

BROUGHAM LODGE,
9 LABURNUM GROVE,
CLEADON VILLAGE
Design and Access Statement



APRIL 2026

This document is formatted for double sided printing.

Pod Newcastle
Toffee Factory
Lower Steenberg's Yard
Newcastle Upon Tyne
NE1 2DF

Email:
info@podnewcastle.co.uk

phone:
0191 495 7700

Contents

01	I Introduction	4
02	I Site Photographs	6
03	I Site Analysis	8
04	I Use & Amount	10
05	I Scale and Massing	12
06	I Layout	13
07	I Landscaping & Access	14
08	I Appearance	15

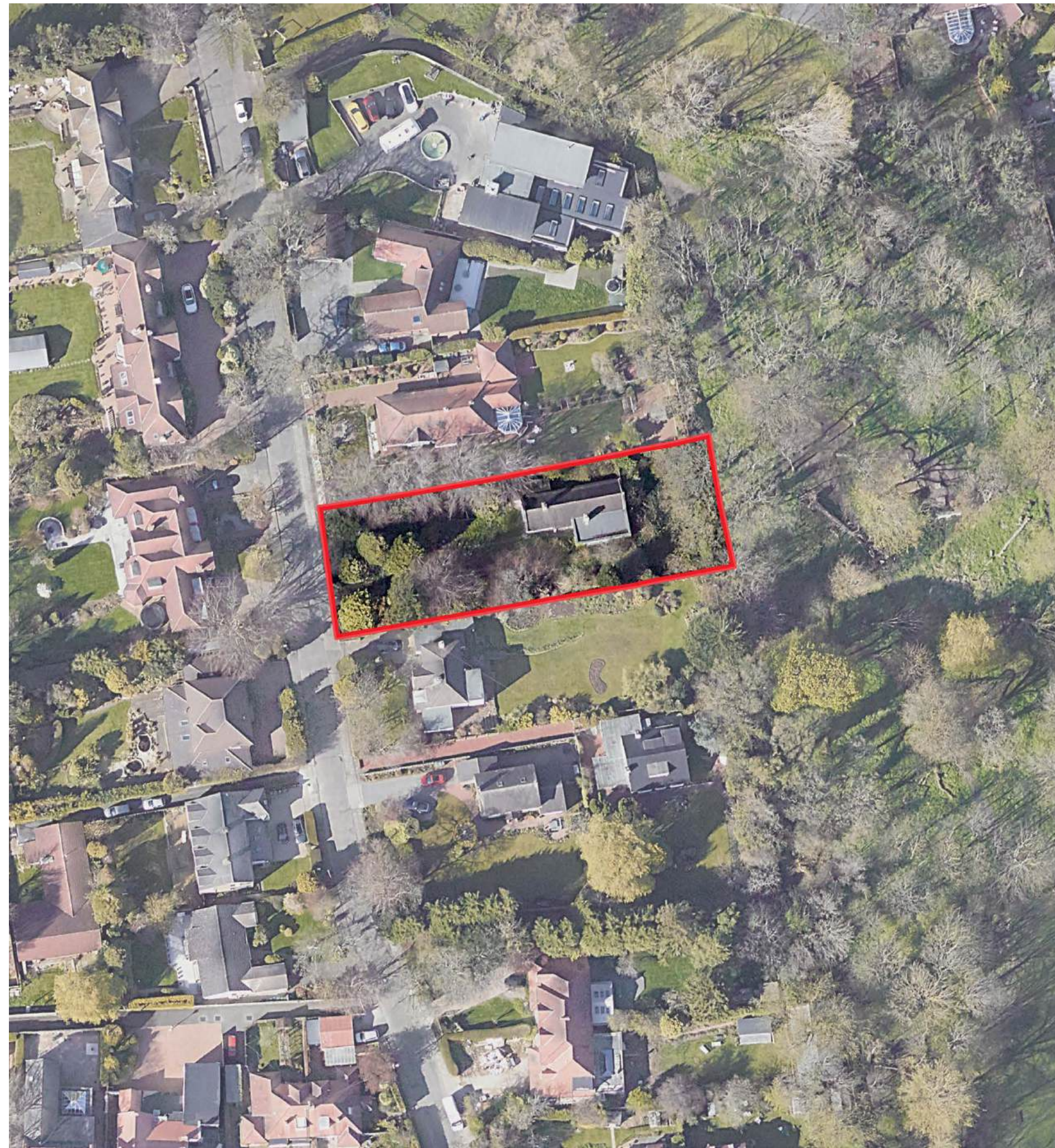
01 | Introduction

The site is located off Laburnum Grove, in Cleadon, Sunderland, and lies within the Cleadon Conservation Area.

The existing dwelling is currently not fit for purpose, with an internal layout that is constrained and does not adequately support modern family living.

This proposal seeks to demolish the existing building in full, and redevelop the site to provide a highly functional dwelling. The proposed dwelling is 1.5 storey with a detached garage and will be built at 9 Laburnum Grove.

