

ASHWORTH FRAZER INDUSTRIAL ESTATE ARGYLE STREET. HEBBURN

MWE
Mauchlen Weightman & Elphick
Architects

Chartered Architects
Town Planning Consultants
Planning Supervisors
Project Managers

Heriot House
12 Summerhill Terrace
Newcastle Upon Tyne
NE4 6EB

Telephone: (0191) 260 2299
Fax: (0191) 260 3340
Email:
enquiries@mwearchitects.co.uk



DESIGN AND ACCESS STATEMENT

Detailed Planning Application for a development of 18no 2 bedroom 4 person Apartments; means of access, and landscape details.



THIS STATEMENT HAS BEEN PREPARED BY MWE ARCHITECTS ON BEHALF OF THE SHLOMO MEMORIAL TRUST.

THIS DESIGN AND ACCESS STATEMENT IS PUT FORWARD WITH THE DETAILED APPLICATION FOR THE DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 18NO 2 BEDROOM 4 PERSON APARTMENTS (USE CLASS C3) WITH ASSOCIATED ACCESS, PARKING, LANDSCAPING AND INFRASTRUCTURE.

THIS STATEMENT SETS OUT THE DESIGN AND ACCESS PRINCIPLES THAT HAVE SHAPED THE DETAILED DEVELOPMENT PROPOSALS.

THIS DOCUMENT SHOULD BE READ ALONGSIDE THE PLANNING STATEMENT PREPARED BY LICHFIELDS, AND ALL OTHER SPECIALIST STATEMENTS ACCOMPANYING THIS APPLICATION.

Location

The Ashworth Frazer Industrial Estate site lies on the northern edge of Hebburn Town Centre, close to the River Tyne. It sits adjacent to Argyle Street, Coquet Street, and Bell Street and on the northern side of the Metro lines running from Newcastle in the west to South Shields in the east. Directly opposite the site, to the south, is Hebburn Metro Station.

Context and Constraints

Construction of 82no dwellings are currently under construction on the site in accordance with permission reference ST/0412/20/FUL dated 17.02.2023.

The northern section of the site is currently a disused car park and grassed area, on the site of the now cleared community centre. Surrounding the car park is a screen of tree planting and underbrush of thorny scrub. Access to the apartment blocks will be taken the current residential development.

The southern boundary of the site directly abuts the existing Metro Line, and the Hebburn Metro Station sits close to the south-western corner of the site. Beyond the Metro line and adjacent to the Metro station are further residential areas.

To the West the site faces Station Road, which sits at a higher level than the site, and is separated from the road by an existing tree lined buffer. Beyond Station Road lie further large residential areas.



To the north the site is bounded by Argyle Street, Bell Street, and Coquet Street. Immediately adjacent the application site, on the north western corner is a large 3 storey building. Currently this contains an Italian restaurant and Gym, and these both present their main facades to Station Road and Bell Street.

There are good pedestrian linkages to the Hebburn Shopping Centre on Victoria Road, and to public transport facilities. The adjacent Metro station provides links to South shields, Newcastle, Gosforth and all areas in between, with direct links to Newcastle Rail Station and Newcastle International Airport.



The Site and Setting.

The development 18no well designed, energy efficient, 2 bedroom dwellings, together with integrated landscaping and open space, providing a good standard of amenity and public realm for future occupants, in a sustainable location. Residents would benefit from convenient access to the services and facilities available in Hebburn Town Centre and also the proximity of good public transport links.

Vehicular access to the dwellings will be taken via the rear of the properties, through the adjacent residential development, along adoptable highways currently under construction.

The application site extends to approximately **0.25Hectares (0.63 acres)**

Planning

Please refer to the Planning Statement produced by Messrs Lichfields, accompanying this application.

Design and Access Considerations

Use and Amount

The proposal is for a detailed application for the erection of 18no 2 bedroom 4 person apartments, in 3 blocks of 4 storeys.(Use Class C3) with associated access, parking, landscaping and infrastructure.

Each apartment will be provided with a secure undercroft garage space, along with secure refuse storage areas.

