

Section 3

Design Proposals

Design Development

Initially the client and designers developed a proposal that took in the combined area of the detailed application and the future development.

Following a review of the site constraints and opportunities, the designers set out to follow the existing infrastructure of the site.

In conjunction with the site layout design; individual affordable house types were developed to provide a unique range of five bespoke house types, which cater for a specific family requirement.

These range from one bedroom flats, to much larger three bedroom properties with extensive family living spaces and gardens. A number of bungalows are also proposed on the site. The detailed application includes one to three bedroom affordable homes.

The following images show how the design for the site has evolved over the past year.



Cell Development Layout November 2015



Draft Sketch Layout December 2015



Development Masterplan February 2016



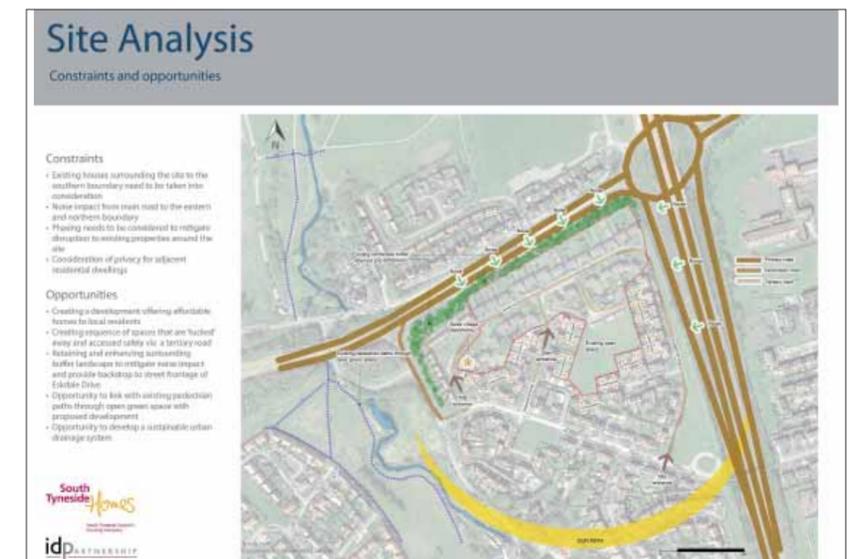
Development Masterplan January 2017

Community Consultation

Community consultation in relation to this site has been ongoing since December 2017.

The views of the public and key stakeholders are valued by South Tyneside Housing Ventures in advancing development proposals for Eskdale Drive.

A Statement of Community Involvement has been prepared which sets out in more detail the comments and feedback which were received during consultation and the way in which these comments have been taken on board.



Community Consultation Boards from Dec. 2015

Detailed Application Layout

Layout and Accommodation

The adjacent site plan illustrates the development of 36 affordable homes with the detailed planning application area.

For the detailed planning application area the nett area of development is 0.7 ha with 23.8 units per hectare, the remaining area earmarked for future development has a nett area of 2.2 ha.

PROPOSED DEVELOPMENT AT ESKDALE DRIVE, JARROW FOR SOUTH TYNESIDE HOMES		idp PARTNERSHIP NORTHERN						
DATE 12 th January 2017								
HOUSE TYPE	TYPE	ACCOMMODATION	NO	MIX	SQ M	SQ FT	TOTAL SQ M	TOTAL SQ FT
AFFORDABLES								
Bungalow	SEMI/TERRACED	2B/3P	7	19.44%	63.40	682.44	443.80	4777.06
1 Bed Flat GF	SEMI	1B/2P	2	5.56%	57.20	615.70	114.40	1231.40
2 Bed Flat FF	SEMI	2B/3P	2	5.56%	60.60	652.30	121.20	1304.60
2 Bed House	SEMI/TERRACED	2B/4P	15	41.67%	76.70	825.60	1150.50	12383.98
3 Bed House	SEMI / TERRACED	3B/5P	10	27.78%	94.80	1020.43	948.00	10204.27
			36	100.00%			2777.90	29901.32

Key:

-  Visitor Parking Bays
-  Bungalow 2B/3P
-  Semi Detached Flat GF-1B/2P - FF-2B/3P
-  2 Bed House 2B/4P
-  3 Bed House 3B/5P

