



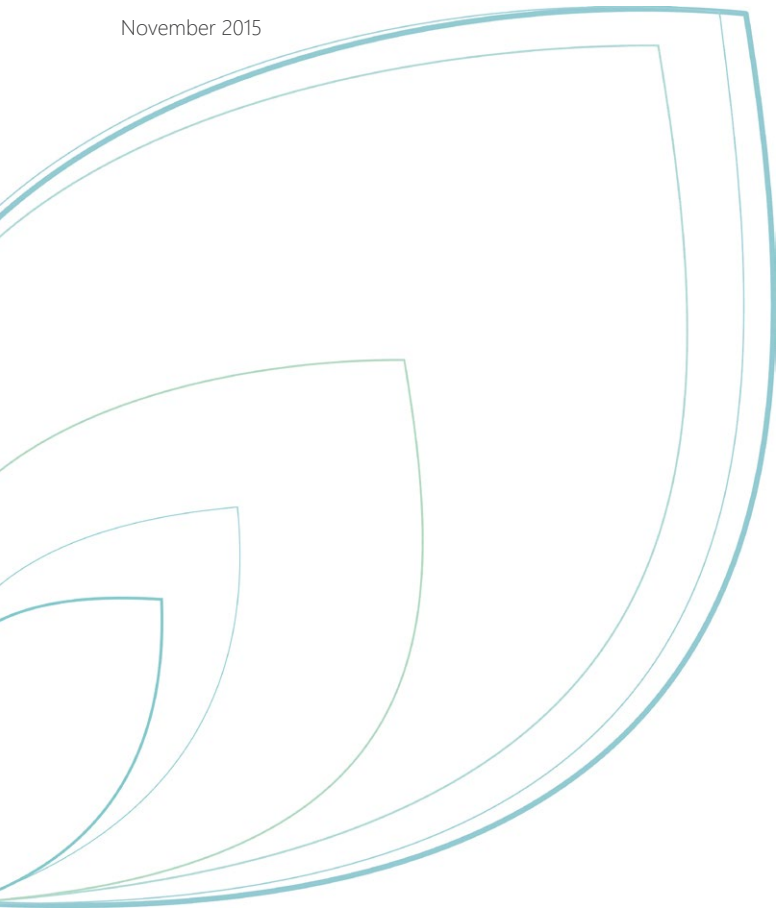
Community | Environment | Architecture | Delivery

DESIGN & ACCESS STATEMENT

New Affordable Housing

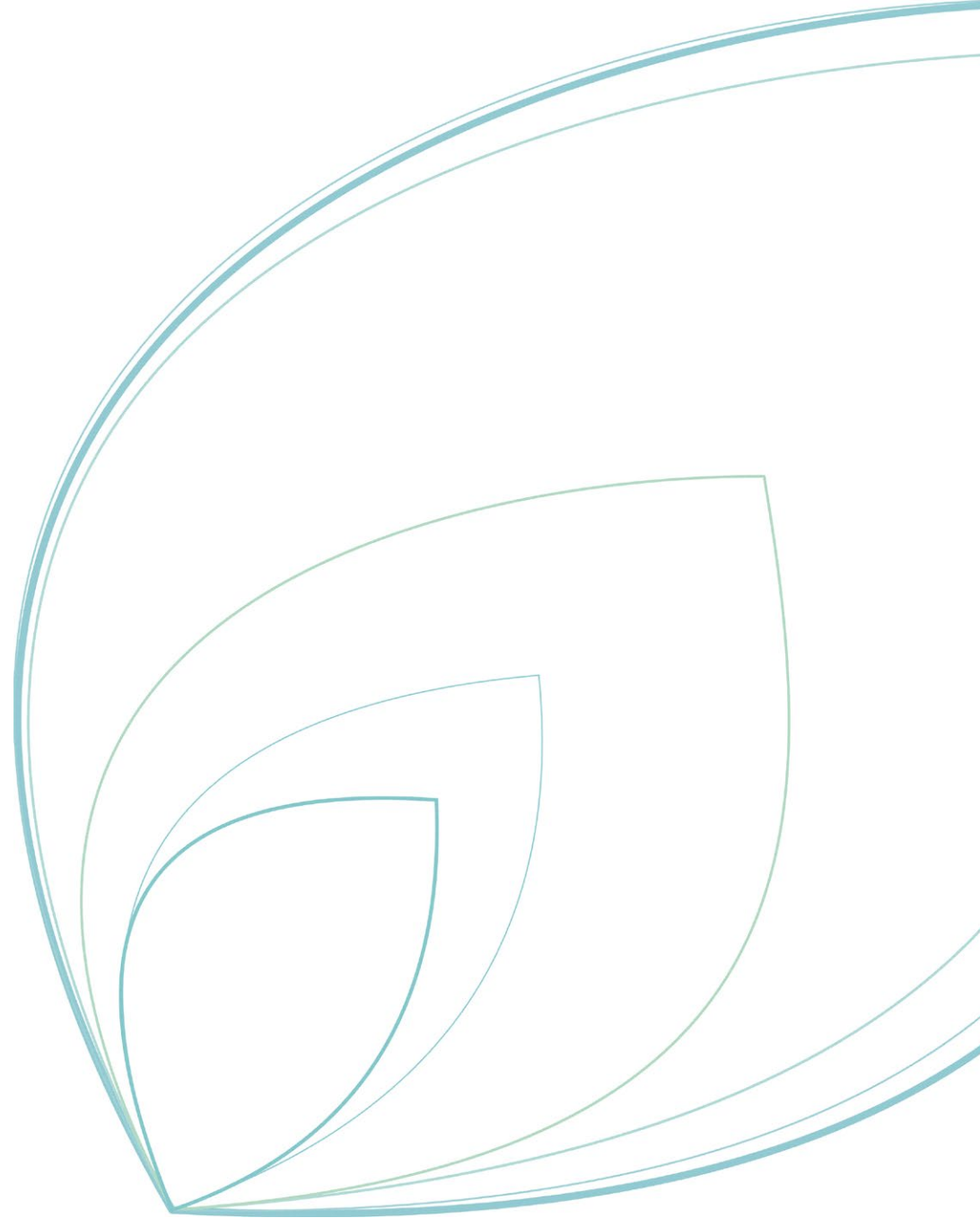
at Wark Crescent, Jarrow, South Tyneside