The site comprises of approximately 14667sqft (1363sqm) of development land.



02 | Site Photos



An aerial map of a residential area labeled 'Laburnum Grove'. A red rectangular outline highlights a proposed development area. A yellow arrow points from the road on the left towards the development area. A red arrow points from the development area towards the wooded area on the right. Dimensions of 9m and 22m are marked. The map includes buildings, trees, and a sun icon.

Opportunities:

- | Key | |
|---|---------------------|
|  | Redline Boundary |
|  | Primary Access Road |
|  | Sunpath |
|  | Views |
|  | Sensitive Edge |
|  | Existing Dwelling |
|  | Land Gradient |

Constraints:

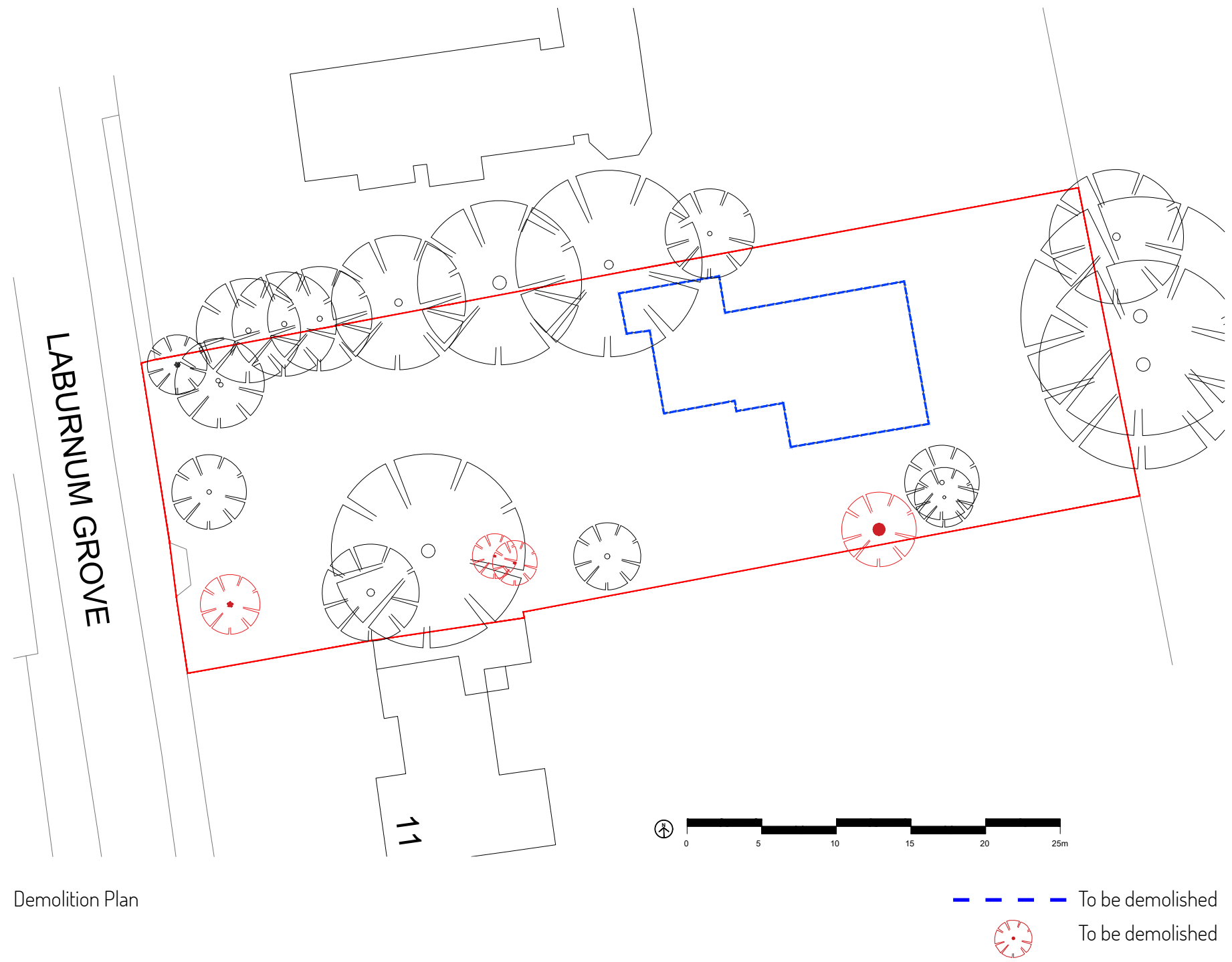
- Potential for new development to impact daylight to the neighbouring dwelling to the north.
- Existing development along the southern boundary creates a sensitive interface requiring careful design to avoid overbearing impact.
- Established vegetation should be retained where possible.