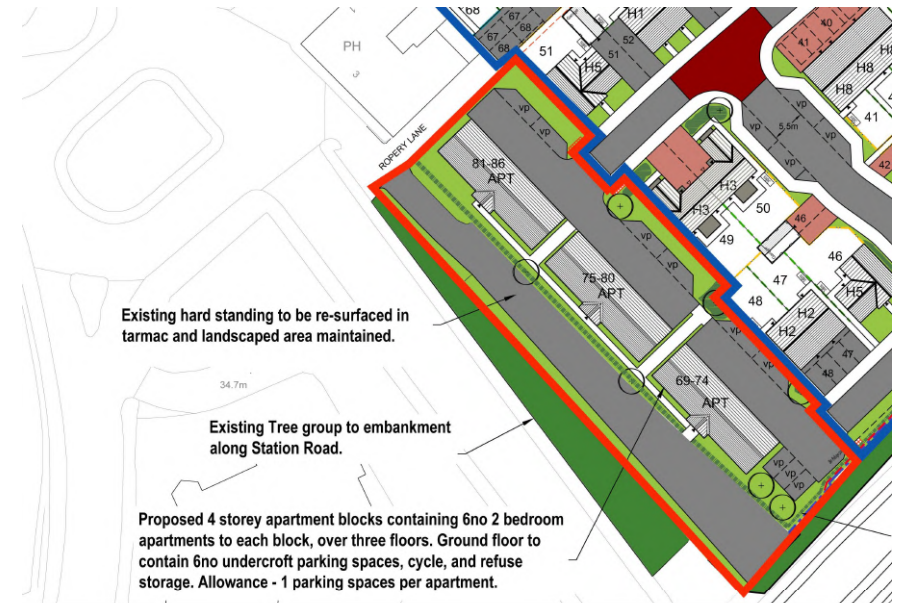
Layout.

The southern boundary runs parallel to the Metro rail line, with a narrow expanse of existing vegetation providing some screening from the rail lines.

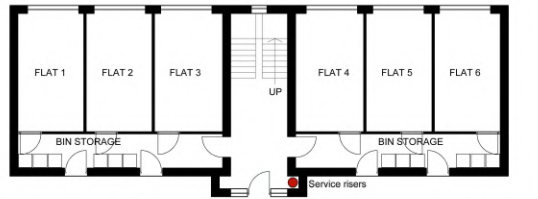
The proposed 4 storey apartments, with narrow gaps, contains 3 levels of apartments above an undercroft parking level, They present frontage to the western boundary, where an existing heavily tree planted buffer screens the site from the raised highway.

The type and design of enclosures, screen fencing, low timber rails, etc, all add interest and variety, and match those approved throughout the adjacent development.

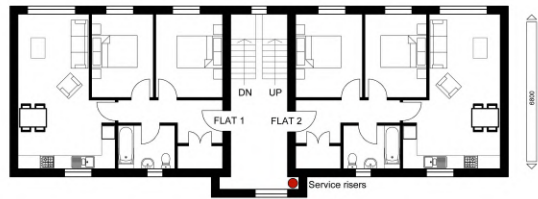
Proposed Site Layout - showing apartment blocks and adjacent residential development.



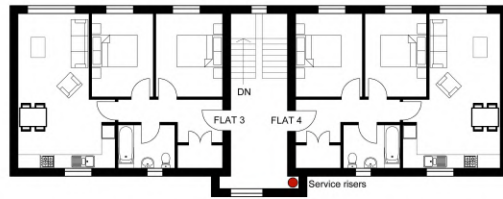
Housing Design – Layout, Scale and Appearance.



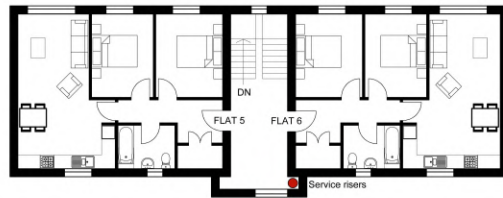
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



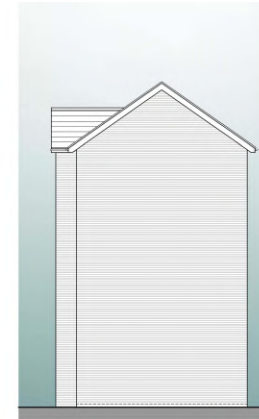
SECOND FLOOR PLAN

TYPICAL FLOOR PLANS

APARTMENTS - 2 BED 4 PERSON



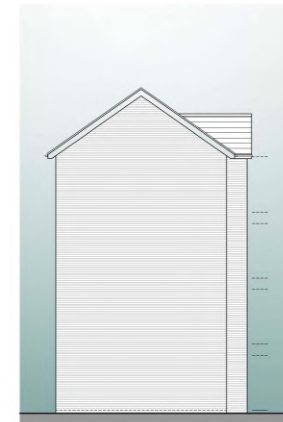
TYPICAL FRONT ELEVATION



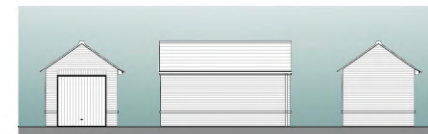
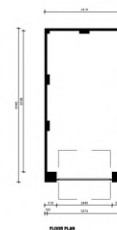
TYPICAL GABLE



TYPICAL REAR ELEVATION



TYPICAL GABLE



TYPICAL SINGLE GARAGE

Landscaping

Landscape Design Principles

- A detailed landscaping proposal has been approved as part of the permission for the adjacent residential development.