November 2015



PREAMBLE

This Design and Access Statement is to accompany the planning application for new affordable housing at Wark Crescent. 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 six new dwellings with associated parking and landscaping.

Site Address:

Wark Crescent
Jarrow
South Tyneside
NE32

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 six new two-story 'Tyneside' apartments.

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 Leam Lane and close to the Felling Metro Station. To the north of the site are two story semi-detached houses that look to have been constructed in the 1940's. To the south and bordering the long edge of the site, is Wark Crescent. Across the road is an area of open land that serves as a buffer for the elevated Metro line approximately 45m to the south.

1.6 Local Amenities

The site is within 50m of the Felling Metro station as outlined above which gives access to Newcastle centre as well as South Shields and Sunderland. There are bus stops to Calf Close Lane to the north about 100m away and a similar distance to the south on Durham Drive to the other side of the Metro line. In terms of schools, there are several within easy walking distance. Two primary schools and a school for performing arts are located about 350m to the south of the site. Several pubs are located within 500m walking distance and there is also a local centre on Fellgate Avenue which is about 500m walking distance from the site. This includes a shop, pharmacy and eateries. The site is thus well served with a good range of amenities.



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

Right: Aerial view of the site and immediate surroundings.





A current site photograph taking from the street (Wark Crescent) looking east towards the Felling Metro in the distance.



A photo taken from the eastern end of the site looking west.



A photo taken from eastern end of the site along the boundary, looking north.



A photo taken from the mid point of the site looking north towards the existing housing adjacent.



Top Left: View from the centre of the site looking west showing the hardstanding in the foreground.

Top: A view along Wark Crescent with the site on the left. The Metro line is visible to the top of the image.

Bottom Left: The grassed area to the western edge of the site.

