

SITE AND CONTEXT



PROPOSALS

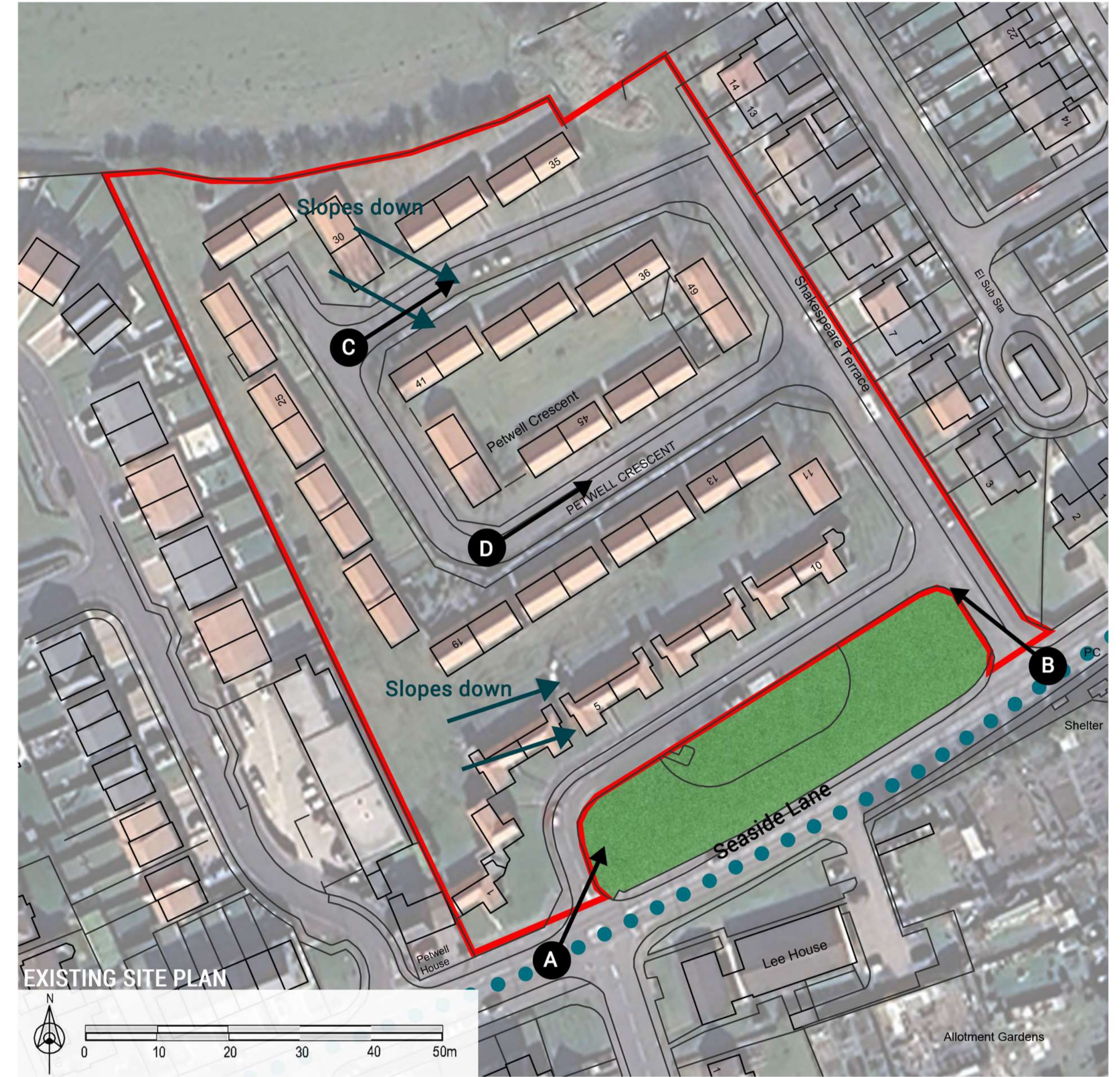
The proposed development is planned for Petwell Crescent to create a development of new homes with a welcoming environment and a revitalised community space. The new development will replace the existing bungalows occupying the site, which are no longer fit for purpose. This development will bring financial investment to the area and introduce a mix of 38 houses.

