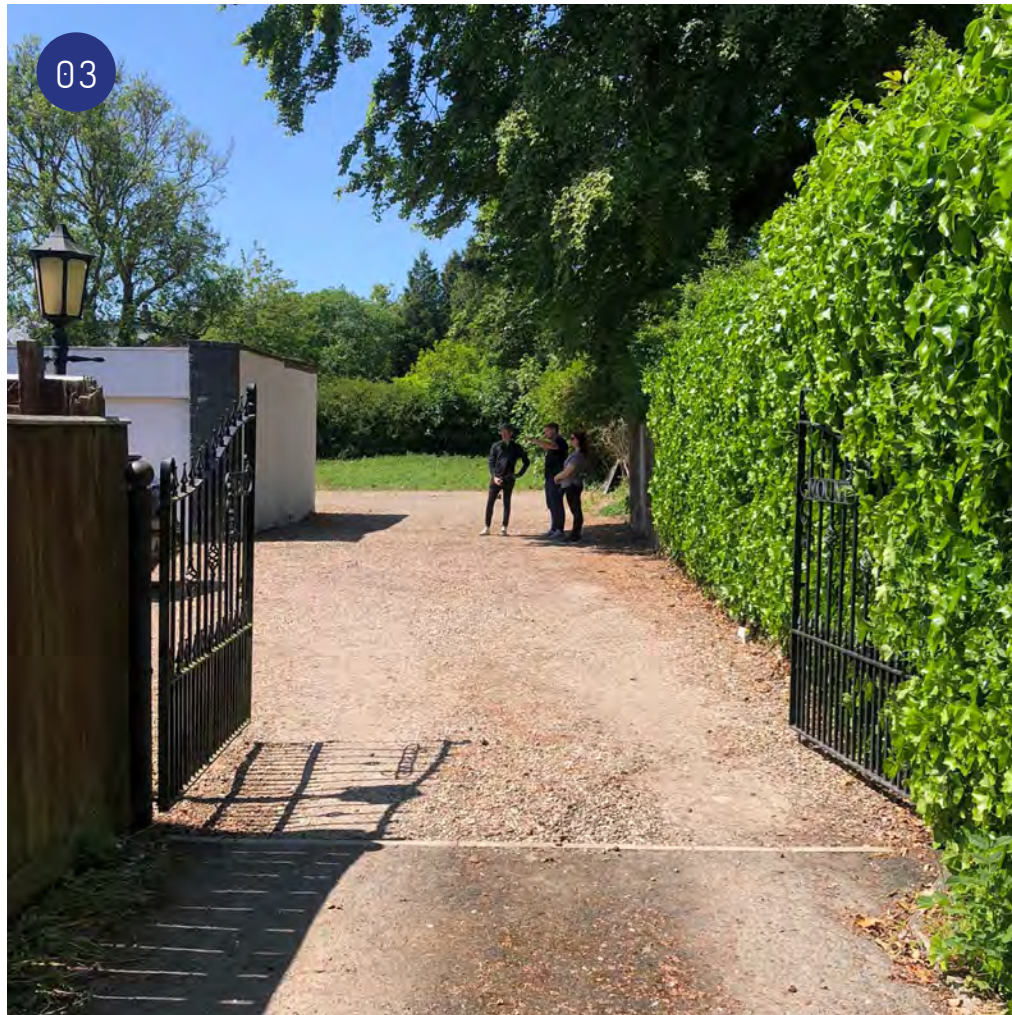


Photo Key Plan

03 | Site Photos

The photos within this section were taken during a site visit which allowed the design team to explore the constraints and opportunities the plot has to offer. Access in and out of the site and privacy of the existing house and surrounding houses were of key importance.

