

FULL PLANNING APPLICATION FOR A NEW BUILD HOUSING DEVELOPMENT COMPRISING 18NO. PLOTS AT GORDON HOUSE, SOUTH SHIELDS, NE33 4JP

DESIGN & ACCESS STATEMENT

Scheme Name:	Gordon House New Housing Development
Scheme Number:	IANC 160068
Date:	March 2017
Proposal:	Housing for Gus Robinson Developments and ISOS
Site Location:	Gordon House, South Shields, Tyne and Wear, NE33 4JP
Applicants:	Gus Robinson Developments Ltd
Agent:	NORR Consultants Ltd.
Current Use:	Municipal Offices and associated car parking
Proposed Use:	18no. New build homes for Gus Robinson Developments

INTRODUCTION

This Design and Access Statement has been prepared in support of a full planning application for a new residential development at Gordon House, South Shields. The 18no. proposed new houses will be developed by Gus Robinson Developments Ltd. on behalf of ISOS Housing Limited and will make provision for much needed housing in the locality.

SITE LOCATION AND SURROUNDINGS

The proposed site is located within a large residential area to the West of the A194 highway and North Sea coastline to the East. The residential areas surrounding the site are suburban in character, developed in the 1970's and 80's. Although the area is primarily residential – there is a significant area of retail development to the North of the site.

The site sits just South of the Chichester Metro Station enabling an easy commute to the rest of the region. There are no trees or shrub planting within the application site boundary. The site is approximately 0.31 hectare (0.77 acres) and currently comprises an office building and areas of hard standing associated with the office parking.

USE

The existing site is currently the Gordon House, Municipal Offices and associated hard standing. The site has been acquired by Gus Robinson Developments Ltd. on behalf of ISOS Housing Ltd. It is proposed to redevelop the site for 18no. residential units; including 5no. 3 bed 2 storey semi / terrace units and 13no. 3 bed 2 ½ storey semi-detached units.

AMOUNT

The proposals as described above is for 18no three bed roomed dwellings with associated parking. The Proposed Site Plan illustrates the density of the proposal and highlights that each of the dwellings will benefit from large private gardens and sufficient off road parking, whilst achieving the minimum normal dwelling separation distances.

LAYOUT AND ACCESS

The layout of the site plan is a response to the site constraints and the surrounding residential uses and was informed by the marketing particulars.

Key points would be:-

- a) The site is accessed from Stanhope Road which runs parallel with the sites Eastern boundary. There is no access in to the site from the A194 which runs parallel with the sites Western boundary.
- b) Housing around a logical adopted road with private drives serving periphery housing units.
- c) Provision of in-curtilage parking to each dwelling as required to meet Sunderland Council highway standards
- d) Provision of front and rear gardens; with rear gardens enclosed for privacy

SCALE

The design of the development will take the form of relatively simple, predominantly two / two and a half storey dwellings; which will sit within the vicinity of the existing residential area – which consists predominantly of two-storey dwellings. The new dwellings are a mix of semi-detached and detached. This dwelling mix will make for interesting streetscapes within the site.

LANDSCAPING

A landscape scheme will be developed as part of the planning approval conditions. However, the site plan demonstrates the overall principles:-

- a) Inclusion of separate, private and secure rear gardens to each of the dwellings
- b) Incorporation of open front gardens with a simple landscaping scheme to include grassed areas and additional tree planting

APPEARANCE

It is intended that the proposed dwellings will consist of a conventional materials palette appropriate for a residential development of this type; consisting of contrasting coloured facing brickwork with neutral-coloured rendered panels to part elevations and pitched tiled roofs - all as per the submitted housetype elevations. Features such as stepped roof lines and irregular footprints are proposed to enhance the appearance of the proposed streetscape.

ACCESS – Vehicular and transport links

The site is situated a short distance from Stanhope Road which is one of the main trunk roads from Chichester Metro Station to Tyne Dock Metro Station. The road runs perpendicular to the east of the principal A194 highway which is one of the main route for motor vehicles in the region.

The site is located parallel to the Metro train network linking Chichester to both South Shields Town Centre and Newcastle City Centre.

The area is also well served by public transport; with a Go North East bus route (1) running along Stanhope Road which carries passengers from Chichester to South Shields Town Centre on a very frequent timetable, each day. The nearest bus stop is located directly to the north east of the site on Stanhope Road - which can be accessed by the existing pedestrian path that runs parallel to the proposed site.

ACCESS – Inclusive access

This application is for the proposal of 18no. new dwellings and as such will be designed to meet the requirements of both Local Authority Building Control and latest Equality Act DDA legislation, with dropped kerbs to all footpaths at road junctions, as well as level access to front doors of all properties from adjacent driveway vehicular parking areas.

BINS

Refuse will be stored to the rear of the properties in designated areas.

SUSTAINABILITY – URBAN DESIGN MATTERS

The site is located off Stanhope Road just after it meets the cross road with Mortimer Road. To the North of the cross road is Dean Road which comprises of a number of local convenience stores. As such it benefits from numerous community facilities in the region that contribute to its independence and sustainability as a location for further infill housing development including; :-

- A variety of local employers within the region and the wider area
- ATM banking machines
- Supermarkets including Iceland on Chichester Road and Lidl to the North of Chichester Metro Station
- A number of takeaway / fast food establishments and restaurants providing hot food
- Post Office
- Places of worship – Westoe Methodist Church
- Sporting Clubs – Westoe RFC
- Schools including Mortimer Primary School / Community College as well as South Tyneside College
- The site also has excellent links to the wider highway network and proximity to the A19

The conurbation also benefits from excellent bus links to the wider locality with regular links to both South Shields Town Centre, Newcastle City Centre, Sunderland City Centre and Durham; and therefore the wider coach, rail and airport infrastructure.

As such the relatively modest proposals to redevelop an existing municipal office site meet with national sustainability guidance and will provide social benefit (provision of identified local needs for family housing); economic benefit (increased number of homes will help support local businesses and provide employment during construction and post construction); environmental benefits (re-use of an existing brownfield site will reduce demands on green belt release).

WASTE MANAGEMENT SCHEME (DISPOSAL OF WASTE MATERIALS)

The site has been designed to ensure where practical a balanced cut and fill has been maintained with minimal excavated materials to be removed from site.

DESIGN QUALITY

NPPF Part 7 – Requiring Good Design. “The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, invisible from good planning.”

The submitted design meets the requirements of the documentation in a number of ways:-

- The design of the individual dwellings reflect the local existing vernacular and scale of development and will infill a disused site and enhance passive surveillance in the area and eliminate anti-social behaviour associated with the possibility of vacant land.
- The design will provide long term enhancement to the overall quality of the area.
- The design will achieve a sense of space with dwellings providing attractive streetscape to both new and existing highway.
- The design optimises the development of the site without overdeveloping and the increase in housing numbers will help support local facilities and transport networks.
- The design is appropriate to the local character of housing developments within the immediate vicinity which comprises two, three and four bedroom houses.
- The design will create a safe and accessible environment with due consideration to Secured by Design criteria.
- The design of the elevations have been carefully considered to provide attractive architectural response.

CONCLUSION

The proposed development offers a great opportunity to redevelop the Gordon House, Municipal Offices site consisting of disused facilities to provide 18no. new build three bedroom houses to meet local identified requirements within an established and sustainable settlement.