

# ~ DESIGN & ACCESS STATEMENT ~

(February 2024)

## LAND ON & AROUND JACK LAWSON TERRACE, WHEATLEY HILL, CO. DURHAM



## PROPOSED RESIDENTIAL DEVELOPMENT, 78 DWELLINGS AND ASSOCIATED WORKS

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## **SUPPORTING DESIGN & ACCESS STATEMENT**

### **LAND ON & AROUND JACK LAWSON TERRACE, WHEATLEY HILL, CO. DURHAM**

#### **1.0 INTRODUCTION.**

- 1.1 This supporting Design and Access Statement and proposal drawings have been prepared by ACER Architectural Limited on behalf of Gleeson Homes (Tyne & Wear) with regard to the detailed planning application for the residential development of land on and around Jack Lawson Terrace, Wheatley Hill, Co. Durham.
- 1.2 The proposed development is for 78Ne dwellings together with associated works and will provide a mix of semi-detached and detached house types, 10% of which will be bungalows.
- 1.3 This statement will consider various aspects of the proposed development including assessment of the site, its surroundings and design objectives.

## 2.0 LOCATION & SETTING.

2.1 The development site is made up of two parcels within a well-established residential area central to Wheatley Hill, a village within County Durham and approximately 5km to the west of Peterlee.



2.2 The development site in total extends to approximately 5.89 acres (2.38 hectares) on what was former residential housing land, with properties demolished but roads still in place. The land is now predominantly grass with some tree planting.

Both parcels are of irregular shape and generally flat, with the smaller of the two to the west sloping gradually from the north to south.

The development site will be served via the existing roads, extended where required.

2.3 The site is bordered on all sides by existing residential properties and a school to the north of the site across Wordsworth Avenue.

Existing vegetation to site boundaries will be retained wherever possible and trimmed and tidied in line with good industry practice.

2.4 The Environment Agency's online flood map identifies the site as within Flood Zone 1 with no heightened risk of flooding.

2.5 The site is not within a conservation area nor contains any listed buildings or heritage assets.

2.6 Properties in the surrounding area are an eclectic mix but with the predominant types being two storey semi-detached and terraced houses along with some bungalows. Properties are generally constructed in red brick, with some buff and render and a broad range of roof tile types and colours, including, slate, pantile and concrete tiles.

**2.0 LOCATION & SETTING.** (continued)



**EXISTING SEMI-DETACHED HOUSES MID SITE ON SHAKESPEAR STREET**



**EXISTING SEMI-DETACHED HOUSES ALONG EXISTING ROAD TO WESTERN PARCEL**

**2.0 LOCATION & SETTING.** (continued)



**EXISTING SEMI-DETACHED HOUSES ON BYRON STREET**



**EXISTING TERRACED HOUSES ALONG BYRON STREET**

**2.0 LOCATION & SETTING.** (continued)



**EXISTING SEMI-DETACHED HOUSES OPPOSITE SITE ON JACK LAWSON TERRACE**



**EXISTING BUNGALOWS ON WENTWORTH AVENUE**

### **3.0 LAYOUT.**

- 3.1 The brief was to design a scheme in keeping with the broad character of the surrounding area yet with its own identity, to give due consideration to the physical limitations and constraints of the site and to be responsive to local market requirements.

The aim is to build on Gleeson's previous design work and knowledge of the area. A range of new dwellings will be provided which are inclusive, affordable and cater for a variety of family sizes.



#### **A GLEESON DEVELOPMENT**

67% of the proposed dwellings will be Building Regulation M4(2) compliant with 10% being bungalows. All properties will meet the Department for Communities and Local Government, Technical Housing Standards – Nationally Described Space Standard.

- 3.2 The proposed layout utilises existing adopted roads, improved and extended where necessary. Key focal point dwellings at the heads of streets along with corner turner types at junctions aid in setting the character for the development.

A green corridor dissects the site providing a pleasant pedestrian link between Wheatley Terrace and Byron Street and aids in creating an attractive and high-quality environment as well as amenity space.

The proposed layout by design promotes a sense of place.

- 3.3 Dwellings are arranged around the streets and open space providing strong and secure frontages with natural surveillance being a prime objective.
- 3.4 Private and public spaces are clearly defined through the use of timber fencing or garages as a secure barrier to rear gardens. Front gardens provide a defensible space to the dwellings whilst at the same time providing a green and visually engaging border to the street scene.
- 3.5 The scheme seeks to complement and enhance its surrounding environment.
- 3.6 Proposed new dwellings are located to provide sufficient separation distances from existing buildings.