04 | Use & Amount

The proposal seeks full demolition of the existing dwelling at 9 Laburnum Grove, to be replaced by a 1.5 storey, 5 bedroom dwelling.

The proposed dwelling will be set back within the plot and designed to respond appropriately to the surrounding context. A detached garage is proposed to the front of the plot, with the private garden of the property featuring a range of soft and hard landscaping features and seating areas. The proposed property is for residential use by the client.

The gross internal floor area of the proposed dwelling is approximately 5134sqft (447sqm).



05 | Scale and Massing

The scale and massing of the proposed dwelling has been carefully considered to ensure compatibility with neighbouring properties and the wider character of the area. The dwelling responds to all site constraints highlighted, and ensures appropriate separation distances to all boundaries, protecting neighbouring properties.

The front elevation is set in excess of 30m from the site boundary where a feature gable projection provides depth to the front facade.

To the northern boundary, the dwelling maintains a separation distance of approximately 9 metres to the neighbouring dwelling, ensuring no adverse impact in terms of overlooking or loss of light.

Keeping the dwelling to 1.5 storeys reflects the scale of surrounding development and ensures appropriate form within the plot, allowing it to be respectful of neighbouring development.

The visual amenity of proposed neighbouring dwellings has been considered throughout the design process. The dwellings form and internal aspect has been designed with its principal outlooks being oriented towards the private gardens, with careful consideration given to the positioning of openings. Window placement has been arranged to minimise overlooking on neighbouring properties, with limited openings provided on elevations facing close boundaries where appropriate.



