



## DESIGN AND ACCESS STATEMENT

Land at former Tharsus Works,  
Glen Street, Hebburn



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Glen Street, Hebburn

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Developments Ltd

## **INTRODUCTION**

This Design & Access Statement is written in support of a full detailed planning application by Gleeson Homes & Regeneration (Gleeson Developments Ltd) for the regeneration and residential redevelopment of 0.87 hectares (2.15 acres) of previously developed land at the former Tharsus Engineering Works, Glen Street, Hebburn.

Gleeson Homes and Regeneration are part of the MJ Gleeson Group of companies and specialise in the regeneration of brownfield sites for the development of affordable new homes. Accordingly, the application hereby submitted proposes the erection of 31no. new dwellings comprising a mix of 2, 3 and 4 bedroom semi-detached and detached housetypes.

The purpose of this Statement is twofold. It seeks to justify the release of the site for development and also advise of the design ethos applied by Gleeson to achieve an appropriate form of development. Accordingly, the Statement is split into two parts.

The first part describes the site in terms of its location, setting and past use. It will also identify the important design considerations for a new build housing scheme and justify this use in planning policy terms. The second part of the statement will describe the proposed scheme designed by Gleeson, in terms of access and built form, and how this has drawn on the themes previously highlighted.



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## SECTION ONE

### Location

The application site is situated on land at Glen Street, Hebburn in South Tyneside and extends to 0.87 hectares (2.15 acres). This is a predominantly a residential area of Hebburn and is close to a number of amenities including schools, shops and leisure facilities, as well as Hebburn town centre. Site location plans are included at appendixes 1 and 2 and illustrate the application site and it's setting within the wider context.

The site itself is situated off Glen Street in a prominent location close to Hebburn town centre, being in a predominantly residential location. The site was previously occupied by Tharsus Engineering Works, which have recently relocated to a more suitable site in the Northumberland area. The buildings, including office, storage and workshops still remain on site and they are proposed to be demolished by Gleeson following grant of satisfactory planning consent.

The area is characterised by well-established two-storey properties and therefore it is felt that any development on this site should be 2-storey in order to provide the same theme. The site is located in a predominantly built up area comprising of mainly residential housing with schools and local services located nearby. The approach to the site is therefore mainly residential with access being taken from the existing highway to the east of the site.

The site is located approximately 7 miles from Newcastle City centre. Newcastle is well served with transport links to the rest of the country with Newcastle Central Station being located on the east coast train line.

The site benefits from good road, rail and sea links with the rest of the UK and Europe. The site can accessed via the A185 and A1927 which leads onto Glen Street. The A185 is the main road running through Hebburn and links the location with the surrounding area. The site is also close to the Hebburn Metro Station which provides very good commuting opportunities to the surrounding towns, which also provide very good employment opportunities.

Hebburn Town Centre is currently undergoing significant improvement and regeneration with new retail, residential and community facilities planned.

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In summary therefore, the site is situated within a long established residential neighbourhood that is within easy reach of a broad range of community facilities and which is also well served by public transport nodes. Accordingly, in designing the layout at the centre of this application, inspiration has been taken from these positive characteristics. In addition these attributes also serve to highlight the site's suitability and sustainability as a location for a new build housing scheme.

## **THE APPLICATION SITE**

### **Site Environs**

The previous use on the site ceased last year, with the former business relocating to new and more suitable premises in Northumberland.

At present, the site is out of active use and has attracted fly tipping, vandalism and antisocial behaviour. The site arguably does not contribute to the local community other than offering a potential location for local youths to gather and cause problems.

### **Planning Background**

The site itself does not have any planning history. However, given the sites location and the neighbouring existing residential dwellings, the site is suitable for residential development purposes.

### **Opportunities**

The site clearly represents an opportunity for redevelopment. Its current status and position within a residential neighbourhood, combined with its previous use, suggests that a new build housing scheme is an appropriate form of development for this location. Residential development on this site would be a far more suitable use than the previous engineering business.

## **PART TWO**

### **Gleeson Homes & Regeneration**

Gleeson Homes & Regeneration, based in Chester le Street, are part of the MJ Gleeson Group of companies that have gained a reputation as being a specialist in the provision of a well-built range of family homes across the North of England.

The company's philosophy therefore is that home ownership should be available to people from within the local community. Accordingly, the large majority of dwellings planned on our developments are two, three and four bedroom semi-detached and detached homes, which create the balanced and sustainable communities required of responsible developers, in accordance with government legislation.

To further ensure affordability for the local community, we employ several further initiatives. It is a company policy that properties are not sold to investors and are therefore available to address local housing need. In addition, we routinely make available a proportion of the houses developed on our own self-funded shared ownership scheme.

As such, these principles form the basis of our development ethos and have therefore shaped our appraisal and layout design for the application site.