#### **4.0 AMOUNT & USE.**

- 4.1 The development will provide 78№ dwelling houses, utilising 10 different property styles consisting of 8№ 2-bedroom bungalows, 9№ 2-bedroom houses, 44№ 3-bedroom houses and 17№ 4-bedroom houses. Properties are a mixture of detached and semi-detached.
- 4.2 The above equates to 33 dwellings per hectare based on the net developable area, representing an efficient use of land and is in compliance with the NPPF.
- 4.3 10% of properties will be offered as Affordable Housing.

#### **5.0 SCALE & APPEARANCE.**

- 5.1 Houses will be two storeys in height. The scale is therefore in keeping with the local character and appropriate for the area.
- 5.2 Dwellings will generally be provided with a minimum of 2№ off road parking spaces, most of which will also include an additional space in the form of a garage or optional garage space. Additionally, 15№ visitor parking bays will be provided on site along with additional opportunities for occasional on-street visitor parking.
- 5.3 The elevations of the dwellings compliment the local architectural styles and the materials used in their construction will be in keeping with the local character. Facing materials proposed will be a mixture of red brick types with concrete roof tiles of slate appearance.
- 5.4 The proposals will have no significant adverse impact on the amenities of neighbouring properties or local residents.



**A TYPICAL GLEESON STREET SCENE**

**6.0 ACCESS & ACCESSIBILITY.**

6.1 Access to the sites for both pedestrians and vehicles will be via the existing road network.



**VIEW WEST & EAST FROM EXISTING STREET SERVING WESTERN PARCEL**



**VIEW EAST & WEST FROM EXISTING STREET SERVING EASTERN PARCEL**

## 6.0 **ACCESS & ACCESSIBILITY.** (continued)



**VIEW ACROSS SITE FROM POSITION OF NEW ACCESS ROAD AT CORNER OF BYRON STREET**

Additionally, an existing pedestrian link centrally within the site between Wheatley Terrace and Byron Street will be realigned and retained, which along with an existing PROW running along the eastern boundary linking Shakespear Street to Wordsworth Avenue, aid in the permeability of the side and providing links from the development to local amenities and the wider area.



**EXISTING PEDESTRAIN LINK BETWEEN WHEATLEY TERRACE AND BYRON STREET**

6.2 New estate roads have been designed and visibility splays conform to the requirements of the Durham County Council Highways Design Guide. Parking provision has been designed in accordance with the County Durham Parking and Accessibility Standards.

## **6.0 ACCESS & ACCESSIBILITY.** (continued)

6.3 Access into the dwellings will comply with Building Regulations Approved Document M providing level thresholds and suitably wide entrance doors.

6.4 A detailed Transport Statement and Travel Plan have been prepared by Aimee Thompson Transport Planning.

These conclude that the site is located in a sustainable location with access to a variety of key facilities and services via sustainable modes of transport such as walking, cycling and public transport. The site can be appropriately accessed and there are no significant highway or traffic impacts likely to be generated by the development proposals.

6.5 Walking and cycling are methods that offer the potential to substitute short car trips of distances up to 2km and 5km, respectively. A good network that is conducive to walking and cycling will help minimise the impact of a development on the surrounding highway network by encouraging greater use of sustainable travel.

The entirety of Wheatley Hill is within a 2km walking distance as is the neighbouring village of Thornley. A number of other towns and villages including Shotton Colliery and the outskirts of Peterlee can be accessed within 5km by cycle.

National Cycle Route 1, a long-distance route in sections from Dover to the north of Scotland is located roughly 3km to the east.

6.6 The closest bus stops are located on Jack Lawson Terrace within short walking distance to the west of the site providing for both north and south bound services.

The #22 services run frequently between Durham and Sunderland, passing through Sherburn, Thornley, Shotton Colliery, Peterlee, Easington, Dalton Park and Ryhope.

6.7 The closest railway station to the site is Horden, located some 8 kilometres east of the site. The station is located along the Durham Coast Line, which runs between Newcastle and Middlesborough, via Hartlepool. The station provides both car and cycle parking facilities.

Durham Railway Station is located in the city centre approximately 11km to the north-west of the site. It is accessible via the local bus network or private car with taxi rank, car parking and cycle storage facilities available. The station forms part of the East Coast Mainline and is operated by LNER and is served by LNER, CrossCountry, Northern Rail and Transpennine Express services.

