This Design and Access Statement is issued in support of a planning application for the development of 36no. high quality apartments to provide Independent Living for residents aged over 55 in Whitburn.

The site is the location of the former sheltered housing accommodation known as Croftside House, which has already been demolished. A package of enabling works is envisaged (see below) to prepare the site for development. The apartments for independent living will then be constructed on the site.

This statement sets out the design process, from site analysis though the design development and presenting the final proposals which are the subject of this application. The scheme has been designed to the HAPPI principles which are based on 10 key design criteria. Many are recognisable from good design generally - good light, ventilation, room to move around and good storage - but they have particular relevance to the spectrum of older persons’ housing which needs to both offer an attractive alternative to the family home, and be able to adapt over time to meet changing needs.

Enabling Works

A planning application for enabling works to support this development was submitted on 19th October 2017 (ref. ST/1011/17/LAA). These works are to prepare the site for the independent living development and include a new electrical substation, modification to site contours, and the construction of a new retaining wall along with associated demolition works. The enabling works are to deal with the presence of a substation and electrical cables on site, all of which need to be relocated. These are long lead time works and in order to meet the programme for funding from the Homes and Communities Agency, work needs to start as soon as possible.
2. SITE LOCATION

The site is located in the large village of Whitburn in South Tyneside, approximately 4km north of Sunderland, and just over 500m from the North Sea coastline. The site was formally home to Croftside House, a supported housing scheme, now demolished.

The site is bounded to the north by Whitburn Cemetery. To the east across Bowman Street is a short terrace of single storey cottages, some with dormer roof conversions. To the south is a small close of bungalows called Robinson Gardens. To the west is a two storey terrace of flat roofed houses on Croftside Avenue.

An OS Map of the site is shown opposite. The site area is approx. 0.5 hectares and includes the public road to the north of the site. This is because the garages adjacent to the cemetery are due to be demolished, making way for additional parking to support the development.
Local Facilities

The site is located near to local amenities and within easy walking distance of local shops. Dedicated pedestrian routes link the site to the surrounding area to provide convenient access. The aerial view opposite (when read in conjunction with the table below) outlines the approximate proximity of key services to the development.

<table>
<thead>
<tr>
<th>Ref.</th>
<th>Facility</th>
<th>Dist. from Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>GP Surgery</td>
<td>350m</td>
</tr>
<tr>
<td>2</td>
<td>Dental Surgery</td>
<td>225m</td>
</tr>
<tr>
<td>3</td>
<td>Florist</td>
<td>125m</td>
</tr>
<tr>
<td>4</td>
<td>Public House</td>
<td>100m</td>
</tr>
<tr>
<td>5</td>
<td>Newsagents</td>
<td>100m</td>
</tr>
<tr>
<td>6</td>
<td>Convenience Store</td>
<td>125m</td>
</tr>
<tr>
<td>7</td>
<td>Cafe</td>
<td>150m</td>
</tr>
<tr>
<td>8</td>
<td>Hair and Beauty salon</td>
<td>175m</td>
</tr>
<tr>
<td>9</td>
<td>School (Whitburn Academy)</td>
<td>525m</td>
</tr>
<tr>
<td>10</td>
<td>Social Club</td>
<td>375m</td>
</tr>
<tr>
<td>11</td>
<td>Methodist Church</td>
<td>400m</td>
</tr>
<tr>
<td>12</td>
<td>Bus stop</td>
<td>75m</td>
</tr>
</tbody>
</table>
SITE OF FORMER CROFTSIDE HOUSE
INDEPENDENT LIVING FOR OVER 55s

View of site from the South East, from corner of Bowman Street

View of site, looking West, from the footpath along the south of the site

North West corner of the site, looking West.

View along Bowman Street, looking North

View of West edge of the site, looking North

Garages to the North of the site, due to be demolished

Photographs shown here were taken prior to the demolition of Croftside House.
3. SITE ANALYSIS

Key points:
- The site falls by approximately 3.5m from northwest to southeast.
- Urban density and overlooking decreases towards the north.
- Overlooking distances require that the development is set back from the road edge.
- Residents of Bowman Street park their cars on the street and there is no off-street parking.
- Pedestrian routes around the site are good. See yellow dotted lines.
- A mature elm tree in the North West corner is of high quality.

