



Revision	Date	Revision Notes	Prepared by	Authorised by
Draft	22.12.16		JO	
Rev.A	31.01.17		JW	
\DPSVR01\Projects\N81-2404 Eskdale Drive - (STH)\Documents & Presentations\DAS\ESKDALE Design and Access Statement.indd [INDD Modified 2017-01-31 17:42], [PDF Output 2017-01-31 18-00]				

Contents

Section 1: Introduction

Introduction	6
--------------	---

Section 2: The Site

Site Description	8
Local Facilities and Transport	9
Site Photographs	10
Site Analysis	12
Open Space Assessment	13

Section 3: Design Proposals

Design Development	16
Community Consultation	17
Detailed Layout	18
Spatial Syntax	19
Landscaping	20
Indicative Housetyped	21
Artists Impressions	25

Section 4: Access Proposals

Parking and Access within the Site	30
Designing Out Crime	31

Section 5: Sustainability

Sustainability	34
----------------	----

Section 1

Introduction

Introduction

This Design and Access Statement has been prepared by IDPartnership on behalf of South Tyneside Housing Ventures to accompany a planning application for the development of land off Eskdale Drive, Jarrow, South Tyneside.

Proposals

The planning application includes detailed planning for 36 affordable new build dwellings within the context of neighbouring land earmarked for further development. This development consists of one to three bedroom flats, bungalows, and semi-detached and terraced dwellings.

Background

In March 2016 planning permission (application reference: ST/0093/16/DEM) was granted for the demolition of all buildings located within the site boundary.

Design Team

The developer's design team includes:

- **Developer:** South Tyneside Housing Ventures
- **Architect:** IDPartnership
- **Landscaping:** Fairhurst
- **Air Quality Assessment:** Dunelm G&E Ltd
- **Flood Risk Assessment:** Fairhurst
- **Transport:** Fairhurst
- **Ecology survey and Assessment:** Dunelm G&E Ltd
- **Drainage Assessment:** Dunelm G&E Ltd
- **Land Contamination Assessment:** Dunelm G&E Ltd
- **Noise Assessment:** Dunelm G&E Ltd
- **Planning Statement:** IDPartnership
- **Statement of Community Involvement:** IDPartnership
- **Tree Survey:** Dunelm G&E Ltd

Section 2

The site

Site Description

Site Location and Boundaries

The site at Eskdale Drive is located on the 'Lakes Estate' a residential estate within the settlement of Primrose, Jarrow situated 1.7 miles (2.7 kilometres) to the south of Jarrow Town Centre and 5 miles (8 kilometres) to the west of South Shields town centre.

The site is bound by the A19 to the east, which provides access to the conurbation of North Tyneside (via the Tyne Tunnel) and Sunderland/Teess Valley to the south. The A194 (Leam Lane) forms the northern boundary of the site and provides access to South Shields and the A1 at Birtley. With Hedworth Lane and Kirkstone Avenue forming the western and southern closing boundaries to the site.

Site Description

The proposed site for the development of the detailed planning application covers 0.7 ha of a 2.91 ha (7.19 acres) site. With the remaining 2.2 ha earmarked for future development.

The Lakes estate was constructed in the period following WWII circa. 1946 and 1964. The properties on Eskdale Drive were built using prefabricated building methods and were originally built to meet a short term housing need.

Originally constructed to last 15 years the properties fell into poor condition and were demolished in the summer of 2016. The site is now cleared, and is relatively level with a nominal rise of 4 metres over a distance of approx. 250 metres.

Along the boundary with the A194 and the A19 there is substantial vegetation, which currently provides a barrier to noise ingress from these roads.

