



Sunniside Planning and Design Framework

July 2008


Sunderland
City Council

Sunniside Planning and Design Framework

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Sunnyside and the surrounding area

A vision for Sunnyside

"To deliver an urban renaissance in Sunnyside through the definition and development of a revitalised, distinctive mixed use city quarter which is an efficient, accessible and vibrant place."

- A unique, memorable and sustainable urban environment, that builds on the high quality historic core of the area with exemplary contemporary design
- A desirable, centrally located living area, offering a mix of high quality residential accommodation that will encourage families back to live in the city centre
- A recognised, accessible business location, primarily for small and medium size business activities, that attracts new investment into the city
- A distinctive retail market, attractive to people because of its uniqueness
- A lively and varied restaurant and café quarter with a busy daytime trade and strong evening economy
- A place which stimulates creative activity and creates a unique cultural life
- A distinctive and attractive place with streets and spaces that are welcoming and accessible
- A highly accessible place which successfully integrates the needs of pedestrians and cyclists, public transport and motorists

Preface

Under the provisions of the Planning and Compulsory Purchase Act, 2004, Local Planning Authorities can produce Supplementary Planning Documents (SPD) as part of their Local Development Framework. An SPD may be adopted in order to supplement or expand upon policies contained elsewhere where it is considered desirable or necessary to address particular spatial or development issues.

In April 2006 the City Council adopted the Sunnyside Planning Framework as interim planning policy. The purpose of this document was to provide a planning framework and design guidance for future development in Sunnyside. This document has now been reviewed and updated and is known as the Sunnyside Planning and Design Framework and has been adopted by Sunderland City Council as a Supplementary Planning Document (SPD). It builds upon existing policies within Sunderland's Unitary Development Plan (UDP) adopted as Alteration No. 2 in September 2007. It builds on the regeneration activity to date, and recent interest and development within the area and provides comprehensive planning and design guidance to the development community. It supports and provides further impetus to the ongoing regeneration activity within Sunnyside, giving clarity and certainty to the future development of the area.

This Sunnyside Planning and Design Framework forms a material planning consideration guiding new development in Sunnyside, informing development control decisions and providing a framework for investment within the area.

The Sunnyside Planning and Design Framework incorporates the East Sunnyside Masterplan that has been prepared to provide a comprehensive planning and design framework for the regeneration of the eastern part of Sunnyside, including Tavistock. The masterplan has been produced as part of a pro-active collaboration between Sunderland City Council, Sunnyside Partnership and Sunderland arc, with close involvement and consultation with One North East and English Partnerships. A range of workshops

have been held involving these key stakeholders and the consultant team in order to focus initially on the development of a spatial masterplan. This has been developed into more detailed design guidance to support the high quality, sustainable redevelopment of the area.

This document brings together these elements and will provide renewed vigour to the vision and objectives for the area. This Document was formally adopted by the City Council as a Supplementary Planning Document on the 25th July 2008.

Statutory arrangements

This SPD has been prepared in accordance with national guidance as contained within Planning Policy Statement 12: Local Development Frameworks and follows the requirements of the Town and Country Planning (Local Development) (England) Regulations 2004.

The SPD is one of a number of documents produced by the Council to make up the Local Development Framework (LDF) for the city. The LDF is a new form of spatial development plan which will replace the current UDP and provide guidance for the development of land within Sunderland for the period up to 2021.

The LDF will consist of a number of themed documents called Development Plan Documents (DPDs) which will contain land-use policies, with an explanation of why those policies have been developed and how they are intended to work. The City Council is currently developing the Core Strategy DPD which will provide the overall spatial vision and strategy for the City. It will address important city-wide spatial matters such as housing delivery, economic development and areas of regeneration such as Sunnyside. Adoption of the Core Strategy is anticipated in 2010 when it will replace the UDP.

The LDF will provide and promote a proactive and positive approach to development with an emphasis upon flexibility, community involvement, sustainability, delivery and soundness. This SPD will fit within this framework. The SPD has been subject to a companion sustainability appraisal which has considered the implications of the SPD from social, economic and environmental perspectives. This effectively tests the SPD against the City Council's overarching sustainability objectives and the available policy options against baseline data sets.

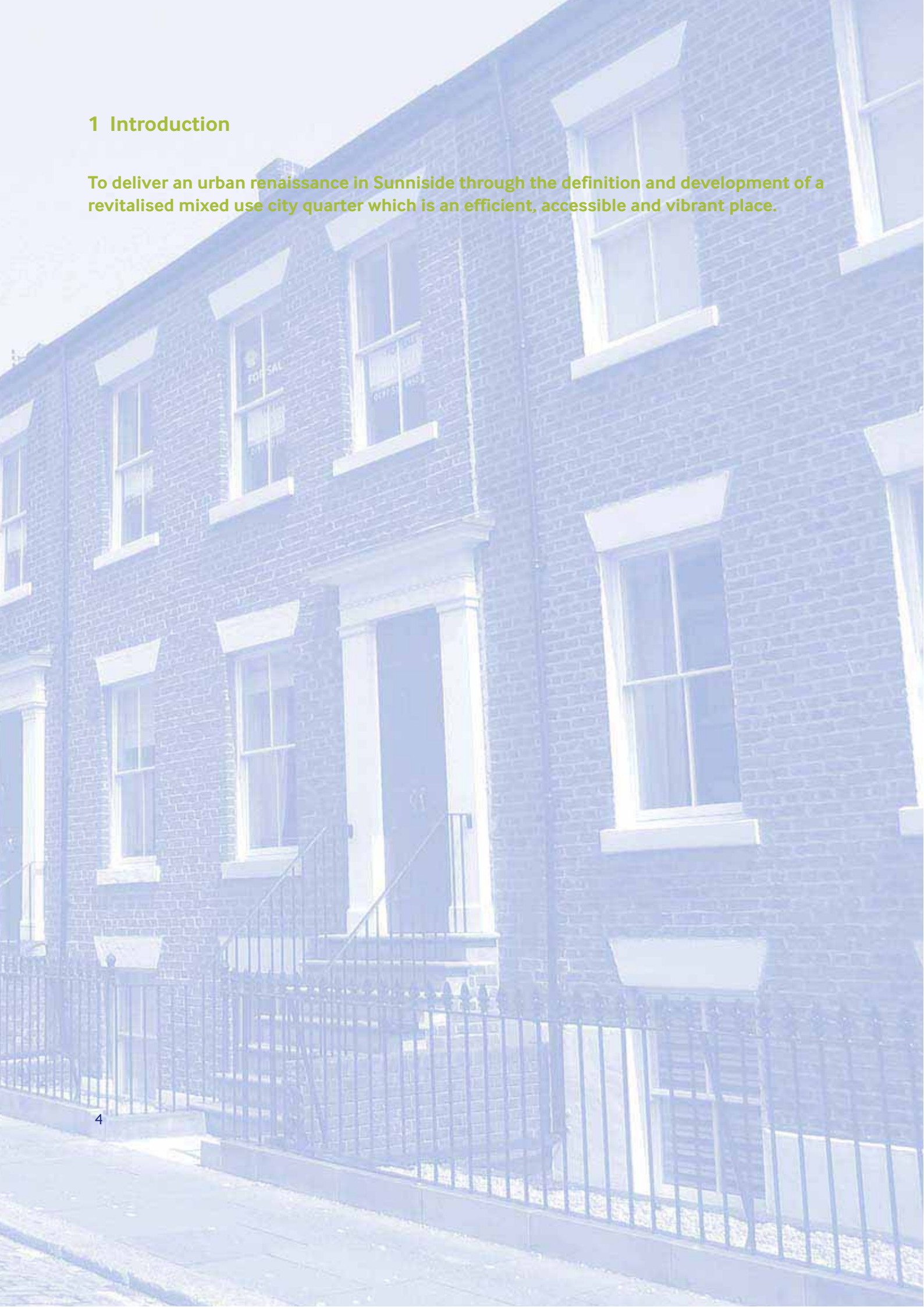
A copy of the Sustainability Appraisal can be found on the council's website at www.sunderland.gov.uk/sunniside/sa

