



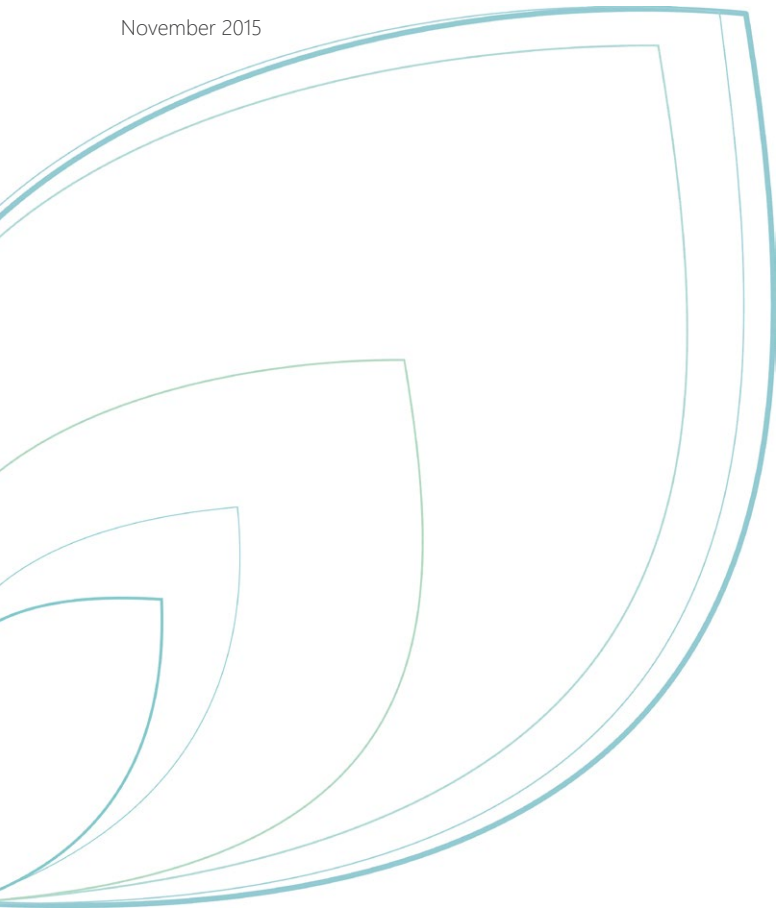
Community | Environment | Architecture | Delivery