THE SITE

Located at Petwell Crescent, Easington, Peterlee (SR8 3DX), the site spans approximately 4.06 acres. It features vehicular access from Seaside Lane and Shakespeare Terrace on the southeast and southwest corners of the site.

Previously, the site accommodated 49 narrow gable roof bungalows. Following consultations with the tenants, these structures are proposed to be demolished, leaving behind pockets of green areas with existing mature trees preserved where possible. The site's sloped topography descends approximately 1m from North to South.

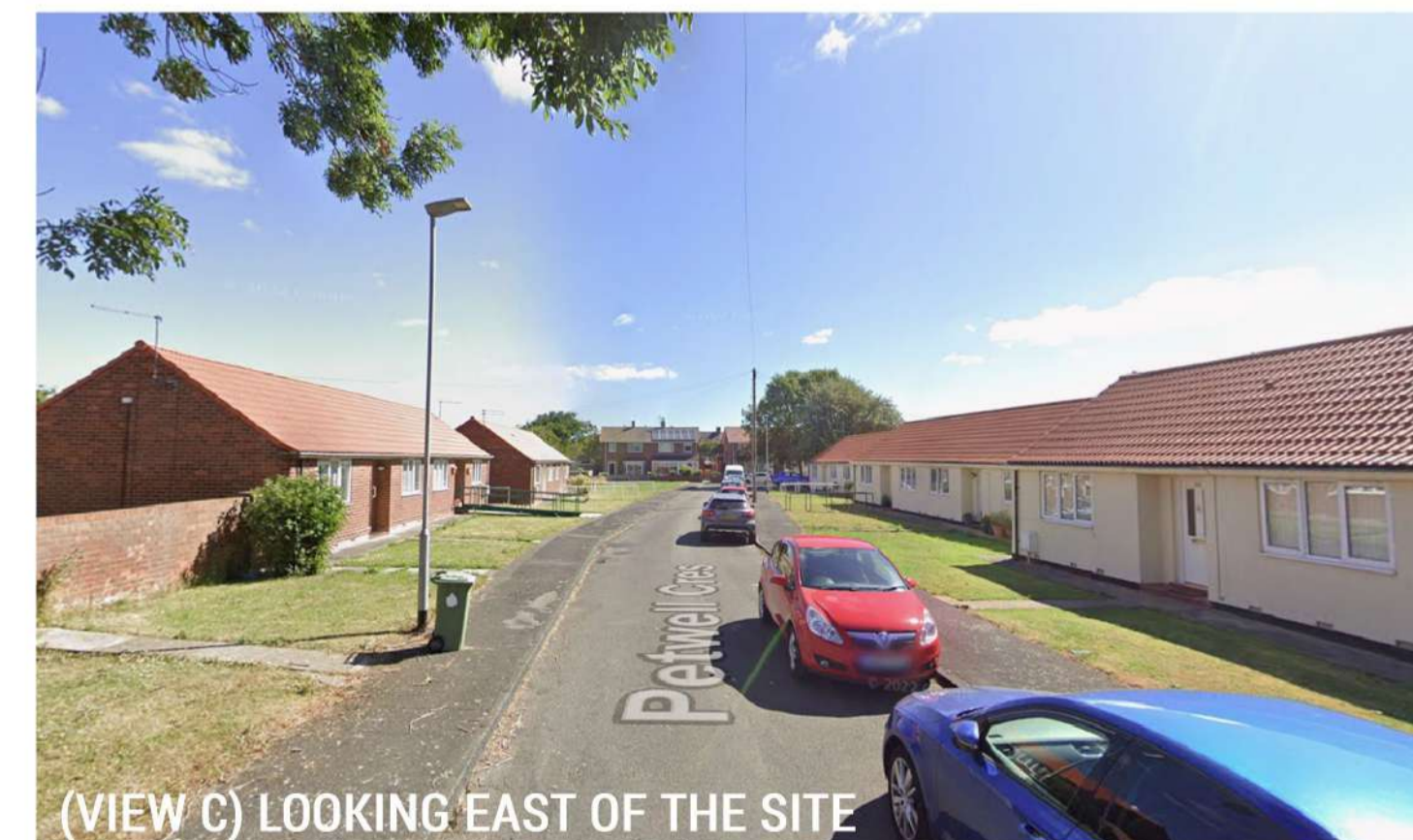
The surrounding area predominantly consists of one and two-story semi-detached/terraced houses and terraced bungalows. Beyond the immediate vicinity, the neighbourhood features local shops, businesses, community parks and allotments to the South. The site is within walking distance of local schools, including Easington Academy and Easington Colliery Primary School along with a main bus route along Seaside Lane (B1283). Easington is also connected to the town centre of Peterlee by approximately 20 minutes by cycling.