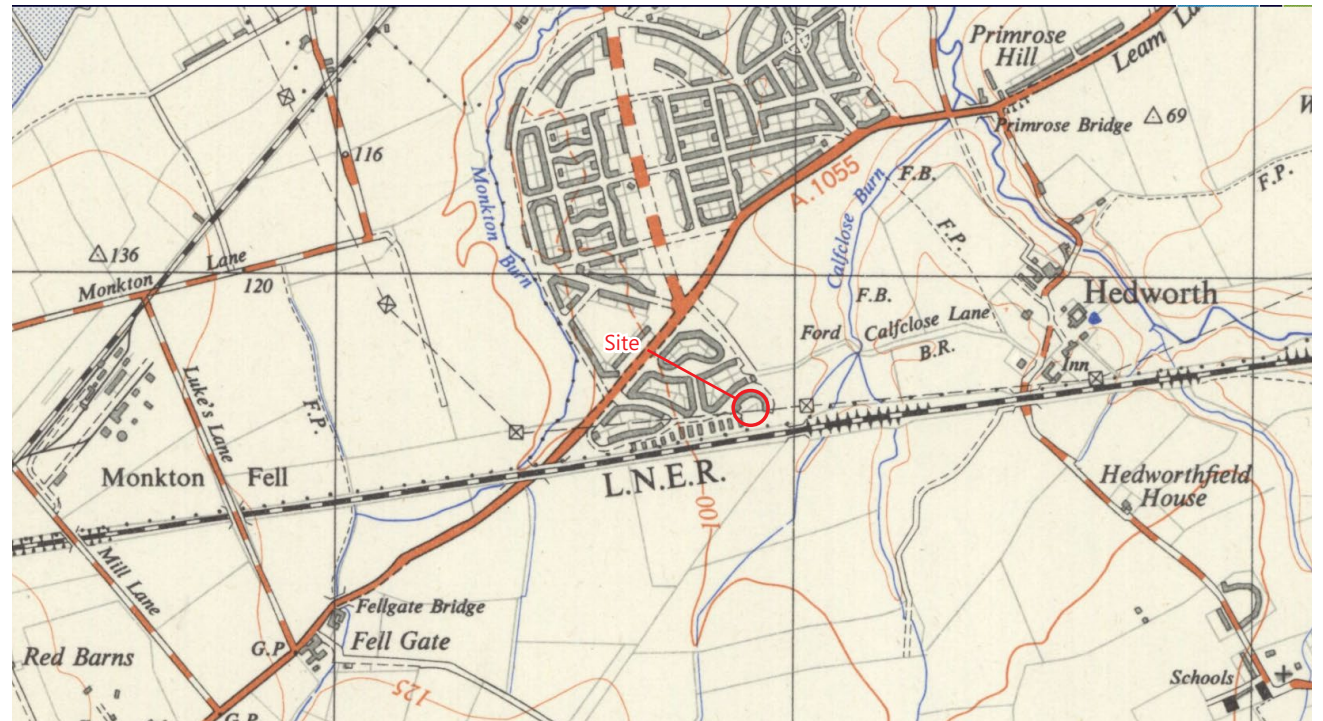
Bottom: A view along Wark Crescent with the site on the left. The Metro line is visible to the top of the image.



1.7 Local & Site History

The immediate area appears to have been constructed in the 1940's and was certainly completed in full by the time of the 1953 Ordnance Survey as illustrated on the left. This includes for a number of structures close to the railway line. It is not clear if these were houses of for another purpose. No structure is shown on the site area.

It is understood that the site was previously used as a garage and this is consistent with the areas of hardstanding that remain. The earliest image we are able to source was from 2009 and it appears that the structure had been demolished for some time before this date. All structures have now also been removed between the site/Wark Avenue and the Metro line. This is now open grass leading to the railway embankment.



Above: OS extract 1953 with site 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.

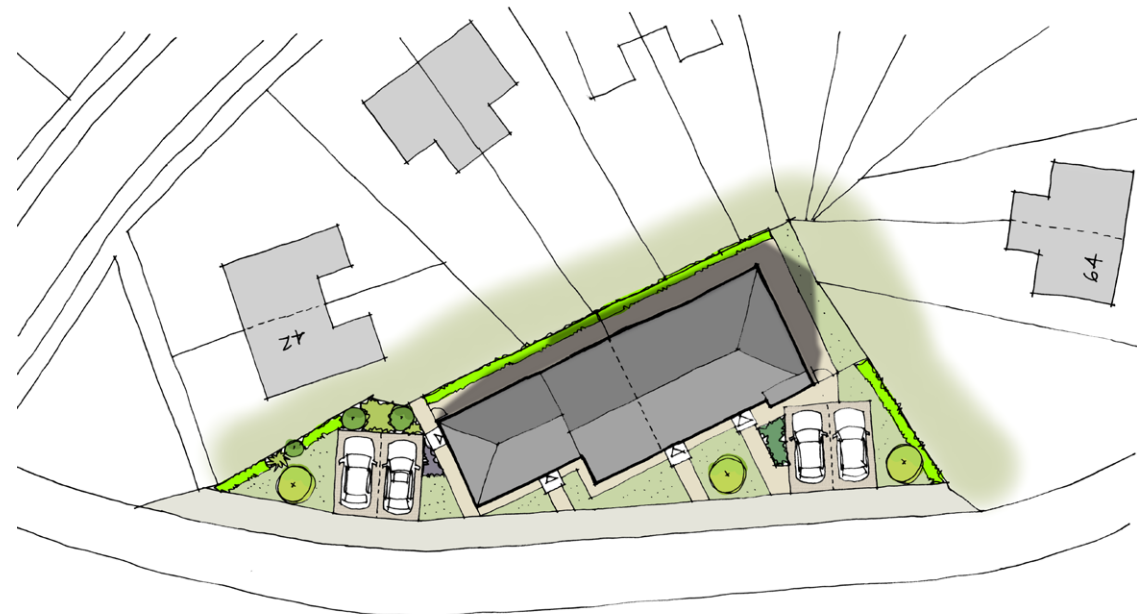
2.2 Design Evolution

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.