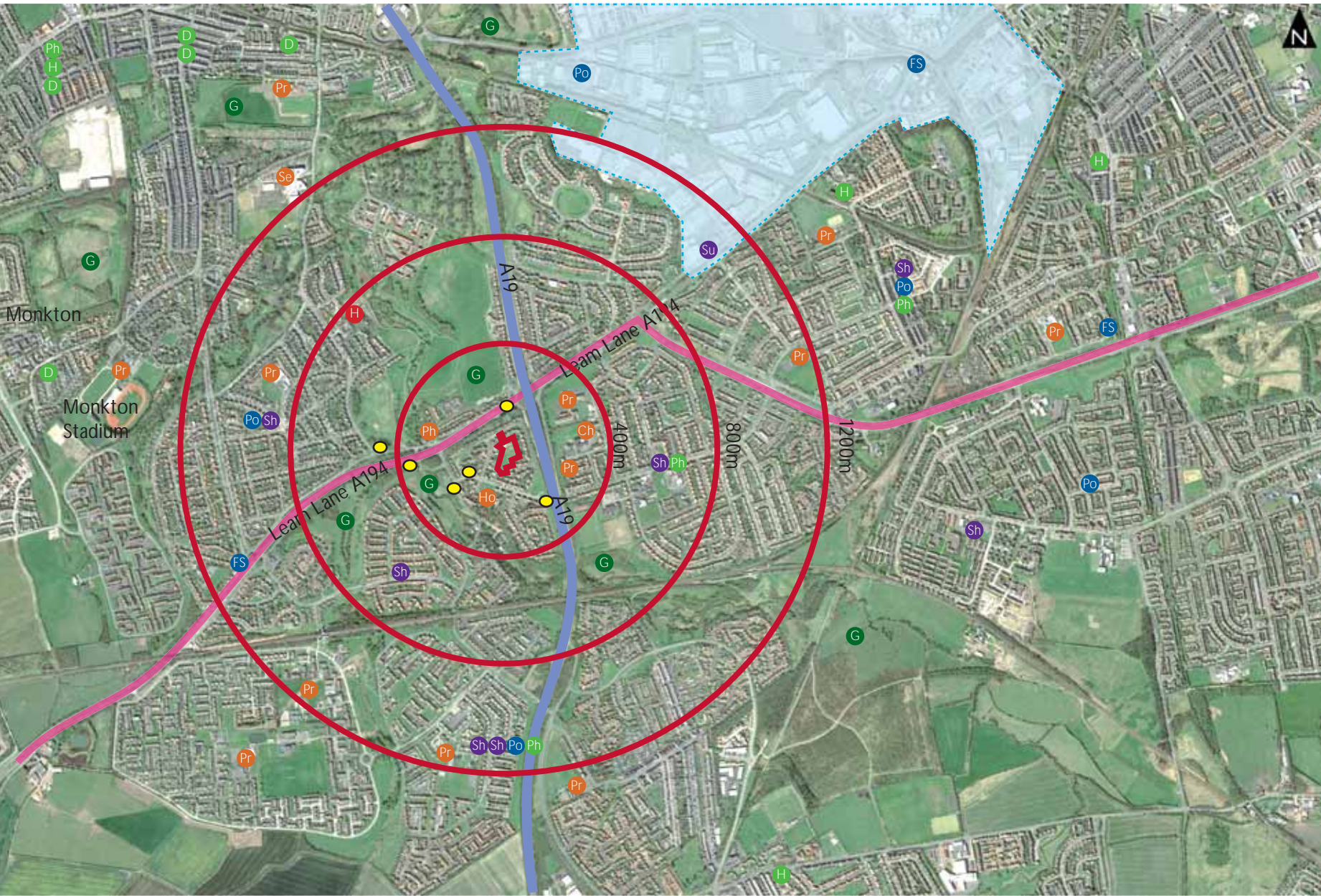


Aerial map showing the location of the site within South Tyneside



Aerial view of the site — Detailed Planning Application Boundary — Further Development Boundary (Not part of this Application)

Local Facilities and Transport



- Key:**
- The Site
 - Bus Stop
 - Primary A road
 - Non-primary A road
 - Retail/Business/Industrial Park
 - Supermarket
 - Shopping/Mini-Supermarket
 - Filling Station
 - Post Office
 - Pharmacy
 - Health Care - GP
 - Dentist
 - Primary/Junior School
 - High/Secondary School
 - Green Space/Park
 - Hospital
 - Public House
 - Hot Food Take Away
 - Church