Site Boundaries:

-  Detailed Application Boundary
-  Further Development Boundary



Proposed Site Plan (showing roof plan)

Spatial Syntax

- A corner turning house type will provide feature buildings at key junctions
- The proposed houses are arranged to create a strong built frontage to the internal streets which follows the existing infrastructure where possible
- Houses are specially designed to address prominent viewpoints
- Great care has been taken to ensure there is no overlooking of existing properties thereby maintaining privacy and amenity
- The entrance facade is angled on approach to the site which opens up the road as it curves around two vista stops

Key:

- ▶ View Corridor
- Vista Stop
- ▨ Active Frontage



Spatial Syntax Plan (showing roof plan)

Landscaping

Planting

Trees will be predominantly made up of native species and native cultivars. In areas of scene-setting, such as the entrance, semi-mature specimens will be planted to create immediate interest and visual amenity.

Hedgerows

The proposal seeks to promote wildlife throughout the public realm encouraging a balance between amenity usage and habitat creation. The site currently has a significant landscape buffer to the north of the site, and the associated existing hedgerows provide an important ecological feature within the site.

The vision of the masterplan is to retain the existing hedgelines where possible and to re-connect, restore, enhance and strengthen them with additional mixed native hedge planting, thus improving and maximising their ecological value.



Existing Green Spaces and Ecological Buffers

Green Spaces and Ecological Buffers to be Retained and Enhanced within Future Phasing

Indicative Housetypes

Tyneside Flat;

Ground Floor - 1 Bed 2 People (57.2 sq.m / 615.70 sq.ft.)
First Floor - 2 Bed 3 People (60.60 sq.m / 652.30 sq.ft.)



FRONT ELEVATION



FIRST FLOOR



REAR ELEVATION



GROUND FLOOR

Indicative Housetypes

Bungalow

2 Bed 3 People (63.40 sq.m / 682.44 sq.ft.)



Indicative Housetypes

2 Bedroom House

2 Bed 4 People (76.70 sq.m / 825.60 sq.ft.)



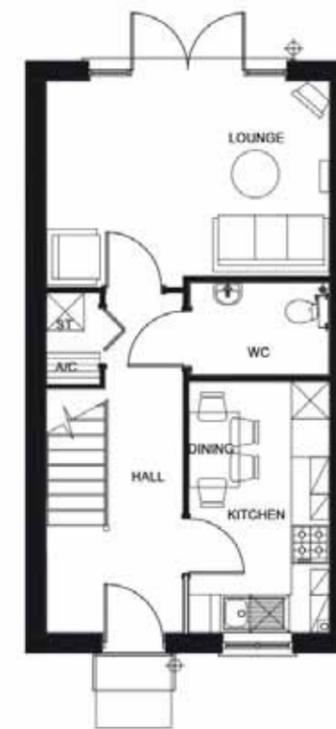
FRONT ELEVATION



REAR ELEVATION



FIRST FLOOR



GROUND FLOOR

Indicative Housetypes

3 Bed House

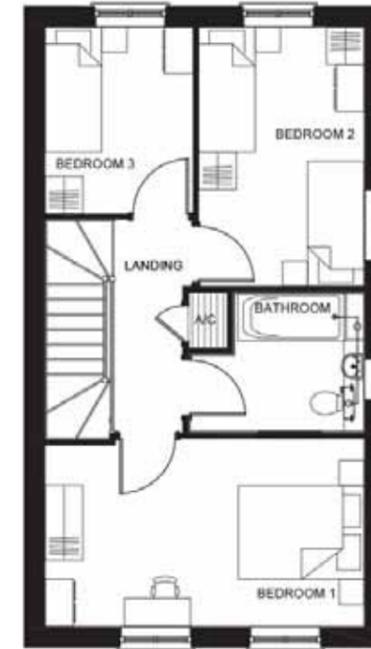
3 bed 5 People (94.80 sq.m / 1020.43 sq.ft.)



FRONT ELEVATION



REAR ELEVATION



FIRST FLOOR



GROUND FLOOR

Artist Impressions



Indicative CGI Artist impression

Artist Impressions



Indicative CGI Artist impression

Artist Impressions



Indicative CGI Artist impression