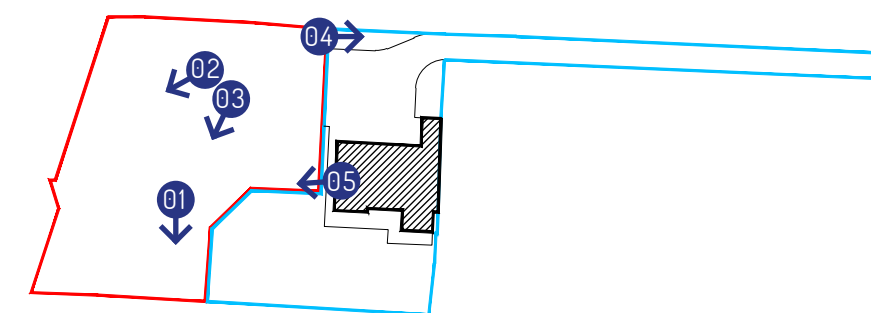


Photo Key Plan

Side gable of 13 West Park Road
at Southern Boundary

Property No. 11a
Underhill Road

Protected Tree at
Western Boundary

Large Hedge at Northern
Boundary



Site Photomontage

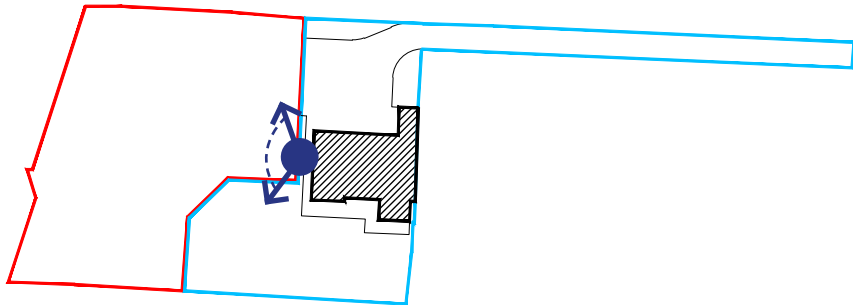
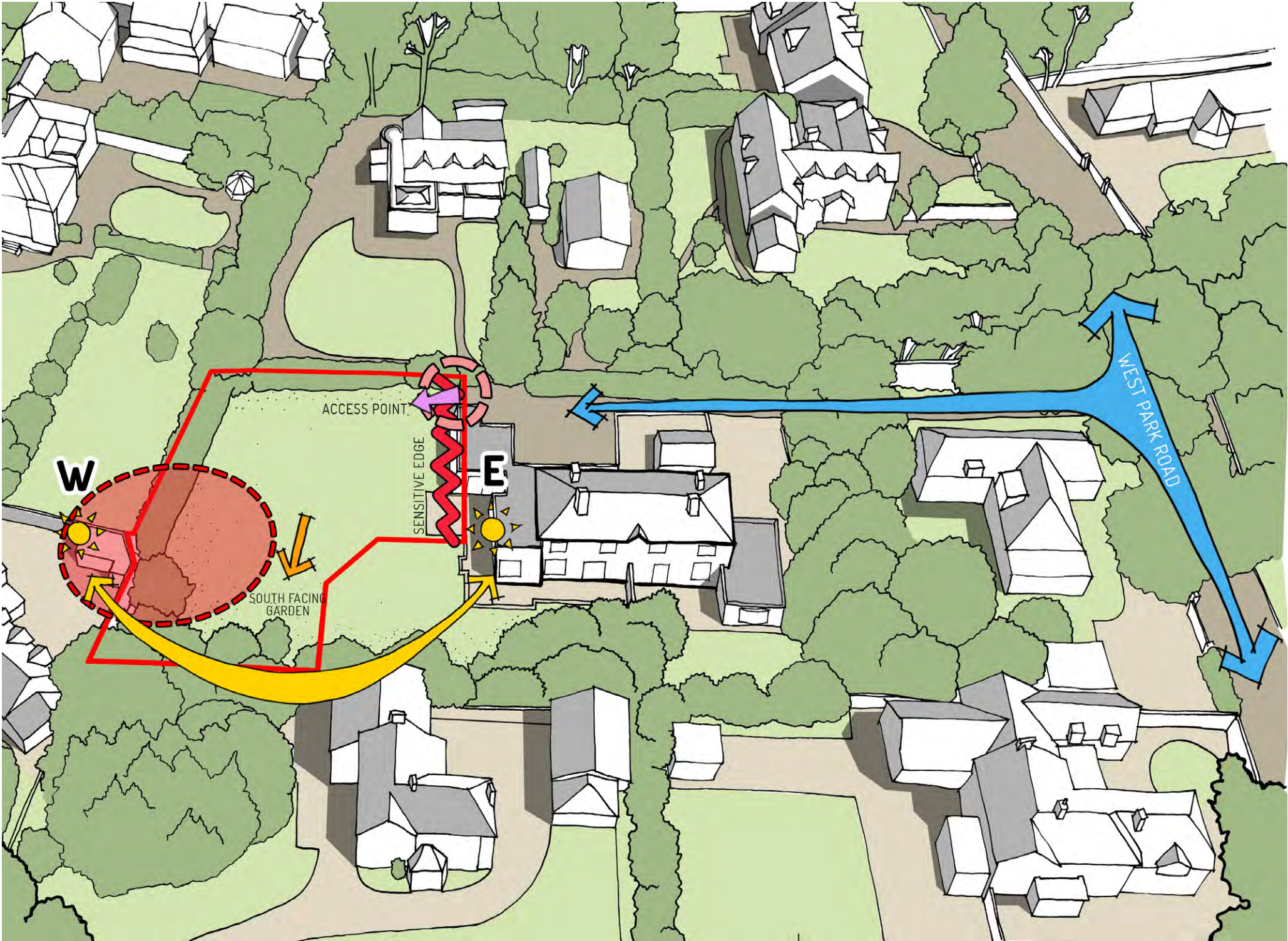


Photo Key Plan





Constraints and Opportunities Diagram

KEY

- Primary Access Road
- Redline Boundary
- Access Point
- Sensitive Edge
- Tree and RPA
- Sunpath
- Views

Constraints and Opportunities

The nature of the site brings with it a series of constraints and opportunities that must be considered within any proposed development moving forward outlined below and in the diagram opposite.

Cons:

- Sensitive Eastern boundary with proximity to existing dwelling
- Large protected ash tree with RPA
- Car turning point needed

Opps:

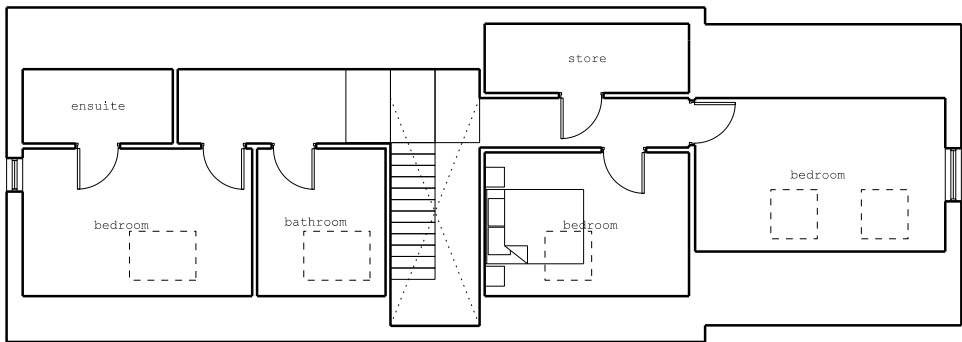
- South facing garden
- Large privacy distances to surrounding properties
- Good access
- Relatively flat site