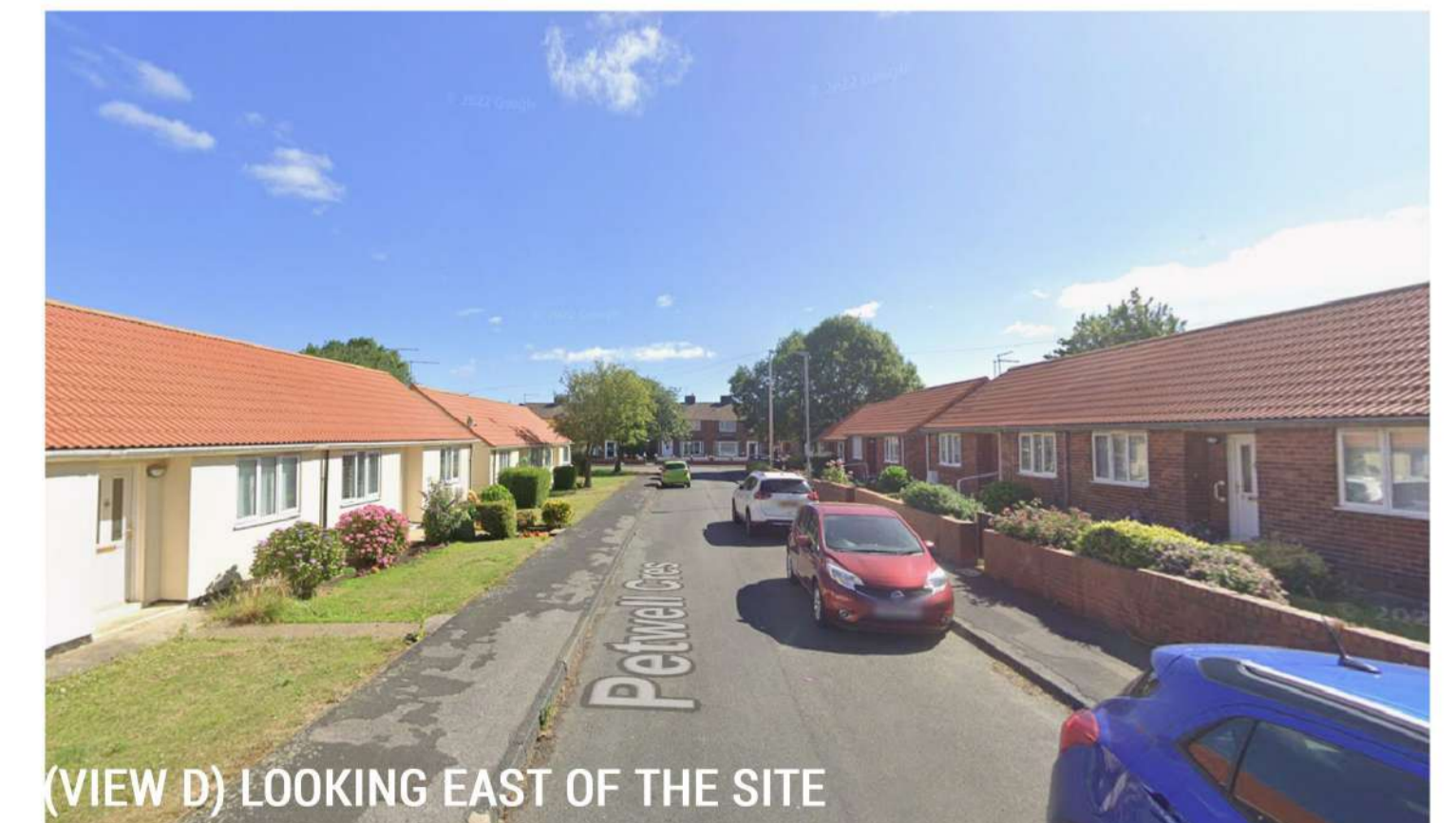
(VIEW A) LOOKING NORTH EAST OF THE SITE



(VIEW B) LOOKING NORTH WEST OF THE SITE



(VIEW C) LOOKING EAST OF THE SITE



(VIEW D) LOOKING EAST OF THE SITE

SITE PROPOSALS

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The site layout is designed to respond to the specific opportunities and constraints of the site, and is primarily driven by a desire to create a high quality residential scheme which both enhances and complements the existing context with a cohesive development, defined character and sense of place to create pleasant spaces for the residents.

The layout achieves a density of 23.2 dwellings per hectare, with properties accessed via Seaside Lane and Shakespeare Terrace. The housing mix comprises of 1 and 2 storey terraced and semi detached dwellings. The layout aims to work with and rationalise the existing street layout of Petwell Crescent, replacing on-street parking with private drives for each property. Communal green spaces enhance the site's appeal and serve as welcoming areas for residents and on approach for visitors.

The proposed buildings provides natural surveillance for the new development, fostering safety and security. To enhance privacy and community interaction, the site incorporates adoptable roads and private drives, creating semi-private spaces. The dwellings are oriented to face each other or existing dwellings, with some views towards natural landscaping. Corner units have active façades on two elevations and are strategically placed on building ends to maximise site privacy, safety and visual cohesion.

A new public footpath runs north from Seaside Lane into the development, which provides direct connection for properties situated at the end of Petwell Crescent to access nearby parks, schools, and shops. This ensures pedestrian access through the development, with natural surveillance provided by the new dwellings. Parking provision includes 2 spaces per dwelling, along with 10 additional unallocated visitor parking bays.