Local Facilities

Eskdale Drive is located 1.7 miles (2.7 kilometres) to the south of Jarrow town centre, which is the closest main service centre for residents providing a wide range of facilities including a Morrisons food store and a range of national retail brands such as Wilkinson's, Boots and Peacocks contained within the Viking shopping centre. Jarrow centre also provides services such as health care at the Palmer Community Hospital. Closer to the site (within 1.2km) there are plentiful convenience stores, pharmacies and a supermarket. Local school provision is available at St Mary's RC Primary and Simonside Primary which are located a short distance to the east of Eskdale Drive, with further provision from several other primary schools within 1.2km, and senior/secondary schools serviced by several bus routes.

Public Transport

The site also benefits from good access to local bus services and is within walking distance (1.2km/0.7mile) of the Fellgate and Brockley Whins (1.5km/1mile) Metro stations; providing services between Newcastle Airport and Sunderland. Both Stations can be reached using the X20 bus service from The Roman Road. There are bus stops along Kirkstone Avenue immediately south of the site Leam Lane and The Roman Road to the north are served by the following regular services:

Service	Origin	Destination
5	Jarrow	South Shields
10	South Shields	Jarrow
11	South Shields	Jarrow
88/88A	South Shields	Lukes Lane Estate
525	Jarrow	Harton
960	South Shields	Waterview Park
X20	South Shields	Durham
School Buses	Serving multiple schools within South Tyneside	

Site Photographs - Before June 2016 Demolition



1.



2.



3.



4.



5.



6.



7.



8.



9.



10.



11.



12.



Photograph Location Plan

Site Photographs - After June 2016 Demolition



1.



2.



3.



4.



5.

