

Development Brief

**Integrated Health and Social Care Facility
Including Community Facilities**

**Kingsway
Billingham Town Centre
Billingham**

February 2010

Billingham Integrated Health and Social Care Development Brief

1.0 Introduction/Context

- 1.1 It is proposed that the site currently occupied by Billingham Council Offices and Billingham Art Gallery is redeveloped to create an integrated building to house a number of front line and support services for Stockton on Tees Council and the North Tees Primary Care Trust, now known as NHS Stockton-on-Tees.
- 1.2 The purpose of this Development Brief is to provide guidance on the main planning policies and issues that need to be taken into account in drawing up the proposals for the submission of a planning application.

2.0 Site

- 2.1 The site is located in Billingham Central Ward.
- 2.2 The site occupies a site of approximately 0.25Ha Ha fronting on to the Town Square and backing onto Kingsway. The development site abuts the Police Station to the North and Crown Buildings to the west occupied by the Post Office and Barclays Bank.

3.0 Use

- 3.1 The site is currently used for office and Cultural use within the Town Centre area.

4.0 Future Development

- 4.1 Local planning authority has no objections in principle to the site being redeveloped for Town Centre and office use.

5.0 Planning Policy

National

- 5.1 Prospective development partners are advised to give due regard to appropriate national, regional and local planning policy. Those documents of most relevance to this planning brief are:
 - PPS 1 Delivering Sustainable Development;
 - PPS Planning and Climate Change – Supplement to PPS1;
 - PPS 4 Planning for Sustainable Economic Growth;
 - PPG 13 Transport;
 - PPS 22 Renewable Energy.

Regional

- 5.2 The North East of England Regional Spatial Strategy (RSS) adopted in July 2008 forms the Statutory Development Plan for the North East of England. The policies most relevant to this planning brief are
 - Policy 2 Sustainable Development;
 - Policy 3 Climate Change;
 - Policy 7 Connectivity and Accessibility;
 - Policy 8 Protecting and Enhancing the Environment;
 - Policy 10 Tees Valley Region;

- Policy 24 Delivering Sustainable Communities;
- Policy 25 Urban and Rural Centres;
- Policy 38 Sustainable Construction;
- Policy 54 Parking and Travel Plans.

Local Plan Policies

5.3 Prospective partners are advised to review the Saved Policies of the Stockton-on-Tees Local Plan 1997 and the Saved Policies of Alteration Number 1 of the Local Plan 2006. Saved policies are part of the transitional arrangements from the Local Plan to the Local Development Framework (LDF) system. We aim to adopt the Core Strategy of the LDF in March 2010. Relevant Saved Policies are listed below and all policies can be found on the Council's website at: www.stockton.gov.uk/spatialplanning

- Policy GP1 – General Principles;
- Policy S1 Retail Hierarchy.

5.4 The Council will also give consideration to relevant Supplementary Planning Documents, which includes SPD3: Parking Provision for New Developments and other current and emerging documents.

6.0 Requirements for the Development

6.1 Stockton on Tees Borough Council with its partner NHS Stockton on Tees are proposing to provide a new facility that will integrate a number of new and existing services in Billingham Town centre in appropriate and sustainable accommodation.

6.2 The services being considered for inclusion within the development are: -

PCT Services

- PCT Support – Health Education and Children's services;
- Independent single General Practitioner Surgeries and support;
- Health Out Patients Department;
- Diagnostic Services/Clinics.

Council Services

- Adult and Children's Social Care services;
- Billingham Library and Access to Services;
- Tristar Homes Customer services;
- Tees Achieve [Adult Education Services];
- Billingham Community Services including Billingham Town Council;
- Potential of other partner and supportive services.

6.3 Initial investigations have shown that the site will be able to support this level of development, and indicate that the development can be contained within a building of 4 floors, which is similar to the existing development on site.

7.0 Development Issues

7.1 In drawing up proposals for the redevelopment, the following issues should be addressed:

- How to ensure that the design and layout of the proposed buildings will be acceptable in relation to the character, urban grain and appearance of the surrounding area;
- How to ensure that the physical impact of the new buildings would not have an unacceptable effect on the amenities of the nearby residential properties;

- How will sustainable transport be actively promoted;
- How to ensure the design and layout of the proposed public realm will be acceptable in relation to the adjacent town square public realm proposals.