A dry SUDS basin is also located to the north eastern corner of the site and provides a sustainable drainage solution, as well as an area for social interaction. Existing areas of vegetation and large trees are preserved and integrated into the layout. Smaller areas of planting are created across the site to improve the overall appearance of the site from all angles—new areas of tree planting are introduced throughout the site and native species are planted to encourage wildlife.

Type	No.	%
BUNGALOWS	25	66
HT3 2 Bed 3 Person 'The Plumpton'	23	61
HT5 3 Bed 6 Person 'The Reilly'	2	5
HOUSES	13	34
HT7 2 Bed 4 Person 'The Hayes'	9	24
HT9 3 Bed 5 Person 'The Dowson'	2	5
HT11 3 Bed 5 Person 'The Mawson'	2	5
TOTAL:	38	100

URBAN DESIGN

The layout has been carefully designed to address key urban design considerations:

Enhancing Privacy and Landscaping:

The design prioritises privacy for each dwelling through the inclusion of private drives and strategically positioned gable-end houses. Existing vegetation is preserved and integrated into the layout, creating welcoming and shared areas for neighbouring buildings.

Improving on site parking:

The Existing development relies on excess road space for on-street parking. The proposal improves dwelling access and avoids street clutter by providing ample private and shared drives for parking, without detriment to the streetscape.

Optimising Street Frontage:

Properties are oriented to directly address the street frontage, particularly at the North to South site edges, to create active and secure streetscapes.

Retention of Existing Central Trees:

Existing trees are preserved wherever feasible, enhancing the site's sustainability and aesthetic appeal.