Strengths
- Good pedestrian linkages around the site and to local facilities (see yellow dotted lines)
- Excellent exposure to daylight and sun path.
- ‘Green’ feel to the area, with lots of grass, shrubs, trees and cemetery to the north. Mature tree in the NW corner.
- Quiet location.
- Characteristic brick walling in the area

Weaknesses
- Constrained vehicular access onto Bowman Street.
- Surrounding buildings typically 1 and 2 storeys, so potential height of development constrained.
- Reasonably steep slope across the site will pose a challenge for level access.

Opportunities
- Maintain and enhance good pedestrian permeability around the site.

Threats
- Coastal location so specify to avoid corrosion.
- Seagulls in the area - minimise areas of flat roof.
4. DESIGN BRIEF

The design brief for the project is to provide high-quality living accommodation for those over 55, enabling residents to enjoy the best possible quality of life in flexible, supported surroundings that in turn promote a sense of community and a strong connection to the wider, external environment. It is anticipated that the flexibility of the development will consequently enable residents to remain both independent and living within their own homes for as long as possible.

The client requires 36no. Apartments to make the development cost effective. The scheme will be part funded by the Homes and Communities Agency. Additional accommodation is required as follows:

- Common room for residents, with WC and Tea Bay
- Wheelchair charging rooms
- Shared gardens

In order to ensure that the proposals respond positively to the changing needs of the residents, all units within the scheme have been designed with the following design guidance:

- Approved Document Part M (Category 2 - adaptable dwellings)
- HAPPI Principles

The starting point for the development of the design was to look in detail at the constraints and opportunities offered by the site and to capitalise on these for the benefit of the residents. Consequently the scheme responds positively to the changes in level of the site and fully exploits the views towards the cemetery, as well as the pedestrian links to the village centre. This approach reinforces connections with the wider community and environment to help residents avoid feelings of loneliness and isolation.
5. DESIGN CONCEPT

The design concept for the building is shown on the right hand side. The key points are as follows:

- Use the built form to create a shared courtyard.
- Arrange buildings to minimise overshadowing of the development and adjacent houses.
- Ensure good landscape connections around the site.
- Increase parking provision where possible.
- Address site level changes in a way that doesn’t cause barriers for wheelchair users.
- Maximise views over the cemetery.
- Maintain a good separation distance between new development and adjoining houses.
- Apartments to be generously sized in accordance with HAPPI principles.

The concept sketch shows how the built form is used to create a sheltered courtyard. The largest mass of the development (three storeys) is located on the North of the site where overshadowing impact is less. The built form then steps down to two storeys in the middle of the site, and finally one storey at the South.

The level differences across the site are dealt with by reducing levels along from the western side of the site and building up slightly on the east side. This partial levelling of the site improves accessibility. It requires a low retaining wall on the eastern side, and this is noted in the planning application for enabling development.
This 3D drawing shows how the principles set out in design concept have been carried forward into the final design.

Existing mature tree of good quality has been retained on site.

2 storey apartment building with deck access. Sits at slightly raised level due to site contours

Informal landscaped area

3 storey apartment building at North of the site. Apartments arranged each side

Additional parking provided at turning head.

Additional parking provided on footprint of garages

Height of building reduced here to minimise impact on properties on Bowman Street

Residents entrance with lift access from street level.

Low retaining wall

Parking area. Kerb line adjusted to allow retention of existing on-street parallel parking, a wider footpath, and perpendicular parking bays

Main entrance into the courtyard.

New feature trees and landscape buffer

Informal landscaped area

2 storey apartment building with deck access.

Every apartment has a patio or a balcony.

Shared courtyard

New substation, included in the application for enabling development.

Roof garden over the communal building as an outdoor social space. Balustrades will provide screening to maintain privacy for residents of Robinson Gardens

Communal building with common room, tea bay, charging room and WC.
A key part of the brief from South Tyneside Housing Ventures Trust was that the scheme should be designed in the spirit of the HAPPI Principles. These are a set of 10 key design criteria. Many are recognisable from good design generally - good light, ventilation, room to move around and good storage - but they have particular relevance to the spectrum of older persons' housing which needs to both offer an attractive alternative to the family home, and be able to adapt over time to meet changing needs. The key principles are given below, and we've noted how our proposals respond to these:

1. ‘Generous internal standards, with potential for three habitable rooms and designed to accommodate flexible layouts.’
   - Majority of apartments have two bedrooms, giving three habitable rooms.
   - Apartments are generously sized, at 70m2 for a 2 bed, and 55m2 for 1 bed apartments.
   - Apartments are set out to feel ‘spacious’, particularly by avoiding small entrance lobbies.

