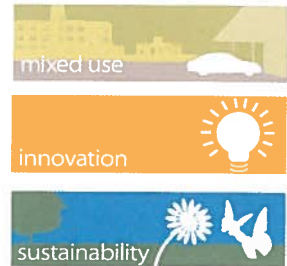




Case Study
Westoe Crown Village,
South Shields



Westoe Crown Village

South Shields

A sustainable, mixed-use development on the site of a former colliery, with village square, primary school, community centre, shops and offices

scenario:

Redevelopment on the historic site of the former Westoe Colliery, in a coastal setting within walking distance of South Shields town centre

constraints:

Masterplan was to provide for a new residential development, using the principles of creating a new village community, by including the provision of a village centre, with a community centre and new school funded by the development in lieu of land value.

solution:

Extensive public consultation with voluntary and community groups, working with the South Tyneside MBC and One North East, provided an imaginative, sustainable and innovative plan layout, in line with Urban Village and Urban Task Force philosophy, yet combined the traditional South Tyneside street form with opportunities for live/work in a neighbourhood environment.

nature of acquisition:

Private Treaty, acquired from English Partnerships

size:

17.8 hectares
(10.11 hectares developable)

project description:

685 homes, with a broad mix of apartments, and two and three-storey houses, including 103 affordable dwellings – 30 of which are bungalows for the elderly. Provision of a new school, a community/resource centre, four retail units, seven live/work units and 20 work-space units

site start date:

October 2002

anticipated completion date:

Late 2007/8

complete community needs

Westoe Crown Village has been designed as a sustainable development, which will include a village square, primary and nursery school, community centre, healthy living facility, shops and offices. The shops and offices include live/work units that have been specifically designed to provide a workspace on the ground floor with living space above.



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background

This new neighbourhood, created in a coastal setting within walking distance of South Shields town centre, has been built on the historic site of the former Westoe Colliery. Approximately 685 homes will be provided, with a broad mix of apartments, three-storey town houses and two-storey houses. All tenures are represented on site, including home-buy units.

community partnership

The village has been designed with the help of local community organisations to ensure that it is a safe, innovative and stimulating environment. Northumbria Police have been involved throughout the design process and have advised on the best ways to reduce crime and the fear of crime.

child-friendly traffic management

The development aims, wherever possible, to minimise traffic and to provide a network of child-friendly streets and open spaces. There are bus, pedestrian and cycle routes throughout: all are well-lit and avoid hidden spaces; the landscaping chosen includes plants that provide ground cover, but not fast-growing, high shrubs that can reduce visibility. Jason Syers, of the Princes Foundation, describes the Home Zones concept employed as 'one of the best examples of the concept within traditional urban design: the streets look like traditional tree-lined avenues, and traffic within the village is restricted to under 20mph.' Access to the school is by a single, secure vehicular drop-off and collection point, with a separate pedestrian and cycle access. The famous C2C bike route runs through the site to the coast. All buildings have a secure cycle storage area and the Village Square has cycle bays. There is easy access to public transport for travel outside of the village area. A car-sharing scheme is in operation that allows occasional car users to be able to pay a fee and book a vehicle from a central pool of cars.

innovative environmental initiatives

Many innovative environmentally friendly schemes are to be introduced on site. The school will implement a rainwater-recycling programme: rainwater collected on site will be treated with ultra-violet, before being pumped around the school for use in flushing. Solar panels provide hot water within the school. Community buildings have various energy-efficient mechanisms, including water reduction through dual-flush cisterns, A-rated white goods and sensor lighting with low-energy fittings. A waste management and recycling programme has been implemented on site: all apartment blocks have the facility to separate waste into recycling bins, and all homes have composting bins, reducing waste and supplying compost for estate maintenance.

key features

Mixed use: development of a complete community

Traffic minimisation: child-friendly streets

Innovative environmentally friendly schemes

Partnership with police and local community organisations