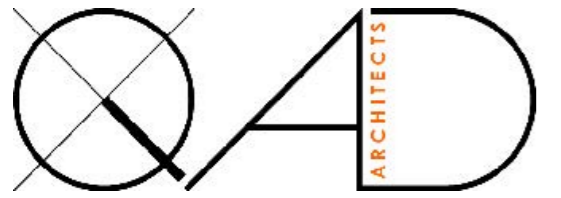


0.0 Design and Access Statement

South Shields & Westoe Club



1.0 Introduction

- 1.1 Vision
- 1.2 Planning Policy
- 1.3 Neighbourhood

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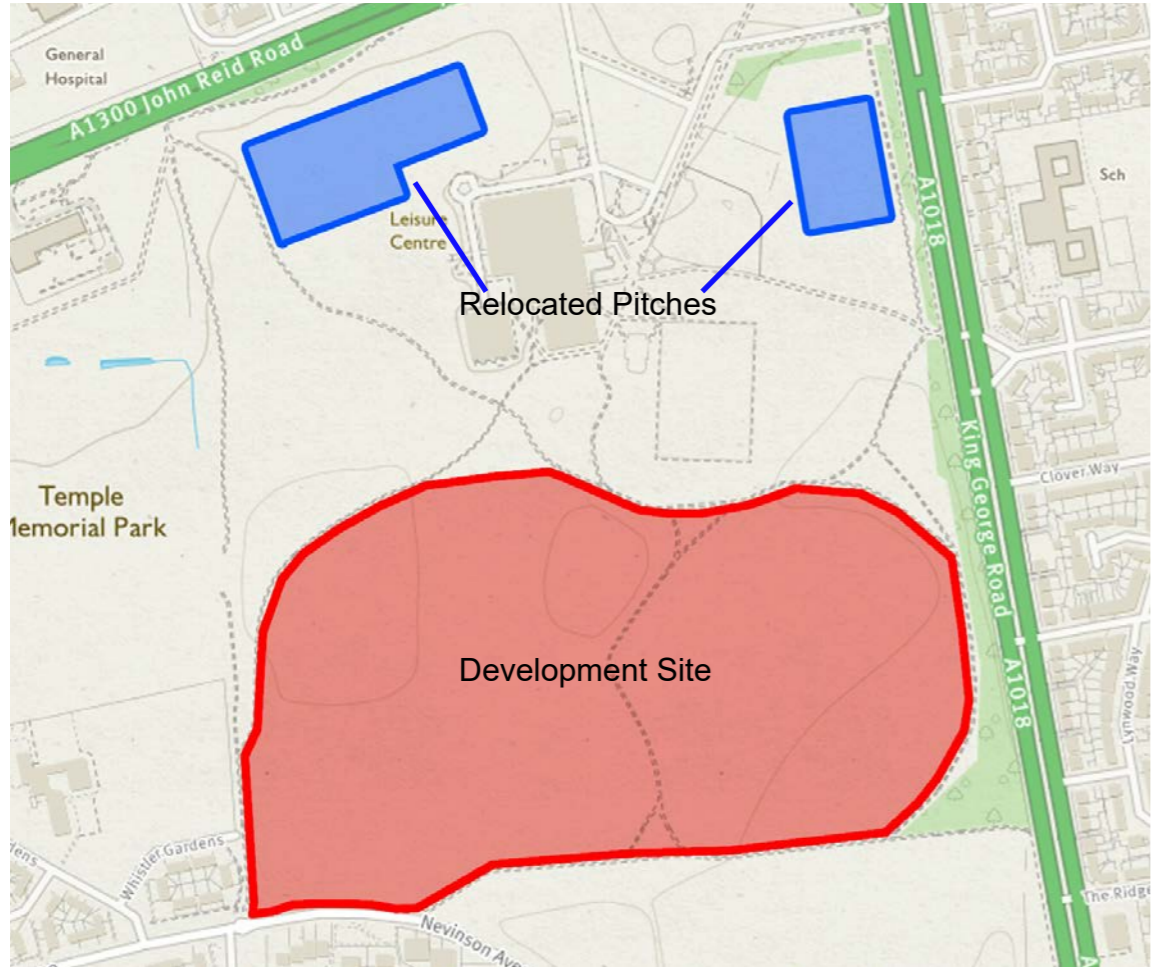
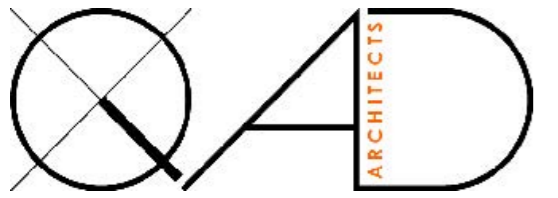