## THE PROPOSED DEVELOPMENT

### Housetypes

The layout submitted at the heart of this application comprises 31no. two, three and four bedroom dwellings, comprising the following housetypes;

House Type	Ref	No.	Type
▪ Cork	201	8	- 2 bedroom semi-detached house
▪ Tyrone	301	6	- 3 bedroom semi-detached house
▪ Galway	302	1	- 3 bedroom semi-detached house
▪ Fergus	309	8	- 3 bedroom semi-detached house
▪ Kilkenny	304	4	- 3 bedroom detached house
▪ Kildare	307	2	- 3 bedroom detached house
▪ Carlow	403	2	- 4 bedroom detached house
<b>TOTAL</b>		<b>31</b>	

(Drawings showing the individual housetype designs, both plans and elevations, are submitted with this application).

Accordingly, we very much feel that the proposed mix of housetypes achieves an appropriate balance. As drawn, 8no. of the units proposed are 2 bedroom starter homes, 15no. are 3 bed semis, 6no. are 3 bed detached units and 2no. are 4 bed detached units, which help to achieve a balanced mix of housing, especially when combined with the fact that all of the dwellings proposed include their own private garden space, at both the front and rear of the properties.

The two and three bedroom dwellings are pepper potted across the development, thereby encouraging social inclusion. Furthermore, the semi-detached blocks provides an opportunity to incorporate contrasting ridge and gable roof lines, the staggering of façades, which combine to add variety and interest to the streetscene.

### **Density**

The density of development achieved by the layout designed for this site is circa 35.5 dwellings per gross hectare.

It is advisable that new residential developments achieve densities of between 30 and 50 dwellings per hectare, with higher densities being achieved on sites close to local centres and with good access to public transport, but this has recently been scrapped with no upper limit set.

We believe that the density achieved for this site (35.5 dwellings per hectare) is appropriate given that it is above the minimum advocated of government guidance and is wholly in keeping with the residential environment within which it is situated.

It should however be noted that the density achieved has not been at the expense of spatial separation distances. Accordingly the layout proposed seeks to safeguard living conditions in the development and all of the properties proposed within the development have private rear gardens to provide personal outdoor living space.

The layout maximises the use of the site and provides a feature, creating an attractive frontage wherever possible, but without causing loss of amenity to existing properties. The existing footpaths surrounding the site will also be reconstructed to adequate highway standards.

It is therefore felt that the density of development hereby proposed ensures the efficient use of land.

### **Scale**

In reviewing the characteristics of the surrounding area it was noted that two-storey dwellings characterise the immediate surrounding area, therefore the proposed development will blend in with its surroundings. Accordingly, all of the housetypes proposed for the development are just 2 storeys in height as it is felt that this more accurately reflects the residential character of the site and its wider setting. This was also a strong consideration reflected by the views of local residents at the consultation stage, who did not wish to see 2.5 or 3 storey properties.

When combined with good layout design principles, the use of two storey dwellings will reflect the character of the area and ensure that there is no loss of privacy for neighbouring residents.



It is considered that the size and form of the site, in addition to the very traditional form of housing in the locality lead the nature of the development as illustrated on the proposed layout.

## **LAYOUT AND DESIGN**

The development layout for the site forms the heart of this planning application. Accordingly several copies of the drawing have been submitted for consideration.

In deriving an appropriate form of layout for the site, a set of design principles were first established. Accordingly, significant evaluation of the site, its setting within the wider environment of Hebburn, and its previous form of development was conducted, in order to achieve a scheme that was both sympathetic and complimentary.

### **Siting and Design**

The proposed layout has been designed with the existing surrounding residential properties in mind. The chosen house types have been adapted and designed specifically for this location in order to compliment and blend in with the existing housing stock. The minimum spacing standards acceptable to South Tyneside Council Planners have been taken into account and the dwellings have been positioned to be sympathetic to the existing buildings.

### **Access & Parking**

The principal access to the site for both pedestrians and vehicles is via Glen Street. Residents will be able to pull straight off the adopted estate roads into their own driveway or parking space

Pedestrian permeability – pedestrians will be provided with a 1.8m wide footpath alongside the current highway.

All of the houses enjoy private amenity space at the front and to the rear.

All parking provision has been designed in accordance with Council Highways standards.

Any vehicular access required across the footpath will be via dropped kerb, also designed to Council standards. Car parking has been integrated where possible to support the street scene and provides plentiful spaces for each dwelling.

All plots have at least two car parking spaces and the scheme also incorporates a number of visitor car parking spaces in accordance with Highways advice.

The Gleeson Regeneration proposals represent a development that will provide a mix of quality family housing on previously developed land, which satisfies both the sequential and sustainability requirements that are imposed by Government.

### **Materials & Boundary Treatments**

All boundary treatments to plots will be in keeping with existing residential dwellings where possible and will integrate with the street scene. A separate boundary treatment plan has been produced and submitted alongside this document.

Materials have been considered and carefully selected to blend in and reflect the local vernacular. The general surroundings comprise of a range of different finishes from full render to textured red brick with flat tiled concrete roof tiles. As such, Gleeson propose to use a two tone approach using plain profile concrete roof tiles as shown on the Planning Layout drawings. Equally, two brick colours of a different texture have been selected which will also blend with local surrounding buildings.