05 | Consented Application

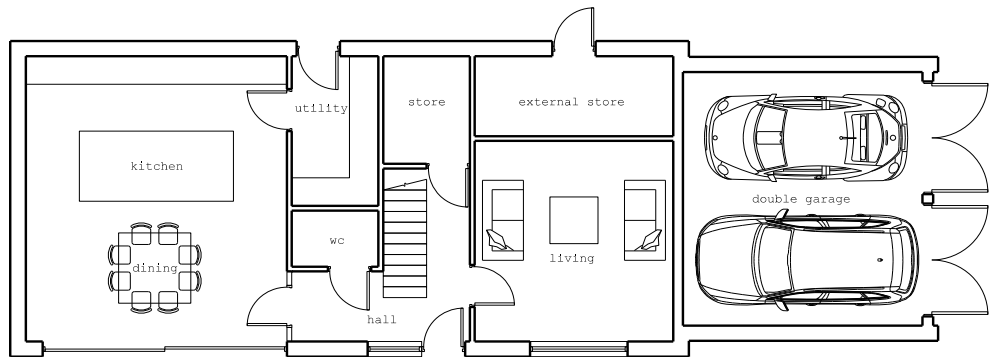




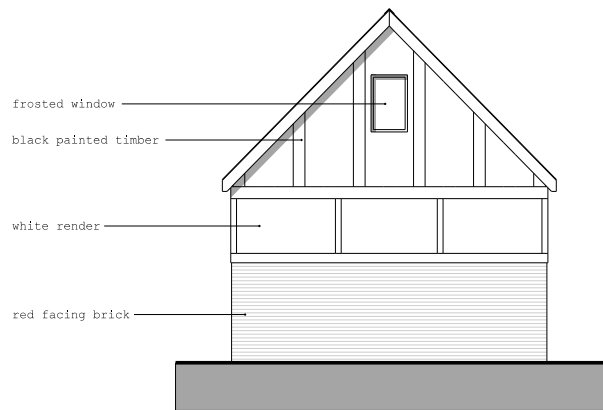
Roof Plan



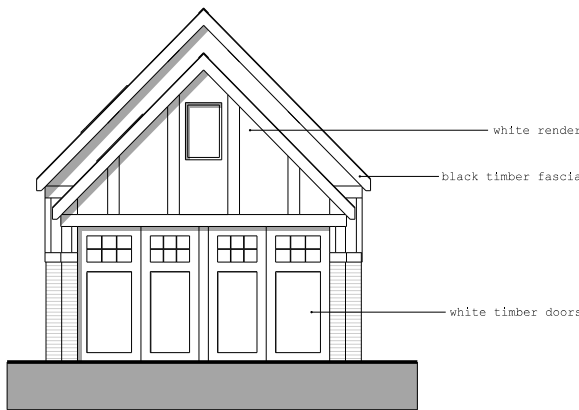
First Floor Plan



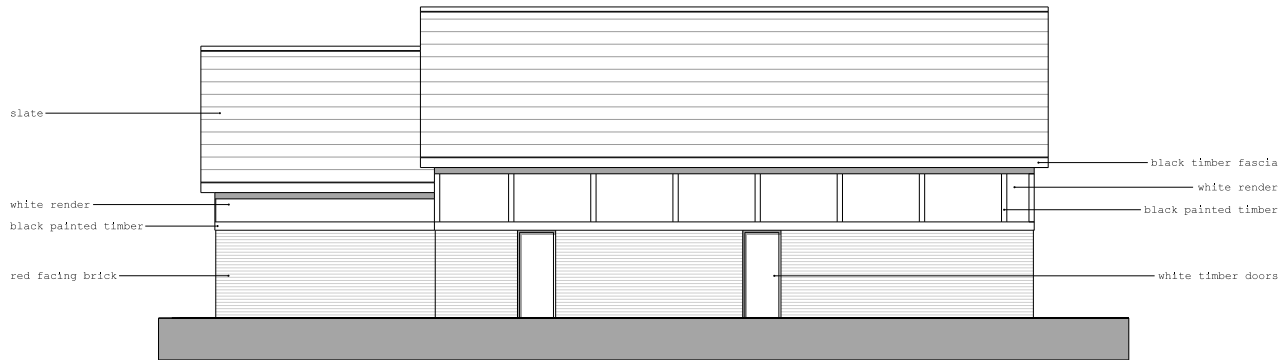
Ground Floor Plan



West Elevation



East Elevation



North Elevation



South Elevation

06 | Scale and Massing

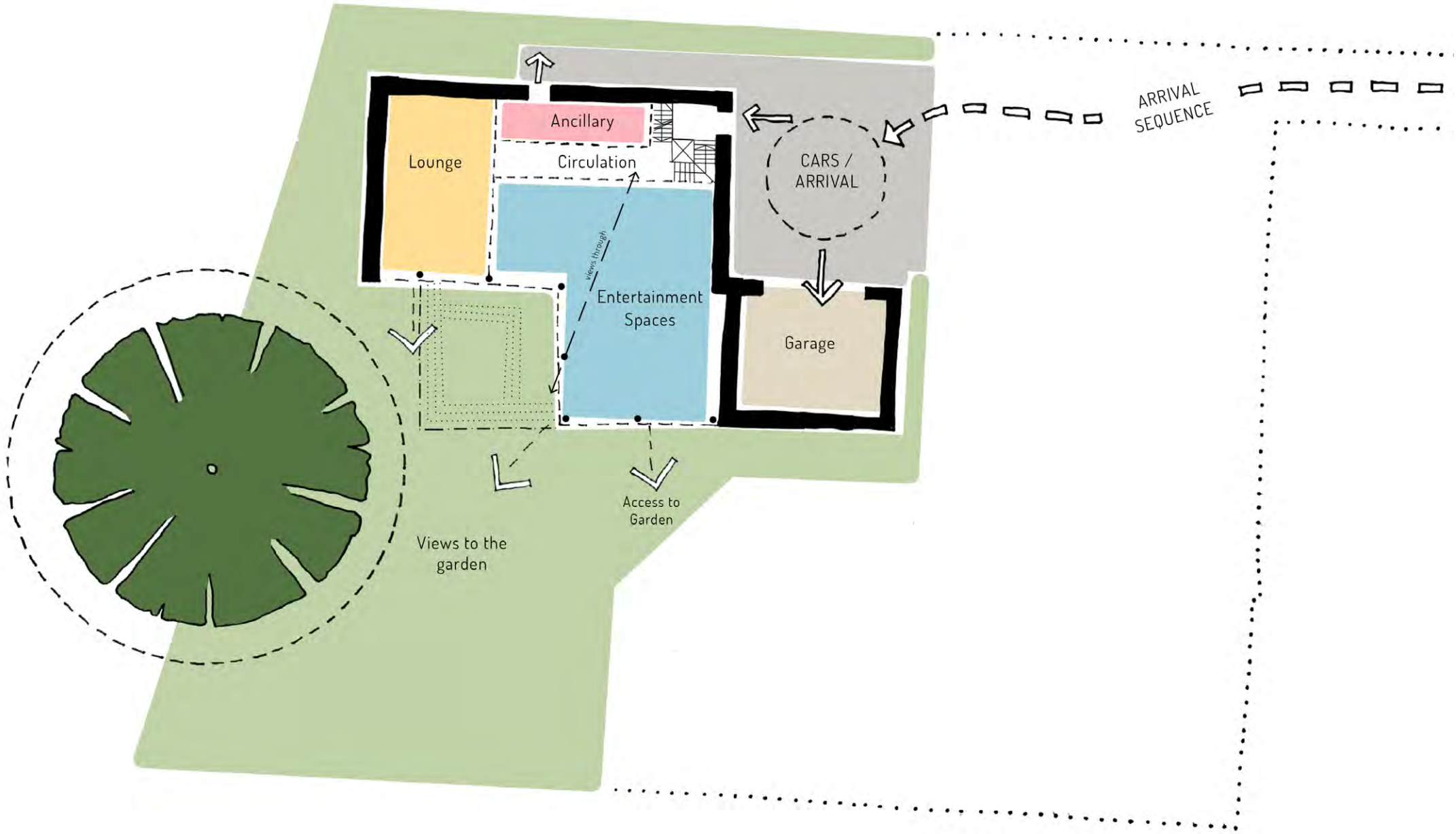
The proposal is for 1 no, four bedroom dwelling on the proposed plot at West Park Road. The dwelling also includes an attached double garage and a south facing private garden featuring a range of soft and hard landscaping features. The proposed property is for residential use by the client and intends to be their family home.