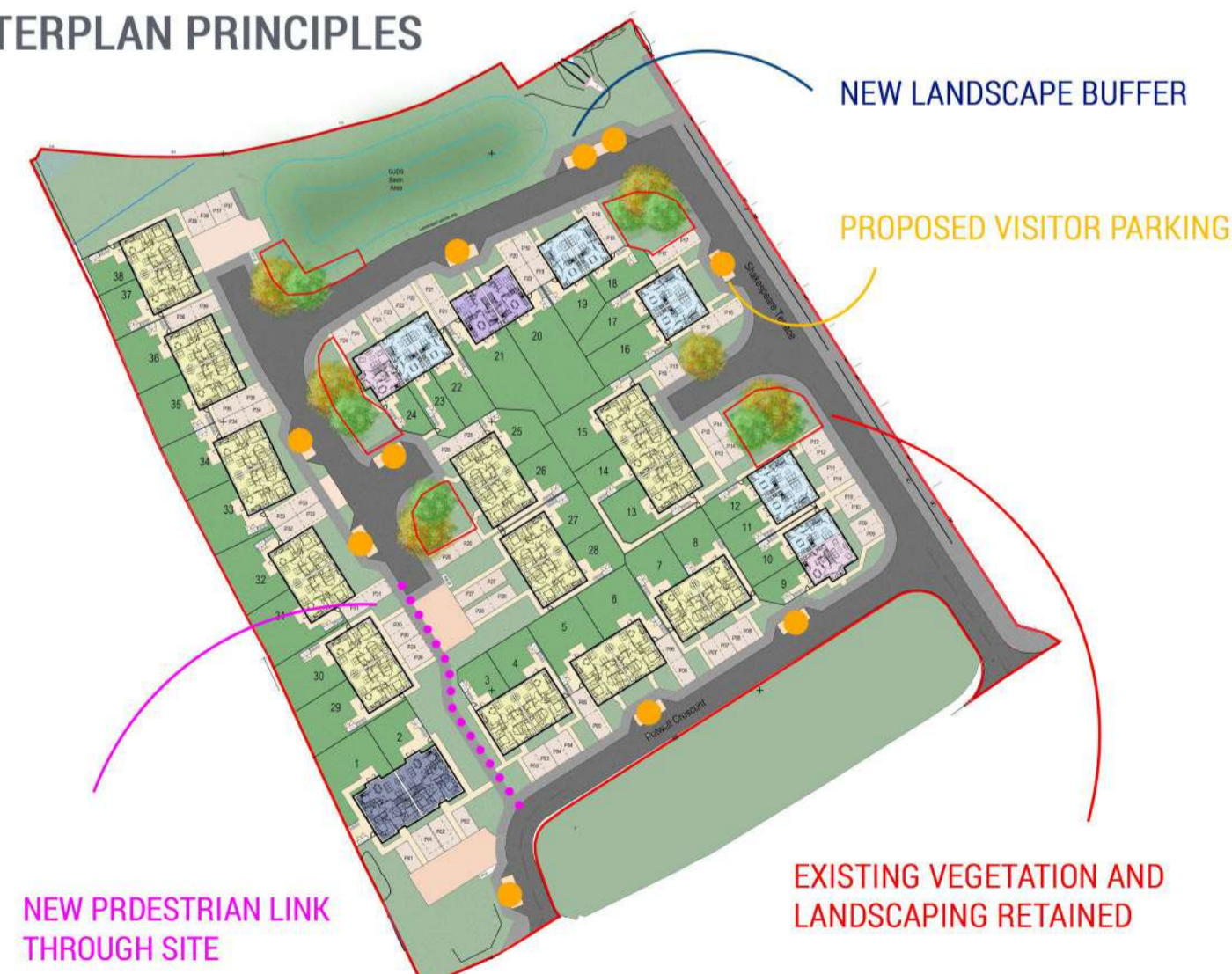
Minimising Impact:

All properties are accessed via Petwell Crescent and Shakespeare Terrace to minimise disruption, the layout is designed to be constructed in a manner which minimises impact on Shakespeare Terrace. The site retains the existing landscape buffer to Seaside Lane, and introduces a new visual landscape buffer to the open aspect to the North.