The East Coast Mainline runs between London and Edinburgh, with stops at Peterborough, Doncaster, York, Darlington, Durham and Newcastle amongst others.

6.8 The proposed development site is well located in terms of access and distance to key local amenities.

Wheatley Hill village centre provides local stores and amenities for everyday needs including convenience stores, newsagents, hairdressers, food takeaway and post office, all within 2km walking distance.

6.9 A doctors surgery, pharmacy and a dental practice are all located on First Street within 600m of the site. The nearest hospital is at Peterlee, roughly 5km east of the site. Durham University Hospital is approximately 12km to the west.

6.10 Wheatley Hill Primary and Nursery School is located directly opposite the site.

## **7.0 LANDSCAPING.**

- 7.1 The site is mainly laid to grass with some semi-mature planting but benefits from existing mature tree and hedge planting to its boundaries. That to be retained will be protected during construction.



**VIEWS ACROSS SITE FROM WORDSWORTH AVENUE**

- 7.2 A landscaping scheme appropriate for a residential development of this nature will be implemented as part of the proposals.
- 7.3 Both new and existing landscaping will be managed and maintained in accordance with good industry practice.
- 7.4 A supporting Arboricultural Report and Impact Assessment has been prepared by Elliot Consultancy Limited. An Ecological Appraisal has been prepared by OS Ecology Ltd. The scheme has been designed in accordance with the recommendations in these reports.

## **8.0 THE DESIGN PROCESS & PLANNING CONSIDERATIONS.**

- 8.1 To ensure the production of a high-quality design that takes on board Planning Policy and site specifics, a thorough examination of the physical limitations and constraints of the site and its wider surroundings has been undertaken, identifying any potential design opportunities.
- 8.2 Additionally the requirements of the Statutory Development Plan for the area as well as both national and regional planning context and policy have been considered. This is covered in more detail in a separate Planning Statement prepared by Pegasus Group.

## **8.0 THE DESIGN PROCESS & PLANNING CONSIDERATIONS.** (continued)

### 8.3 National Planning Policy Framework

The National Planning Policy Framework sets out the Government's view of what constitutes sustainable development and what this means for the planning system towards achieving this goal.

The framework considers there to be three dimensions to sustainable development:

- Economic - Contributing to building a strong, responsive and competitive economy.
- Social - Supporting strong, vibrant and healthy communities.
- Environmental – Contributing to protecting and enhancing our natural, built and historic environment.

The framework also notes that:

- The planning system should seek to support economic growth.
- Boost the supply of both market and affordable housing.
- Deliver a choice of homes.
- Encourage good design.
- Facilitate the use of sustainable modes of transport.

### 8.4 The proposals seek to address the above framework through Policy 6 (Development on Unallocated Sites) of the County Durham Plan.

The proposed properties are of good design appropriate for the location.

The site is located within an established residential area with excellent accessibility to services, facilities, employment and public transport links and is therefore considered to be within a wholly sustainable location.

### 8.5 Local Planning Policy

The proposed scheme has also been assessed against Local Planning Policies and a Pre-Application Enquiry submitted (ref: PRE42/23/02431)

Planning Authority guidance and advice has been followed so far as is practicably possible in the design of the proposed scheme. This is again covered in more detail in the separate Planning Statement prepared by Pegasus Group.