8.0 Design

- 8.1 The importance of these considerations in producing high quality design is emphasised in a report by CABI; "Design Reviews; How to evaluate quality in architecture and urban design" published in July 2006.
- 8.2 It is recommended that once a design Masterplan has been produced for the site that it is taken to the Ignite North East Design Review & Enabling service for consideration and advice.
- 8.3 As this will be a significant building on a prominent site within the town centre and priority should be given to a sustainable, high quality and well designed building(s).
- 8.4 The new facility should be designed to have a visible, attractive and welcoming presence within the town centre whilst taking into account the key considerations below. Key considerations are:
- Prevailing building lines and plot size;
 - Separation distances to neighbouring properties;
 - Access egress arrangements including safe pedestrian routes and other sustainable measures;
 - Hard and soft landscaping;
 - Boundary treatment;
 - Existing topography and landscape features;
 - Current heights and massing of neighbouring buildings;
 - Colour and type of materials;
 - Secured by Design.

9.0 Site planning

- 9.1 The layout of the buildings should endeavour to create an urban quality to the site, which sits on the perimeter of the town square. The site should reflect this both in urban grain and appearance taking into account the proposed refurbishment proposals for the town centre.

10.0 Scale & Massing

- 10.1 The scale of development should relate carefully to the scale of the surrounding area and residential character. The height of the any proposed development would be subject to an assessment of the impact on the amenities of the existing residents adjacent to the site including: sunlight and daylight; overlooking; loss of privacy; creating an undue sense of enclosure; and outlook.
- 10.2 Generally the development should be of 3 to 4 storey built form.

11.0 Accessible Development

- 11.1 The Development should be designed to be accessible to the whole community and meet the needs of disabled people.

12.0 Access

- 12.1 Access to the site is to be via the existing access positions onto Kingsway;
- 12.2 As the site is within Billingham District Centre as designated in the Local Plan and there are public car parks nearby there is no requirement for non-operational car parking however access and manoeuvring space for emergency services and ambulances should be demonstrated. Disabled parking provision within the site would be acceptable. Car parking will be considered fully as part of the overall redevelopment of Billingham District Centre.
- 12.3 The redevelopment of the site will need to be supported by a Transport Statement and a Travel Plan. A Travel Plan is a package of measures to encourage use alternatives to single-occupancy car-use, thus minimising the impact on the local Highway network. A Travel Plan should look at the issues of accessibility of the development and ensure good access is provide to and from the site by walking, cycling and public transport. (<http://www.dft.gov.uk/pgr/sustainable/travelplans/rpt/>)

13.0 Servicing

- 13.1 Adequate access and servicing should be provided for the development. Appropriate refuse /recycling containment, litter control and waste disposal facilities are to be provided. Appropriate access arrangements for service vehicles to meet the Council's standards for refuse collection.
- 13.2 The development will have an important opportunity to contribute to promoting recycling and adequate provision for this should be made in terms of manoeuvring and parking.

14.0 Public Realm

- 14.1 Public realm development should take into account the Town Centre Developer's proposals for the public realm treatment in the town centre, which is shown at Page 10 of this document.
- 14.2 It is envisaged that the amenity space on this site will be publicly accessible as part of the town square. However, there may be a need to create an enclosed area/contemplation space for the users of the building, if so there should be a seamless transition between the public realm treatment on this site and the adjoining town centre square.
- 14.3 High quality hard and soft landscaping should be used throughout the scheme to provide a high quality of external space and create a unique sense of place. Paved surfaces should be simple, robust and complement adjoining architecture and street furniture.
- 14.4 Consideration should be given to the use of public art to promote the development.

15.0 Boundary Treatment

- 15.1 Boundary treatment needs to be visually attractive and provide a secure environment whilst being sympathetic to the adjoining town centre properties. Entrances should be clearly designed.
- 15.2 It is recommended that any boundary treatment to Kingsway reflects and enhances the character of the street scene.

16.0 Sustainable Development

16.1 The Regional Spatial Strategy requires new developments to facilitate the generation of at least 10% of the Region's consumption of electricity from renewable sources. The future development of this site provides a significant opportunity to achieve the objectives of sustainable development and clearly demonstrate how this could be achieved as part of the educational context of the development. The development should incorporate equipment for renewable power generation so as to provide at least 10% of its predicted energy requirements. This should be designed into the scheme at an early stage.