Improving Pedestrian Connectivity:

A dedicated pedestrian footpath link is created separate from vehicle traffic, to provide a safe and quiet route towards other public amenities.

MASTERPLAN PRINCIPLES



DWELLING PROPOSALS

PROPOSALS

The dwellings are thoughtfully designed to offer both aesthetic appeal and practical living spaces, seamlessly blending with the natural and built surroundings. The architectural style presents a modern take on the traditional character of nearby homes, incorporating classic brick and render facades, pitched tiled roofs, and front door canopies that add a unique charm, similar to the recent adjoining development to the west. The homes are all for affordable tenure, and offer a mix of property types that are in demand in the area.

The buildings are strategically oriented to preserve and enhance the existing vegetation around the site, integrating existing mature trees as acoustic and visual screens to create safe and natural communal spaces for residents to enjoy, while private drives and an adopted street establish a sense of privacy and exclusivity.

SUSTAINABILITY

The design of the properties is intended to be an improvement on current building regulations in order to ensure that the properties are as efficient and sustainable as possible. Each of the homes will benefit from air source heat pumps, PV panels and high levels of insulation. A dedicated cycle storage shed is provided within the rear garden of each plot, alongside EV charging points.

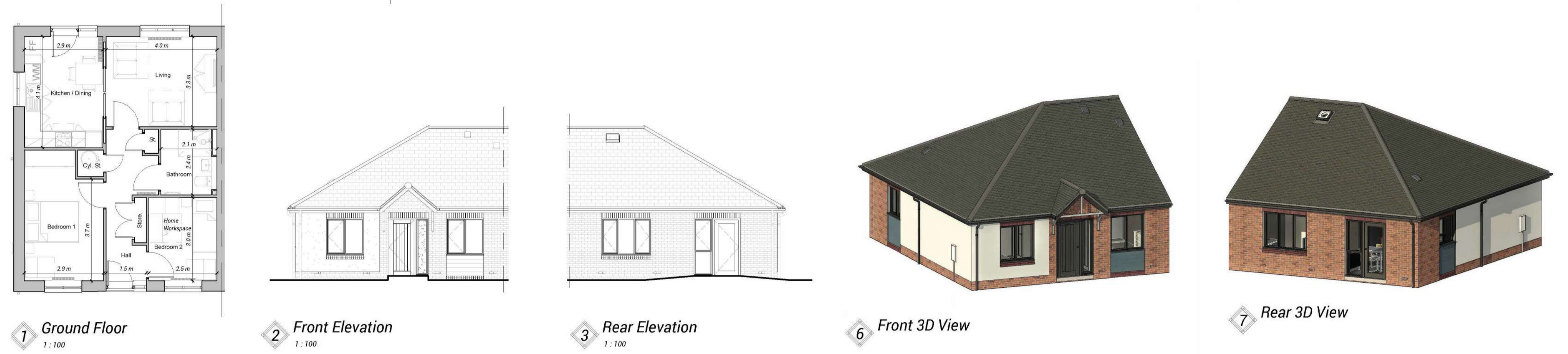
Each dwelling unit provides, within the rear garden area, a storage area for recycling, refuse and garden waste wheelie bins. These areas are adjacent to the rear access gate leading to the street. Distances to the kerb are in accordance with local authority guidelines.

Bin collection points are provided to serve private drives, and also to allow bin collection to be made from Petwell Crescent and Shakespeare Terrace.