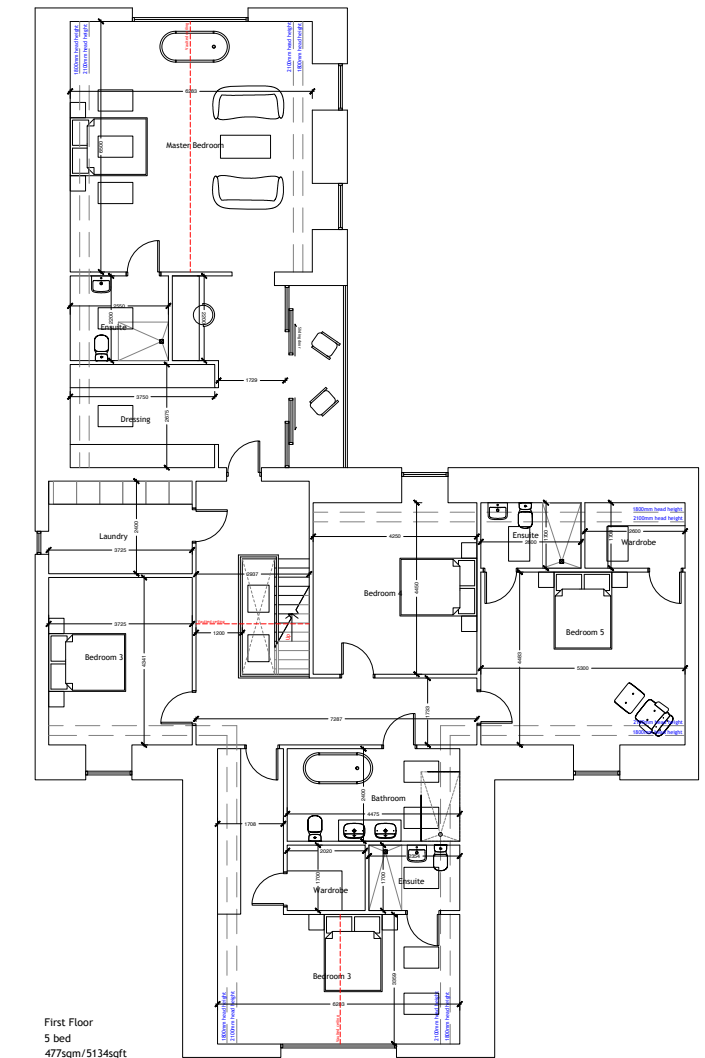
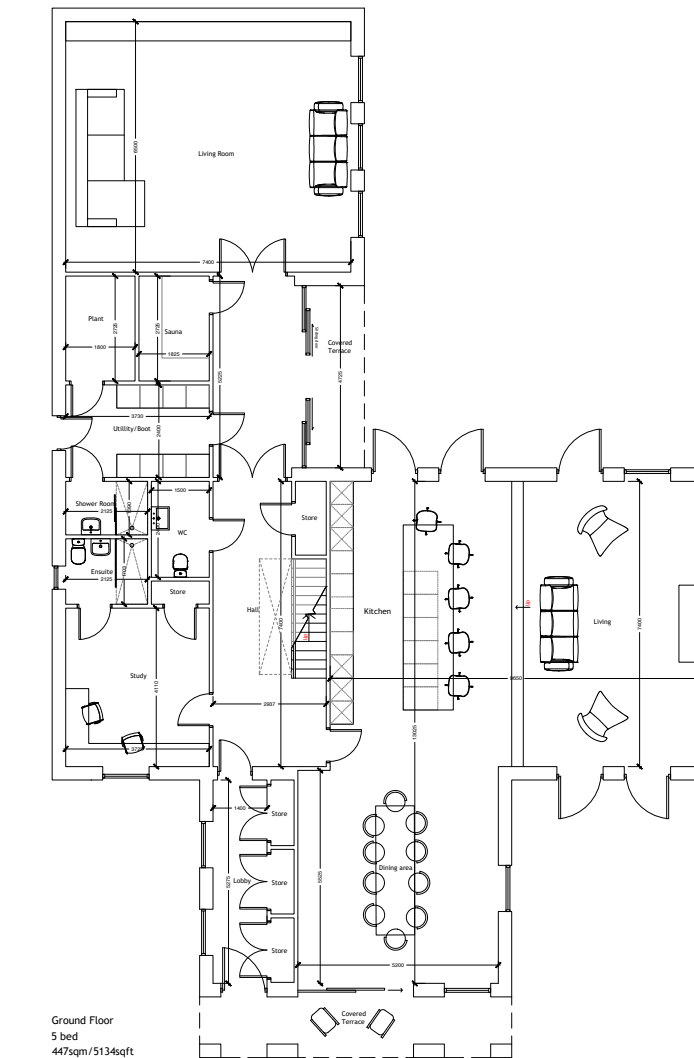
06 | Layout

As an overarching design principle, the ground floor has been organised to position the primary living space to the rear of the property creating a strong relationship to the private garden. More private and utility spaces are located within the central core of the plan, where access to natural light and outward views is more limited. This strategic arrangement allows the southern façade to be opened up, maximising daylight penetration and outwood views.