Consultation arrangements

In accordance with the requirements of national Planning Policy Statement 12 and the council's adopted Statement of Community Involvement, this revised draft SPD, along with its companion sustainability appraisal, was the subject of a five week formal consultation process during February and March 2008. Representations received have been considered and this final SPD reflects some of the changes made as a result of that consultation.

1 Introduction

To deliver an urban renaissance in Sunnyside through the definition and development of a revitalised mixed use city quarter which is an efficient, accessible and vibrant place.



1 Introduction

- 1.1 The Sunnyside Planning and Design Framework provides the planning policy and design framework to guide new development within the Sunnyside area of the city centre. The document has reviewed and reinforces a number of principles relating to how development should take place in the historic core of Sunnyside in respect of urban structure, urban grain, density and mix of uses, scale, building height and massing, facades and the interface between the buildings and spaces around them. More detailed planning guidance is provided for the eastern part of Sunnyside and the Tavistock area in the form of a spatial masterplan. Design guidance is provided to support high quality new development in the area.
- 1.2 The Framework will complement and integrate with other supplementary planning documents (SPDs) including the Central Area Urban Design Strategy (2008), the Evening Economy SPD (2008) and the Residential Design Guide SPD (2007).
- 1.3 At its centre the Framework seeks to support and stimulate ongoing and renewed public and private sector investment in Sunnyside in order to deliver a vibrant urban quarter in which the residents of the city can take pride and which contributes to the economic vibrancy of Sunderland. Maintaining and reinforcing the area's distinctive townscape and architectural identity will be crucially important to ensuring a sustainable future. This endeavour will signal permanent change through its quality and the rigour and care of its execution. It must also create an environment that is attractive, durable and safe twenty-four hours a day.
- 1.4 The boundaries of the Framework have been defined by reference to the retained historic grid iron street pattern and the clear visual edges to the area provided by the inner ring road to the north and east, Fawcett Street to the west, and the architectural unity of the central area. Whilst Borough Road forms both a physical and visual barrier to the south, the inclusion of the northern area of Tavistock is important as it shares similar issues with the wider Sunnyside area in terms of uses, street patterns, areas of poor quality built form and vacant or under-utilised land.
- 1.5 Sunnyside has a rich and varied history that is reflected in the range of historic buildings at its core. About 160 of the buildings are listed as being of special Architectural or Historic Interest. The area includes two conservation areas; the Sunderland Central Conservation Area, declared in 1968 and part of the Old Sunderland Riverside Conservation Area, declared in 1993.
- 1.6 Significant investment and development has already been facilitated within the area. Specific projects include the £2 million award-winning Sunnyside Gardens that was completed at the end of 2006 and forms the heart of the area. In February 2007 the final phase of the Place project commenced. Opened during 2008, this £6million arts and business centre will provide high quality business accommodation as well as performance and gallery space that will act as a catalyst for creative activity in the area.
- 1.7 Investment into the area has also been promoted through the Sunnyside Townscape Heritage Initiative (THI) grant scheme which was established in 2002 to facilitate the heritage led regeneration of the historic core of Sunnyside. Over the five year period of its operation the THI awarded grants amounting to £1.1m, enabling 32 historic buildings to be improved and brought back into use. This has levered in more than £17m of investment and helped kickstart the regeneration of the area. A THI has also been established in the Old Sunderland Riverside Conservation Area that has a further three years to run until 2011, which includes a small number of eligible properties in High Street West.

1.8 This inward investment has seen developers and businesses returning to the historic core of Sunnyside. Gentoo Sunderland (formerly Sunderland Housing Group) has been and remains a key developer and supporter of regeneration in the area, undertaking a number of listed building conversions and new build projects across the area to provide new city centre homes. The conversion of the Old Post Office at the heart of the historic core of the area is a notable and award winning success.

1.9 Until recently this investment and developer activity has largely been focussed upon the historic core and western areas of Sunnyside with little activity or interest in the eastern sectors or Tavistock. This is now changing and bringing new challenges to the regeneration of Sunnyside in setting a clear and comprehensive development framework for these areas. The aim of this SPD is to provide a framework that meets the vision for Sunnyside, continues the good work undertaken so far and provides a clear planning framework for the regeneration of East Sunnyside.



Former Post Office Sunnyside - converted to residential accommodation

Objectives

1.10 The key objectives of the Sunnyside Planning and Design Framework are to:

- Identify a comprehensive vision for the area that creates the physical structure and aspirations for the area's future development over the next 15 years
- Integrate Sunderland's plans, strategies and community aspirations for Sunnyside into a cohesive and deliverable physical framework
- Establish sound urban design principles for the area. This includes guidance on urban structure, urban grain, density and mix of uses, scale, building height and massing, facades and the interface between buildings and spaces
- Develop and enhance Sunnyside's identity as a vibrant and exciting city quarter with a rich history that will engender civic pride
- Promote and create new investment opportunities in the area, building on Sunderland's position as a major driver of economic change in the region
- Enhance and expand commercial, business and residential opportunities by developing an attractive environment that is well connected to the city centre
- To establish a new, high quality and sustainable residential district within Tavistock to serve as an exemplar for new housing developments at the edge of the city centre
- Establish a robust movement strategy that will facilitate and promote walking and cycling
- Support a public realm strategy for the design and management of the physical environment that will ensure a safe, clean, attractive and sustainable urban quarter
- Identify land-use potential in respect of economic activity, environmental quality and amenity value that will contribute to the distinct identity of the area
- Support legibility and identity guidelines that will identify landmarks and gateways, and propose orientation measures such as public art, lighting and signage

Stakeholders

1.11 Along with Sunderland City Council, a range of regeneration agencies have been involved in the preparation of this Framework and, through targeted funding and acquisition, will be central to the delivery of key components of the Sunnside vision, and most notably the development strategy of the East Sunnside Masterplan.

Sunnside Partnership

1.12 The Sunnside Partnership was established in 2003 with the over-arching objective of delivering improvements to the Sunnside area of the city in order to create a vibrant mixed use quarter. It provides a one stop shop for businesses, developers and entrepreneurs interested in the area.