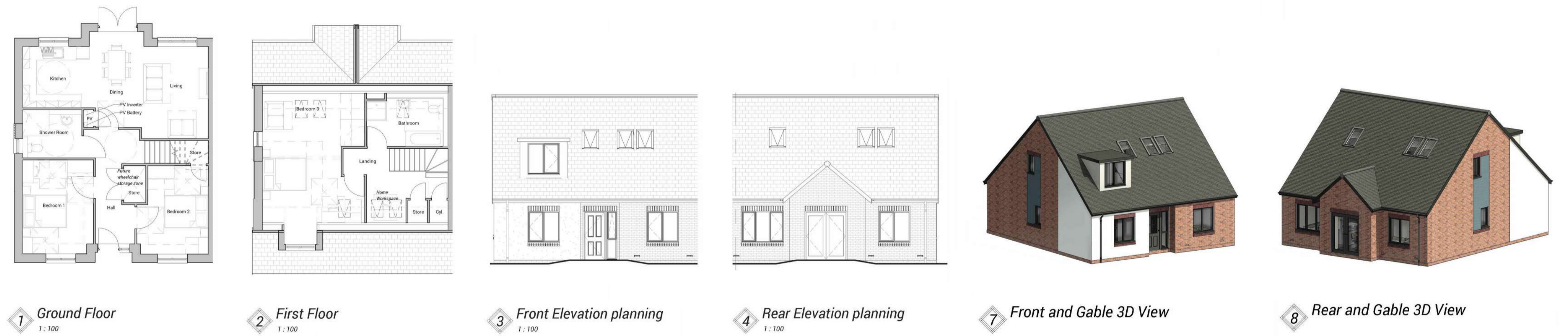
DEMOLITION OF EXISTING BUILDINGS

A separate demolition application is due to be submitted to Durham County Council by Believe Housing. The information pack will include a detailed Demolition Risk Assessment and Method Statement (Plan of Work). These documents will be publicly available on the Council Portal, if you have any further queries, please get in touch.