2. ‘Care is taken in the design of homes and shared spaces with the placement, size and detail of windows and to ensure plenty of natural light and to allow daylight into circulation spaces’
   - Generous windows are provided into living spaces and bedrooms in apartments.
   - Daylight is provided into circulation areas where possible.
   - Long narrow corridors are avoided where possible.

3. ‘Building layouts maximise natural light and ventilation by avoiding internal corridors and single aspect flats, and apartments have balconies, patios or terraces with enough space for table and chairs as well as plants’
   - Internal corridors and single aspect flats have been avoided where possible by using deck access layouts.
   - All apartments have access to either a private patio area or a private balcony with a minimum size of 2x3m.
   - Apartments are made as open plan as possible to ensure that light is brought into the entrance lobbies; this is augmented by a shared corridor space that is naturally lit.
   - In some apartments, windows are provided in the kitchen’s overlooking circulation areas; this creates a connection between communal and private space.

4. ‘In the implementation of measures to ensure adaptability homes are designed to be ‘care ready’ so that new and emerging technologies, such as telecare and community equipment can be readily installed’
   - All apartments are designed in accordance with Building Regulations Part M Category 2. That is, homes will be adaptable for use by wheelchair users.
   - The M+E specification allows for future fitting of emerging technologies and telecare facilities within apartments so that they are ‘care ready’.

5. ‘Building layouts promote circulation areas as shared spaces that offer connections to the wider context, encouraging interaction, supporting independence and avoiding an institutional feel’
   - Creating windows between apartments and circulation spaces reinforces
connections between the residents and avoids an institutional feel. It also brings borrowed light into the apartments from the corridor areas.

- The main corridor in the apartment building is oversized to allow space for furniture so that it can become a communal area.
- Creating shared external spaces also promotes connections, particularly between apartments.

6. ‘multi-purpose space is available for residents to meet, with facilities designed to support an appropriate range of activities - perhaps serving the wider neighbourhood as a community hub as well as guest rooms for visiting friends and families.’

- A common room and tea bay have been provided at the entrance to the development to provide a space for a range of activities.
- A roof garden is provided over the communal building as an additional social space for residents.

7. ‘Natural environment is nurtured through new trees and hedges and the preservation of mature planting’

- An extensive planting scheme is envisaged creating landscaped areas of different characters.
- The shared courtyard offers a formal landscape with seating, grass and shrubs.
- The landscape area on the West of the site offers informal landscaping including grass with bulbs planted in it.
- There is a landscape buffer at the main entrance providing some new large scale trees.
- There is a roof garden over the communal building for residents.

8. ‘Homes are energy efficient and well insulated, but also well ventilated and able to avoid overheating.’

- The apartments are all designed to be energy efficient with an envelope improving upon the minimum requirements of the building regulations.
- A centralised plant room provides heating to the whole development allowing high levels of efficiency.
- Apartments all have openable windows and localised ventilation systems to avoid overheating.

9. ‘Adequate storage is available outside the home together with provision for cycles and mobility aids’

- Two shared wheelchair storage and charging rooms are provided.
- Cycle racks are provided in two locations.
- Storage is provided within each apartment.
- Each apartment has a wheelchair transfer zone to allow residents to change from a mobility scooter to an indoor wheelchair if needed.

10. ‘Priority to pedestrians rather than cars’

- The site layout has confined vehicles to the periphery.
- The site has a wide range of pedestrian footpaths, many linking in with existing routes in the neighbourhood.
7. URBAN DESIGN

The design proposals have been configured to sit comfortably into their context. This and the following page show the key features that have been incorporated into the design to make the scheme contextual.

To prepare our design, we have referred to the Whitburn Conservation Area Character Appraisal (2006) and the Whitburn Neighbourhood Forum Character Assessment (2017).

Massing
- The concept site section on the right shows how the scheme adjusts its height to sit alongside the adjacent properties.
- Three storeys is required to achieve the client’s brief for apartment numbers, but this has been limited to the middle of the site on the Northern boundary. The massing is stepped down at each side.
- The concept sketch below shows how the building is stepped down in the North East corner.