DESIGN & ACCESS STATEMENT

New Affordable Housing

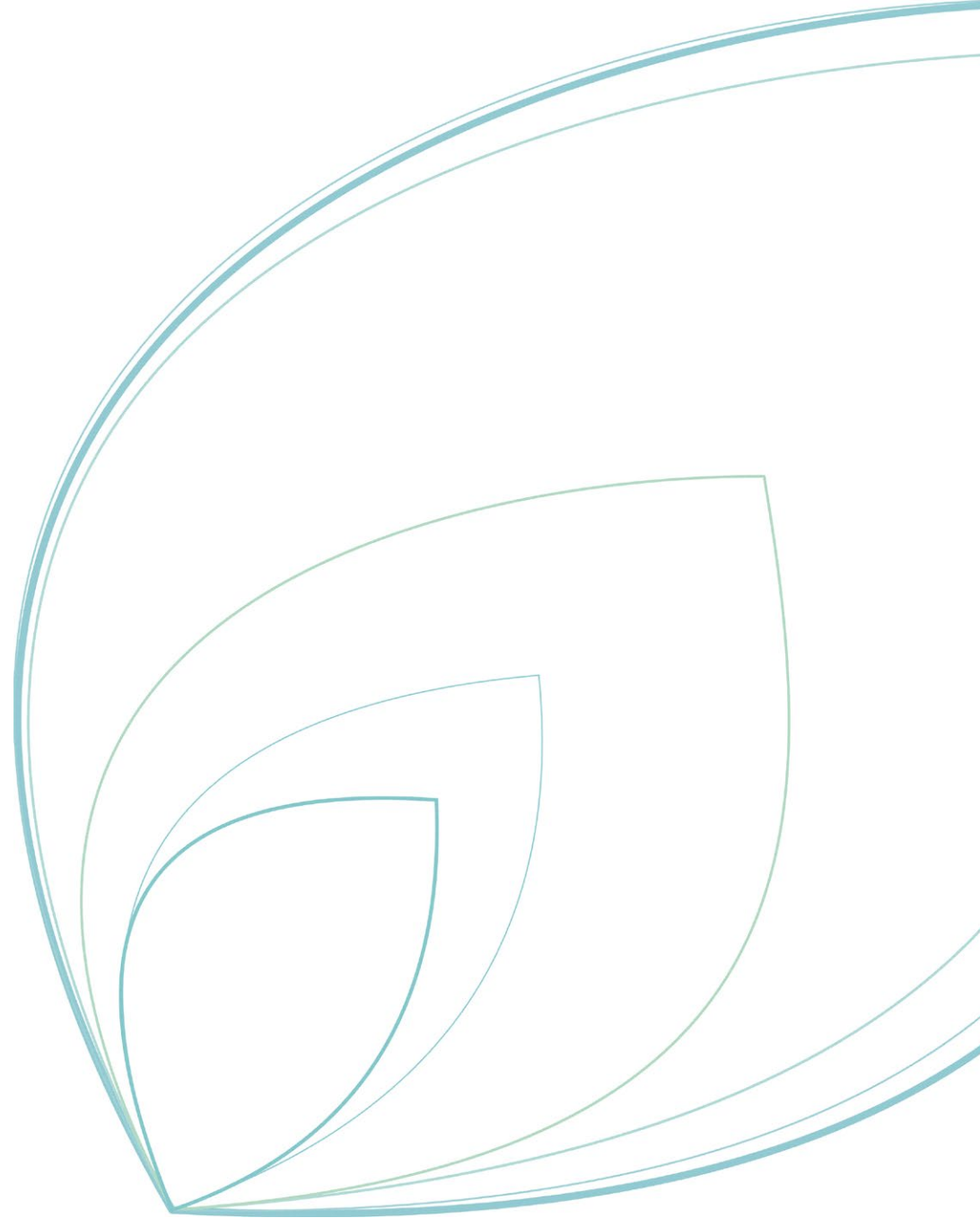
at Edhill Avenue, South Tyneside, NE34 9BJ

November 2015



PREAMBLE

This Design and Access Statement is to accompany the planning application for new affordable housing at Edhill Avenue. This is to bring a dis-used site back into productive use for specialised housing for the elderly.



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1 INTRODUCTION

1.1 Scheme Name and Site Address

Erection of five new dwellings with associated parking and landscaping.

Site Address:

Edhill Avenue
South Tyneside
NE34 9BJ

1.2 Client/Applicant

South Tyneside Housing Ventures Trust

1.3 Proposed Development

Redevelopment of existing dis-used site for affordable housing for the elderly comprising three new bungalows and a two-story 'Tyneside' apartment.

1.4 Project Team

Architect: CEAD Architects
Contact: Roger Maier roger@cead.org.uk



A site location map showing the site located in red.

1.5 Site Description and Context

The site is located just south of the A194 Newcastle Road and close to the Simonside Metro Station. To the north are the grounds of property owned by the Church of which a detached dormer bungalow on a large plot directly abuts the site. This building is set back at the north-east corner of the site. There are a number of mature trees along this boundary. To the east of the site is a pair of semi-detached houses with their gardens abutting the site. To the south-east corner is a small sub-station building. The neighbouring property, to the south, is a two story dwelling with a garage to the side closest to the site boundary. The site is cleared with the original buildings being demolished several years ago. It is now grassed with new timber boundary fences.

