

# PROPOSED RESIDENTIAL DEVELOPMENT

## CAVALIER VIEW

## HEBBURN

## TYNE AND WEAR

### DESIGN AND ACCESS STATEMENT

#### **1.00 VISION**

- 1.01 The development when complete will provide for a prestigious residential development, designed on sustainable principals offering a mix of traditional and modern architecture, family homes, that are visually attractive and set within their own or existing landscape to enhance the immediate setting.
- 1.02 The area of hebburn is much improved in the recent past, and adjacent to the site of application a recent development has taken place of modern dwelling houses and is now well established, it is considered this development is expected to be a much sought after location for the detached properties that will enhance or preserve the character of the area.
- 1.03 The development of the vacant land and the provision of new units will reflect the profile of existing buildings within the street / village setting .
- 1.04 The development will result in minimal increase to traffic flows.

#### **2.00 SOCIAL AND ECONOMIC CONTEXT**

- 2.01 The social and economic benefits to derive from this proposal are amaterial consideration
- 2.02 Delivery of new homes within the Hebburn area is one component of the key contributors that will enable Hebburn to promote and sustain a strong, responsive and competitive economy. The current proposal will deliver new homes of the right type, at the right place and at the right time to support the Councils growth aspirations. Without the supply of new homes the economic capabilities will not be released

In this regard although a small development proposal will still contribute directly to assist thw Council in meeting its economic aspirations bt delivering new homes which in turn will sustain the local economy.

#### **3.0 SITE ASSESMENT**

- 3.01 The site extends to some 0.16 hectares and is adjacent to a fully adopted road and footpath infrastructure.

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- 3.02 The existing site is a vacant plot set adjacent to a landscaped buffer zone to the east and the former dry dock located on the Tyne River to the north of the site. The dry dock use is now sporadic and at the time of inspection appeared to be not in use.
- 3.03 To west of the site is a development of around seventy recently constructed new dwellings which are also served by the above adopted highway.

#### **4.0 POLICY**

The vision for the Borough seeks to ensure that:

- i) development meets the needs of our residents and businesses without compromising the ability of future generations to enjoy the same quality of life that we aspire to
- ii) Delivery of the regeneration of our Borough.  
In doing so the need to focus development on bringing life back to the riverside and creating sustainable communities where people choose to live;
- iii) Opportunity for new housing, quality of life and cultural facilities;
- iv) All residents have a choice of good quality and affordable housing in a variety of tenures and which meets their future needs;

#### **Policy SC4 Housing Needs, Mix and Affordability**

A range and choice of good quality, energy efficient and affordable homes will be provided for all.

Development proposals will be assessed according to how well they meet the identified needs and aspirations of the Borough's individual Housing Market

#### **5.0 NATIONAL PLANNING POLICY FRAMEWORK**

- 5.01 *The purpose of the planning system is to contribute to the achievement of sustainable development, and a social role provides for the support to building a strong, vibrant and healthy community, by providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality built environment.*
- 5.02 *The system is also required to promote an environmental role by contributing to protecting and enhancing our natural, built and historic environment.*
- 5.03 *Policies in local plans should follow the approach of presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay.*
- 5.04 *To promote sustainable development, housing should be located where it will enhance or maintain the vitality of communities*
- 5.05 *Planning policies and decisions should aim to ensure that developments;-*

*Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.*

*Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live work and visit.*

*Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses ( including incorporation of green and other public space as part of the development ) and support local facilities and transport networks.*

*Are visually attractive as a result of good architecture and appropriate landscaping.*

5.06 *In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.*

5.07 *Local planning authorities should not refuse planning permission for buildings or infrastructure which promotes high levels of sustainability because of concerns about incompatibility with an existing town/streetscape, if those concerns have been mitigated by good design.*

5.08 *In determining planning applications, local planning authorities should take account of :-*

*The desirability of new development making a positive contribution to local character and distinctiveness.*

## **6.0 ENVIRONMENTAL**

6.01 The proposal provides for the development of open green space and recreational public access, the infrastructure therefore brings environmental enhancement in addition to social benefit for the rural neighbourhood.

### **6.02 Energy design sustainability statement**

6.03 It is proposed the following principals will provide for the design brief of the proposed energy systems

- 1) Energy efficiency
- 2) Lower energy demand
- 3) renewable energy

6.08 Building Envelope

Improving the thermal insulation standards beyond the minimum Building Regulation standards will help to reduce the annual CO2 emissions associated with all of the building's heating and cooling systems, by limiting the heat loss through the building's fabric.