Roofscape
- The design of the roofscape has been considered carefully to reflect features found elsewhere in Whitburn.
- The roofs include a range of hips, gables and lean-to roofs, picking up on the range of types found elsewhere in the village.
**Materials and detailing**

- Local architectural features have been studied to assess which elements might be incorporated into the scheme. The photos here were taken within 500m of the site.
- Red brick, grey roofing, contrasting brick bands, stepped roof profiles, projecting gable ends and brick dentils have all been incorporated into the proposed development.

- Projecting gable bays are currently included in the scheme.
- Contrasting brick details.

- Contrasting brick bands
- Projecting brick dentils to support the guttering.

- Projecting brick dentils to support the guttering.
- Hipped ends with ridge tiles. Grey roofing tiles.

- Contrasting brick bands
- Decorative brick diamond detail.
- Projecting brick dentils to support the guttering.
- Hipped ends with ridge tiles. Grey roofing tiles.

- Contrasting brick bands
- Projecting brick dentils to support the guttering.
- Stepped roofs as the ground level varies.
- Windows continue to up eaves line.
8. DESIGN PROPOSALS

The design proposals for the development are shown across the following pages.
SITE OF FORMER CROFTSIDE HOUSE
INDEPENDENT LIVING FOR OVER 55s

8. DESIGN PROPOSALS
8. Design Proposals

Typical 1 bed apartment layout (55m²)

Typical 2 bed apartment layout (70m²)
8. DESIGN PROPOSALS

Photomontage view from South East, on corner of Bowman Street
9. MATERIALS

This page shows the proposed materials. Material specifications given are based on current availability, and any substitution will be with a similar product.

Red brick - eg. Hartford Red Multi

Contrasting white brick - eg. Vandersanden Zena 65mm (Hoskins White 65mm)

White render with textured finish, eg. Weberpral M

Grey concrete roofing tiles, eg. Marley Edgemere Smooth Grey

GRP doors to apartments

Grey uPVC windows. Painted steelwork balconies with glass balustrades
A transport assessment has been prepared for the development by Fairhurst. A copy is included with the planning application. The key points are:

- The proposed development is permeable to pedestrians and links residential properties with the community facilities within the development and the footpath network surrounding the site.
- The development is within a reasonable walking distance of a good range of local facilities, which can be reached on satisfactory routes, and has good cycling and public transport connections to the wider area.
- Overall, the development will be accessible by sustainable modes of transport and is considered an appropriate location for a residential development for the elderly in transportation terms.
- The potential traffic generation of the development, which will replace a very similar development on the site, is very low and is considered to be insignificant in the context of the surrounding highway network.
- The development proposals include the widening of the section of Bowman Street footway, adjacent to the western border of the site.
- Construction activities would not be expected to cause any significant issues on the surrounding highway network.
- Overall, the development is well located in relation to local facilities, would be accessible by sustainable modes of transport and the new trips produced would not have any significant impact on the surrounding highway and transportation network. In conclusion, the proposals are considered to be satisfactory in transportation terms.

The scheme provides the following:

- 24 no. Standard parking spaces (of which 2no. are disabled parking bays)
- 10no. Cycling parking spaces
11. WASTE STRATEGY

A waste strategy for the development has been planned with reference to the current Building Regulations, and in discussion with South Tyneside Council. Provision has been made for both general waste and recycling across three bin stores as follows:

Bin Store 1
- To serve the stand alone apartment building (plots 33-36)
- 4no. 240L wheelie bins for general waste
- 4no. 240L wheelie bins for co-mingled recycling
- On bin day, residents will be required to wheel their bins down to a collection point adjacent to Bin Store 2

Bin Store 2
- To serve the apartments at the north side of the main apartment building.
- 3no. 1100L Eurobins for general waste
- 3no. 1100L Eurobins for co-mingled recycling
- 2no. 240L wheelie bins for paper

Bin Store 2
- To serve the apartments at the south side of the main apartment building.
- 3no. 1100L Eurobins for general waste
- 3no. 1100L Eurobins for co-mingled recycling
- 2no. 240L wheelie bins for paper

Large Eurobins will have a lid within a lid to make it easier for elderly and infirm residents to access.
An extensive planting scheme is envisaged creating landscaped areas of different characters:

- The shared courtyard offers a formal landscape with seating, grass and shrubs.
- The landscape area on the West of the site offers informal landscaping including grass with bulbs planted in it.
- There is a landscape buffer at the main entrance providing some new large scale trees.
- There is a roof garden over the communal building for community projects.