1.13 The Partnership's strategic objectives, set out in the Sunnside Regeneration Strategy 2006, are:

- Diversification of land uses to promote and establish Sunnside as a mixed use quarter with a lively evening economy and attract and guide new public and private sector investment
- Securing appropriate development, establishing strategic development sites to help kick-start the regeneration process
- Improving the public realm and environment
- Improving access and car parking while reducing the negative impact of traffic
- Accelerating business development to attract inward investment and build and expand the existing business base to achieve a more dynamic small-firm economy
- Raising interest and awareness

1.14 Since the Partnership was established Sunnside has seen substantial public and private investment of over £60million to date. Key projects include Sunnside Gardens and thePlace. The Sunnside Commercial Property Grant Scheme has provided grant assistance of just over £1m, successfully bringing back into use vacant and unused floorspace, supporting 25 businesses, creating more than 50 jobs and safeguarding many others, and will continue during 2008/09. The Partnership plans to continue its acquisition of strategic sites and public realm improvement works.

1.15 The Partnership, along with its four founding members - the City Council, English Partnerships, ONE NorthEast and Sunderland arc - will be the main delivery vehicle for the Framework and in particular the East Sunnside Masterplan.

Sunderland arc

1.16 Sunderland arc is an urban regeneration company incorporated in 2002 by Sunderland City Council, One NorthEast and English Partnerships as part of the Government's Urban Renaissance programme. Its remit within the City is to act as the lead for regeneration initiatives within the arc area, an area covering 542 hectares along the banks of the River Wear and the city centre. The arc's 15 year regeneration plan identifies Sunnside as one of its five priority regeneration areas.

English Partnerships

1.17 English Partnerships is the Government's national regeneration body which aims to help create communities where people want to live and support the urban renaissance of towns and cities. English Partnerships works with a wide range of bodies, including CABE and the Housing Corporation, and has produced a range of guidance documentation which encourages sustainable and carbon friendly approaches to living and innovation in design and construction. Its programme is delivered through a range of initiatives including Urban Regeneration Companies such as Sunderland arc. In April 2009 English Partnerships will merge with the Housing Corporation to form the Homes and Community Agency. English Partnerships has already supported projects in Sunnyside and is committed to continuing this support.

ONE NorthEast

1.18 One NorthEast is the Regional Development Agency for the North East covering Northumberland, Tyne & Wear, County Durham and Tees Valley. The key aims of the Agency, which was established in 1999, focus upon economic development, the promotion of business growth and job creation. ONE North East, through the TyneWear Partnership has made significant investment in Sunnyside, including Sunnyside Gardens, thePlace, the Commercial Property Grant Scheme and is continuing its support with funding targeted at strategic site acquisitions and the award of £2.2million towards the next phase of public realm works.



Regional Development
Agency

2 Policy context

"Planning has a key role to play in the creation of sustainable communities: communities that will stand the test of time, where people want to live, and which will enable people to meet their aspirations and potential"

Planning Policy Statement 1: Delivering Sustainable Development



Policy and guidance

- 2.1 A wide range of planning policy and design guidance has helped inform the production of this Framework and the guiding design and sustainability principles within it. It has also provided a good practice baseline for the production of the more detailed Masterplan and design guidance for the eastern sector of Sunnyside and for Tavistock. The overarching objectives of national policy are to inform the development of sustainable frameworks which encourage and support urban renaissance, promote access to a choice of transport modes, encourage high quality design and promote mixed use development.
- 2.2 Good design is a key component of the Government's message and is "indivisible from planning". High quality and inclusive design should seek to create well mixed and integrated developments which avoid segregation and integrate meaningful and well planned open spaces. In order to achieve this planning authorities are encouraged to prepare robust policies on design and access.

National and regional policy framework

Planning Policy Statements and guidance notes

- 2.3 A range of Planning Policy Statements (PPS) and Planning Policy Guidance notes (PPG) have been produced by national government and these emphasise the importance of planning, and urban design, to the delivery of sustainable communities.
- 2.4 PPS 1: Delivering Sustainable Development sets out the Government's key objectives for the planning system. Planning should facilitate and promote sustainable patterns of urban and rural development by focusing development on improving people's quality of life, economic sustainability, the protection of the natural and historic resources and by "ensuring high quality development through good and inclusive design."
- 2.5 PPS3: Housing stresses that "good design is fundamental to the development of high quality new housing, which contributes to the

creation of sustainable, mixed communities." New housing should be located in sustainable urban locations which offer a range of community facilities and have good access to jobs, key services and infrastructure. The re-use of previously developed land and buildings should be prioritised.

- 2.6 PPS4: Planning for Sustainable Economic Development requires that local authorities should use a wide evidence base to understand both existing business needs and likely changes in the market to prepare policies to support sustainable economic development. The guidance recognises the importance of a high quality environment in fostering economic growth and identifies the importance of sites for office development situated in or on the edge of town and city centres, promoting mixed use developments that reflect the need for homes, jobs and services to be close to one another.
- 2.7 PPS6: Planning for Town Centres sets out the government's key objective of promoting the vitality and viability of town centres by focussing growth on central areas and encouraging the provision of a wide range of services within a good environment, accessible to all. The creation of attractive and safe environments in order to enhance the competitiveness of town centres is central to achieving this objective.
- 2.8 PPS9: Biodiversity and Geological Conservation aims to meet the Government's international and domestic commitments and sets out policies to ensure that planning, construction, development and regeneration have minimal impacts on biodiversity and enhance it wherever possible. Policies in Local Development Frameworks should reflect and be consistent with national, regional and local biodiversity policies.
- 2.9 PPG15: Planning and the Historic Environment sets out policy to protect and enhance the historic environment. New developments must have regard to, and be in keeping with, the character or appearance of Conservation Areas and not be harmful to the setting or special architectural or historic interest of Listed Buildings.

Moving Forward: The Northern Way

"To create more sustainable communities and accelerate economic growth within a Knowledge Economy"

Northern Way: Business Plan 2005 - 2008

2.10 The Northern Way brings together the three northern Regional Development Agencies (One North East, Yorkshire Forward and the North West RDA) in driving a strategy seeking a transformation in the economy of the North of England. The strategy builds upon, and adds value to, the region's regional spatial and economic strategy. It sets out 10 key investment priorities for the region, focussing upon eight city regions, including the Tyne & Wear conurbation.

2.11 The Northern Way strategy and vision to 2025 is backed up by a £100 million growth fund. Particularly within the Tyne and Wear City Region the focus is upon the promotion of area based regeneration schemes to continue a cultural renaissance and to sustain and improve our distinctive quality of life. The revitalisation of housing markets is a key component of the strategy. Raising the quality of place, in particular the residential offer, is seen as essential to attracting and retaining a new cadre of workers to the areas. These goals form a key over-arching element of the Sunnyside vision.

Regional Economic Strategy: Leading the Way 2006-2016

"The North East will be a region where present and future generations have a high quality of life..."

2.12 The Regional Economic Strategy (RES) outlines the region's main economic development priorities and seeks to provide the underpinning economic conditions to achieve the vision of a dynamic economy where

everyone will have the opportunity to realise their full potential. The Sunnyside Regeneration Initiative is identified in the RES as one of the overarching objectives to achieve strategic transformational regeneration through the delivery of high quality business accommodation and by promoting and enhancing heritage.

Draft Regional Spatial Strategy for the North East

"Iconic projects, along with improved housing will be important to move towards emulating the regeneration successes that have been experienced along the Tyne corridor in Newcastle and Gateshead, improving the image and business confidence in the area, and the quality of housing and facilities on offer".

