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ACCESS AND DESIGN STATEMENT

PROPOSED HOUSING ON LAND ADJACENT TO 103 NEWCASTLE ROAD, SOUTH SHIELDS

Outline approval is sought for the principle of constructing two new detached houses on land adjacent to 103 Newcastle Road, South Shields. Said principle is believed to have already been established by the previous Outline consent ref. ST/0618/23/OUT. This new application is a direct copy of the previous consent, using exactly the same information.

In terms of Access, it is not considered that there are any issues as wheelchair access would be provided to the new dwellings in accordance with the Building Regulations/Part M Approved Document.

The amount of development is as described above - 2no. two storey 4 bedroomed detached houses.

The layout of the site and the floor plans are intended to be indicative of the type and size of dwelling that could be accommodated on the site. The floor plan chosen includes an integral garage and general living accommodation on the ground floor, and sleeping and bathroom accommodation at first floor level.

The appropriate separation distances can be achieved and provision can be made for owner and visitor parking, bin storage, etc.

The site is currently enclosed to the side and rear by attractive stone and brick walling which can easily be retained. The houses can be constructed in the position shown on the site plan without having any adverse effect on any remaining mature trees in the grounds of the adjoining pub/restaurant, and the site as a whole could continue to contribute positively to the street scene.

Apparently the owner of the adjoining land has already removed a number of trees.

The existing access already serves a small number of existing dwellings and the addition of two further houses is not therefore viewed as detrimental to the existing servicing and pedestrian/vehicular access arrangements.

The scale of construction proposed is two storey, but it is possible that a third storey could be considered with rooms partly in the roof space .

The appearance of the houses and selection of materials can easily complement the general design of adjoining dwellings as there are a variety of finishes, including slate and tiled roofs, red brick walling, etc.

No landscaping is proposed at this stage, but any detailed application would include new boundary walling/fencing to the frontage and inner side of the site.

The intention would be to keep most of the garden to the side and rear of the new properties private, for the house owner to develop as they saw fit.

The detailed design would include provision for rainwater harvesting, and energy efficiency, etc. to ensure that modern requirements for sustainability are met.

The site is therefore viewed as a suitable location for private or self build housing of a similar, but not necessarily identical, type illustrated in this application.

For all of these reasons the proposed development is believed to be justifiable.