The entrance into the property is set within a recessed, covered terrace, creating a defined and sheltered point of arrival. This leads to a clearly defined entrance hall, which links to the central circulation space of the dwelling. From this central space, access is provided to the ground floor WC, a study, with a utility and formal living room to the rear.

To the right of the entrance hall the plan opens into a generous open-plan kitchen/living/dining area. The space is arranged to maintain clear sightlines across its full width, reinforcing a sense of openness and cohesion while allowing for distinct functional zones. The open-plan kitchen, living, and dining space capitalises on its south facing position by establishing a strong relationship with the outdoor area, with entrances to both the front and rear gardens from this point. This allows the space to open fully to the garden, encouraging natural light, enhancing views, and enabling a seamless flow between indoor and outdoor living spaces.

The staircase provides access to five bedrooms and the primary bathroom located on the first floor. The principal suite occupies the entirety of the rear gable of the property and incorporates a generous walk-in wardrobe, spacious en-suite bathroom, and private terrace, forming a well-defined private retreat within the home.



07 | Landscaping & Access

Boundary treatments will be installed to secure a coordinated approach between the plot and its neighbours. These elements are illustrated within the accompanying boundary treatment plan submitted as part of this application.

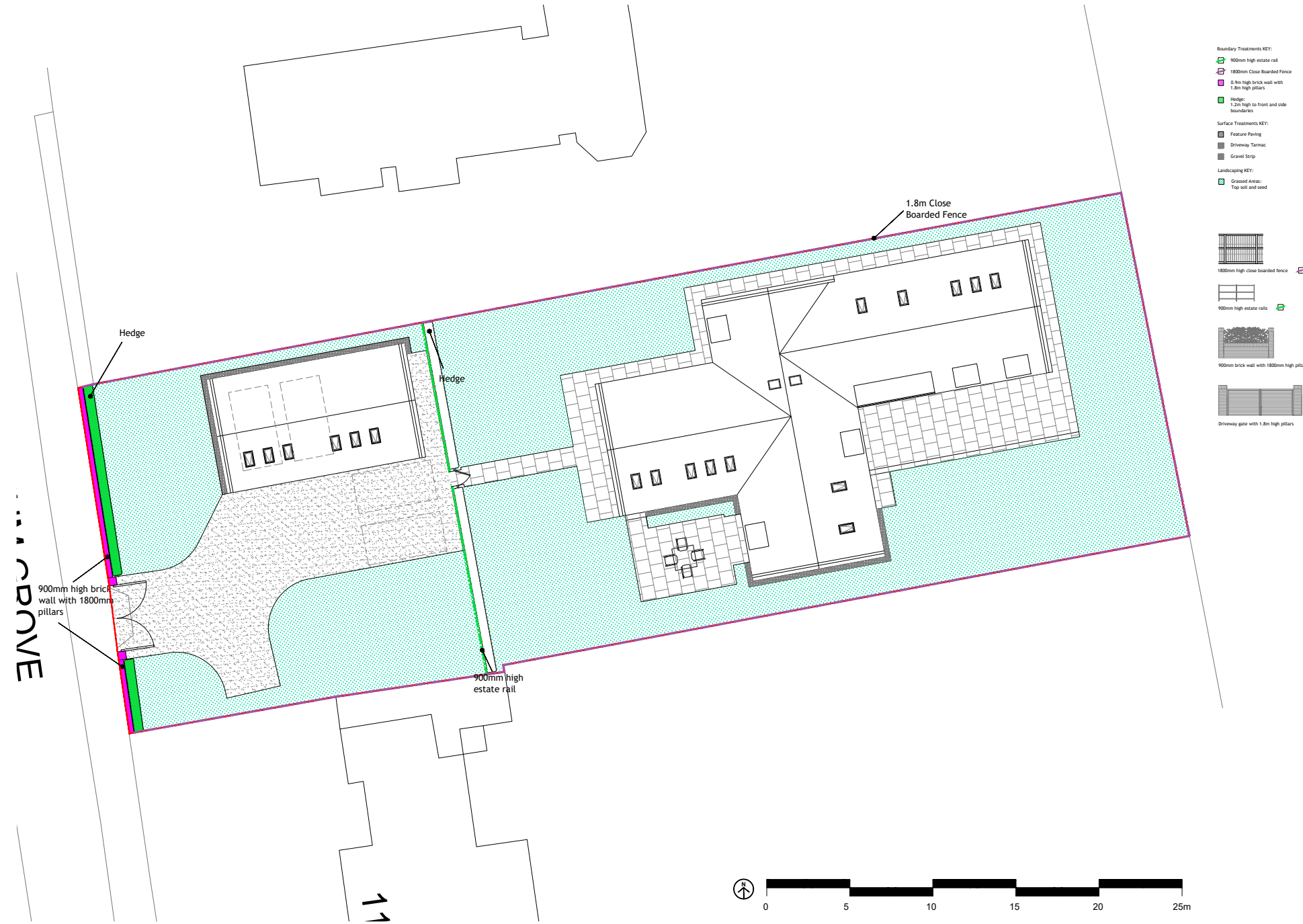
The front boundary will be a 0.9m brick wall with 1.8m high pillars. Behind this, a hedge will be planted along the full extent of the front boundary. This hedging will be well maintained, reinforcing a consistent streetscape character while providing a defined yet permeable boundary treatment. The remaining plot boundaries will be enclosed by a 1.8 metre close boarded fence, providing a secure boundary treatment. Estate railing and hedges will be installed within the front portion of the site to create a subtle separation between the driveway and garage area and the front elevation of the dwelling. This approach allows for the formation of a more private, soft-landscaped front garden.

