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DESIGN & ACCESS STATEMENT
IN SUPPORT OF PLANNING APPLICATION FOR PROPOSED RESIDENTIAL
DEVELOPMENT AT SITE OF FORMER ST AIDAN'S CHURCH, ST AIDAN'S
ROAD, SOUTH SHIELDS.



1.0 Introduction

- 1.1 This Design & Access Statement is prepared in support of an application for full planning approval to South Tyneside MBC and aims to provide further information not already included on the planning application form.

2.0 The site, its surroundings and proposals

- 2.1 The site is located in South Shields, on the site of the former St Aidan's church and church hall on St Aidan's Road. The site is cleared of surface buildings and structures. The northern part of the site is quite flat, with a substantial slope from the middle towards the south and east.
The site comprises approximately 0.17 hectares. The site location, characteristics and topography have informed the design process discussed below.
- 2.2 The surrounding land uses are predominantly residential. The houses on the opposite side of St Aidan's Road are large, two-storey terraced properties, similar to Henry Nelson Street. To the rear of the site is an access alleyway beyond which is dwellings on George Scott Street, and to the west is Lawe Road.
- 2.3 Planning permission is sought for the erection of eight houses and two apartments on the site of the former St Aidan's Church, St Aidan's Road, South Shields.

3.0 Planning history

- 3.1 The site has been the subject of a number of previous applications, and of several discussions with the Council's planning officers. These applications are summarised below.
- 3.2 Prior to the demolition of the church buildings and the clearing of the site, two planning applications were made for the refurbishment of the church to provide residential units (ten units refused ref. 1998/350 and 6 units approved ref. 1998/870 - expired but demonstrates the acceptance that residential use is appropriate for the site). Applications for two schemes for flats and maisonettes were refused and withdrawn (refs. 2001/781 and 2003/0070).
ST/0053/07/FUL – Granted for six houses and three apartments with office.
ST/1092/08/FUL – Granted for eight townhouses and two apartments.
PLEASE NOTE THAT THIS CURRENT APPLICATION IS A MODIFIED FORM OF THIS APPROVED SCHEME.)
ST/0330/17/FUL -Granted for six family houses
ST/0083/20/FUL – Granted for five detached houses
ST/0710/21/OUT – Granted for four houses
ST/0592/22/FUL – Granted for fourteen flats and secure car parking

4.0 Design

- 4.1 All aspects of the design of the proposed development have been influenced by the site context.
- 4.2 The residential use of the site reflects the existing residential uses in the surrounding area and is now established as acceptable for the site due to its previously approved planning applications.
- 4.4 The proposed layout reflects previous discussions with the Council, and aims to complement and reflect the surrounding residential dwellings and their layout. The seven houses front onto St Aidan's Road, visually balancing the street scene. The two duplex apartments face Henry Nelson Street generally and reflect the form of the traditional gables of the adjacent buildings and the topography of the site and seek to make best use of the land in accordance with national guidance.

- 4.5 The former church was 17 metres high (just over 11 metres to eaves level). The proposed houses and apartments are significantly less than this to reflect the scale of surrounding dwellings, although in considering the scale of development the former church building was taken into account.
- 4.6 The appearance of the buildings has been carefully designed to match proportions found in the existing surroundings but to also provide a distinctive character on this key site previously occupied by a church. The proposed materials are all compatible with the surrounding buildings and are used to create interesting visual amenity enhancing the character of the area.

5.0 Landscaping

- 5.1 The proposed gardens and amenity space would provide landscaping for the development; each house would have its own garden, and the apartments would share private amenity space. This has been designed to enable the most appropriate landscaping for the potential residents of the houses (likely to be families requiring private gardens) and the apartments (likely to be older people or younger people who want amenity space but do not want the responsibility of tending to private garden space).

6.0 Access

- 6.1 Vehicular and transport links are abundant in this location. Vehicles can drive around the site on St Aidan's Road, Henry Nelson Street, Lawe Road and the rear lane, and public transport is located nearby via buses and the metro light railway. Vehicle access onto the site is at the rear on the lane, where garages and car parking spaces are proposed. A pedestrian walkway surrounds the site.

7.0 Car parking

- 7.1 Each house has two parking bays with Electric Vehicle charging points.
- 7.2 The two duplex apartments have garages

8.0 Inclusive Access

- 8.1 The development has been designed strictly to the standards set out in Building Regulations Approved Document 'M' and thus makes necessary provisions for level access and access to sanitary accommodation. The units will be designed to Approved Document Part M 4 (2).

9.0 Green Technology

- 9.1 Subject to further design, the development will exceed current expectations in terms of energy consumption and the like via the use of PV panels, air-to-air heat pumps and an improved thermal envelope.

10.0 Summary and conclusions

- 10.1 Following a number of previous applications to develop and improve this site, and extensive discussions with the Council, it is now considered that a high quality, appropriate form of development is proposed which would improve the site and provide much needed family accommodation.
- 10.2 The proposed development is demonstrated to be fully in accordance with the development plan policy set out above, and as such the Council are requested to grant permission for the erection of seven house and two duplex apartments and associated car parking, garaging and landscaping as a re-submission of the previously approved application.