16.2 The proposals should:

- Incorporate provision for at least 10% of its own renewable energy needs; (Information regarding the Estimate Total Development Energy Demand and the amount from Renewable Sources should be provided);
- Ensure that new buildings are designed to excellent and achieve at least BREEAM "very good" ratings;
- Include measures to minimise the use of water and maximise use of grey water;
- Incorporate the use of recycled materials, and accredited materials with chain of custody, utilising environmental friendly specification and materials;
- Avoid negative micro-climatic effects;
- Make provision for the incorporation of adequate integrally designed facilities for the storage and recycling of waste;
- Comply with Stockton Borough Council's adopted policy;
- Sustainable Construction Policy;
- Renewable Energy Strategy;
- Sustainable Procurement Policy.

<http://www.stockton.gov.uk/business/conpro/dobusi/procpol/susproc/>

<http://www.stockton.gov.uk/resources/techsvcs/envkway/dlcarbman/REStratSBC.pdf>

17.0 Community Safety

17.1 Preventing and reducing crime and the fear of crime is one of the key themes of the Council's Sustainable Community Strategy and is key to securing community safety. The development should show how "Secured by Design" measures have been addressed. Areas to consider should include the layout of the buildings to design out potential hiding places, siting of windows to provide natural surveillance, well lit footpaths and entrances particularly those used for community use as part of an urban design-led layout.

<http://www.securedbydesign.com/professionals/details.aspx?forcecode=cleveland>

18.0 Flood Risk

18.1 The site is not located within Flood Risk Zones 2 or 3 and as the site is less than 1 Hectare a Flood Risk Assessment will not be required

19.0 Noise

19.1 Issues of noise and disturbance must be considered when developing proposals for the overall layout and any access points to the site in order to minimise any potential impact this.

20.0 Contamination

20.1 Development proposals on this site must be accompanied by a historical study of the site in addition to a desktop survey to identify any potential contaminants of concern.

21.0 Nature Conservation

21.1 Any new proposals will need to consider the potential impact on the ecological environment and seek to improve and enhance biodiversity. Survey and mitigation measures should accompany any planning application.

22.0 Public Consultation

22.1 A number of meetings have taken place within Billingham in January and February 2010. All comments have been taken into consideration in the preparation of this planning brief.

23.0 Other Considerations

23.1 To minimise disturbance to nearby residents from demolition and construction activities a construction method statement will be required as part of a planning application. A phasing plan will also be required setting out phasing of the construction, management of the development during the construction period including arrangements for vehicular and construction traffic (deliveries and on site worker parking).

24.0 Planning Application Requirements

Applications for Full Planning Permission should include;

- Application Forms;
- Appropriate Fee;
- Location Plan outlining the site in red at a metric scale (preferably 1:1250);
- Existing and Proposed Site Layout Plans to a metric scale;
- Existing and Proposed Elevations to a metric Scale;
- Existing and Proposed Floor Plans to a metric scale;
- Hard and Soft Landscape Plan;
- Supporting Planning Statement;
- Design and Access Statement;
- Transport Statement and Travel plan;
- A sustainability Statement;
- Desk Top Report (Contamination).

Further information on the validation requirements of a planning application can be found at <http://www.stockton.gov.uk/citizenservices/planningdepartment/planappon/impappdeve>

Note: This list may need to be updated in the light of changing Government and other legislation

Contacts

All requests for supplementary information shall be made in writing to the following email addresses.

Planning and General Enquiries

Elaine Atkinson Email:
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urban.design@stockton.gov.uk