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 Felling 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



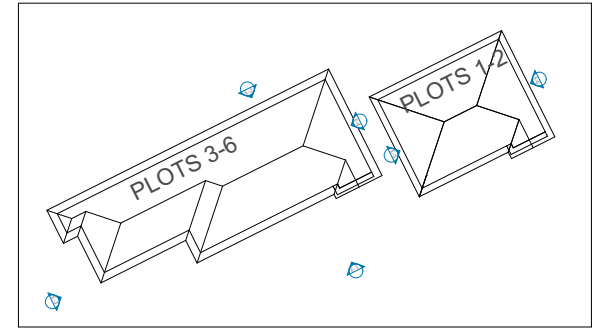
An artists impression of the proposed buildings.



1:100

South Elevation

E-1



1:100

North Elevation

E-2



1:100

East Elevation

E-3

1:100

West Elevation

E-4

1:100

East Elevation

E-5

1:100

West Elevation

E-6

Proposed elevations

3 MATERIALS

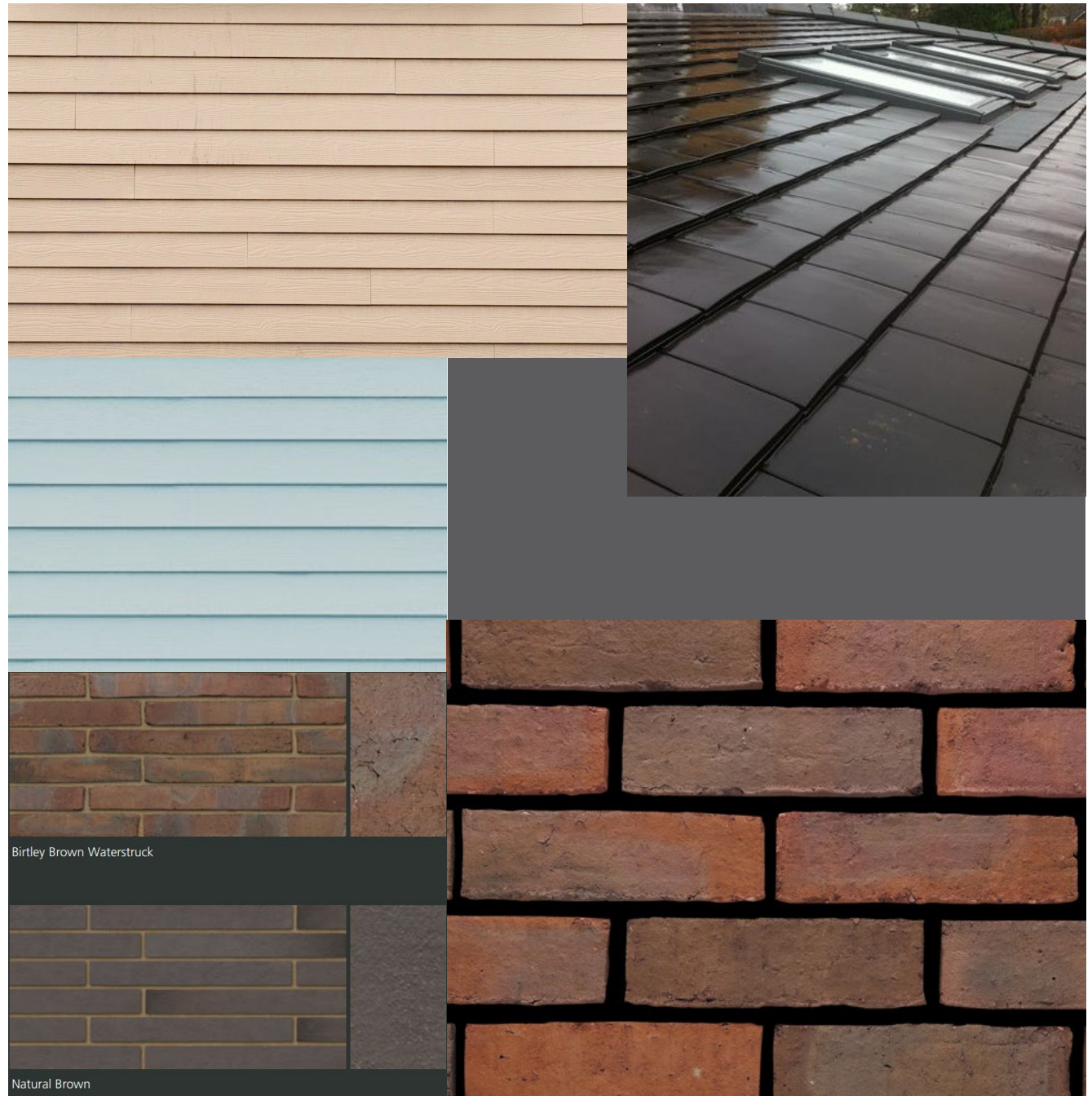
3.1 Materials Palette

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



CEAD 

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