

## DESIGN AND ACCESS STATEMENT

### SUPPORT OF PLANNING APPLICATION

#### APPLICATION DESCRIPTION:

#### PROPOSED RESIDENTIAL DEVELOPMENT

AT: SUNNYSIDE FARM, CLEADON, TYNE & WEAR

APPLICANT: MISS A. WALLHEAD AND R. NELLIS

APPLICATION AGENT: FITZ ARCHITECTS LTD



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REGISTERED ADDRESS: STEPHENSON HOUSE, DH5 9HW

## 1.1 PROJECT INFORMATION

Project team

Client — Miss A. Wallhead & Mr Richard Nellis

Architect — Fitz Architects LTD

Site address — Sunnyside Farm, Cleadon, Tyne & Wear

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## 1.2 THE SITE AND ITS SURROUNDINGS

The site lies within the conservation area of Cleadon, on Sunnyside Lane close to the Cleadon Hills and water tower residential development. The overall site is 11,475 sqm and is currently used as a large detached farmhouse with adjoining barns which are used as stables and storage areas.

The site is clearly brownfield when judged against definitions contained in government policy and it is national policy to focus new development on brownfield sites in sustainable locations.



The site outlined in red

## 1.3 PROJECT BRIEF

To create a contemporary quality development that enhances the surrounding area.

Provide enough usable floor space for a viable development.

Provide four quality residential units to the development.

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## 1.4 DEVELOPMENT PROPOSALS

The development proposal comprises a complete renovation of the existing out-buildings. There will be refurbishment of the structures and the formation of 4 high quality, luxury residential units with associated car parking (9 spaces in total) as shown on the proposed site plan. The proposed new dwellings will be spread over a mixture of one and two storeys.

The type of unit sizes will fit with the local areas necessity for both high-quality residential spaces. The development will be completed in one phase.

### Development Objectives

- Principal objectives for the sustainable re-development of this site include:
- Creation of high quality, contemporary new buildings which will be a benchmark for others.
- Protection of the character of the area.
- Creation of high quality residential spaces for users.
- Maximisation of the development opportunity presented by the application site without compromising the quality of the existing or proposed environment;
- Regard for local planning policy.

The scheme was also designed in accordance with CABE's Building for Life standards. The awards are based on the scheme being able to answer 'yes' to most of the following;

### Character

1. Does the scheme feel like a place with a distinctive character?
2. Do buildings exhibit architectural quality?
3. Are streets defined by a coherent and well structured layout?
4. Do buildings and layout make it easy to find your way around?
5. Does the scheme exploit existing buildings, landscape or topography?

### Roads, parking and pedestrianisation

6. Does the building layout take priority over the roads and car parking, so that highways do not dominate?
7. Are the streets pedestrian, cycle and vehicle friendly?
8. Is car parking well integrated so it supports the street scene?
9. Does the scheme integrate with existing roads, paths and surrounding development?
10. Are public spaces and pedestrian routes overlooked and do they feel safe?

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## Design and construction

11. Is the design specific to the scheme?
12. Is public space well designed and does it have suitable management arrangements in place?
13. Do buildings or spaces outperform statutory minima, such as Building Regulations?
14. Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?
15. Do internal spaces and a layout allow for adaptation, conversion or extension?

## Environment and community

16. Does the development have easy access to public transport?
17. Does the development have any features that reduce its environmental impact?
18. Is there a tenure mix that reflects the needs of the local community?
19. Is there a mix of accommodation that reflects the needs and aspirations of the local community?
20. Does the development provide (or is it close to) community facilities, such as a school, park, play areas, shops, pubs or cafes?

## 1.5 LAYOUT AND SCALE

The architectural objectives of the scheme were to create a scale and form of development which was informed by a thorough appraisal of the site and the demand for luxury residential properties. The scale of the final scheme is sensitive to the existing structures, is not out-of-place in this rural area and yet is also appropriate to the existing buildings.