1.6 Local Amenities

The site is within 70m of the Simonside Metro station as outlined above which gives access to Newcastle centre as well as South Shields and Sunderland. There are bus stops to Wenlock Road to the north-east about 50m away. These deliver services to South Shields centre. In terms of schools, Monkton Junior School is within 500m of the site to the south-east. Several pubs are located within 500m walking distance and there is also a local centre on Binchester Street which has a Sainsbury's Local, hairdresser and pharmacy.



Above: Aerial view of the wider context showing proximity to local facilities.



Right: Aerial view of the site and immediate surroundings. Image prior to demolition of existing buildings.



A photograph from Edhill Avenue, looking towards the site and the east.



A photo taken from the western end of the site looking across the cleared site and the east.



A view from Edhill Avenue towards the east showing the frontage of the site which includes a number of trees.



A photo taken from Edhill Avenue looking north showing the adjacent housing stock.



Top Left: A view of the northern edge of the site showing the existing trees in the adjacent property near to the boundary.

Top: A view along the southern boundary looking towards the rear of the site.

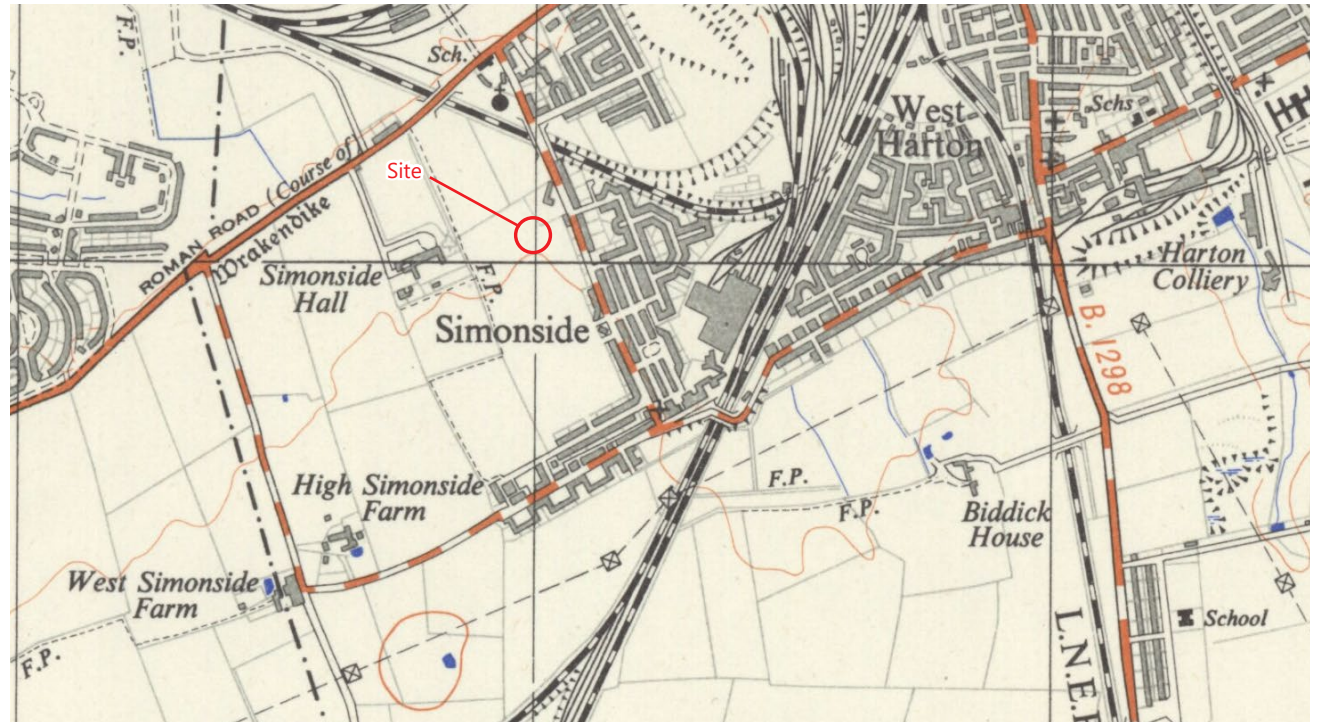
Bottom Left: A view with the trees in leaf showing the extent of the canopies.