2.13 The Draft Regional Spatial Strategy (RSS) for the North East is scheduled for adoption in mid 2008. The RSS seeks to promote a North East renaissance based upon:

- Sustainable and inclusive economic prosperity and growth
- Sustainable communities
- Conserving, enhancing and capitalising on the natural and built environment, heritage and culture
- Improved connectivity and accessibility

2.14 The RSS provides the strategic planning framework for Sunderland and prioritises the work of Sunderland arc in undertaking a major regeneration programme within the city centre and along the River Wear corridor. It sets out a range of spatial policy objectives which are reflected within the City Council's UDP and within this Framework. Policy 13 of the RSS further proposed changes directs strategies to support brownfield, mixed use developments in sustainable locations including central Sunderland.

The Tyne and Wear Local Transport Plan 2006-2011

- 2.15 The Tyne and Wear Local Transport Plan (TWLTP) is a statutory plan produced by the five Tyne and Wear authorities and Passenger Transport Authority, Nexus. It aims to address key transport problems affecting the region over the next 15 years and sets out strategies to bring about improvements to local transit systems.
- 2.16 Within Sunderland the TWLTP identifies the Sunderland Strategic Transport Corridor (SSTC), linking the A19 with the city centre and the port, as one of four key funding priorities for improvement works in Tyne and Wear. The SSTC is a key component of Sunderland's regeneration strategy for a range of highways improvements to enhance linkages through the city.
- 2.17 The Inner Ring Road to the north and east of Sunnyside forms part of the SSTC. Improvement works including dualling and the replacement, with signalisation, of the roundabouts at the junctions with High Street West and Borough Road are proposed, subject to funding arrangements.

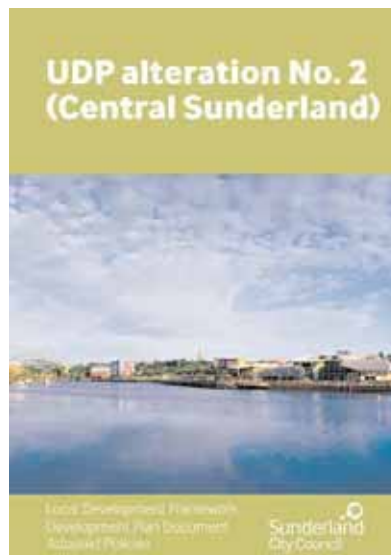
Local policy framework

The Sunderland Strategy 2008-2025 Sunderland..... for a better future

- 2.18 The Sunderland Strategy is a sustainable community strategy that sets out a collective vision of what the people who live, work and study in the city today would like to see by 2025; five aims are identified:
- to create an enterprising and productive global city with a strong and diverse economy
 - to create a city where everyone can be supported to make healthy life and lifestyle choices
 - to make Sunderland the place where everyone feels welcome and can be part of a safe, inclusive community to create a thriving learning culture to ensure Sunderland becomes a clean, green city with a strong culture of sustainability

- to create a city with a thriving learning culture where everyone can be involved in learning in a cohesive and inclusive city that is committed to social justice, equality and prosperity: where creativity flourishes and where individuals can have all they need to thrive in the global economy
 - to ensure that Sunderland becomes a clean, green city with a strong culture of sustainability, protecting and nurturing both its built heritage and future development and ensuring that both the built and natural environments will be welcoming, accessible, attractive and of high quality.
- 2.19 The planning, design and regeneration process has a clear role to play in helping to facilitate and deliver these aims within such areas as the facilitation of economic investment, the promotion of cultural opportunities and by improving the quality, choice and range of housing.

Sunderland Unitary Development Plan Alteration No. 2 Central Sunderland (adopted September 2007)



“The City Council will encourage the continued development of the Sunnyside area as a lively, mixed use, urban quarter with a high quality physical environment.”

Policy SA55B.1 Sunderland UDP

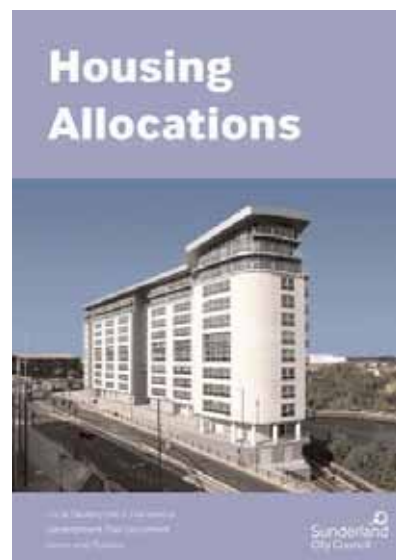
- 2.20 Along with the Regional Spatial Strategy the Sunderland Unitary Development Plan (UDP) forms the statutory development plan for the city. Policies in the UDP have been formally saved until such time as the Local Development Framework below is prepared (see paragraph 2.25). This will ensure continuity and provide a stable planning framework against which to consider planning applications. These policies underpin the more detailed policies and principles set out within this SPD in framing land use planning and design proposals.
- 2.21 The UDP sets out the City Council's support for the regeneration activities of the Sunderland arc Urban Regeneration Company (URC) and its objective to maximize investment in employment, housing, leisure, tourism and education and to strengthen the retail function of the city centre. The arc aims to attract 11,500 new jobs to the city and regenerate over 320 hectares of brownfield land during a 15 year investment period with almost £274 million of public sector investment leveraging in an additional private sector investment of over £970 million. Sunnyside is identified as a key strategic site for the city.
- 2.22 Sunnyside is identified as a Strategic Area of Change wherein Policy SA55B.1 indicates that the City Council will encourage the continuing development of the area as a lively, mixed use urban quarter with a high quality physical environment. A range of office, food, drink, business and housing uses contribute to the existing character of Sunnyside and should remain predominant. In terms of design new development should be of a scale and design which complements the existing scale and character which prevails within Sunnyside.
- 2.23 The City Council also wishes to encourage a greater concentration of living opportunities within the area as part of a "mixed use ethos" with an allocated target of 900 dwellings during the period 2004 - 2021. This allocation is set out under Policy H5A and is based upon a phased approach to delivery over this period.

- 2.24 The Strategic Locations for Change Policy EC5B of the UDP indicates that new general industrial and storage and distribution uses will no longer be acceptable. This emphasises the need for a sectoral shift within East Sunnyside where such uses tend to predominate. The Policy continues by indicating that new development proposals should comprise or form part of a comprehensive Masterplan to be agreed with the City Council.

Sunderland City Council Local Development Framework

- 2.25 The emerging Local Development Framework will replace the UDP and will be a key component in the delivery of the Sunderland Strategy 2008-2025, setting out the spatial aspects and providing a long term spatial vision for the development of the city. The City Council is currently developing the Core Strategy Preferred Option which will provide a suite of overarching policies for matters including housing, the economy, sustainability and transport that reflect the RSS spatial policy objectives. These policies will then be developed in more detail in subsequent Development Plan Documents (DPD).

Housing Allocations Development Plan Document Issues and Options Report October 2007



2.26 The City Council prepared a Housing Allocations Development Plan Document, Issues and Options Report that was issued for public consultation to obtain consensus as to how the City Council should best deliver its objective that everyone should have access to a decent home at a price they can afford, in a place they want to live. It is currently estimated that to meet the needs and aspirations of those who live in the city or may choose to live here in the future an additional 12-15,000 homes will need to be provided.