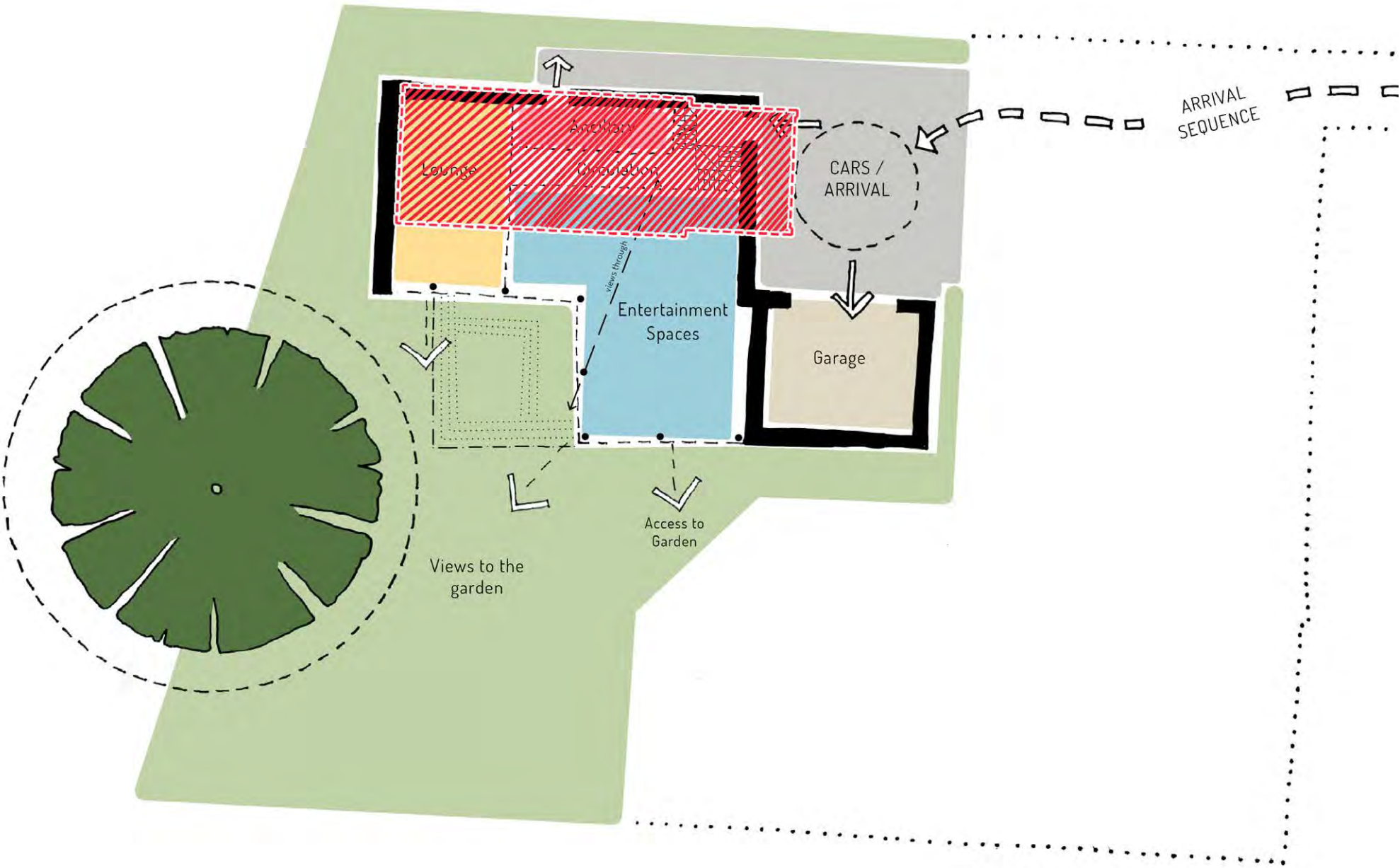
In line with the constraints and opportunities identified within the site boundary, the proposed plot footprint roughly follows the same location as the existing approved footprint. The proposal sits outside of the root protection area of the large ash tree and retains the same distance from the northern boundary. The dwelling meets all plot separation distances and includes the following key parameters :

- The proposal will retain a similar form to the approved scheme, complying with the maximum ridge height approved by the Council.
- The proposed double garage will now face away from West Park Road.
- A larger parking area is proposed to allow cars to park and manover in and out of the plot.
- The northern elevation remains the same distance from No.12 West Park Road and will remain a closed elevation with minimal openings.

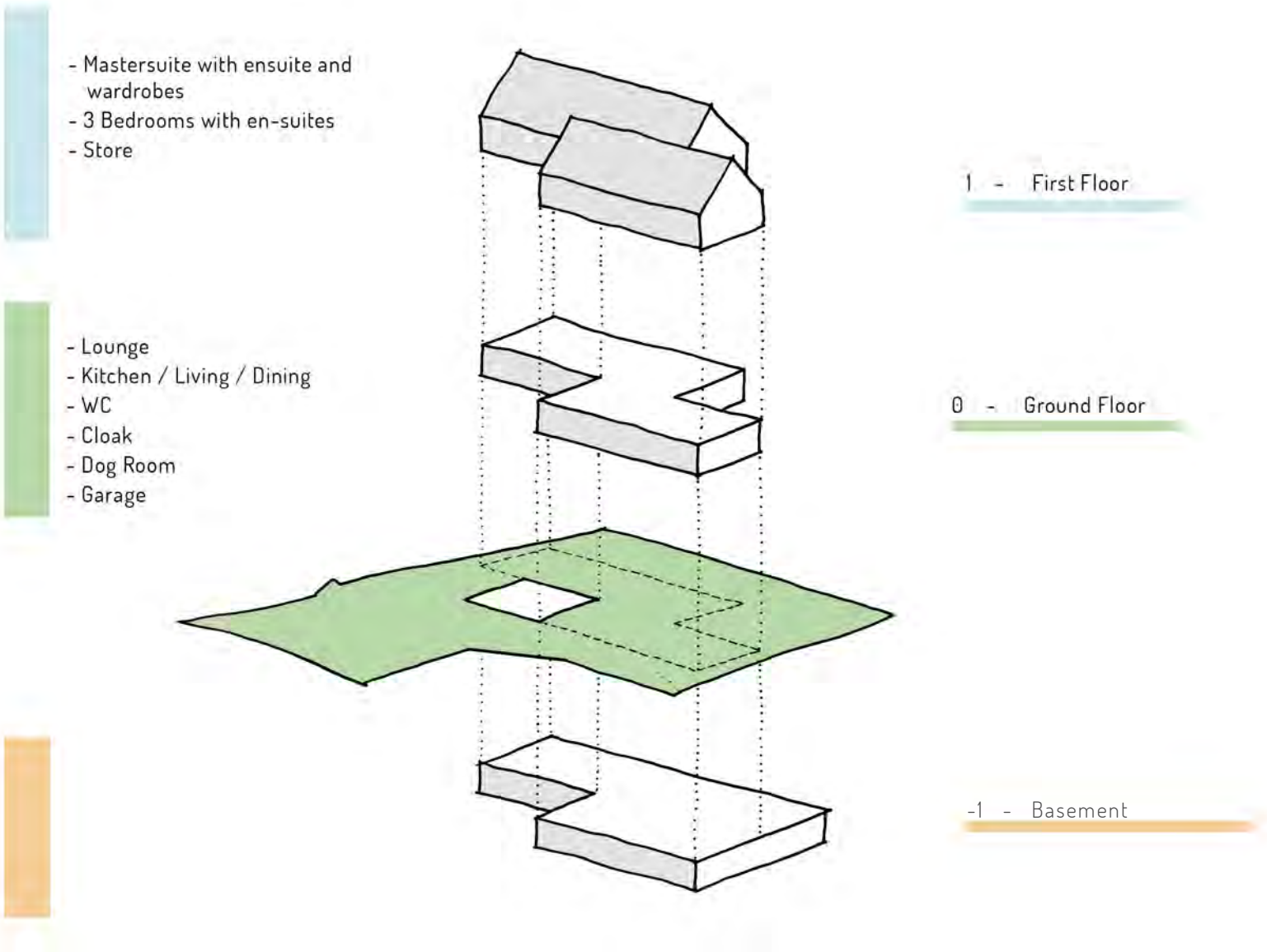
The visual amenity of proposed neighbouring dwellings has been considered throughout the design process. The dwellings form and internal layout is orientated towards the private garden to the south of the plot.

The proposal will also ensure to comply with the approved maximum ridge height and prove consistent with the massing of neighbouring plots.