Bottom: A view looking towards the adjacent property, a dormer bungalow, at the north eastern edge of the site.



1.7 Local & Site History

The immediate area appears to have been constructed in the late 1950's but is not yet in existence by the time of the 1953 Ordnance Survey as illustrated on the right. It appears to have been for private housing initially. Later it was bought and the semi-detached houses were unified to create a facility for social care services. This was discontinued some time in the early 2000's. It was then vacant for several years before being demolished in 2013.



Above: OS extract 1953 with site area highlighted in red.

2 DESIGN PROCESS

2.1 Design Criteria

The design is driven by three main criteria:

1. create a high quality infill housing scheme
2. make the homes specifically designed to house the elderly.
3. respond positively to the constraints on the site including adjacent privacy requirements.

The design response needed to respond to the local character and make a positive contribution to the streetscape.

2.2 Design Evolution

There have been several design iterations on the site. Initially a conventional scheme of standard housing was proposed. However this could not meet the level of accessibility required for the elderly. It was thus decided to move to a 'Tyneside' apartment model where the ground floors could be made fully accessible.

This model was then refined and ultimately broken into two blocks with more generous rear gardens. The roofscape was developed to give variety with hipped ends and the floor plans stepped to give variety to the frontage and define the entrance areas.



An early iteration showing pairs of semi-detached/detached houses.



Later design incorporating requirements for the elderly in 'Tyneside' apartments and bungalows.

2.3 Sustainability

Although the Code for Sustainable Homes has been dissolved, the Client is very aware of the issues around fuel poverty for this sector of the community. All houses will be built to a high level of thermal efficiency in excess of the Building Regulations requirements. This will guarantee a long-term 'passive' approach that will reduce ongoing energy demands for tenants.

From a transport and travel perspective, it is certainly in a very sustainable location. It is well situated to the Simonside Metro station and has good access to local bus services. It also brings a derelict site into productive use for specialised housing for the elderly for which there is a good local demand.



DRAWINGS

2.4 Design Drawings



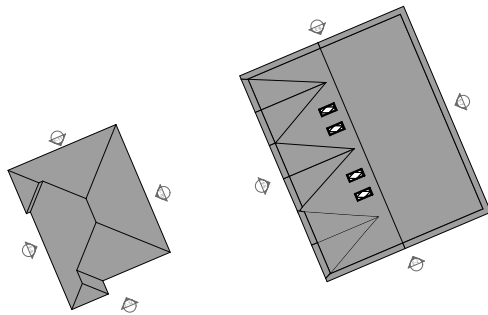
An artists impression of the proposed buildings.