Figure 1: The Development Site Location

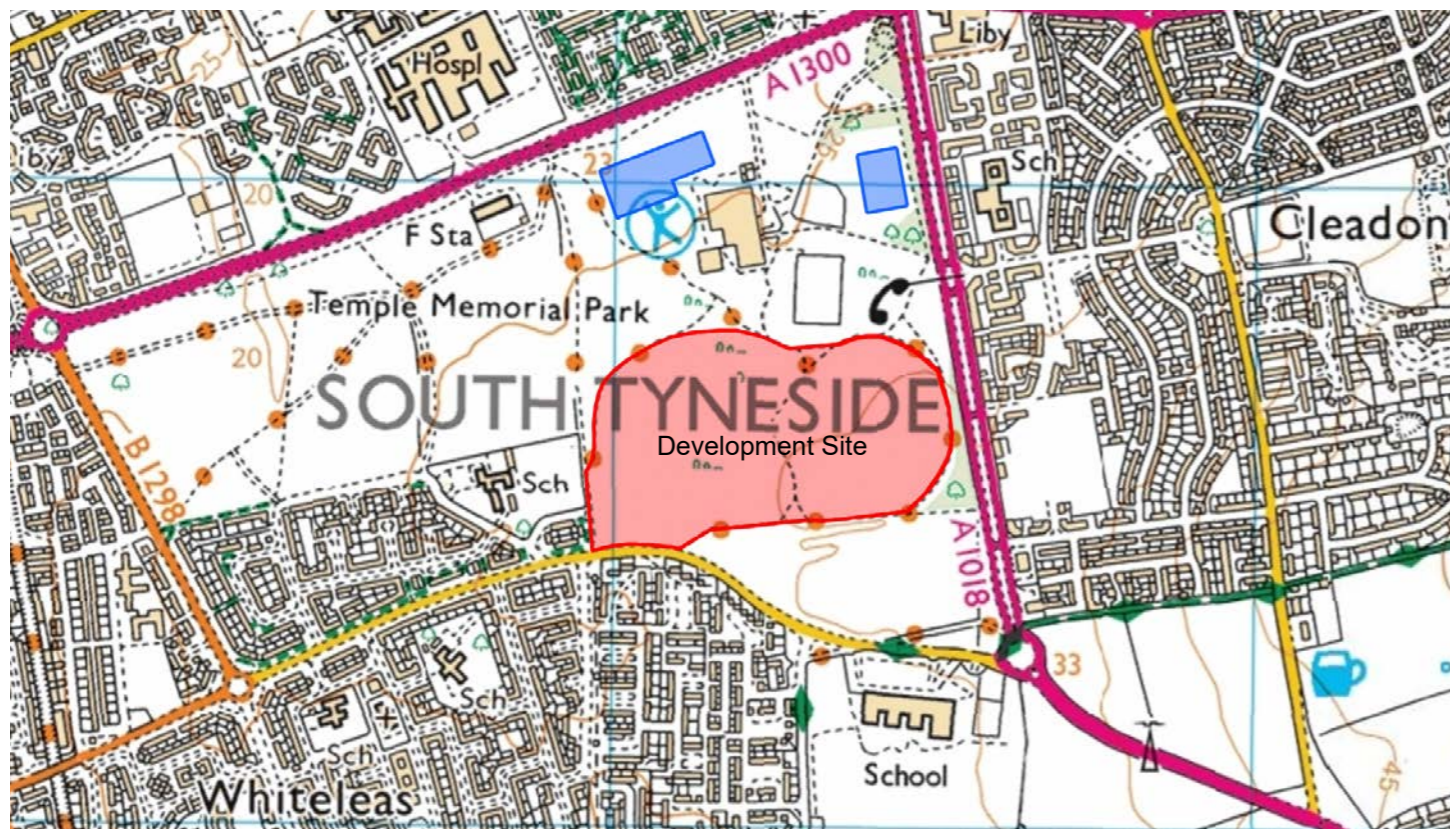


Figure 2 – Area of Site and Surrounding Area

1.0 Introduction

1.1 VISION

This design and access statement provides part of the supporting information in relation to the planning application to develop land off Nevinston Avenue, South Shields for assembly/leisure purposes (D2 classification).

This will include a new sports club facility with associated pitches and car parking.

This document has been prepared on behalf of Tolent Solutions and seeks to provide a commentary as to how the detailed layout design has been approached and developed.

The proposed development site is a greenfield area off Nevinston Avenue and lies adjacent to The Temple Memorial Park and Temple Park Leisure Centre. The site area has been identified as being approximately 13 hectares.

The site is bounded to the east by King George Road, Temple Memorial Park to the west and Temple Leisure centre to the north. The site has been allocated within the South Tyneside Strategic Land Review restricting it to leisure purposes only.

The existing rugby and cricket club is currently located off Hartington Terrace in Westoe. It is proposed to relocate the sports club to Temple Park to allow for the provision of a new 'fit for purpose' club house and a number of sports pitches.

The proposed development site is currently informally marked out for football and rugby pitches and as such, this document also provides a commentary as to how the pitch provision is met in line with South Tyneside Pitch Strategy document (December 2015).

In line with the South Tyneside Vision, a series of key aspirations have been identified for development within and surrounding South Shields as noted below:

- Creating sustainable places where people want to live, work, visit and invest.
- Ensure local distinctiveness in development, establishing role and care of green infrastructure.
- Promoting sustainable design and enhancing natural and built environments.
- A high standard of design and landscaping which relates well to the natural and built features of the site, the surrounding area and adjacent land uses.

To achieve this the following design guidance will be taken into consideration:

- Sustainable Construction and Development (Aug 2007);
- Sport England Facilities Planning;
- Green Infrastructure Strategy (Feb 2013);
- South Tyneside Vision 2011 - 2031;
- South Tyneside Local Development Framework
- NPPF.

The following sections demonstrate how the layout for the proposed scheme has been developed through the detailed analysis of the site and surrounding area in order to address and achieve the aspirations for the site and wider community.

1.0 Introduction

1.2 PLANNING POLICY

As part of the detailed analysis of the site it is essential to consider the characteristics of the local area to create an integrated approach with regard to the scale and density of built form, landscaping strategy and retention of existing site features.

The site has been allocated within the South Tyneside Draft Local Plan for recreational use (Site reference SA7).

The site lies within the Tyne and Wear District. Following the amalgamation of Borough and District Councils within the region all Planning related matters are dealt with under the South Tyneside Council.