Sketch proposal with approved planning footprint



Massing sketch with floorplan considerations



01 -Chamberlain Architects

02- MXMA Architecture and Design

03 - LK&PROJEKT Architects





01 - DTM Interiors: Modern House

02 - Drew Mandel Architects: Ballantrae Country House

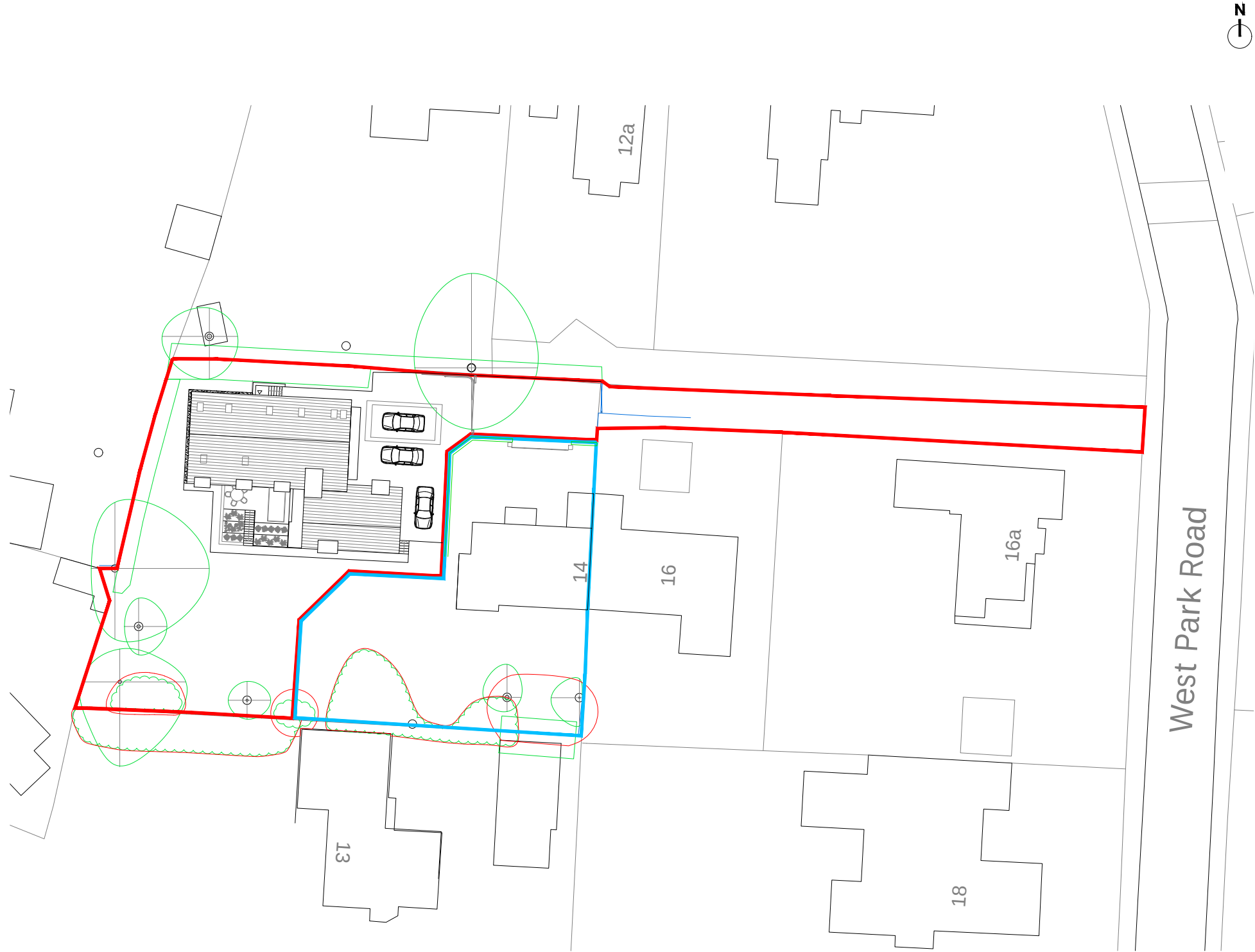
03 - Drew Mandel Architects: Ballantrae Country House

04 - Drew Mandel Architects: Ballantrae Country House

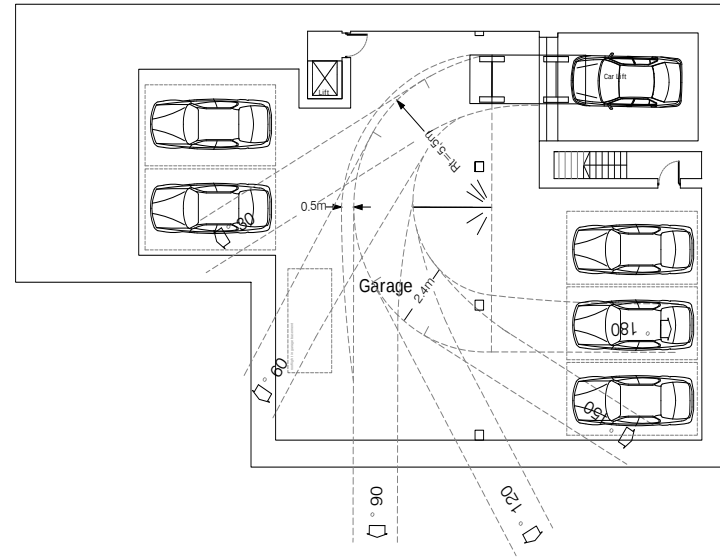
05 - MXMA Architecture and Design: Chalet Morin Heights



Coloured Layout

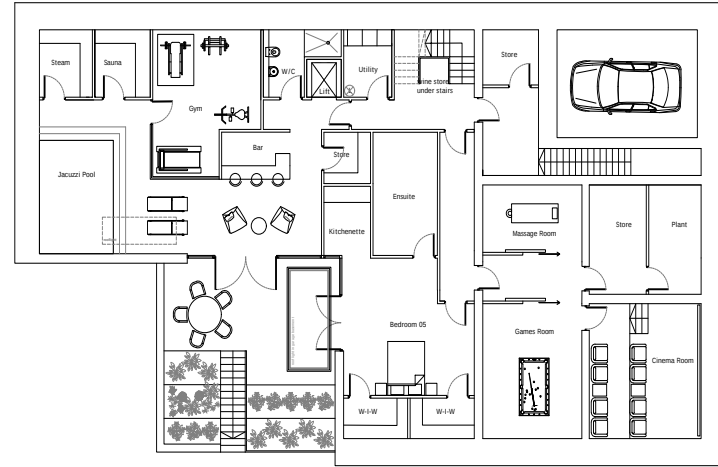


Proposed Site Plan



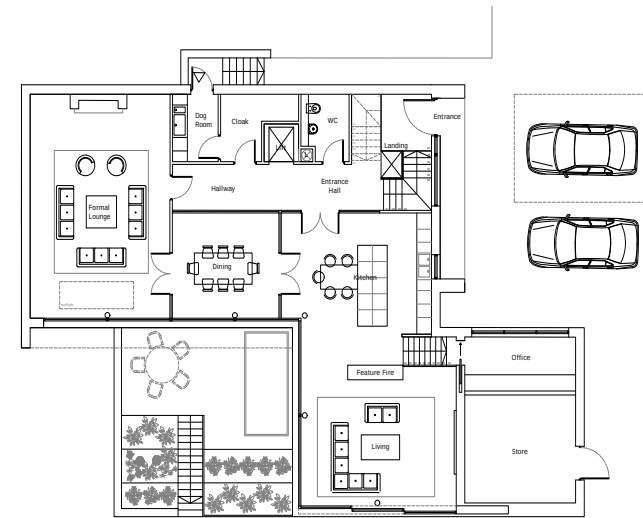
Basement -2 Floor Plan (nts)

The lower basement level is dedicated to garaging, forming a discreet and secure parking floor beneath the main accommodation floors. The layout allows for comfortable vehicle manoeuvring while incorporating ancillary storage and servicing space.