2.27 This document identified potential sites across the city for new housing development. The priority is to deliver sustainable brownfield sites which are located close to public transport and other services and facilities. To achieve this the City Council is keen to support the introduction of more mixed-use developments, increased density standards, utilising previously used land, and importantly to promote better quality schemes. Central Sunderland is one of the City Councils' regeneration priorities and consideration will be given to creating a new, sustainable community at the heart of the city. Following consideration of the public consultation a report will now be produced setting out the preferred option of how new housing will be developed across the city. Following further consultation a document will be produced that will be scrutinised through a public examination before being adopted by the City Council.

2.28 The City Council is currently undertaking a Housing Market Assessment of Sunderland (HMA) that will provide clear evidence of the demand and requirements for housing, including affordable housing in the city. The final report will be completed during 2008 and will feed into the final DPD through the consultation period leading to the development of the Preferred Options report referred to above.

Supplementary guidance and complementary initiatives

2.29 The City Council has produced, and continues to produce, a range of supplementary and associated documents which will complement and integrate with this Sunnyside Planning and Design Framework. The main documents of relevance are highlighted below.

Sunderland central area urban design strategy, 2008

2.30 The urban design strategy sets out a vision for the city centre supported by a contextual urban design analysis, and provides strategic design guidance for the built form and public realm.

2.31 Area specific urban design policies are set out within the strategy and a number of key objectives are set out for Sunnyside:

- To ensure that all development is of the highest architectural and design standard
- To secure the repair and restoration of the historic environment
- To continue the regeneration Sunnyside as a dynamic and distinctive mixed use destination
- To establish strong links with other parts of the central area

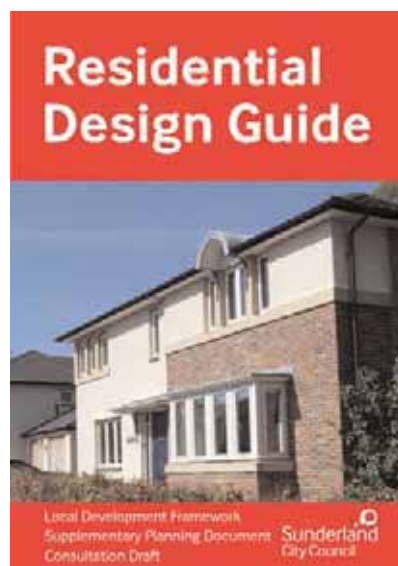


Evening economy supplementary planning document, 2008

- 2.32 This document sets out the City Council's strategy to improve and manage the evening and night-time economy within Sunderland city centre.
- 2.33 The SPD sets out guidance in respect of five character areas of which the Sunnside Quarter and Culture Quarter fall with the boundaries of this Sunnside Planning and Design Framework.
- 2.34 The Sunnside Quarter is bounded by Nile Street to the east, High Street West to the north, Borough Road to the south and the rear of Fawcett Street/John Street to the west. Within this quarter licensed premises will be encouraged where they would complement a mix of residential new build and conversions, leisure uses, art galleries and professional offices. Specific attention will be given to the impact of these premises on the character and appearance of the Conservation Area and Listed Buildings within the quarter.
- 2.35 The Culture Quarter adjoins the south eastern boundary of the Sunnside Quarter. The aim within this quarter is to encourage licensed premises which can support and complement the existing cultural activities within the area and offer a range of food and drink outlets appealing to a wide range of age groups and families.
- 2.36 The evening economy (SPD) sets out a range of policy guidance in respect of food and drink uses within the quarters and regard will be had to these in considering development proposals within Sunnside. Where appropriate, reference is made to these policies within this Framework.

Interim residential design guide (July 2007)

- 2.37 The residential design guide was adopted as interim planning policy guidance in July 2007 with the aim of ensuring the delivery of sensitive and appropriately designed sustainable housing development in Sunderland.
- 2.38 The design guide sets out the design process which developers should follow in preparing residential proposals and the information requirements for planning applications. It explains the principles of good residential design against which applications will be judged and provides a series of good practice examples.
- 2.39 The guide complements national guidance on good design, which is discussed more fully in the Implementation section of this document.



3 Sunnyside planning principles

"Sustainable design is an integral part of good design. No building, space or place can be considered well designed if it does not contribute to environmental, social and economic sustainability. Conversely, no building, space or place can be considered sustainable if it is not well designed."

CABE 2007

Sunniside policy guidance

- 3.1 This section of the Sunniside Planning and Design Framework sets out the planning and policy guidance against which all development proposals within Sunniside will be assessed. It supplements 'saved' policies in the Adopted Unitary Development Plan and relevant policies in UDP Alteration No. 2.
- 3.2 The City Council is committed to achieving the highest possible standard of design quality for all new developments within Sunniside. This should both reinforce the distinctive townscape qualities which positively contribute to the area and help drive and deliver the vision for the area.
- 3.3 The seven key design objectives set out in By Design - Urban Design in the Planning System: Towards Better Practice (CABE/DETR 2000), provide the basis for the guidance which is set out within this Framework. These policies seek to consolidate, enhance and maximise the potential of the positive features of Sunniside whilst establishing a proactive framework within which the more comprehensive changes envisioned for East Sunniside will be delivered.
- 3.4 The draft Regional Spatial Strategy for the North East places the delivery of sustainable communities at the heart of strategic policy. Sustainability should be promoted through design, construction and location in order to deliver a range of environmental, social and economic objectives. Sustainability and sustainable construction should underpin all development proposals with Sunniside.
- 3.5 A key tool for the assessment of the sustainable credentials of new non-residential developments is provided by the use of the Building Research Establishment Environmental Assessment Method (BREEAM). This assesses the performance of buildings against a wide range of environmental criteria covering issues such as energy use, materials, water, ecology and pollution. Performance is rated within bands with buildings being awarded a pass, good, very good or excellent rating.

By Design - Urban Design in the Planning System: Towards Better Practice (DETR/CABE)

By Design sets out seven key design objectives for the planning system in fostering a sense of place.

Character:	A place with its own identity
Continuity and enclosure:	A place where public and private spaces are clearly distinguished
Quality of the public realm:	A place with attractive and successful outdoor areas
Ease of movement:	A place that is easy to get to and move through
Legibility:	A place that has a clear image and is easy to understand
Adaptability:	A place that can change easily
Diversity:	A place with variety and choice

Sustainability

SPDF1 Sustainability

The City Council will ensure all forms of development demonstrate a commitment to sustainability and energy conservation issues by, amongst other things:

- Minimising energy consumption through good building design which, for example, makes best use of natural lighting and ventilation, maximises passive solar heating and incorporates high standards of insulation
- Maximising the use of renewable energy sources, such as wind turbines, solar photo-voltaics, biomass generators and ground source heat pumps. A minimum of 10% of a new development's energy supply should be derived from renewable sources
- Minimising water consumption through measures such as rainwater collection and greywater recycling systems
- Minimising surface water run-off through the incorporation of sustainable drainage systems (SUDS) where appropriate
- Incorporating waste recycling facilities and collection points
- Maximising the use of recyclable building materials from sustainable resources and minimising construction waste
- Maximising opportunities to provide new wildlife habitats, green roofs and landscaping
- Ensuring all new major ¹ non-residential developments achieve a level of performance equivalent to BREEAM 'very good'
- Encouraging the reuse of vacant land and the refurbishment of existing buildings.