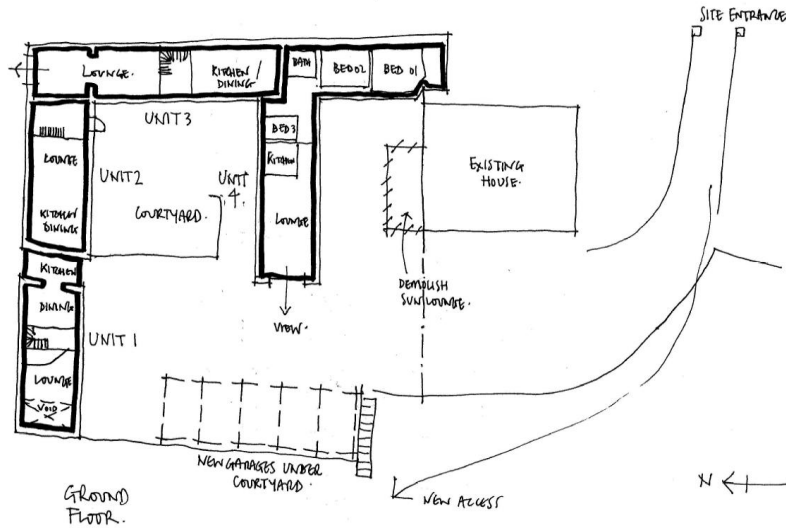
The proposal creates a form of development on the site which makes a positive contribution to the quality of both the locality and the wider Borough. The site is within the Cleadon conservation area. Good conservation requires consummate sensitivity and skill and we have approached this development with this in mind. Rather than thwart the proposals by maximising the development potential we have chosen to provide 4 large dwellings (including the detached house) rather than 5 smaller dwellings. Each dwelling will have a designated private courtyard only accessible by the dwelling owners.

A new access road is proposed to take vehicular traffic down away from the dwellings and under the area where the existing garages are located. This will enable the views to be opened up down and across the fields and local area. The new garages will be housed discreetly under the retained embankment which will be accessed via strategically placed private steps leading to each dwelling.

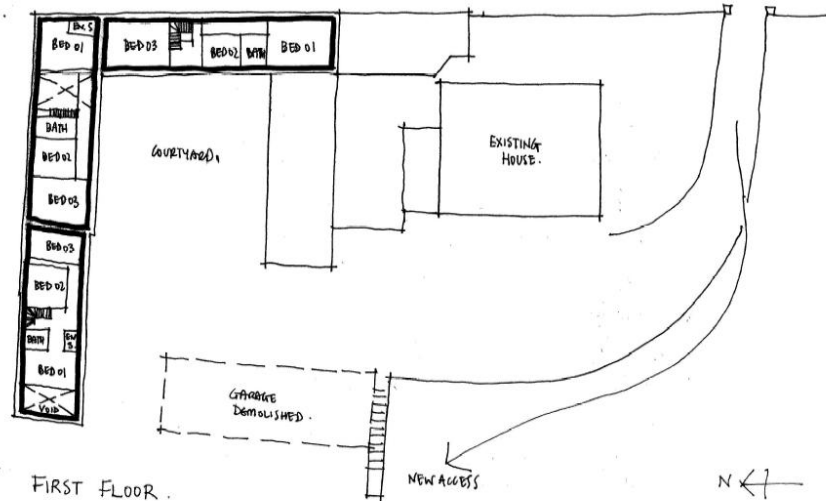
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All new barn dwellings will be provided with 3 bedrooms with the existing detached dwelling retaining its four bedrooms. This will provide the basis for high class residential family units. Both the external and internal finishes and fittings will be of an extremely exceptional quality. A primary consideration was to minimise the impact of the refurbishment and to protect as many original features as possible.



Early ground floor sketch scheme



Early first floor sketch scheme

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## 1.6 APPEARANCE

### Walls

The external masonry walls are to remain as the existing stone with waterproofing remedial works. We are proposing a number of openings in the external walls to provide additional light and ventilation to the new dwellings. We have limited the number of openings in accordance with guidance from the local authority and have maximised the used of the existing openings. Where we have through necessity had to provide new openings we have tried to maximize the potential views of the area. The new openings will be timber and have a contemporary feel to them.



A contemporary approach to converting Barns.

The design and finish of the scheme presents a crisp, modern feel whilst paying respect to the character of the conserved surroundings; yet allowing a coherent architectural theme across all elevations. The resulting buildings pay high regard to modern design quality. The proposed scheme will provide a sensitive yet striking development in this part of the Borough.



