

Proposal

The proposals will deliver 55 affordable homes which will be available to local people who need modern, comfortable, energy efficient homes at an affordable price to buy or rent. The homes will consist of bungalows and 2 storey semi-detached and terraced houses.

Key points of the provision include:

- There will be 100% affordable housing provision on the site;
- The affordable homes will be a mixture of affordable rent, affordable home ownership and shared ownership.
- The use of low carbon technologies such as PV panels and EV charging points
- An outward-facing development on to amenity green space
- Creation of new habitats to achieve biodiversity net gain
- A wide network of footpath connections

Low carbon technologies



Wide network of footpaths and cycleways

Proposed site layout



Context

The site is located East of Consett Road, adjacent to Castleside Industrial Estate. There is an existing bus stop near site entrance providing public transport links into Consett. The site has good access to existing local services such as local Primary School located 0.5 miles away and Hermiston Retail Park with large superstore only 1.8 miles away. Consett town centre can be reached by car in around 5 minutes, providing access to many local facilities such as shops and restaurants.

Proximity wise, the proposed development site is already within an established residential area with numerous amenities within the vicinity. The aerial view opposite highlights the sustainable nature of this potential development site.

Distances to local amenities are as follows:

- B BUS STOPS:** Located along Consett Road and Dunelm Road (0.1miles), the buses offer connections to the wider area
- N NURSERY:** New Beginnings Childcare: 0.5mile
- PrS PRIMARY SCHOOL:** Moorside Primary School: 0.5miles;
Castleside Primary School: 0.7miles
- P PUBS AND RESTAURANTS:** Fleece Inn: 0.9miles
- PO POST BOX:** Outside former JW Bell Moorside Post Office: 0.1miles
- S* PROPOSED Shop:** Location of proposed convenience store (DM/21/00845/FPA)
- S SHOP/ SUPERMARKET:** Spratts Convenience Store: 0.2miles, Tesco Extra: 1.8miles
- GP GP SURGERY:** Moorside Surgery: 0.2miles
- Ph PHARMACY:** John Low Moorside Pharmacy: 0.2miles
- H HOSPITAL:** Shotley Bridge Hospital: 2.6miles
- CC COMMUNITY CENTRE:** Grove and Moorside Community and Social Club: 0.5miles



Proposed New Homes

A mix of affordable homes are proposed to meet the needs of local residents. The proposal consists of the following housing mix:

- 12no. 2 bedroom / 3 person bungalows
- 14no. 2 bedroom / 3 person houses
- 10no. 2 bedroom / 4 person houses
- 13no. 3 bedroom / 4 person houses
- 6no. 3 bedroom / 5 person houses

- - 2 bedroom house
- - 2 bedroom bungalow
- - 3 bedroom house

Do you or any family members have an affordable housing requirement?

Please speak to a member of today's team to discuss your needs and how we can help you.

The project team especially needs to receive more Housing Need Survey responses from Moorside residents, or those with a connection with the area that have been displaced due to a lack of suitable housing options.



Layout

The layout is based on the constraints and opportunities of the existing site, ensuring the retention of existing trees and hedgerows, as well as amenities of adjacent dwellings and existing views. The layout also celebrates existing drystone wall running to the east of the site.

- Vehicular and pedestrian access is proposed from the South-West corner of the site.
- Attractive landscaping throughout the development will ensure a pleasant and well-designed neighbourhood.
- Housing is offset from the Southern boundary to the industrial estate and benefits from a green open space buffer which also includes a Sustainable Urban Drainage System.
- The eastern part remains undeveloped for ecological and landscaping benefits.



Appearance

The buildings within this proposal refer back to the surrounding context and will utilise a palette of good quality and robust materials. The proposed external finish materials include grey roofs throughout, buff brick for bungalows and red brick for the rest of the houses, feature cladding and soldier course heads. Pitched slate effect concrete tile roofs will form the basis for the external appearance of the houses.

Please speak to us about your housing needs today and complete one of the feedback forms available from a member of the project team.



Two Bedroom



Two Bedroom



Two Bedroom Bungalow



Three Bedroom



Three Bedroom



Three Bedroom

Planning Application

A full Planning Application has recently been submitted to Durham County Council for consideration. All application documents are available on the Council's website via Public Access where you can also make comment (Application Reference: DM/23/03562/FPA). A copy of the application is also available to view at today's event.