The site lies within the local authority boundary of South Tyneside Council and as such the following key local planning documents have been used to inform the design development for the site:

- Policy A1 - Improving Accessibility
- Policy SA6 - Social, Community & Leisure Facilities Opportunities
- Policy SA7 - Green Infrastructure & Recreational Opportunities
- Policy ST1 - Spatial Strategy for South Tyneside
- Policy ST2 - Sustainable Urban Living
- Policy SC1 - Creating Sustainable Urban Areas
- Policy SC 6 - Providing for Recreational Open Space, Sport & Leisure
- Policy EA1 - Local Character & Distinctness
- Policy EA3 - Biodiversity & Geodiversity
- Policy DM1 - Management of Development
- Policy DM7 - Biodiversity & Geodiversity Sites

1.3 NEIGHBOURHOOD

In order to create good quality development the site needs to be considered with regard to the wider surroundings and the facilities available within the local area to ensure a sustainable development, attracting a range of people.

As illustrated within the 'Neighbourhood Diagram' opposite, the site is well connected to a range of local facilities including:

- Recreational Areas & Parks/Public Open Spaces
- Residential Areas
- Primary & Secondary Schools
- Medical Centres

There are a number of public right of ways (PROW) that cross the development site area as part of the development, it is proposed to stop up these routes. PROWs surrounding the site will allow for movement of cyclists and pedestrians.

Temple Park to the north of the site was gifted to the people of the borough in recognition of the part they played in winning the 1939-1945 war at sea. The new development needs to ensure that the connectivity across Temple Park is maintained. This should include the relocation of existing pitches and the potential for shared community facilities. It is also essential to consider green spaces within the development and how existing connections can be retained and enhanced alongside new development.

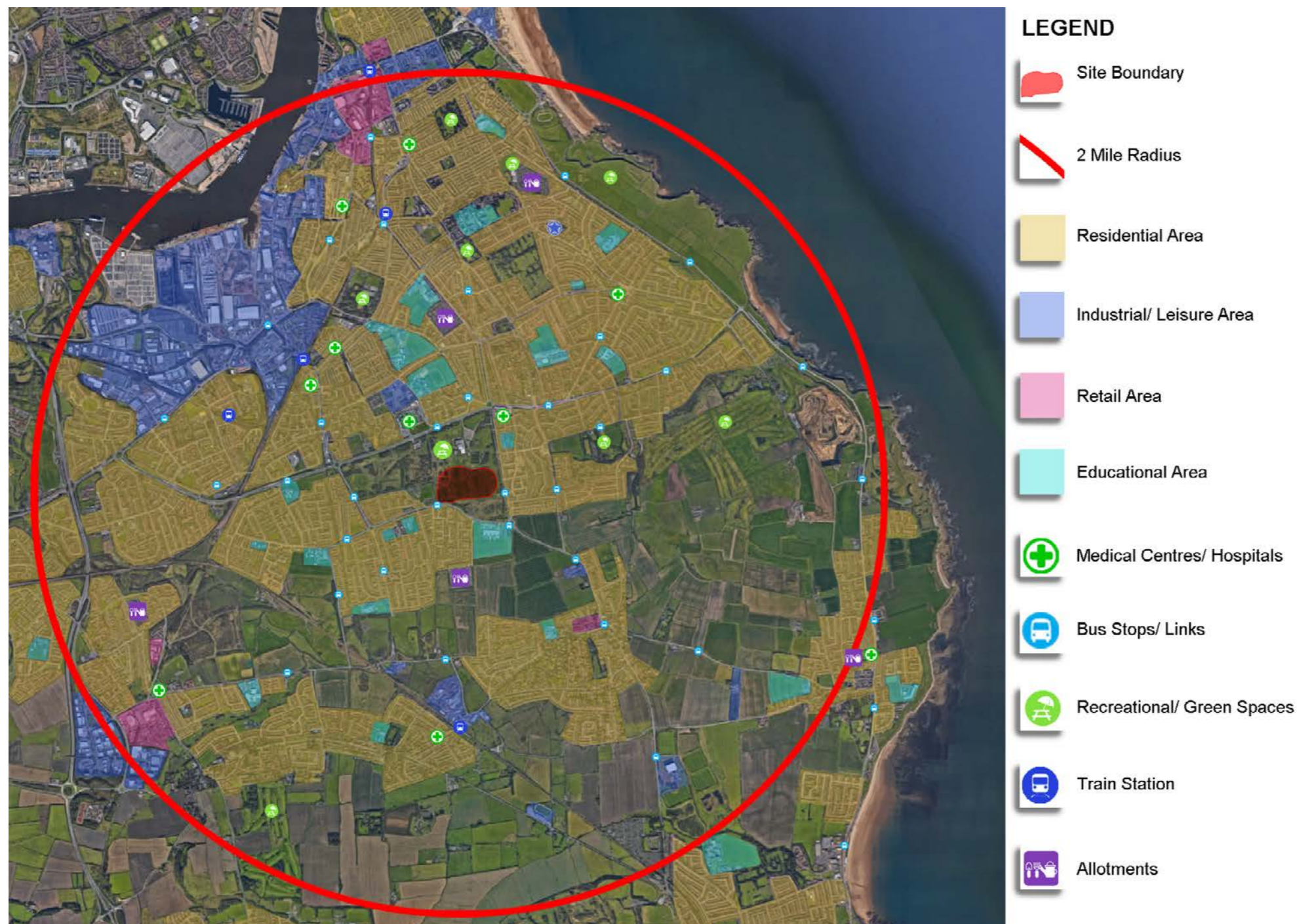


Figure 3: Neighbourhood

2.0 Design Concepts/Masterplan

2.1 SITE CONSTRAINTS & OPPORTUNITIES

This section of the design and access statement illustrates the analysis of the site with regard to constraints and opportunities, and characteristics of the local area which can then be used to inform concept sketches for the development of the site.