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Environmental Health

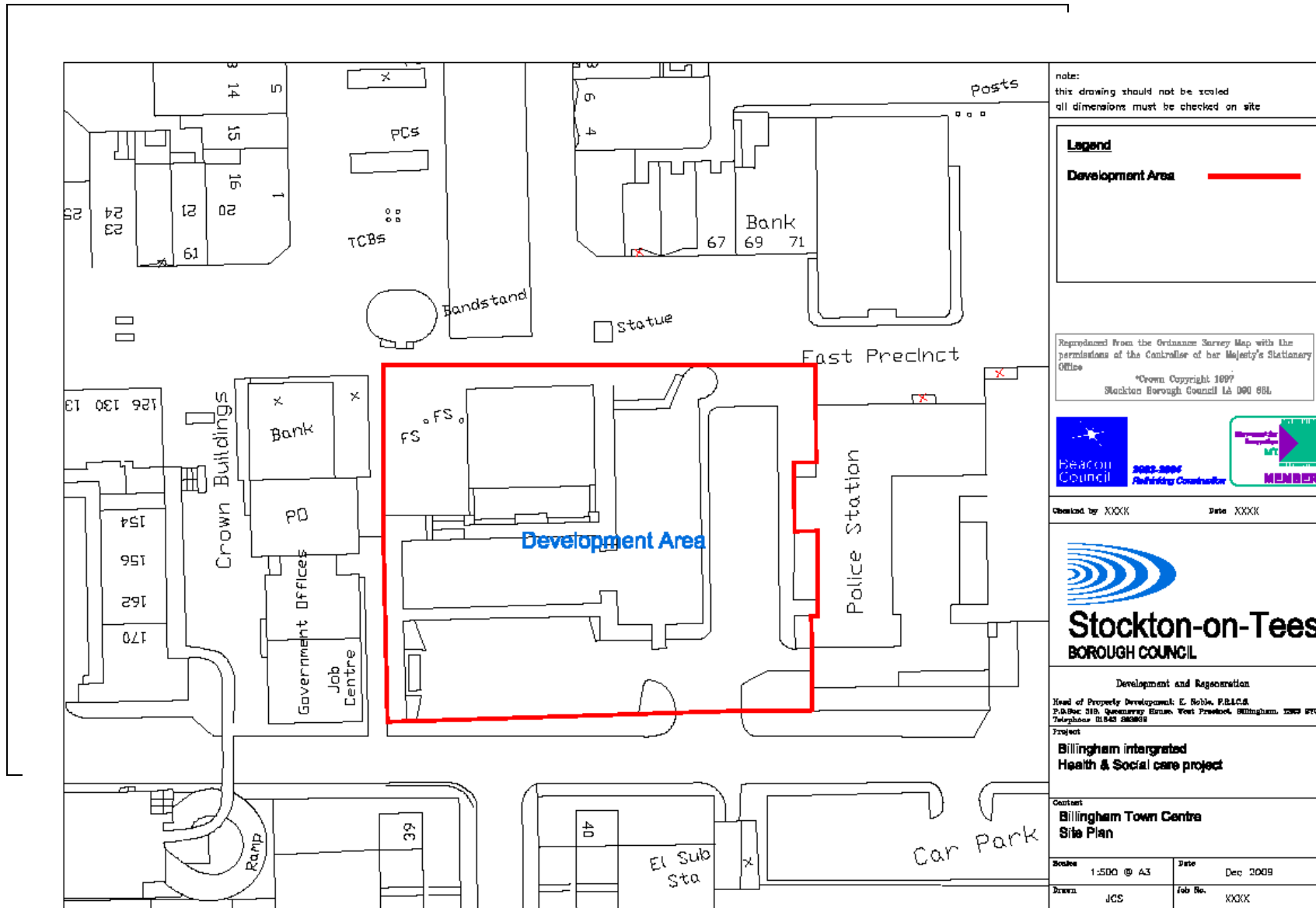
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Refuse and Recycling

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note:
this drawing should not be scaled
all dimensions must be checked on site

Legend

Development Area

Reproduced from the Ordnance Survey Map with the
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Stockton Borough Council LA 090 09L

Checked by XXXX Date XXXX

Stockton-on-Tees
BOROUGH COUNCIL

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Project
**Billingham Integrated
Health & Social care project**

Contact
**Billingham Town Centre
Site Plan**

Scale	1:500 @ A3	Date	Dec 2009
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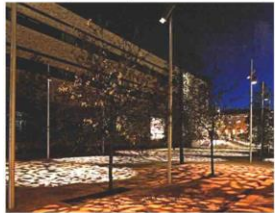
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Street Light Examples



Tensioned Wire Planting Examples



Accent Lighting Examples



Strongly Axial Lighting Examples



Proposed Bins



Tree Grills



Pre-Cast Concrete Seats



Timber Seating



Cycle Stands



Aggregate Dressed Asphalt



Asphalt



Reclaimed Brick



Pre-Cast Concrete



Billingham - Town Centre Indicative Public Realm Ideas