Bungalow Block



Tyneside Flat Block



Proposed elevations

3 MATERIALS

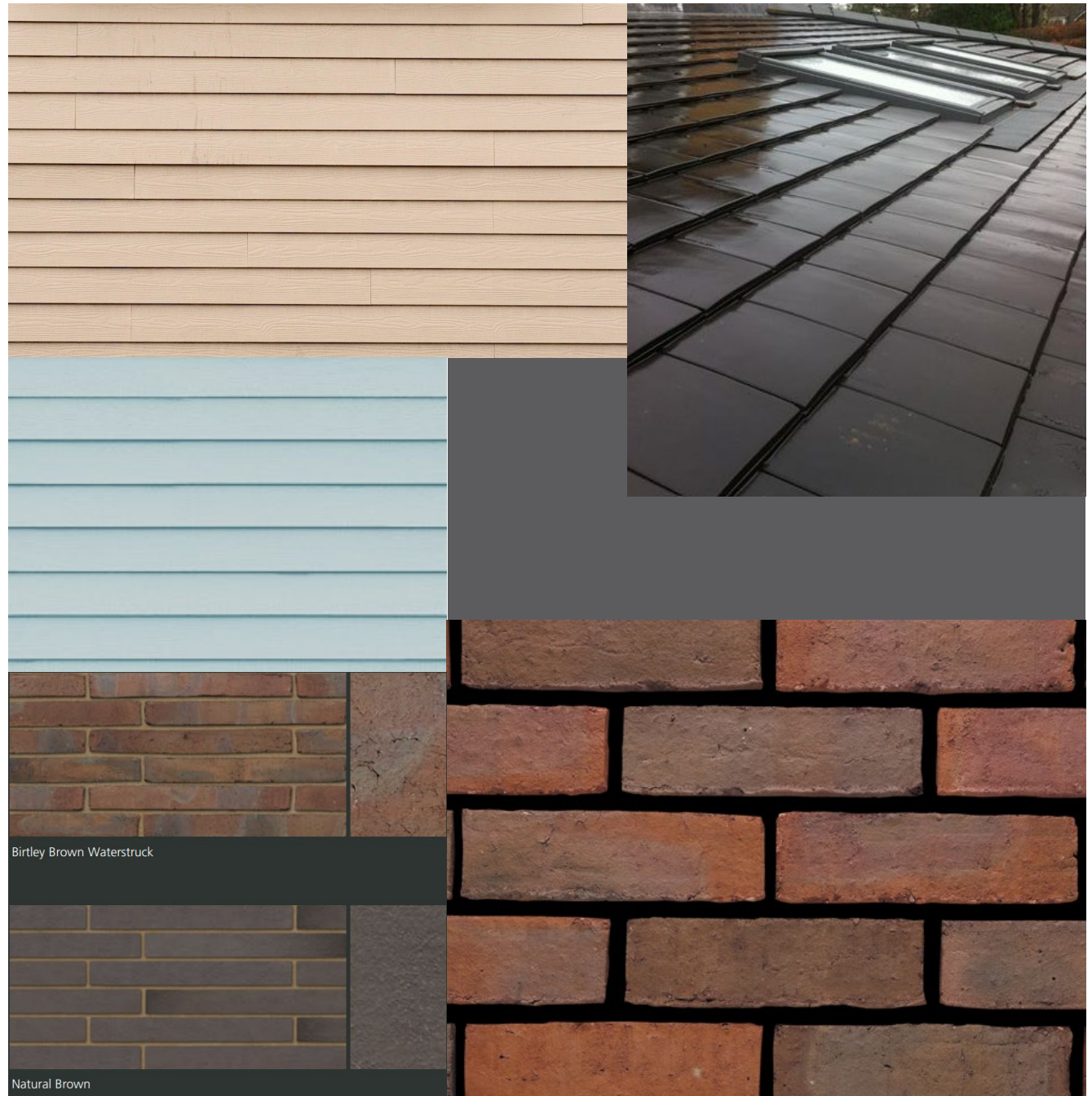
3.1 Materials Palette

The materials chosen for the buildings are hardwearing with a view to look good in the long-term. A red multi brick will be chosen for the base walling. This has some colour and texture variation to give visual interest. Accent texture and colour will be provided with feature brick panels at low level using either a linear or other feature brick type. At high level through-coloured fibre cement cladding provides a low maintenance, durable accent to reduce the visual mass of the houses and add interest. Doors and windows will have dark grey frames. The roof will be in dark grey clay tiles with a thin leading edge.

4 LANDSCAPING

4.1 Landscape Strategy

New standard trees will be planted to the frontage to soften the streetscape elevation and there will be areas of shrub planting as shown on the drawings. Some areas of low hedge will be used to delineate more private space and provide a 'layering' to the street.



Indicative palette of proposed materials



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