'The development, including new buildings, extensions and alterations to existing buildings, is designed to convey sensitive consideration of its surroundings'

South Tyneside Development Managements Section 2.10

The key characteristics of the site are outlined in the diagram opposite and are summarised below:

- Vehicular access provided off a single point from Nevinson Avenue.
- Vehicular access needs to be considered in relation to bus stops to both sides of Nevinson Avenue.
- Number of existing trees and hedges within the site and adjacent to the site - Additional tree planting belts should be provided across the site to keep in line with the local character and linking it with the south east of the site, to improve the visual amenity of the site and also to provide subdivision between the development plots.
- The north of the site lies adjacent to the Temple Memorial Park. Proximity of the new development should be considered so as not to detrimentally affect the property and maintain connectivity with the wider area.
- Relocation of existing pitches for rugby and football training. These will need to be accessible by the public and be of a standard at least equal to the existing provision.
- Formal rights of way and a number of informal pedestrian and cyclist routes cross the site - The layout of the new development should allow for the access to be retained / redirected as part of the overall layout proposals to create permeability and connectivity across the site with local facilities.
- Green Infrastructure - The existing character of green spaces throughout South Shields should be considered within the layout to ensure a good level of amenity and enhance / retain links to existing landscaped areas.
- Green Corridor/ Existing trees and hedges to the east of the site will act as a noise buffer from King George Road.



Figure 4: Site analysis



Figures 5, 6 & 7: Site Images

2.0 Design Concepts/Masterplan



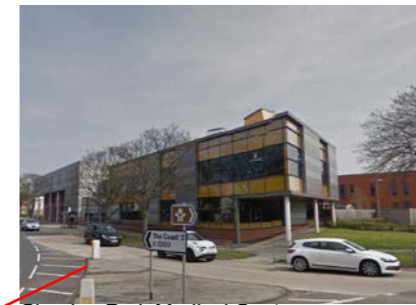
Bonsall Court



Bardon Court



Bramham Court



Cleadon Park Medical Centre



South Tyneside District Hospital



Laburnam Grove



Temple Park Centre



Ridgeway Primary Academy



Lawrence Avenue



King George Road



St. Oswald's Primary School



Tarragon Way



South Shields Community School



King George Road

2.2 AMOUNT AND MIX

The local economy of South Shields after the World War II consisted of port-related, ship repairs and offshore industries, manufacturing, retail, the public sector and tourism. Many of the people living in South Shields are descendants of those who migrated and settled in the area during the Industrial Revolution in order to work in expanding coal-mines and shipyards.

The 'South Tyneside Vision' is a key development policy which focuses on delivering first class services to the community such as new and improved community facilities that provide a range of universal services within walking distance for all residents.

In addition to the analysis of the site with regard to local facilities and connections, it is important to consider the appearance, scale and density of the development with regard to the surrounding urban patterns to ensure that the level of development is appropriate and meets the aspirations for South Tyneside.

The local area comprises of predominantly well established residential development that has differing approaches to style, appearance, scale and space around the properties. This is demonstrated in figure 5 opposite.

Although there is no specific single architectural style or character within the local area, generally the key characteristics to properties are:

- New town design principles with generous green space between dwellings and highways.
- 2 storey semi detached properties with some areas of terraced or detached housing.
- Set back from the main road with large front gardens and driveway.
- Medium density development with a good level of external space in relation to built form.
- Varied in approach to elevation style and detailing whilst contemporary style is currently developing in existing residential and commercial properties.
- A mixture of schools and public buildings in the modernist style and being redeveloped into contemporary architectural designs.

The above key characteristics should be considered in the development of the proposed scheme to ensure that the new development site well within the local context.

The proposed development seeks to redevelop the site for recreational/leisure use and provide a sports ground with a club house which meet the councils aspirations with regard to recreational and leisure priorities.

Throughout the development, the architectural style incorporated will be a contemporary building. This will aim to relate to the local context as well as convey sensitive consideration of its surroundings. This will also regard the scale, proportion, alignment, form, use of materials and architectural style. Thus, reinforcing local identity and enhancing its local setting.

Figure 8: Surrounding Context

2.0 Design Concepts/Masterplan

2.3 EXISTING FACILITIES

The existing sports club is located in the heart of Westoe.

The club comprises of the following facilities:

- Squash Courts
- Cricket Pitch
- Rugby Pitches and stand (only when the cricket season has finished).
- Tennis Courts
- Club House
- Pavilion

The pavilion is rarely used however, the club house has limited space and for larger functions needs to be extended.

The rugby and cricket pitches overlap and as such only one can be used at any one time. This limits training and potential access for matches and potential for future expansion.

It is important to consider the limitations of the existing sports facilities so that the design of the new club house and sports ground can allow for different functions to take place at the same time and allow for potential future expansion.

The key principles for the proposed sports ground should consider:

- The main access into the south of the site from Nevinson Avenue.
- The boundary treatment.
- Public rights of way.
- Existing trees are retained where applicable throughout the site.
- Views from within the club house to allow visitors and staff to observe multiple sports facilities on the site.



Figure 9: Existing Facilities

3.0 Proposed Layout

3.1 PROPOSED DETAILED SITE LAYOUT

The diagram opposite shows the proposed layout for the new sports ground to create a high quality distinctive Sports Club Facility.

The proposed site plan seeks to provide a new purpose built club house and associated pitches and facilities that provide the same sporting facilities as the existing ground whilst allowing additional flexibility and a wider range of pitches.