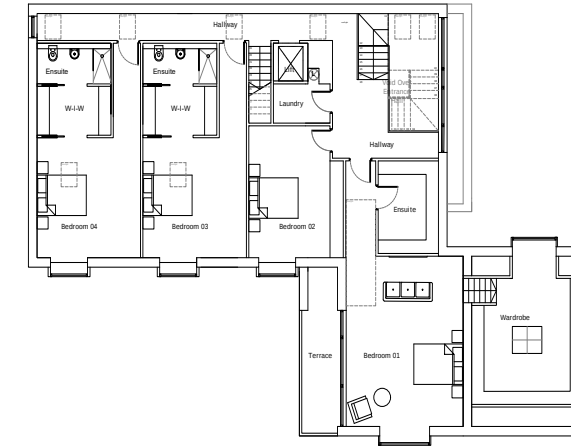
Basement -1 Floor Plan (nts)

The basement level features a fitness/wellness suite with a bar and jacuzzi pool. A self contained guest suite will also be housed within the basement with access out to the sunken garden area. It is envisaged that the sunken garden will allow natural light into habitable areas within the basement. A car lift will be installed within the driveway of the home to allow an additional cars to be stored in a parking garage based on basement level -2.



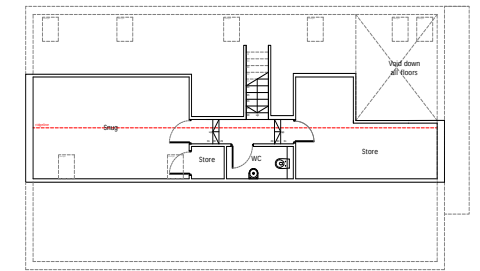
Ground Floor Plan (nts)

The ground floor features a double height entrance hall with a stair void extending down to the basement level. Ancillary spaces are situated to the northern part of the floorplan, and living spaces to the south. The southern elevation to the ground floor will benefit from floor to ceiling glazing allowing aspect over the garden and natural light into the living spaces.



First Floor Plan (nts)

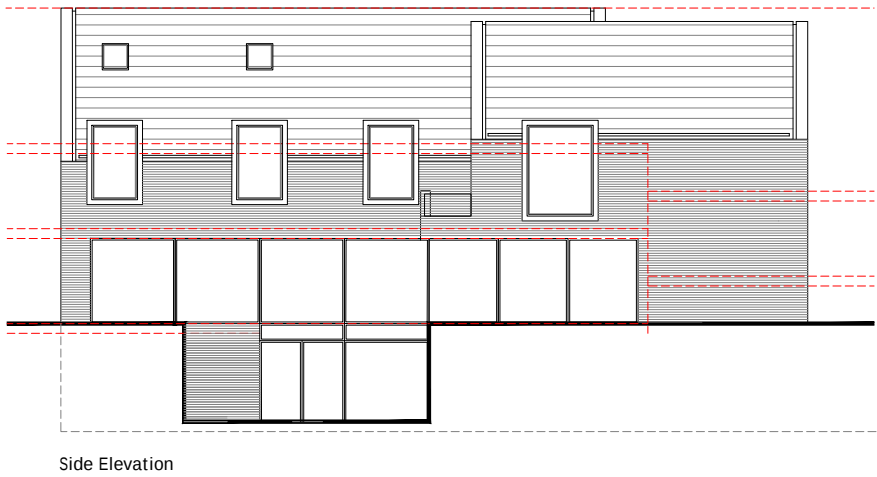
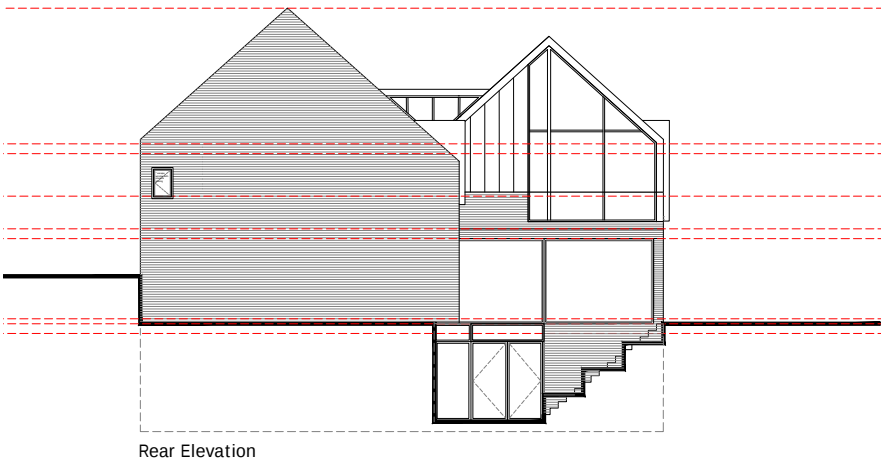
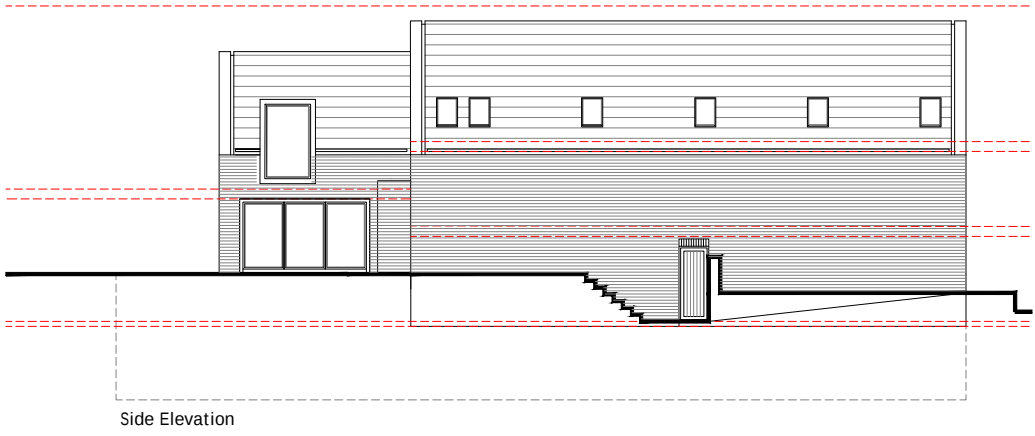
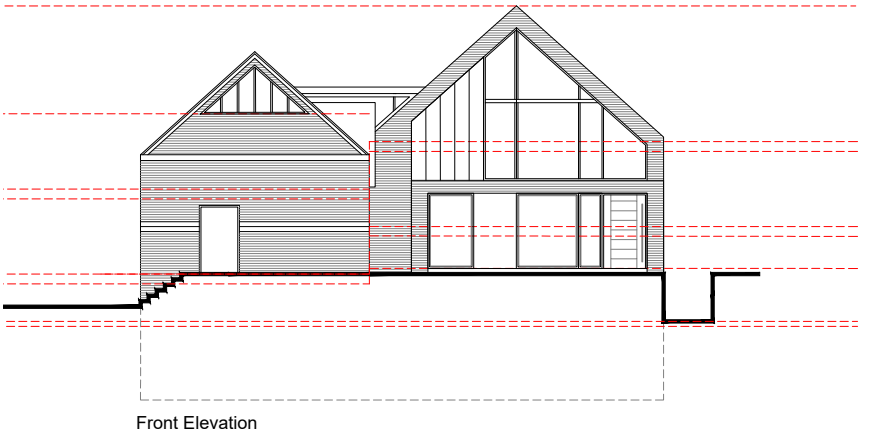
The staircase from the ground floor leads occupants up and around a central void and to a landing on the first floor. Three bedrooms are located within the form of the main house, with the master suite located to the southern gable extension. The location of the master allows the main aspect of the bedroom to overlook the garden to the south of the plot. The master suite also benefits from a separate large en-suite and walk in wardrobe.