## CONCLUSIONS

- The site provides a sustainable development opportunity
- Our proposals deliver in accordance with the Council's Design principles
- The site contributes to the provision of a balanced mix of housing size, type and affordability in the area, particularly promoting family housing and appropriate dwellings which allow people to stay in their local community;
- The development of mixed uses where the nature of the development and site characteristics allow;
- The site contributes to strengthening and diversifying the economic base of the area and the provision of access to local employment opportunities wherever possible;
- The site supports the development of previously developed land and buildings wherever possible, and developing at an appropriate density to help support local services and to ensure the efficient use of land;
- Minimisation of the adverse effects of new development while maximising benefits to the local and wider community, in terms of transport, enhancing public spaces and the open space network, and providing community facilities.
- The site has been designed to ensure a pleasant identifiable residential environment within an established neighbourhood, enjoying schools, shops, community facilities, and employment opportunities, all within acceptable distances.



## APPENDIX 1

## SITE LOCATION PLAN

Drawing No	Date	Scale	Drawn	Checked	Client	Project
GH44: L: 02	11:02:15	1:1250	JW		Gleeson Homes	Glen Street, Hebburn.

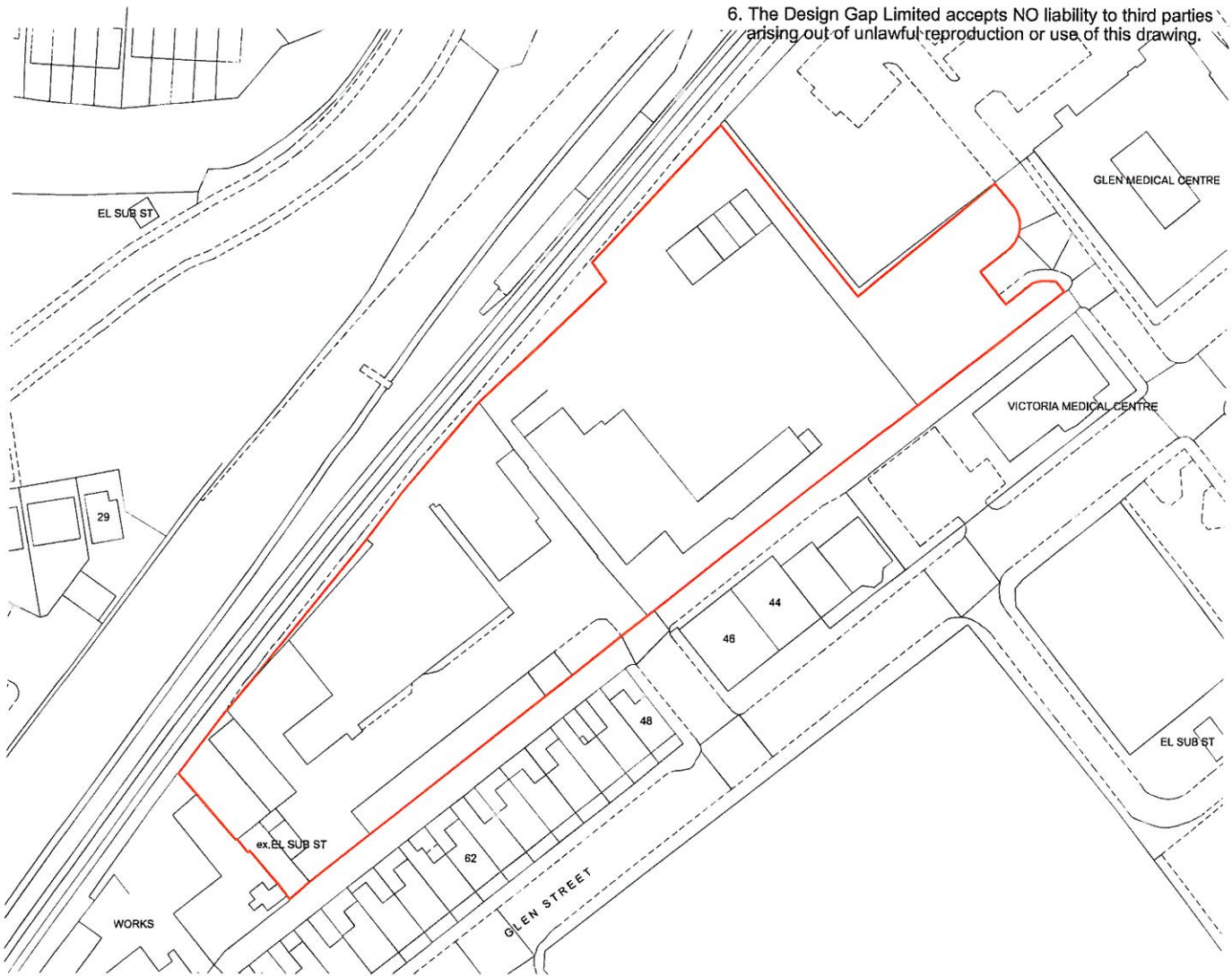
Drawings **LOCATION PLAN**



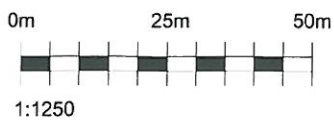
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**AMENDMENTS**




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## APPENDIX 2

## SITE LAYOUT PLAN