- The proposed layout also seeks to provide the potential for future expansion and shared community facilities.
- A single vehicular access off Nevinson Avenue provides access to the club house and heart of the new sports ground.
- The club house is located at the centre of the site visible from Nevinson Avenue but with sufficient separation to prevent potential noise issues with nearby residents.
- The club house is located so that the three sporting pitches are easily viewed from terraces and within the building.
- To the north of the club house are 3no. tennis courts with the potential for an additional 6no. courts.
- To the east are the 1st and 2nd rugby pitch and expansion pitch.
- To the west is the senior cricket pitch with junior pitch to the north.
- Pitches are orientated in line with Sports England guidance.
- Pitch sizes are provided in line with Sport England guidance.
- Shared community use pitches are available within the site boundary to meet the needs of South Tyneside Council pitch provision and the needs of the local area.

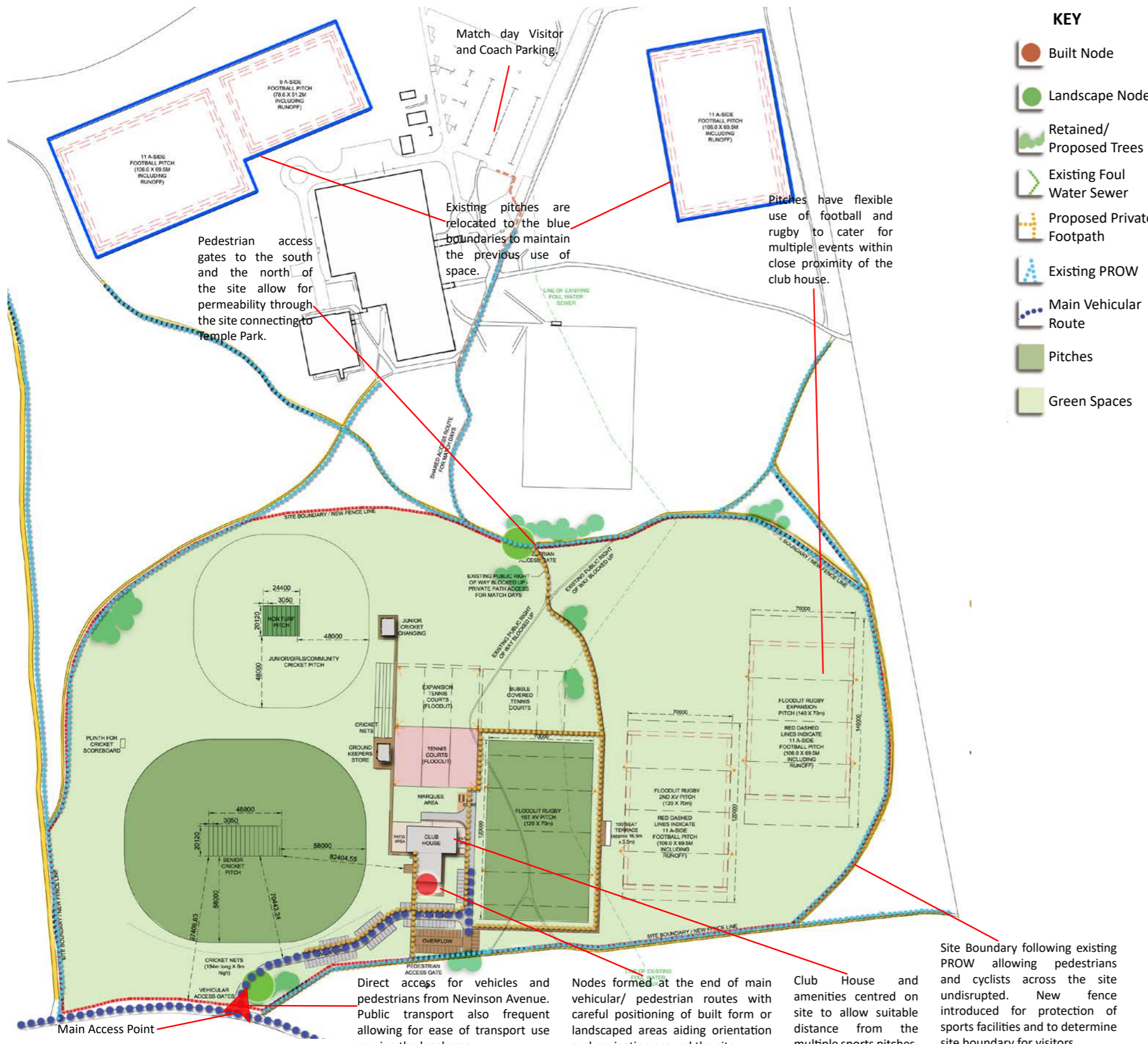
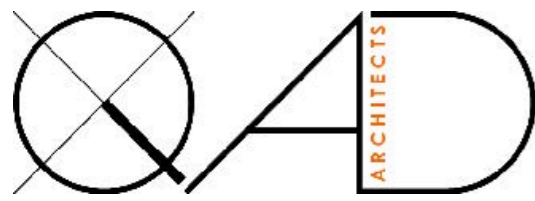


Figure 10: Detailed Site Layout



3.0 Proposed Layout

3.2 PROPOSED DETAILED FLOORPLAN LAYOUT (CLUB HOUSE)

The proposed club house has been designed to have multiple aspects that overlook the different sporting facilities across the site.

The main entrance is approached alongside the cricket pitch to the western side of the building. This allows for an outward facing presence to the building to Nevinston Avenue and for views up to the car park from the reception office.

The ground floor accommodation is split into 3no. distinct zones. the main entrance houses a generous entrance foyer providing access to the bar area and leads to the first floor function areas.

To the south wing of the building, 3no. new squash courts with associated changing facilities are provided. The eastern portion of the northern wing houses the rugby changing areas and community room. This zoning of user groups allows for effectively indoor and outdoor sports to remain separate.