High quality contemporary sustainable housing, Accordia, Cambridge

- 3.6 The Code for Sustainable Homes, published by the Department of Communities and Local Government in December 2006, sets out a single national standard to guide industry in the design and construction of new housing. It replaces the BREEAM ecoHomes assessment system for new housing in England. The code uses a sustainability rating system ranging from one to six stars, with the latter reflecting exemplar development, achieving a zero carbon home. The achievement of code standards brings benefits not only to the environment but also in providing a mark of quality for house builders, lower running costs for home owners and providing choice within the marketplace.
- 3.7 Following consultation it was announced in November 2007 that the code system will become a mandatory requirement for industry and that all new homes should achieve a level 3 star rating by 2010. These standards will be reviewed during the lifetime of this Framework which will be updated to reflect the need to

implement improved ratings which presently requires a 4 star rating to be achieved beyond 2010 and 6 star (zero carbon homes) in 2013.

4 bed/6 person home 106 sq m
(Calculations based on gross internal floor area).

3.8 In promoting and testing the code system it has, since April 2007, been a requirement of all new housing realised through English Partnership principal funding or use of its lands, that it achieves a 3 star rating (equal to the ecohomes 'very good' rating).

3.9 Given the level of regeneration funding benefiting Sunnyside and the policy requirements set out within both RSS and the UDP the Council will seek the implementation of at least 3 star code ratings for all new housing developments within Sunnyside.

3.10 All new homes within Sunnyside should be designed to incorporate features which allow for flexible living over the lifetime of both the dwelling and its occupants. Homes should be suitable and adaptable to meet, as far as possible, the needs of all age groups, both disabled and able bodied. The Lifetime Homes standards have been developed to meet these design aims and cover both external and internal design elements. They should be incorporated within all new build residential developments and as far as practicable into conversion schemes within Sunnyside.

3.11 English Partnerships has introduced a range of nationally recognised quality standards which include minimum internal space standards that will be applied to all new housing development supported by English Partnerships. To achieve homes of a good standard that are flexible, adaptable and fit for purpose it is proposed that all new housing in Sunnyside should be built to these minimum internal space standards:

1 bed/2 person home	51sq.m
2 bed/3 person home	66 sq.m
3 bed/4 person home	77 sq. m
3 bed/5 person home	93 sq. m

SPDF2 Sustainable and accessible homes

All new proposals for housing within Sunnyside should:

- Demonstrate how the development performs against the sustainable design categories set out within the Code for Sustainable Homes in respect of energy, water, materials, surface water run off, waste, pollution, health and well-being, management and ecology
- Achieve at least a 3 star rating under the Code by 2010, 4* beyond 2010 and 6* by 2013
- Be designed to meet the 16 Lifetime Homes standards

All refurbishment schemes to create new homes will be required to meet a 'very good' Eco Homes accreditation under the 2006 standards.



Architecturally innovative housing

Housing

- 3.12 Policy H5A within the adopted UDP Alteration No.2 (Central Sunderland) allocates 550 dwellings to the Sunnyside area until 2012, with 2,271 being the total allocation for Central Sunderland until 2012.
- 3.13 Policy H5A also states that the Sunnyside area has a total potential capacity of 900 dwellings. This is reflected in the Interim Strategy for Housing Land, with 500 dwellings identified within the 2004-2011 period, 250 within the 2011-2016 period and 150 within the 2016-2021 period.
- 3.14 Completed residential developments and committed planning consents within Sunnyside up to November 2007 are estimated at 400 units, which is very close to the 500 allocation for the 2004-2012 period as set out in UDP policy H5A.
- 3.15 Further detailed analysis, taking into account the regeneration aspirations for the area, the fact that the area performs very well in terms of sequential and sustainability tests, and the ongoing developer interest in the Sunnyside area, could possibly result in additional housing coming forward within the Sunnyside area within the plan period.
- 3.16 Notwithstanding the above, as the 500 units for the Sunnyside area are set until 2012 through the adopted UDP Alteration, the 'roll forward' of the overall housing allocation for the area as discussed above will be considered through the Housing Allocation Development Plan Document, which will allow the housing allocations to be taken forward to 2021 and plan, monitored and managed within a strategic context.
- 3.17 Any additional applications for new large-scale housing development (over 10 dwellings) which come forward prior to this will be considered on their individual merits.

- 3.18 The provision of housing will be acceptable subject to compatibility with all relevant planning and design guidelines contained in this Framework.



Built form, heritage and environment

- A unique, memorable and sustainable urban environment, that builds on the high quality historic core of the area with exemplary contemporary design.

Built form

- 3.19 The grid-iron street layout and historic pattern of development is a major influence on the built form character of Sunnyside today. Initially developed as a residential quarter in the late Georgian and early Victorian period, many of the original terraces still survive and are gradually being brought back into viable long-term uses. The built form within Sunnyside, and particularly the historic core of Sunnyside, contains strong positive character elements where the historic street pattern and original

built form remains intact. These elements should be reinforced and protected from inappropriate development.

SPDF3 Built form

All new developments should conform with the key design objectives set out within the City Council's central area urban design strategy and demonstrate that they:

- Promote a strong built form of the highest architectural and design standards
- Provide legibility, accessibility and permeability through the provision of well connected, attractive and safe routes.
- Utilise high quality, durable and aesthetically pleasing natural and manmade materials, with robust detailing, in keeping with the distinctive character and qualities of Sunnyside
- Encourage an appropriate mix of uses that work together
- Retain existing active frontages and preserve and enhance high quality 'shopfronts'
- Discretely accommodate service access, cars and bicycles
- Contribute to the effective management and maintenance of the central area
- Achieve environmental sustainability and be designed to minimise repair, maintenance, energy and security costs

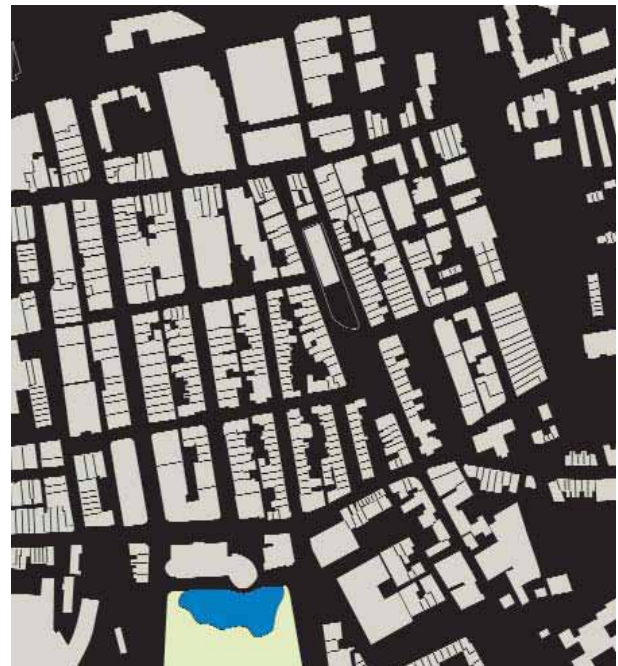
3.20 Parts of the area have undergone significant change resulting in the partial loss of the original block structure and historic built form character, notably in the eastern part of Sunnyside and Tavistock.