Second Floor Plan (nts)

A secondary staircase leads up to the attic accommodation, where a snug, WC and store are neatly arranged within the roof space. Habitable rooms are confined to areas benefiting from a head height in excess of 2000mm, ensuring comfortable and practical use.

08 | Appearance



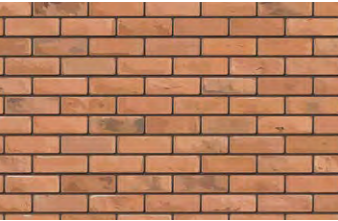
Example Potential Materials



Buff Bricks



Buff Bricks



Red Brick



Copper



Slate Roof



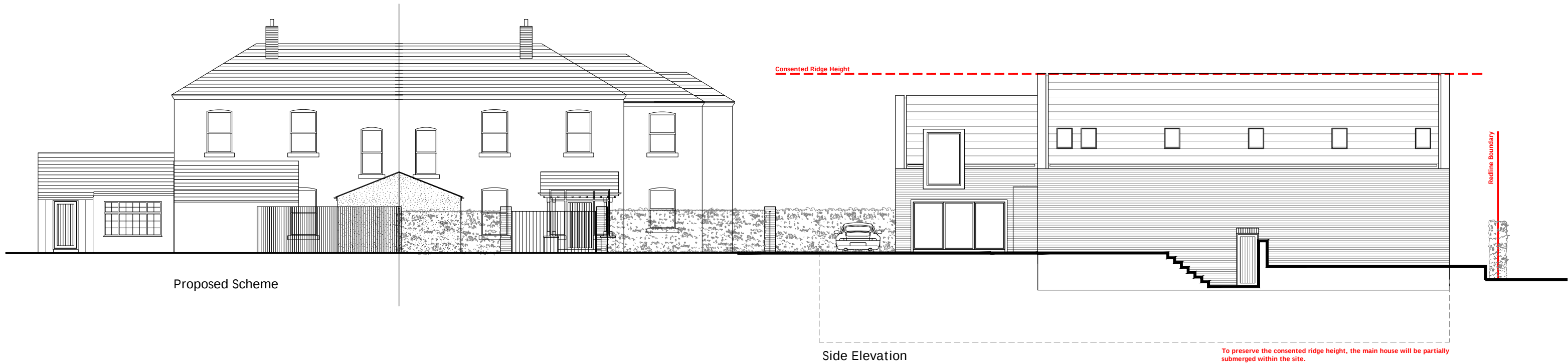
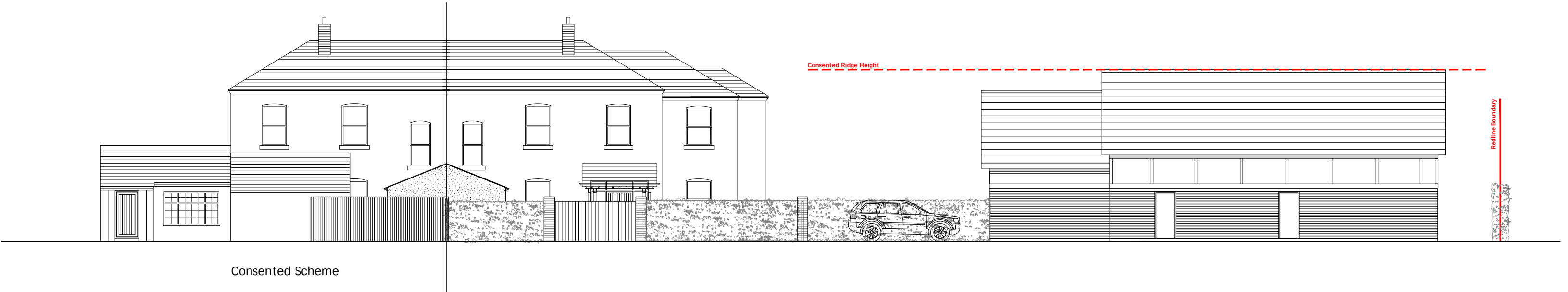
Precedent Images