The rugby change area can also be accessed from the exterior of the building on the south eastern facade allowing direct access to the playing pitches.

The first floor of the club house provides changing facilities for the cricket teams/ pitches and a balcony directly outside of the changing area provides viewing and direct access to the field of play.

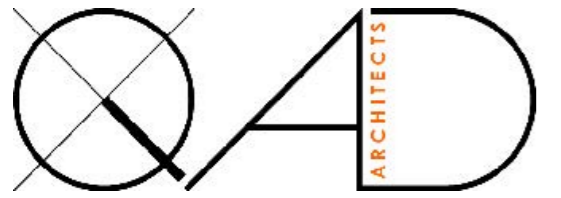
The first floor also houses a large function room with bar and kitchen area that can be subdivided to form 2no. smaller function areas.

It is envisaged that both the bar area to the ground floor and function room/s to the first floor can be hired for private use.

The careful zoning of areas allows for a range of sports and activities to be held at the same time without disruption to one another.



Figure 11: Club House Floorplan Layout



3.0 Proposed Layout

3.3 PROPOSED DETAILED FLOORPLAN LAYOUT (GROUNDKEEPERS STORE & JUNIOR CHANGING ROOMS)

In addition to the main club house it is proposed to provide a ground keepers building on the site adjacent to the cricket pitch and tennis courts.

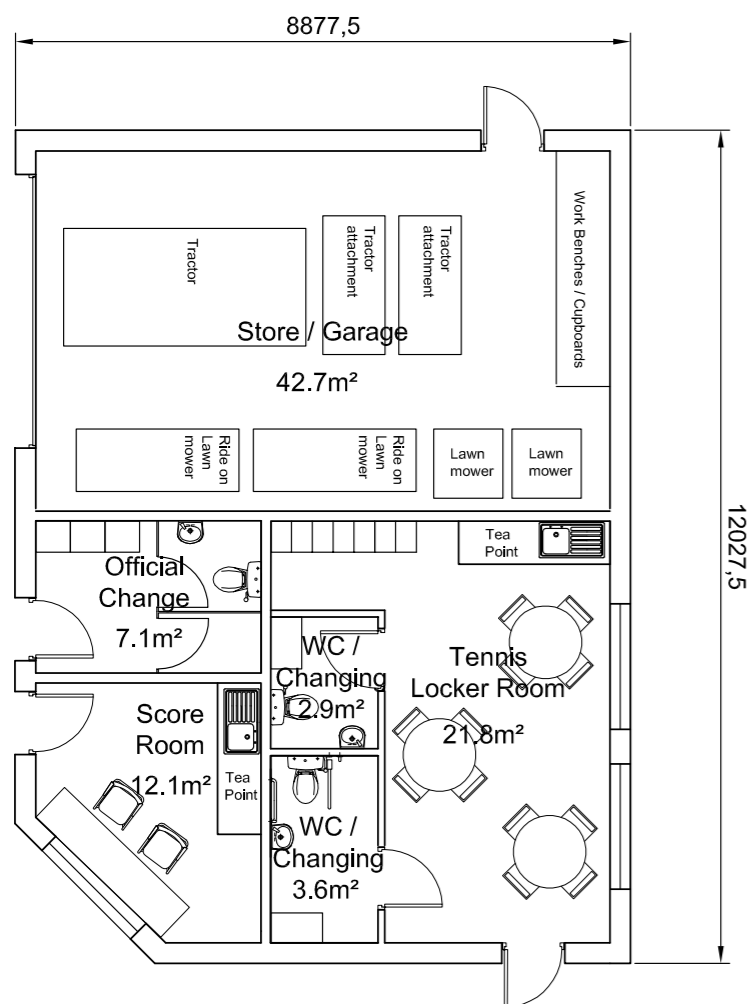
The groundkeepers building will provide the following additional facilities:

- Changing and viewing area for the tennis courts.
- Changing area for the potential junior cricket pitch and cricket training nets.
- Score keepers area for both the senior and junior pitch.
- Store for maintenance equipment.

The building allows for additional facilities to be provided adjacent to playing fields / areas that are located more remotely from the club house.

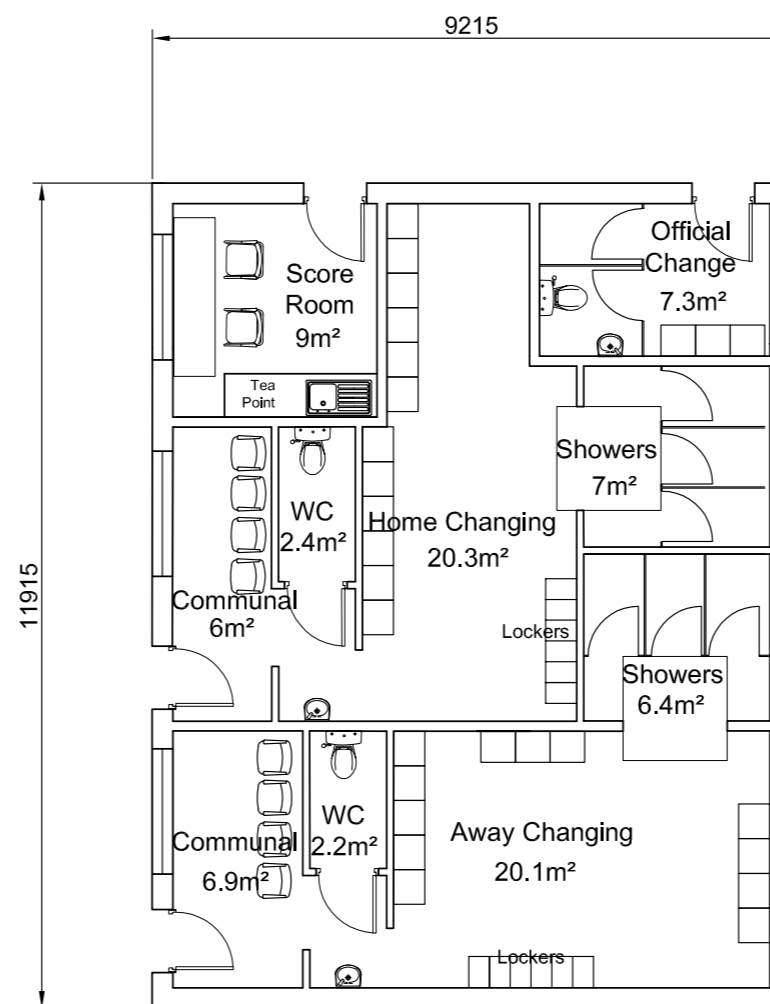
The design of this building has been kept deliberately simple and subservient to the main Club House.