3.21 As a result of these changes and more recent patterns of development areas of public open space are limited, particularly to the east and within Tavistock. Where spaces and gaps do exist these are generally of poor quality or used for surface car parking.

3.22 The central area urban design strategy sets out design guidance for all new developments in order to ensure the achievement of the highest architectural and design standards which build upon the city's strengths, characteristics and heritage. Developments must respond and contribute to the positive character of Sunnyside, reinforcing its distinctive character and should have regard to the guidance and objectives set out within the urban design strategy.

3.23 It is important that all new development proposals are supported by a clear statement of how they meet these design objectives which are expanded upon in Section 6 of this document.

Block structure and urban grain



Sunnyside block plan

3.24 The historic grid-iron street pattern establishes individual blocks of buildings. The size of these blocks is notably consistent throughout the historic core and eastern part of Sunnyside. All blocks present some form of frontage to the perimeter with a north-south rear lane providing access to the rear of individual properties. A number of larger scale buildings, crossing two or more plot widths have eroded this structure to some degree, particularly within the eastern areas of Sunnyside. Larger buildings have also been inserted into the historic grain along Fawcett Street and the western end of High Street West, although the larger civic scale of these streets allow them to be viewed as more positive elements.

Continuity

3.25 The grid-iron layout combined with a terraced arrangement of buildings tends to establish a strong sense of built form continuity throughout the area. This quality is a key positive feature of the area, particularly within the historic core. However, the quality of continuity has been eroded by the appearance of gap sites and set back buildings, particularly in the eastern part of Sunnyside.



Foyle Street

Building heights

3.26 The historic core is notable for an overall consistency in building heights reflecting the retention of the historic Georgian and Victorian terraces which give it a distinctive and positive character. Elsewhere heights tend to be more diverse, reflecting the different historic development and roles of the areas. To the east and within Tavistock a number of former warehouse buildings remain and add height within the street scene. Along Fawcett Street the presence of historic and more recent commercial buildings lifts heights as well as providing variety.

3.27 Most recently a number of completed new developments and others under construction have introduced significant height increases. Most notably the bowling alley complex with residential apartments above fronting High Street West steps up from four to 11 storeys. A six storey apartment building is also currently being developed on Nile Street and another building of similar height is planned at the junction of Nile Street and Coronation Street. Interventions such of these, which raise heights above adjoining buildings, provide challenges to the urban design process in integrating them into a consistent street scene and should only be considered if they make an exceptional contribution to the townscape.

Building materials and details

3.28 Historically the buildings within Sunnyside have mainly been constructed in a dark brown 'multi' brick, some now painted, under welsh slate roofs, and finishes tend to be ashlar dressed. This is typical of the terraced streets remaining within the historic core. Civic and commercial buildings were constructed in a variety of stones with classical and gothic detailing, more elaborate brickwork and some use of terracotta, the notable examples being the former Post Office building, the Elephant Tea Rooms and Athenaeum Buildings.



Elephant Tea Rooms

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3.29 Moving away from the consistency of Fawcett Street and the historic core, more recent developments have introduced a range of low quality modern materials including a number of prefabricated warehousing sheds to the north east. Generally, new developments replacing the original terraced buildings have been architecturally undistinguished.

Historic environment and built heritage

3.30 Sunnyside is rich in built heritage and has a history that pre-dates the current built remains, dating largely from the late Georgian and Victorian periods. The historic buildings at the core of Sunnyside are many and varied. They give the area a distinctive and highly desirable appearance and character. About 160 of the buildings in the Sunnyside Area are listed as being of special architectural or historic interest, Grade 2. The Sunderland Central conservation area (declared in 1968) is contained within Sunnyside, as well as part of the Old Sunderland Riverside conservation area (declared in 1993).

3.31 The listed building and conservation area policies saved in the UDP require special regard to be had to the desirability of preserving and enhancing the city's heritage

assets, protecting them and their settings from harmful developments. These policies have been pursued pro-actively by the City Council in partnership with English Heritage, Heritage Lottery Fund and others over a number of years, through the provision of financial assistance to property owners for buildings improvements, and through the enhancement of the public realm. These initiatives have been instrumental in securing the restoration of about 60 buildings and have had a notable effect in uplifting the area, encouraging their return to full and beneficial use and arresting their physical deterioration.

3.32 These successes may, however, bring their own threat to the historic buildings as the area becomes subject to development pressure and the desire to secure further investment in new buildings over-rides the desire to conserve and sustain the area's special interest.

Accordingly, it is important that conservation policies are promoted and applied with rigour. The objective must be to sustain the richness and distinctiveness of the "cherished local scene" whilst facilitating imaginative architectural solutions on appropriate development sites that take inspiration from the best of the city's built heritage to contribute further to Sunnyside's special qualities.



Sunnyside Chambers

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Sunnyside 1856



Sunnyside 1919



3.33 Sunnyside also contains a range of buildings which, whilst not listed, have significant local architectural and historic interest in their own right and make a positive contribution to the character of the area. In the absence of statutory protection, particularly where they fall outside of the conservation area these buildings are at risk of loss to inappropriate redevelopments.

3.34 These buildings merit special attention to their protection and enhancement. The City Council will seek to preserve and enhance the character and qualities of unlisted buildings identified as being of special townscape, architectural or historic importance and ensure developments within the vicinity of these buildings do not detract from their character or setting.



Fawcett Street

3.35 The remaining historic buildings, grid iron street pattern and open spaces are of paramount importance in creating a positive foundation and image upon which the future of Sunnyside can be developed. The City Council fully recognises that the special interest and character of Sunnyside, which contribute to its desirability as a place to live, work and spend leisure time, derived largely from the concentration of meritorious buildings of special architectural and historic interest. This is reflected in the conservation area status of much of the west side of Sunnyside.



High Street West

3.36 It follows inevitably, that the loss of a historic building, the destruction of its architectural features or other unsympathetic alteration, or the introduction of inappropriately designed new development will serve only to degrade the area's special interest and do harm to its character and appearance. Therefore the City Council will vigorously apply its conservation policies set out in the Unitary Development Plan (Policies B4 to B18). Accordingly, listed buildings and their settings or any features of special architectural or historic interest that they possess will be preserved or enhanced as appropriate, as will the character and appearance of the existing conservation areas.

3.37 Minor changes can have significant and some times detrimental impacts upon the character of listed buildings. One area of particular concern is the installation of security shutters to shop fronts on listed and unlisted buildings, which can both harm the visual character of the building and present an unwelcoming frontage outside of opening hours. This can give the perception that an area is unsafe and discourages people from visiting the area. The City Council will encourage the use of alternative security methods throughout the Sunnyside area. These can include such design measures as strengthened doorways and glazing, reduced areas of glazing, internal retractable grilles or night lighting schemes.

