Section 4
Parking and Access Proposals

Parking and Access within the Site

Access to Dwellings

Access to the site will remain from the existing Eskdale Drive road with a new section of road proposed to the south of Eskdale Drive. Along both sides of the road a footway is proposed, this footway continues north along Eskdale Drive to connect with Kirkstone Avenue and the footbridge over the A19. A shared surface services plots 51-54 and 61-68, this is 12 metres wide. There will be level access to all plots.

Parking

Each dwelling includes a minimum of one car parking bay, with all three bedroom dwellings providing a minimum of two parking spaces. 7 visitor parking spaces are provided within the detailed planning application site. The diagram opposite illustrates the parking provision for each plot and the location of the visitor parking bays.

Refuse Access

Refuse will be collected from the front of each property, but will be stored in the rear gardens of each property (with the exception of the flats, where a refuse store will be provided), which can be accessed via a path to the side of each property. The proposed access road within the site incorporates a turning head which will allow refuse vehicles to enter and turn within the site.

Car Parking Plan

Key:

- In curtilage bay
- Parking court
- Visitor parking

Designing Out Crime

The requirements to address the problems of potential crime and personal safety is met through:

- Routes and public spaces that are direct with good visibility and capable of being well used with increased activity by non-car users;
- A landscape design for pedestrians that is cognisant of the need for clear views providing surveillance;
- Clear definition and demarcation and legibility between land in the public realm and the private areas - methods to be employed range from:
    - Use of plant material,
    - Surfaces,
    - Colours,
    - Textures,
    - Signing,
    - Fencing and barriers (where appropriate),
    - Features
- Appropriate boundary treatments to the open spaces, road, pedestrian and cycle ways and clusters of dwellings.

Security will accord with the recommendations of Secured by Design. Sight lines and designing out visual shadow will be important considerations along with orientation, design and location of building, open space and footpaths to maximise natural surveillance.

Entrances will be visible, frequent and accessible along the street to promote activity, interaction and natural surveillance.

Boundaries to properties will be clear and unambiguous. Public and private space will be designed to delineate ownership and defensible space. Dwellings will be provided with a small area of private space to the front clearly defined from the public realm by planting. Rear gardens where possible will generally be arranged back to back providing secure private areas, inaccessible to the public. A mix of uses, dwelling sizes and types will be provided within the housing clusters to encourage street activity during the day and evening, thereby lengthening the period of natural surveillance.

Parking areas will be located to allow surveillance from dwellings with housing designed to front onto the streets, footpaths and open spaces to make the place feel safer, providing natural surveillance and a presence including corners and gable ends. Active windows, such as living rooms and kitchens will be designed to overlook streets, footpaths and open spaces wherever possible, especially at ground floor.

Large areas of glazing to the front elevation of properties will ensure high levels of natural surveillance to streets and public spaces

Section 5
Sustainability

Sustainability

Affordable Housing

Providing a range of family homes and with elderly accommodation, providing access to affordable rent.

Sustainability

Our approach to sustainability focuses on a way of doing things better and maximising opportunities to create a sustainable development in the widest sense. The development has been formulated and conceived on the following principles;

- High construction standards, increased insulation levels to reduce energy demand making the best of the available land
- Maximising the use of sustainably sourced timber products from managed forests
- Recycling storage
- Measures to minimise the use of the private car
- Ecologically biased landscape design. This is aimed at providing a suitable environment to encourage indigenous species of flora and fauna
- Provision of amenity space

Energy Strategy

The proposal will take a low carbon approach to energy in order to reduce carbon emission directly attributed to its development and operation. The projects developing energy strategy is based on an energy hierarchy that sets the broad principles for reducing carbon emissions from the site's buildings, these are;

- Minimise energy demand; and
- Positive user behaviour.
- Incorporating energy efficiency into the building fabric (as per the Part L Approved Document)
- Specifying materials with a low embodied environmental impact
- Responsible sourcing of materials

Minimising Energy Demand

The buildings will be designed and built as inherently energy efficient employing effective construction techniques to maximise insulation and air tightness. Measures to maximise solar gain will be implemented but at the same time, overheating of buildings is avoided through passive measures, therefore minimising the need for mechanical cooling, as air conditioning can lead to high levels of energy consumption.

Positive User Behaviour

Measures will also be implemented to positively influence the energy consumption patterns of the site's residents. Residents will be provided with the material to make informed decisions and operate their homes in the most efficient way.

Part L - Building Regulations

The proposed scheme will meet the requirements of the current building regulations by incorporating energy improvements into the fabric of the proposed buildings.

Water Strategy

Reducing the Demand for all Water

Lower water-use sanitary ware and appliances will be specified. There are now a wide range of products that balance a positive user experience with the needs to reduce water consumption so there should be no loss of amenity where such products are used.

Residents will also be encouraged to employ alternative water sourcing, i.e. Water Butts to store rain water for use in the garden.

Vegetation

Where existing vegetation is removed, new native hedge planting will be replaced through the site to mitigate against this loss.

Sustainability Standards	Achieved
Energy Efficient Design and Layout	✓
Energy efficiency and Conservation	✓
Renewable Energy	✓
Energy Statements	✓
Sustainable Construction	✓
Water Efficiency and Conservation	✓
Sustainable Waste Management	✓

South Tyneside Housing Ventures

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