The facades have minimal openings given the internal functions of the building and it is proposed that the external walls will be in split face blockwork similar to the main Club House.



GIFA - 94.6 Sqm

Ground Keepers Store & Tennis Locker Room



GIFA - 97.4 Sqm

Junior Changing Facilities

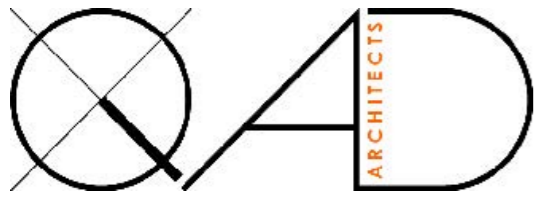
4.0 Scale and Appearance

4.1 PRECEDENTS

In developing the design for the Club House precedence images were collated that used simple detailing with traditional materials. The Club had clear aspirations as that the new Club House should be contemporary in style and use materials that were hard wearing and durable whilst reflecting the local context.



ARCHITECTURAL PRECEDENTS



4.0 Scale and Appearance

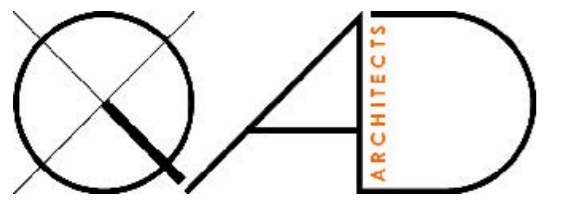
4.1 PRECEDENTS

Detailing such as block application of materials to highlight internal functions of the building were considered alongside the use of appropriately sized window openings.



4.1 PRECEDENTS





4.0 Scale and Appearance



Figures 13, 14 & 15: Surrounding Context

4.2 MATERIALS:

The surrounding context is predominantly residential properties which utilise traditional materials such as brick, render and slate or tiled roofs. More contemporary developments such as South Shields Community School and the and utilise timber panelling and this is particularly found in the recent community buildings completed in the local area.

It is important that the new Club House is of an appropriate scale and appearance to compliment the local area, however it is equally important that the Club House has a unique identity that has a strong presence to Nevinson Avenue.

Key to the design of the facades is balancing the internal functions of the building with the overall massing and scale. The overall mass of the building facades are broken up through the use of block application of materials such as split faced Forticrete blockwork with contrasting banding to highlight the internal floor level.

A glazed entrance lobby is used to highlight the main entrance into the building from the car park.

Render is applied to the upper levels of the building and is used to highlight more public areas of the building such as the function room.

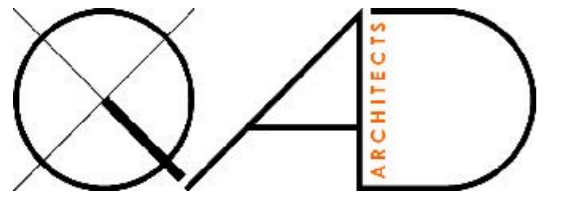
There are 2no. terraces provided at the first floor accessed from the function room and these will be installed with glazed balustrading and overlook the cricket and rugby fields.

Fenestration is kept simple and is used where appropriate to provide views out over the sporting facilities.

The elevations provide a sleek contemporary appearance to the Club House and are in line with South Tyneside Councils aspirations for improved Urban Design and Spatial Strategy alongside Policy ST2 of the Core Strategy pertaining to Sustainable Urban Living.



Figure 16: Proposed Materials



4.0 Scale and Appearance

4.3 ELEVATIONAL TREATMENT:



Figure 17: Proposed Elevation Appearance

5.0 Roads and Access

5.1 ROADS AND ACCESS

Access to the new club facilities will be provided for vehicular traffic off a single junction to Nevinson Avenue. The new access road will not be adopted but will be of a standard to allow for deliveries and refuse collections.

The Club will liaise with service providers to arrange suitable times for deliveries and refuse collections so as not to conflict with peak times of usage for club members and visitors.

The access road will provide vehicular access to the main car park and overflow car park.

A total of 50no. car parking spaces will be provided to the main car park with an additional 52no. spaces in the overflow / temporary on site car park. Disabled parking will be provided within the main car park. Adjacent to the main car park will be cycle and motorcycle facilities.

With regard to general usage of the club and sports facilities the following numbers of people are estimated throughout the week:

	07:00 – 12:00	12:00 – 18:00	18:00 – 23:00
Monday	44	28	72
Tuesday	44	48	82
Wednesday	44	28	82
Thursday	44	48	82
Friday	34	38	100
Saturday	40	192	166
Sunday	220	242	146

Given the number of users noted above, generally the main car park will provide sufficient capacity for users and staff during most days of the week up until 18:00hours.