A formal patio terrace will adjoin the private garden living spaces at the side and rear of the dwelling, supporting functional integration between internal accommodation and external amenity space. The remainder of the garden will comprise a balanced combination of hard and soft landscaping, designed to complement the proposed boundary treatments and the existing vegetation on the site, reinforcing the site’s relationship with its landscape setting.

Access to the plot is via Laburnum Grove. The entrance gate will be positioned in the same location as the existing gates, widened to allow for appropriate vehicular access to the driveway.

Parking Provision

Parking provision for a minimum of four vehicles has been provided within the plot boundaries. A detached double garage is positioned to the front of the plot, providing two covered parking spaces. The driveway arrangement accommodates at least 2 additional vehicles within the curtilage. The parking layout has been carefully considered to ensure vehicles can be positioned alongside the garage.



08 | Appearance

Careful consideration has been given to principles of scale, proportion, and materiality to create a balanced composition that incorporates depth, contrast, texture, and tonal variation without visual overstatement.

As outlined earlier within this Design and Access Statement, the internal layout has the front elevation adopts a strong and legible form, centred around a prominent gable that provides a clear focal point to the dwelling. The functional arrangement internally is expressed externally through the composition of the façades.

The rear elevation responds to its private setting through larger areas of glazing. Generous openings serve to maximise natural daylight and strengthen the relationship between the internal living spaces and the external environment. This approach ensures that the architectural expression directly reflects both internal functionality and site context.

A high-quality red brick is proposed as the primary facing material to all elevations. This will be complemented by contrasting brick detailing to introduce visual interest and articulation. The use of dark grey/black windows and doors provides contrast and refinement while maintaining a cohesive and timeless aesthetic.

The detached garage and store are designed to take direct influence from the main dwelling in terms of materials, detailing, and overall architectural language. This ensures visual continuity across the plot and reinforces the coherent design principles established for the primary building.



