

Design & Access Statement

PERSIMMON HOMES LIMITED t/a PERSIMMON HOMES NORTH EAST

Substitution application relating to plots 184 - 208

Former VA Tech site (Riverside Village), Hebburn

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1.0 INTRODUCTION

This Statement forms part of the formal Substitution Application for a total of 15 dwellings at the Riverside Village development, Hebburn.

The Statement responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the 'GDPO') for most planning applications to be accompanied by a Design and Access Statement that explains:

- The design principles that have been followed in establishing the proposals for the development of the site ;and
- How issues relating to access will be dealt with.

The Statement is intended to demonstrate that the proposals are in accordance with relevant Planning Policy guidance and as such that planning permission should be granted.

The Statement follows Circular 01/2006 and guidance published by CABI, setting out how the physical characteristics of the scheme have been informed by a rigorous process that has assessed and evaluated the various factors that influence the development of the site.

Good design is a fundamental part of successful place making. The NPPF (para. 56) informs us that:

'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'

In order to demonstrate and justify good design, Government advice requires the submission of an accompanying Design and Access Statement in accordance with Circular 01/2006. Since the publication of this document, a variety of other advice notes has been produced to promote good practice in the production of such statements to further assist.

2.0 THE APPLICATION

This application seeks to replace 25no. house types at plots 184 – 208 and reconfigure a small parking area, resulting in the reduction of 10no. plots. The amendments apply the approved design principles for this area and the wider Riverside Village development and has ensured that the orientation of plots have remained largely the same.

The wider development site received planning approval in 2003 and phases 3 and 4 of the development received approval in 2014 (ref. ST/0017/12/FUL) comprising of the substitution of house types, new road layout and associated works in relation to phases 3 and 4 of the Riverside Village development.

The changes through this current planning application have been proposed to increase the future marketability of the development and improve market penetration, with more desirable house types being introduced to the mix on site.

3.0 CONTEXT

Riverside Village has been under construction for nearly a decade, providing the borough with a steady supply of high- quality homes to address local needs. Permission for the Riverside Village development was granted in 2003 under application ref. ST/1228/03/DM.

An application was approved in 2014 for the development of phases 3 and 4 of the development site in which this red application area is located.

Amount

The revised layout comprises of 15no. dwellings, a reduction of 10no. from that previously approved.

Layout

The main alteration proposed as part of this application is the change from apartments to 7no terraced and semi detached dwellings. A substitution of house types is also proposed at plots 184 – 192 to introduce dwellings which are more desirable to the current characteristics of the housing market within this area of South Tyneside. Parking provision been improved through the introduction of more frontage parking and integral units. The parking arrangement has been amended in line with house types and to continue the approved parking and layout principles from the wider Riverside Village development. A greater amount of visitor parking has been provided within the application site. Visitor parking to the south of plots 192 – 198 will be privately maintained. The overall parking provision across the application site seeks to reduce indiscriminate parking to the front of plots.

The stand off distance from the railway has been maintained and plots 192 – 198 are orientated to front on to the railway line which will achieve an acceptable noise levels for external private garden space. The proposed plots 192 – 198 are 2.5 and 3 storeys and similarly reflect the scale of the previous apartments to achieve satisfactory noise levels. The built fabric of plots facing the railway line will be constructed in accordance with the noise assessment report approved under application ref. ST/0017/12/FUL.

Parking courts will be shared surface and privately maintained. The parking courts will be lit, maintained and remain open to avoid confined spaces for residents. The parking areas are provided with a level of surveillance whether from ground or first floor windows of surrounding properties.

All properties are provided with side footpath to provide access to rear gardens. A secure lockable garden gate is provided within the correct location to ensure access can be closed off to anyone other than residents and resident safety and security is accounted for.

Scale

The proposed units introduce a greater variety of both family and starter homes than the previously approved layout. The substitution house types range from 2 to 3 storey and as such the scale of the plots will not be significantly altered. The footprint of the substitution plots remain largely the same as those already approved with a mix of semi and terraced house types, such that massing will remain largely similar to the previous approval.

Landscaping

The landscaping in this area will apply the same design and layout principles to those approved across the wider Riverside Village development – with the majority of the site area covered by building footprints and private gardens.

Appearance

The proposed development will apply the same design principles already established through the construction and planning of the wider Riverside Village development. A majority of the housetypes proposed through this substitution have previously been approved within other phases of the wider development, and as such these units are considered to be in-keeping with the aesthetics of the wider scheme.

Access

Access to this phase of the development will not be altered. Parking arrangements are proposed to suit the proposed housetypes which include a greater number of integral and terraced units. This utilises the same design and layout principles as approved for the wider development.

The parking provision for the proposed units is as follows:

- 2-bed unit: 1 space
- 3-bed unit: 1 – 1.5 spaces

Furthermore, visitor parking has been provided across the application site to boost parking numbers in this area and ensure that the proposals do not have an impact on parking numbers.

Conclusion

The proposals result in the reduction of 10no. residential units under the previously approved scheme. The development is in compliance with the NPPF and all relevant local policy. Due to the rationale behind the application, i.e. to introduce the correct product to the site to maintain productivity and sales across the wider Riverside Village site, it is requested that the application be approved without delay.