During peak evening hours (18:00 – 23:00), the overflow car park will be available to provide the necessary additional on-site parking for all users between Monday and Friday.

During the weekend when the majority of sporting events will take place, visitors will be informed by the club that car parking and coach parking will be available at the neighbouring Temple Park Leisure Centre. A pedestrian footpath will allow for access to the club house and sports pitches for visitors.

All visitors for matches / events will be informed prior to the event of the parking arrangements to ensure that traffic problems are not created along Nevinson Avenue.

Pedestrian access will be provided at a number of gated access points across the site. The main pedestrian access will be via a footpath link from the public right of way that connects Nevinson Avenue and the A1018, at the southern edge of the site. This access gate will be open during club house opening times and will provide a connection from the public right of way to the car park.

A second pedestrian access will be provided at the northern boundary of the development connecting the new facilities with the existing public right of way footpaths leading to the Temple Park Leisure Centre and A1018. This gate / pedestrian access will be opened for a limited period on match and event days only.





Due to the location of new sports pitches, some existing public right of ways (PROW) are to be blocked up and where possible PROW around the site enclosure will be unaffected ensuring that the existing connections are maintained.

Out of hours the club house, pedestrian access gates and access road will be locked and closed.

The site is ideally placed for sustainable means of transport with a number of bus stops located within 500metres of the site to Nevinson Avenue and the A1018. A bus stop adjacent to the new site entrance from Nevinson Avenue allows for direct access to the pedestrian footpath leading up to the club house and pitches.



KEY

-  PROW to be stopped up
-  Proposed Private Footpath
-  Existing cycle/pedestrian PROW to be retained
-  Primary Vehicular Routes



Footpaths / cycle routes provide safe routes across the site and provide connections to existing paths

6.0 Pitch Provision

6.1 PITCH PROVISION/ SHARED COMMUNITY ASSETS

As noted in previous sections of this document the new facilities at Temple Park are relocated from the existing rugby and cricket ground in Westoe. As a result the new facilities must provide at least the same level of provision as currently provided in Westoe in line with Sport England requirements.

In addition the proposed development site currently provides informal sports pitches for rugby and football. As this land will be used for the new South Shields & Westoe Sports Club, these pitches must also be relocated and be provided at an equal standard to the current facilities.

The new Club will provide dedicated pitches for senior cricket (16 wickets), rugby and 3no. tennis courts. In addition to this and subject to future funding, it is proposed that additional facilities including a junior cricket pitch, 2nd XV Rugby Pitch and Rugby training pitch will be provided. These additional rugby pitches will also be marked out for use as a shared community facility as 11 a-side football pitches.

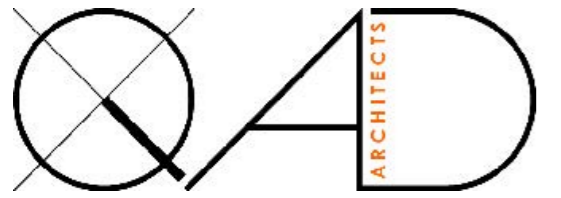
In line with South Tyneside Councils Playing Pitch Strategy Document (December 2015) it has been identified that a total of 1no. 9 aside and 4no. 11 aside pitches should be provided at Temple Park.

As noted above 2no. 11 a-side pitches will be provided within the development site boundary with the additional 2no. pitches provided adjacent to Temple Park Leisure Centre. The 9 a-side pitch will also be provided on land adjacent to Temple Park Leisure Centre. All the relocated pitches will be installed to at least the same standard as currently available at Temple Park.

All pitches and playing surfaces will be laid out in accordance with Sport England Guidance to minimum size requirements.



Figure 20: Pitch Provisions



7.0 Consultation

7.1 CONSULTATION

Consultation with the Local Planning Authority has been ongoing with regard to the proposals for the new South Shields and Westoe Sports Club. The development of the new Club is intrinsically linked to the housing scheme proposed on the existing rugby and cricket club site at the heart of Westoe.

Consultation has also been undertaken with regard to Sport England with regard to the relocation of the club and subsequent relocation of existing pitches at Temple Park. These consultations have been undertaken by Cundalls and are detailed in the supporting Planning Statement for this application.

8.0 Sustainability

8.1 SUSTAINABILITY

The proposed development is highly accessible by sustainable modes of travel, particularly walking and cycling and is connected to well-developed sustainable networks.

The site layout has been carefully considered with regard to existing trees and wildlife and where possible these features are retained. A separate ecological assessment is submitted as part of this planning application and details the requirements with regard to protection of wildlife whilst construction is ongoing.

The sports club is ideally located with regard to connections with local facilities such as schools and residential areas. The new club will provide valuable sporting facilities for members and the public (through advance booking) promoting health and wellbeing.

The club building will be designed to meet the requirements of Building Regulations to ensure that the building fabric and services meet current minimum standards and reduce the need where possible for high energy usage.

9.0 Conclusion

9.1 CONCLUSION

The relocation of the existing rugby and cricket club to Temple Park enables the development of a modern fit for purpose multi-sports facility. The new club house and associated playing pitches are significantly improved facilities and ensures that a high level of sporting facilities are maintained within the local area.

Displaced pitches are repositioned within the Temple Park area and where new pitches are provided within the site boundary the quality of provision far exceeds the existing pitches.

The location of the new club and grounds is ideally located with good connections to the local area and meets the aspirations of the Local Authority with regard to urban development and sports facilities.

The new club building is contemporary in style whilst referencing local materials and will be a high quality development that positively contributes to the local area.