HT3 - BLOCK PLAN + ELEVATION



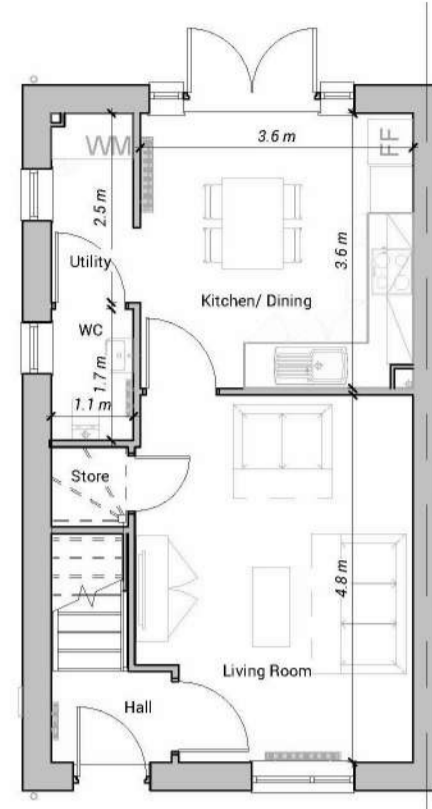
HT5 - BLOCK PLAN + ELEVATION



HT7 - BLOCK PLAN + ELEVATION



HT9 - BLOCK PLAN + ELEVATION



1 Ground Floor
1:100



2 First Floor
1:100



3 Front Elevation
1:100



4 Rear Elevation
1:100



5 Gable Elevation
1:100

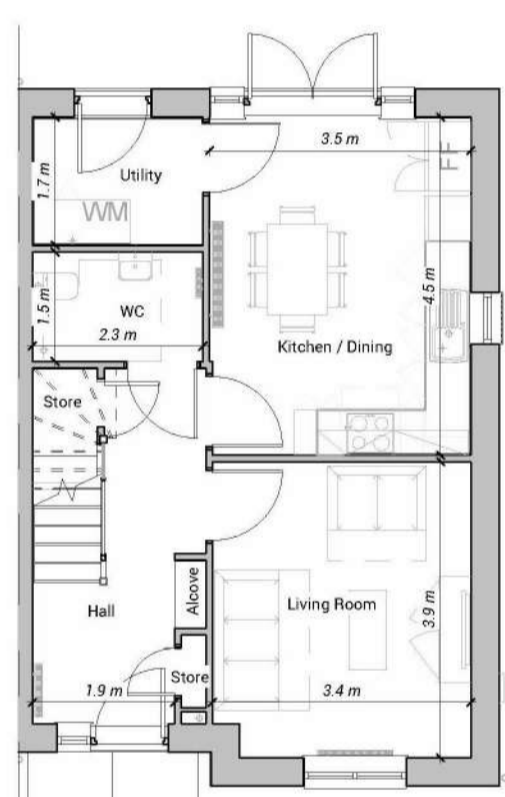


7 Front 3D View

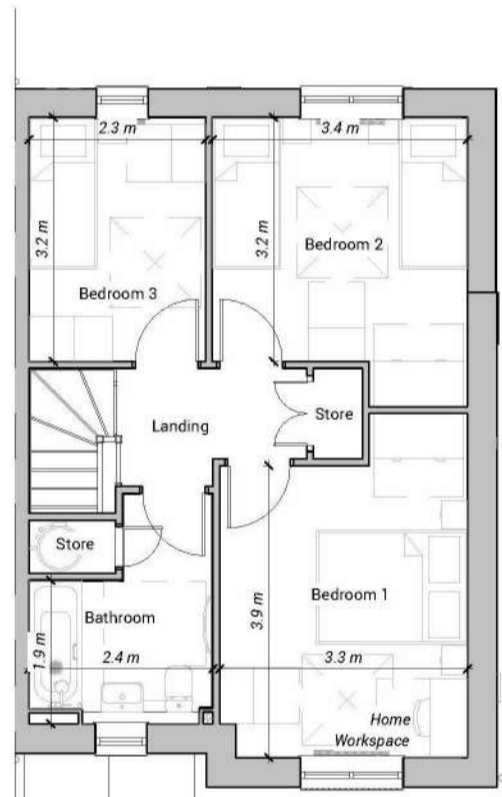


8 Rear 3D View

HT11 - BLOCK PLAN + ELEVATION



1 Ground Floor
1:100



2 First Floor
1:100



3 Front Elevation
1:100



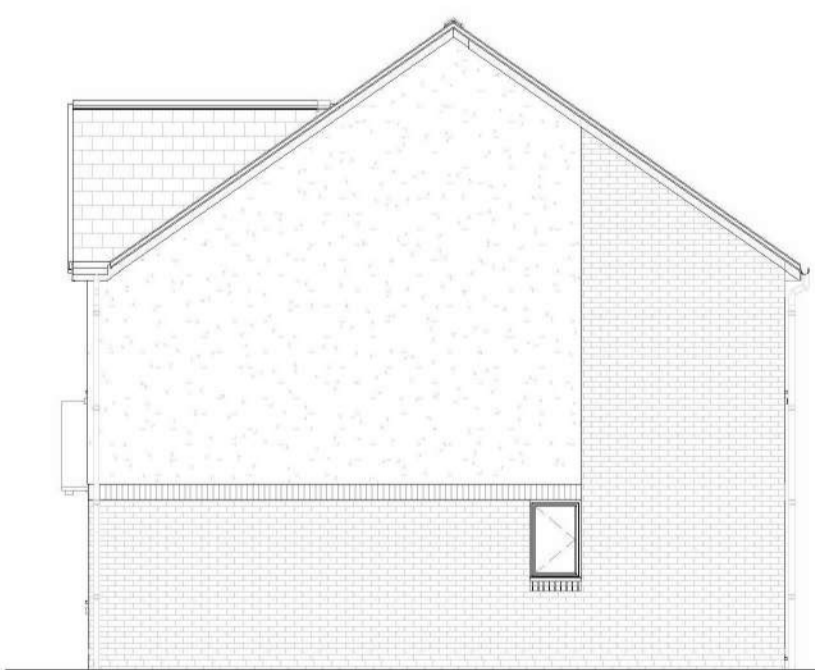
4 Rear Elevation
1:100



7 Front 3D View



8 Rear 3D View



5 Gable Elevation
1:100



proposed street visual - looking West from Shakespeare Terrace



proposed street visual - looking North from new pedestrian connection



proposed street visual - looking Northeast from Seaside lane site entrance

HT11 - BLOCK PLAN + ELEVATION