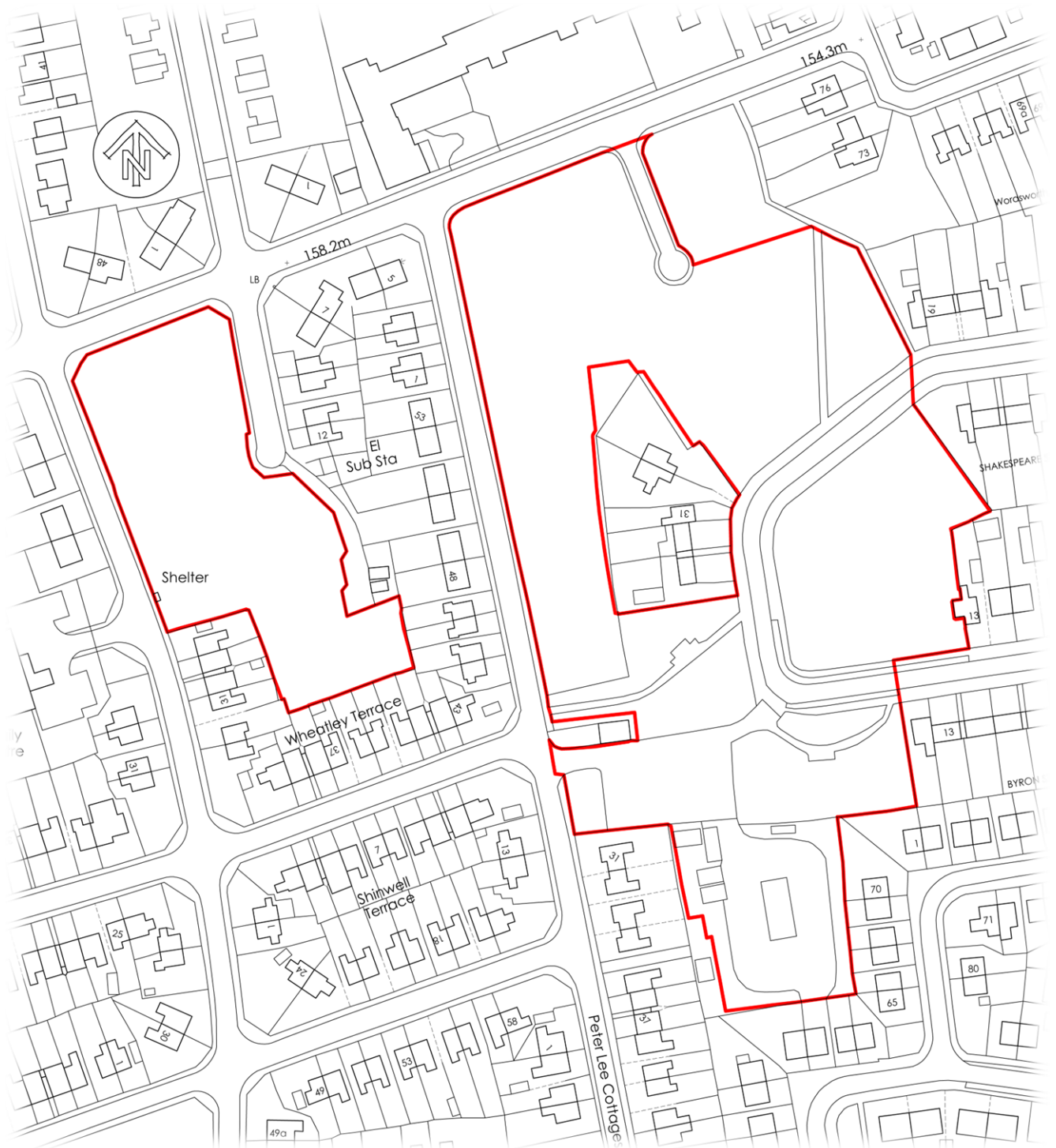
### 8.6 A planning history search of the site and surrounding area has been undertaken. The only previous application found is 5/HIST/2002/2155 but with limited detail.

### 8.7 The redevelopment of the site for the purpose of new build residential properties is considered the most appropriate use of the site given its location and surroundings.

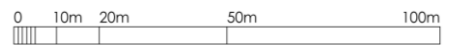
The submitted application seeks to redevelop the site through the construction of 78Ne dwelling houses.

### 8.8 The layout and dwellings have been designed to provide natural surveillance, avoiding the use of rear parking courts and access paths.

9.0 **LOCATION PLAN.**



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(Not to Scale)

10.0 **PLANNING LAYOUT.**



(Not to Scale)



## **CONCLUSIONS.**

11.1 In conclusion, it is considered that the proposed scheme meets the requirements of the brief as well as both National and Local Planning guidance for the following reasons:

- The proposed development is wholly compatible in terms of National Planning Policy.
- The scheme represents efficient use of land within an existing residential area and will provide quality mixed housing.
- The application site and proposals represent a sustainable development with good public transport, local services, employment opportunities and facilities readily available.
- It is felt that development of the site for residential dwellings provides social, economic and environmental benefits. The development promotes healthy and sustainable lifestyles through its easy access links to surrounding areas including recreation and leisure.
- The proposed density, massing and architectural style of the dwellings are responsive to the existing site and its surrounding environment and are in keeping with the local area.
- The layout is respectful of and responsive to existing dwellings.
- The massing and layout have been designed to accommodate the existing topography and constraints of the site.