Open space

- All the properties would have gardens and front gardens would be left open with a mix of ornamental planting, street trees and grass verges to create an open, leafy environment.

Planting strategy

- Mixed Native hedgerow shrubs and trees would be chosen to maximise nectar and fruit for wildlife through as much of the season as possible.
- Tree planting to the streets and front gardens would be used to soften the appearance of the site and integrate it into the landscape. Tree spacing as well as choice of species and forms would be chosen to ensure the site is kept open to natural surveillance.
- Ornamental planting within the site will consist of low growing species which provide foliage and flower interest throughout the year and augment the wildlife forage opportunities of the native planting.



Appearance

- Roof – interlocking roof tiles in various finishes and styles.
- Walls – mix of red and yellow multi facing brick and off-white render.
- Window/doors – white.
- External Boundary Treatments – a mixture of low timber railings, timber fencing, hedgerows and low shrub planting will be used throughout the site, in a variety of heights and combinations, to ensure vibrancy and vitality to the street scene.
- Hard Landscape Materials – again a variety of paving materials, such as tarmacadam, brick/block pavements, and flagstones, will be used to create vitality in the street scene by creating variation between the main access spine and driveways, and between driveways themselves.

Traffic and Highways

The highway access through the site has been designed to current Local Highways Authority guidelines and pedestrian access into the site is available from a number of points.

There are a number of bus routes surrounding the site, on Hedgeley Road, Station Road and Argyle Street, and the nearest bus stop is situated directly outside the site on Argyle Street.

There are a number of local amenities within convenient walking and cycling distances. Those amenities include –

- Hebburn Shopping Centre, on the junction of Victoria Road West and Station Road, containing a range of food and clothing outlets, including an ASDA Foodstore, Post Office, Bank/Building Societies, Library, Charity shops, etc.
- Hebburn Central Leisure centre, to the rear of the shopping centre,
- King George's Field Riverside Park, Carr Ellison Park, and Fountain Park

Inclusive design

Access into the site and into the dwellings has been designed for inclusion for the end user. Dwellings have been designed in accordance with Part M of the Building Regulations and in accordance with guidelines for inclusion laid out within general design publications. Footpaths and parking have been designed in accordance with Local Authority guidelines and through consultation. The following material planning considerations have been taken into account:

- The provision of suitable entrances
- The provision of entrance doors and lobbies that facilitate easy access for people with disabilities and Carer's with young children.
- Adequate access routes and circulation space outside.
- Accessibility to and proximity of good public transport.
- Provision of direct, well-lit, safe, wheelchair accessible pedestrian routes.

Overall, the proposals are designed to provide a development that is both physically and socially inclusive that will enhance the overall sustainability of the scheme.

In addition to the above the developer will comply with the Considerate Constructors scheme and encourage management and pollution, to minimise the impact on the environment.

Security, Crime, and Disorder.

The layout of the site has been designed to minimise the opportunities for crime by:

- Ensuring natural surveillance of POS, access roads and driveways.
- The creation of defensible space by means of enclosure and defensible planting taking into account Crime prevention through Environmental design

Sustainability (including Energy efficiency, resource conservation, flexibility/adaptability).

Local amenities within convenient walking and cycling distances from the site.

There are a number of cycle routes in the area.

It is the intention of the developer to ensure a high-quality sustainable development which will incorporate the design and use of natural resources during the construction phases and throughout the lifetime of the development, to provide a positive contribution to the environment. The developer will work closely with the Environment Agency, Local Authority, Industry Bodies, Subcontractors and Suppliers, to develop initiatives on Environmental Management, Land Regeneration, Waste minimisation, and reducing Pollution.

The importance of sustainable construction techniques, efficient use of materials and sustainable waste management are all at the core of the developer's role as a responsible house builder.

Some of the measures to be incorporated within the designs will be-

- Attaining the minimum standard of 'potable water' use in accordance with the government's current 'Water efficiency Calculator for new Homes' through careful selection of water efficient fixtures and fittings.
- Provision of Water Butts.
- Low energy lighting.
- Consideration of the correct drainage strategy to reduce the impact of 'flood risk'.
- Provision of designated Refuse storage areas including waste recycling, in accordance with the current Local Authority guidelines.
- Insulating materials, doors and windows, and plumbing services etc to be specified to minimise their Global warming potential.
- Specification of low NOx gas boilers to minimise NOx emissions.
- Focus on the responsible sourcing of materials forming the building envelope, wherever possible, using current Certification schemes.

Good Site Management and Resource Consumption practices will be adopted, to monitor the CO2 arising from energy use, and water consumption, from site activities and operations.

Summary

It has been demonstrated that the design of the proposals meets the relevant guidance and would complement the character of the surrounding area. The proposals can also be satisfactorily accessed by vehicles, pedestrians, and cyclists, and prospective residents will have access to a wide range of services and facilities.