The following improvement over the Building Regulation minimum standards are being sought for all buildings, Building Element Part L minimum standard U value  
 DTCTargeted U values

Floors	0.25W/m <sup>2</sup> K	0.20W/m <sup>2</sup> K
Roofs	0.25W/m <sup>2</sup> K	0.20W/m <sup>2</sup> K
External Walls	0.35W/m <sup>2</sup> K	0.25W/m <sup>2</sup> K
Glazing	2.20W/m <sup>2</sup> K	1.80W/m <sup>2</sup> K
Doors	2.20W/m <sup>2</sup> K	1.80W/m <sup>2</sup> K

- 6.09 The development will be serviced by typical utilities providing gas water electricity and also supported with the introduction of renewable technologies such as solar or photo voltaic panels to provide domestic hot water heating energy
- 6.09 A systems guide to the eventual installation will be made available to the which will stress the importance of energy efficiency.
- 6.10 The domestic appliances to be fitted throughout the home will be of the highest energy efficiency to accord with the scheme design.
- 6.11 All circulation areas shall have high efficiency light fittings. Background lighting will be provided to give a low luminance level to all circulation areas.
- 6.12 Direct electric underfloor will be installed separated into sub zones and the system fitted with all necessary temperature controlled sensors
- 6.13 Natural Ventilation

Where possible areas will be naturally ventilated, providing fresh air and removing heat gains in summer, saving energy related to fans and pumps that would otherwise be required and the associated annual CO emissions.

Where areas require mechanical ventilation, efficient heat recovery systems could be incorporated into the design to limit the development's fresh air heating and cooling requirements, hence reducing its associated annual CO<sub>2</sub> emissions

6.14 Landscape, Trees and Ecology

The proposals for the entire site will respect, preserve and enhance the existing local landscape habitats and natural conditions.

In order to increase the creation of new habitats and provide a sound, Biodiverse development, there will be new planting of predominantly native plant species.

Planting design will also be inspired by natural associations with the proposed topography and existing vegetation.

#### 6.15 Rainwater Harvesting

Rainwater harvesting and collection for non portable uses on site will reduce the mains water consumption.

Rainwater run

off will be collected from roofs and paved areas and stored within an underground or surface mounted collection vessel from where it is filtered and pumped to points of use.

#### 6.15 Water Conservation

To assist in water conservation at target rate of 105 litres of water can be used per person per day is to be delivered.

This is a significant reduction on the typical 150-160 litres per person per day consumed in an average household.

To achieve this significant reduction, use will be made of a variety of Water saving measures including:

- Dual flush low capacity WC cisterns;
- Low flow taps;
- Low flow showers;
- Rainwater harvesting

#### 6.18 External Lighting

External lighting encompasses vehicle and pedestrian access lighting, security lighting,

The strategy is to provide a balance between adequate external lighting for safe and secure operation of the site without unnecessary illumination or power consumption

#### 6.19 Sound attenuation

A site noise assessment has been undertaken and it has concluded that no special measures are required and sound/noise levels are within acceptable limits for the proposed residential development.

The dwellings will be fitted with double glazed units above the recommended suggestion and be argon filled to also assist with insulation as well as noise reduction and the trickle vents will be acoustic type to comply with the noise assessment survey.

### 7.0 PROPOSAL MASTERPLAN

7.01 The sites will be accessed from the existing public highway with a proposed private access drive

7.02 The proposed houses will be of high quality architectural design to both reflect the character of the local environment and embrace modern sustainable construction techniques and technologies.

7.03 The proposal will provide for a mix of individual detached houses and affordable homes.

## **8.00 DESIGN/ ACCESS STATEMENT**

- 8.01 Layout plans and has been prepared which assist in, assessing the merit of the application and the design would be sympathetic to the existing locality, and is of traditional construction.
- 8.02 The site plan shows the buildings in relation to the existing boundaries and provides for in curtilage car parking
- 8.03 The scheme is to construct three residential new build properties
- 8.04 The architecture of the proposed will be sympathetic of the adjacent housing and will be constructed in facing brickwork walls and concrete interlocking roof tile roof. far The doors and casement windows to be traditional in design in white upvc.
- 8.05 The properties will be designed to incorporate provision for access to the disabled in full compliance with the appropriate building regulations.
- 8.06 Vehicular and pedestrian access will be taken from the existing access roads
- 8.07 The proposal will provide benefits to the town bringing a expanding vitality to the area allowing the town to grow and develop.
- 8.08 The National Framework policies are also achieved by way of good design, which is visually attractive as a result of good architecture and appropriate landscaping, and by way of new development making a positive contribution to local character and distinctiveness.

## **10.00 Conclusion**

- 10.01 This statement has been prepared to indicate how the application can be supported in context of local planning policies, providing sympathetic architectural design and has regard for adjacent property, amenity and privacy requirements, sustainability and energy efficiency and all provides for means of suitable access for vehicular and pedestrian traffic.
- 10.02 The proposal provides development that meets the needs of local residents, provides new housing, delivers regeneration and is sustainable, and accords with local plan policies as well as delivering NPPF objectives. The proposal also offers additional choice of good residential accommodation, energy efficient and affordable homes .