An arboricultural report has been prepared by Dendra, and a copy is included with the planning application. One major tree is being retained on the site, with the remaining poorer specimens being removed. This is work included in the application for enabling development. New tree planting is proposed as part of this development to mitigate the tree loss. This includes 4 large silver birch trees to be planted at the site entrance (South East corner).
Energy Efficiency
Croftside Court has adopted a fabric first approach, enhancing u-values and paying attention to details to minimise the initial energy required to maintain the environment within the building at an optimum level. From that point all systems shall be specified to be energy efficient. A thermal model shall be produced to optimize the energy consumption. All lighting will use LED lamp sources, high efficiency inverter driven motors, PV arrays, control of lighting, both absence and daylight compensating. Systems will be monitored by the BMS and any out of range performance can be flagged for investigation.

Renewable Energy
Renewable energy sources have been investigated to ensure the most appropriate was selected for the project. PV was the outcome of the study. A photovoltaic system in accordance with BS EN 61194 and BS 7671 shall be provided to serve Landlord’s areas and connected electrical equipment.

Heating System
The primary source of low temperature hot water for heating purposes shall be generated by high efficiency gas fired boilers located within the Plant Room. The boilers shall be sized to meet the heat load of the building. The boilers shall be complete with their own integral sequencing controls to meet the demand profiles. The controls shall be suitable for connection to the BMS. The boilers shall be complete with matched flue header. The flues shall extend through the building wall and terminate above roof level with a suitable termination cowl.

Underfloor heating shall be provided in the majority of areas. This provides tenants maximum flexibility when selecting and placing furniture as well as a setback temperature to ensure occupants are always warm.

Ventilation
Local ventilation shall be provided to Part F of the Building Regulations. Generally areas will be naturally ventilated wherever possible to reduce energy consumption.

Sprinkler System
A domestic style sprinkler system will be designed and installed by a specialist contractor. The system will provide protection throughout the flat only, no sprinklers in the Landlord’s areas.

External Lighting
The external lighting arrangement shall include suitably IP rated wall fixed luminaires and low level bollards. Consideration shall be given to light pollution, vandalism, security, energy efficiency and local residents’ needs. Dark Sky Technology luminaires shall be used to produce downward light distribution and to minimise light spill and light pollution. The external lighting installation shall be controlled to minimise energy consumption by the use of photocell and time switching control.

Telecare Systems
The as built scheme will not contain a call system, however infrastructure will be installed to allow a retrofit system should one be required in the future. This would consist of containment, back boxes and provision for power supplies.

Facilities for the Disabled
Audio induction loop systems shall be provided within the communal areas. Each area shall be provided with microphone, loop driver amplifier and a single insulated thin wire loop contained within a concealed PVC conduit. The induction loops shall be arranged to avoid cross talk with adjacent systems. The system shall comply with the requirements of the Building Regulations in so far as the recipient of the signal shall receive a signal some 20 dB above that received by a person with normal hearing. The system shall suppress reverberation and environmental noise.
A consultation event for the proposed development at the site of the former Croftside House took place at Whitburn Library on the 30th October from 14:00-18:00.

The event was advertised by a press release in the Shields Gazette, released on South Tyneside Housing Ventures Facebook page, posters displayed in the Library and in local shops on Mill Lane A183 and at the Barnes Institute. Around 40 notices were hand delivered to nearby residents on Bowman Street, Robinson Gardens and Croftside Avenue.

The consultation attracted interest with 35 individuals providing their name and address when entering the room. More people than this did attend as people where under no obligation to sign in to view the information.

The consultation was run informally with people invited to view one of the sets of drawings that were on display and were led round with a member of the project team so the ideas could be explained and questions asked.

From the 35 in attendance STHV received 19 written feedback forms were received on the day. STHV also gave people the opportunity for people to take away forms to be completed and returned to STHV by the 6.11.17 of which another 3 were received by the closing date.

In general visitors to the exhibition were in favour of the new development proposals and accepted that affordable housing for the over 55s was required for the area.

Concerns raised by the exhibition were relating to the number of car parking spaces and the height of the building onto Bowman Street.

Following the exhibition STHV increased the number of parking spaces in the scheme from 17 to 24 and omitted a gable end from facing onto Bowman Street.