3D Views





Comparative Elevations



01



10 | Design Development

02



03

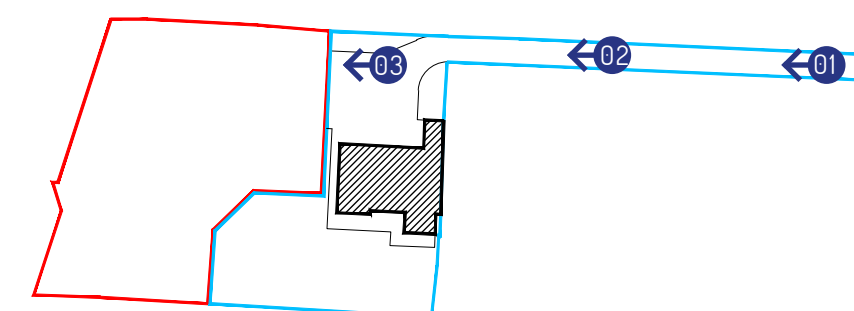
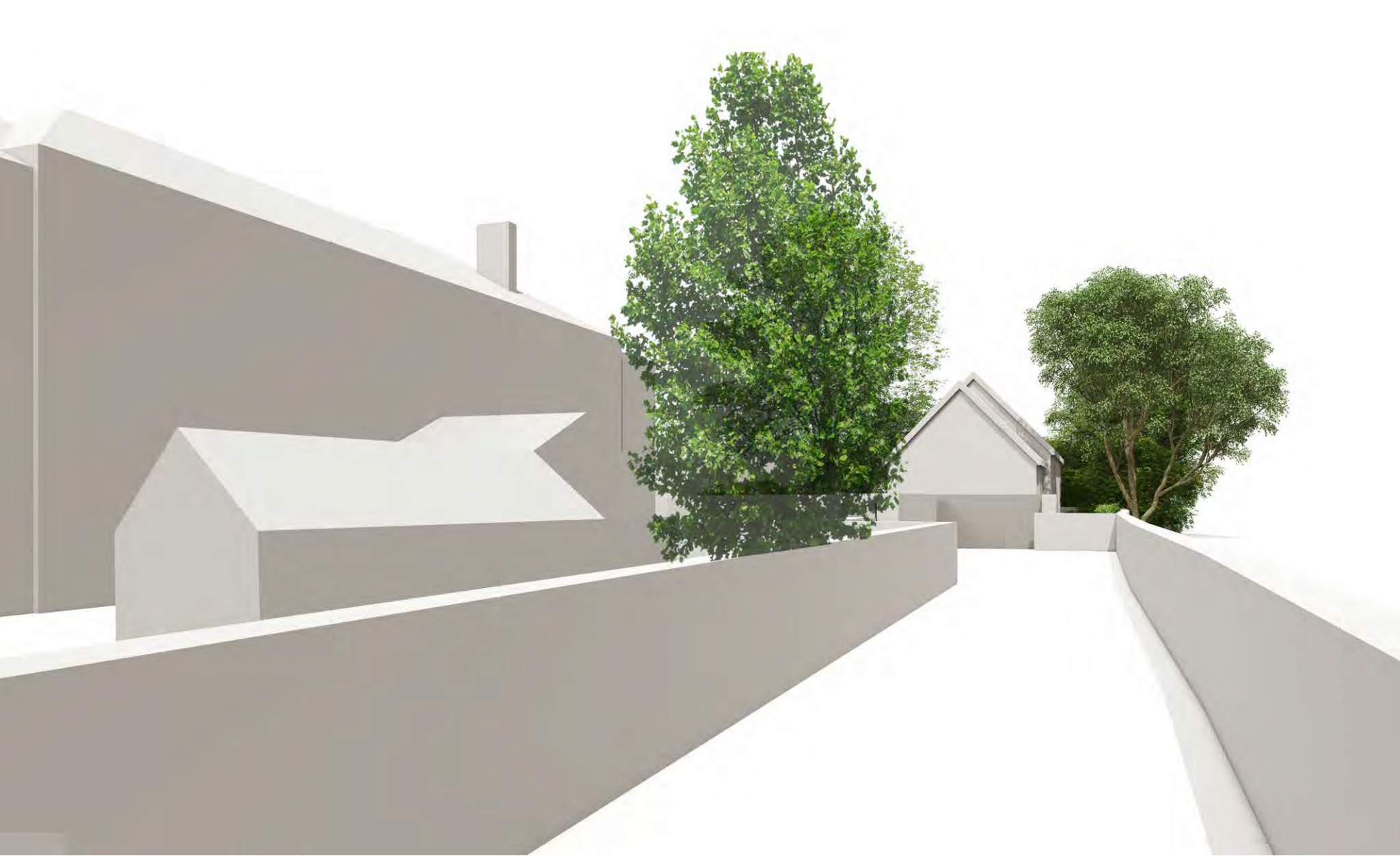
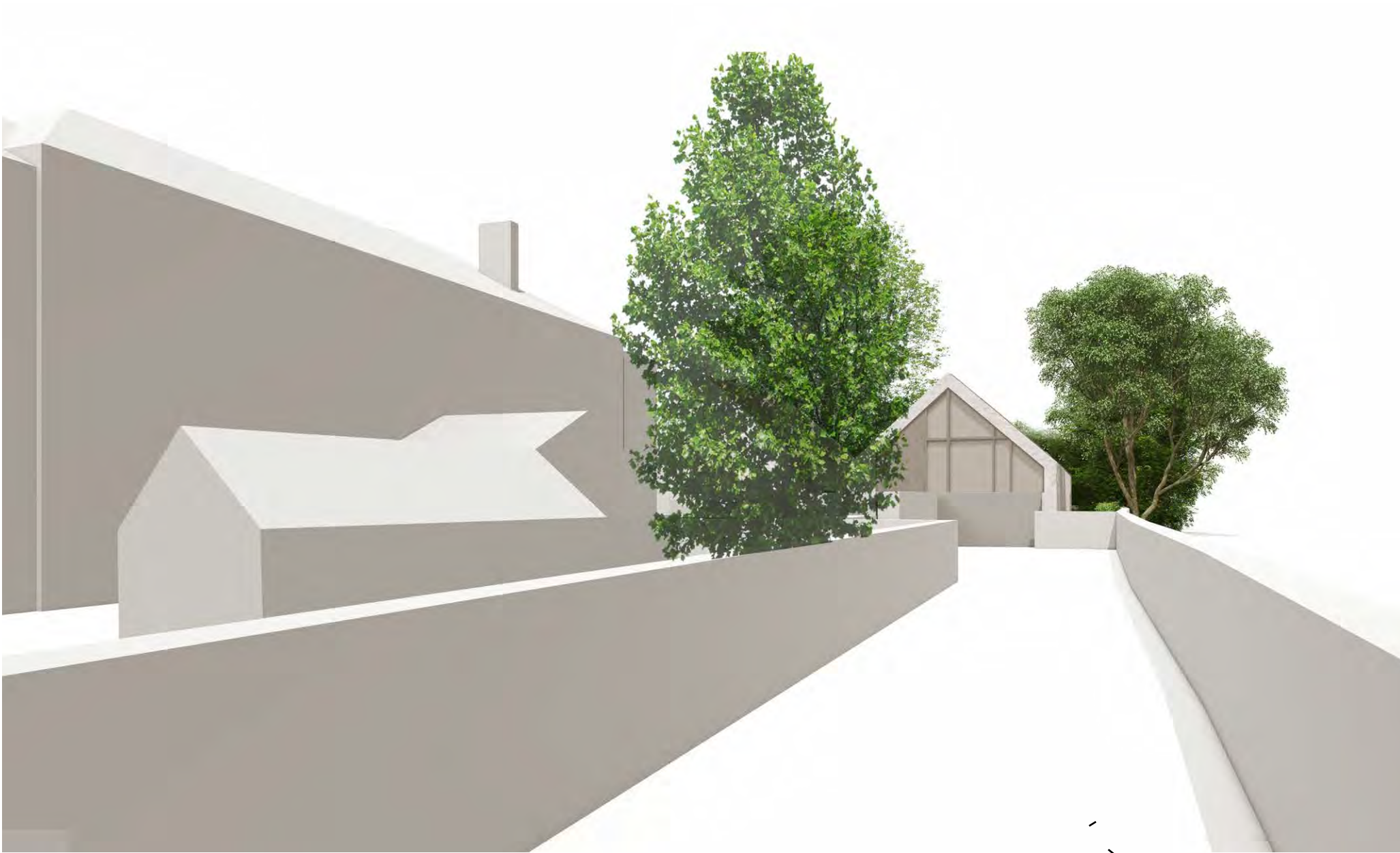


Photo Key Plan

Driveway Design



Consented



Proposed