The sympathetic water tower conversion development adjacent

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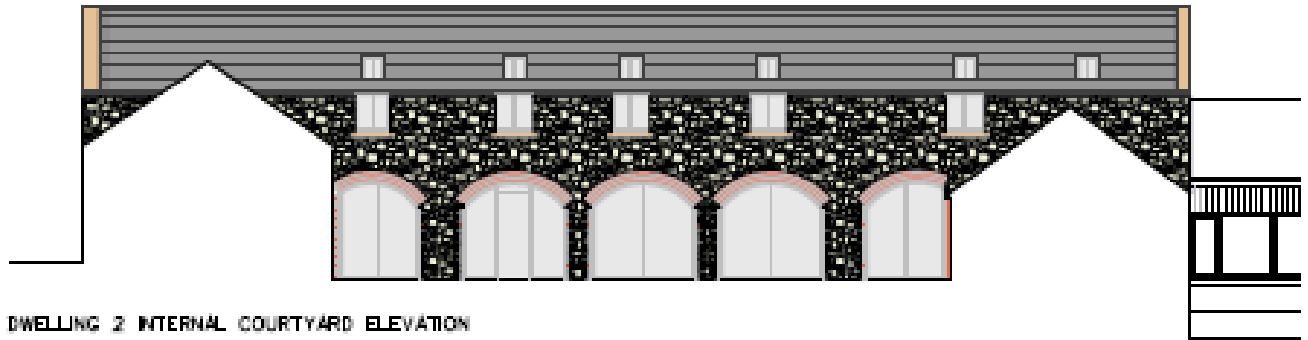
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## Roof

The existing slates will be retained and re-used. Any new slates that are required will be an exact match. All will be controlled by a materials condition demanding approval of a specific tile by STMBC as planning authority.



## Boundary treatments

The site will have an open aspect up to the external elevations with any required fencing proposed controlled by a planning condition.

## Landscaping

The landscaping of the site will be controlled by a planning condition and a detailed planting and hard landscaping scheme produced by a landscape architect.

## 1.7 PLANNING JUSTIFICATION

The proposals will form an attractive, sought after residential development. In conclusion we do not feel that the proposals will have a negative impact on the general character or appearance of the area, on the contrary, we believe the new development will enhance Sunnyside Lane and the farm.

## 1.8 IMPACT

The proposed redevelopment scheme preserves the character of the site with a sympathetic conversion. The scheme provides for continuity through its considered design approach and detail features. Quality living spaces area created with a secure community feel. The new buildings also offer an imaginative contemporary development into the immediate area.

Ease of movement is ensured around and within the development by external areas with private courtyards each leading to an individual private entrance for each dwelling. The primary entrance will be designed to the Building Regulations Part M for level access.

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## 1.9 ACCESS

### Public Transport

Cleadon is well served by public transport. Bus routes all converge on the village from both Sunderland and South Shields. The site is to the top of Sunnyside Lane and around 5 – 10 minute's walk away from the nearest bus stop on Sunderland Road. There is also a Metro link around 1 mile away at East Boldon.

### Parking

A garage block providing 4 car parking and then an additional 5 parking bays (9 spaces in total) as shown on the proposed site plan are provided on site. Parking will also be available to the detached house in the front courtyard.

### Pedestrians

Access to the ground floor units will be through individual entrance doors spread around the development with a level approach to each.

## 1.10 METHOD OF PROCUREMENT

We are committed to providing an excellent building for our client and with this in mind the project will be procured in the 'traditional' method. This will allow us to have control of all details upon site and cost won't be the driver, quality will. The Egan report 'Rethinking Construction' recognises that Competitive Tendering is a source of considerable waste whose expense is borne by the client. Within traditional contracting, one sustainable method is to adopt a two stage tendering process aimed specifically at the earliest possible involvement of the contractor and therefore the completion of the team. We were appointed through a recommendation to the client upon previous projects we have designed.

## 1.11 SUSTAINABILITY

The development is sustainable for a number of reasons. These reasons include:

It recycles a previously-developed site;

The site is well related to public transport links including bus routes, the Metro and further that, rail; meaning that workers and residents do not need to be reliant on the private car;

The site is within walking distance of all the village amenities and facilities it has on offer;

The development will be highly insulated and the external walls designed to the new Building Regulations Part L — 2014;

The development would have no adverse impact on the locality;

The development makes best use of the site whilst respecting the constraints which exist.

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## 1.12 CONCLUSION

The site utilises existing buildings and is in a sustainable location for development to take place. The existing buildings are of poor significance requiring complete refurbishment to provide a quality development. The application is in accordance with the Unitary Development Plan, the intention and spirit of national guidance and all other material planning considerations. The contemporary design of this development proposal is an example of sensible innovation and initiative on a previously-developed site. It will be the Local Authority's responsibility to support the sympathetic design solution this scheme presents.

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