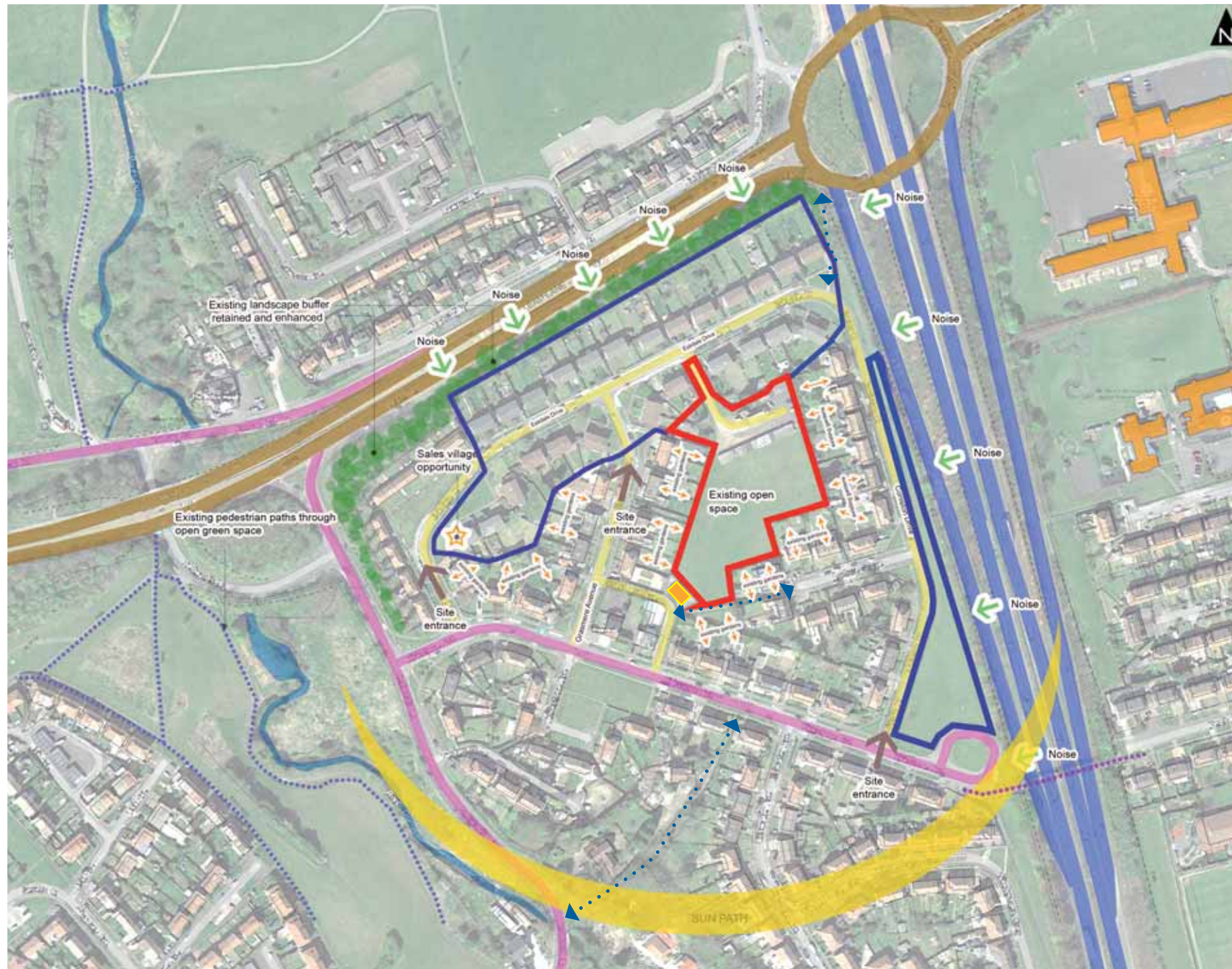


6.



Photograph Location Plan

Site Analysis



The site analysis information shown in this section has been summarised in the form of a constraints and opportunities diagram. This information provides the context for the proposed design of the site.

Constraints

- Existing houses surrounding the site to the southern and western boundary need to be taken into consideration
- Noise impact from main road to the eastern and northern boundary
- Phasing needs to be considered to mitigate disruption to existing properties around the site - maintaining access for vehicles and pedestrians
- Consideration of privacy for adjacent residential dwellings
- Existing Adjacent Substation

Opportunities

- Creating a development offering affordable homes to local residents
- Creating sequence of spaces that are 'tucked' away and accessed safely via a tertiary road
- There is an existing vehicular entry point from Eskdale Drive
- Close to the main highway network – A19 and A194
- Retaining and enhancing surrounding buffer landscape to mitigate noise impact and provide backdrop to street frontage of Eskdale Drive
- Opportunity to link with existing pedestrian paths through open green space with proposed development
- Proximity to local amenities within Jarrow
- Nearby bus stops provide frequent services to Jarrow and South Shields
- Opportunity to develop a sustainable urban drainage system
- To provide affordable housing with off street car parking and gardens to meet local demand

Key:

- | | |
|---|---|
| The site | ↔ Proximity to existing properties |
| Primary A Road (Dual carriageway) | — River Don |
| Non- Primary A Road | ⋯ Footpath link through to open space |
| Secondary road | ⋯ Pedestrian route over A19 |
| Tertiary roads | — Primary School |
| ↖ Existing access points | — Sun path |
| ● Existing landscape buffer | ■ Substation |
| ↔ Pedestrian footpath | |

Open Space Assessment

As illustrated in the adjacent diagram the site is positioned in close proximity to plentiful existing local open spaces. Including access to Primrose Nature Reserve, natural and semi natural green spaces, and outdoor sports facilities within 400m of the site. There are also several schools and community facilities that provide various open spaces dedicated to sport and wellness within 800m.

The site sits within an area which has been recognised as not needing improvement or extension to existing green infrastructure or green spaces (South Tyneside LDF/SPD3 Green Infrastructure Strategy).

As such given the proximity to existing local amenities it has been deemed that the development does not require any further open public space as part of the development.

Key:

- Site Boundary
- Natural/Semi Natural Green Space
- Designated Parks
- Primrose Nature Reserve
- Cemetery
- Schools
- Community Facilities
- Play Parks/Apparatus