Heritage



SPDF4 Buildings of significant architectural or historic interest

Unless for reasons of exceptional design quality or regeneration value the City Council will resist redevelopment proposals which involve the demolition or substantial alteration of any unlisted building identified as having significant architectural or historic interest and/or which makes a positive contribution to the character or appearance of Sunnyside. In such instances the onus will be upon the developer to demonstrate that the retention of buildings of interest would not be viable.

- 3.38 In response to the ongoing regeneration of Sunnyside and the potential uncertainty redevelopment can bring to the future of unlisted buildings, which make a positive contribution to the character of the area, the City Council will undertake a character appraisal and prepare a management strategy for the Sunderland Central conservation area during 2008.
- 3.39 The Sunnyside area is considered to be of considerable archaeological interest in terms of its mediaeval origins and development prior to the 19th century. Little in the way of upstanding remains from this period survives: it is anticipated that many sites that may reasonably be expected to be redeveloped during the lifetime of the framework could well be a source of archaeological evidence. Opportunities to explore, retrieve and record such finds must be provided, and assessments undertaken in accordance with Policies B13 and B14 of the UDP.
- 3.40 Guidance on this issue may be found in the County Archaeologist's 'Historic Towns Survey - Sunderland: An Archaeological Assessment & Strategy - 2004'.

SPDF5 Archaeology

All new developments within Sunnyside should, where appropriate facilitate opportunities to explore, retrieve and record any archaeological interest. The City Council will seek to involve the County Archaeologist in discussions regarding new development and developers should take account of the financial and timing implications of investigations when preparing their programmes of works.

Protection of the natural environment

- 3.41 The City Council will require that any new development meets the legislative requirements set out in PPS9: Biodiversity and Geological Conservation and the Habitats Regulations as amended 2007. Building on previously developed land should not harm wildlife interests which may have developed over time and the need for survey and assessment of these interests will be required before consent to redevelop is given. The habitats for protected species, including great crested newts and bats, are protected by law and careful consideration of the needs of these species is needed to avoid damage to habitats. Developers will be encouraged to introduce landscape and planting into their developments that are chosen to attract and support wildlife.
- 3.42 An initial survey was commissioned in 2007 to establish the level of bat activity in the regeneration area. A very low level of bat activity was recorded, although the time of year the survey was carried out means that no firm conclusions can be drawn. A full survey will be required to gain a clear understanding of the level of bat activity before any redevelopment proposals can proceed.

Mix of uses

- A desirable, centrally located living area
- A recognised, accessible business location
- A distinctive retail market
- A lively and varied restaurant and café quarter
- A place which stimulates creative activity

3.43 Sunnyside displays a diverse mix of uses, with similar uses concentrated within specific parts of the area.

3.44 Office and retail uses are mainly concentrated towards the west of Sunnyside with Fawcett Street providing a key retail, professional and financial business focus. Whilst restaurants, pubs, and cafes tend to be scattered throughout the area, the north west sector, fronting onto High Street West is developing as a distinct leisure, food and drink quarter with the development of the multiplex cinema, casino and ten-pin bowling complex which is due for completion during 2008.



John Street

3.45 The area has a limited amount of residential accommodation, mainly in the form of flats above commercial premises. On the basis of 2001 Census information, it is estimated that the resident population of Sunnyside is less than 200 persons, of which a significant proportion is transient in nature. The population figure will have increased given recent development initiatives such as the refurbishment of the Post Office and Maritime Buildings for residential use. Other developments include the recently completed Mowbray Hotel redevelopment by Gentoo, providing 35 apartments, and Biscop House on Villiers Street, providing 16 apartments over commercial ground floor uses. Developments currently on site include an additional 16 apartments in Nile Street, with 62 apartments at High Street West and a further 53 apartments above the bowling alley complex also on High Street West.

3.46 Recently the economy of Sunnyside has seen, in the historic core and leisure quarter, a reversal in the decline of office employment particularly as a consequence of the THI grant scheme. To the east however this reversal has not occurred and the area retains a predominance of car repair and related uses.

3.47 The Sunderland Strategy identifies the measures needed to develop a first class city centre that maintains its status as the second largest city centre in the north east region with an improved range of shopping opportunities and leisure attractions complemented by a vibrant evening economy. The ongoing redevelopment of city centre regeneration sites will create new sustainable residential neighbourhoods together with city centre office accommodation. Encouragement will be given to exemplar buildings and public spaces.

3.48 These strategic aims are reflected within the UDP. As a strategic location for change the Council will encourage the continued development of Sunnyside as a lively mixed use urban quarter with a high quality physical environment.

3.49 To achieve this goal the UDP emphasises that business, financial and professional, housing, restaurant and café, along with pub and bar uses should predominate within the area. Other acceptable uses, within defined parameters, include retail, hotels, art gallery and exhibition space and the creation of working accommodation for creative industries

3.50 This Framework seeks to refine and develop this policy basis in order to create and reinforce the character of distinctive areas that are identified within Sunnyside. More detailed guidance in respect of the six character areas in Sunnyside is set out in Section 4, and reflects the over-arching mixed use ethos and vision for Sunnyside.

3.51 Residential development, particularly within the eastern part of Sunnyside will be encouraged, particularly for family sized dwellings to create a more sustainable community by widening the range of residential accommodation available in the area. Such development should be of the highest standard. The provision of additional apartment style block developments will only be permitted where there are clear urban design reasons for this style of building, for example in framing key gateway sites. These apartment developments will be required to provide generous internal space standards and to achieve a high quality of design. Further hostel and bedsit type accommodation will not be acceptable.

3.52 In addition, the Council will support the diversification of cultural, leisure and recreational opportunities within the central and northern areas of Sunnyside. This approach will stimulate activity and encourage the development of an evening economy for the area.

3.53 All proposed uses will be required to contribute to creating of a vibrant, mixed use urban environment and must be compatible with residential uses.

SPDF6 Mix of uses

All new proposed uses within Sunnyside must fall within the 'preferred' and 'acceptable' uses for the relevant Character Area, and other guidance as set out in this Framework

Where there are clear and demonstrable regeneration benefits to Sunnyside, alternative uses will be considered on their merits and against the wider policies contained in UDP Alteration No. 2.



Sunnyside has a growing evening economy

Gateways, landmarks, views and vistas

- A unique, memorable and sustainable urban environment, that builds on the high quality historic core of the area with exemplary contemporary design
- A distinctive and attractive place with streets and spaces that are welcoming and accessible

Gateways

3.54 The principal approaches into Sunnyside are marked by a series of 'gateways'. The quality of the public realm as well as the townscape and architectural quality of buildings in the immediate vicinity defines the character of a gateway. The quality of gateways into Sunnyside varies although the majority fail to define a positive sense of place or reinforce the quality of arrival into what should be a distinctive city centre urban quarter. The City Council will strongly promote high standards of architectural design and public realm in exemplar developments at appropriate gateway locations.



Vehicular Movement along eastern edge of Sunnyside - principal transport along Sans Street

Nodes

3.55 A 'node' can be defined as a focal point where key routes intersect within a defined area. The historic grid-iron street pattern establishes a series of nodes throughout Sunnyside. The quality of the public realm and townscape, as well as ease of pedestrian movement, are key to the success of each node throughout the area. The overall quality of nodes within Sunnyside tends to be variable with Sunnyside Gardens the clearest high quality example in the area.

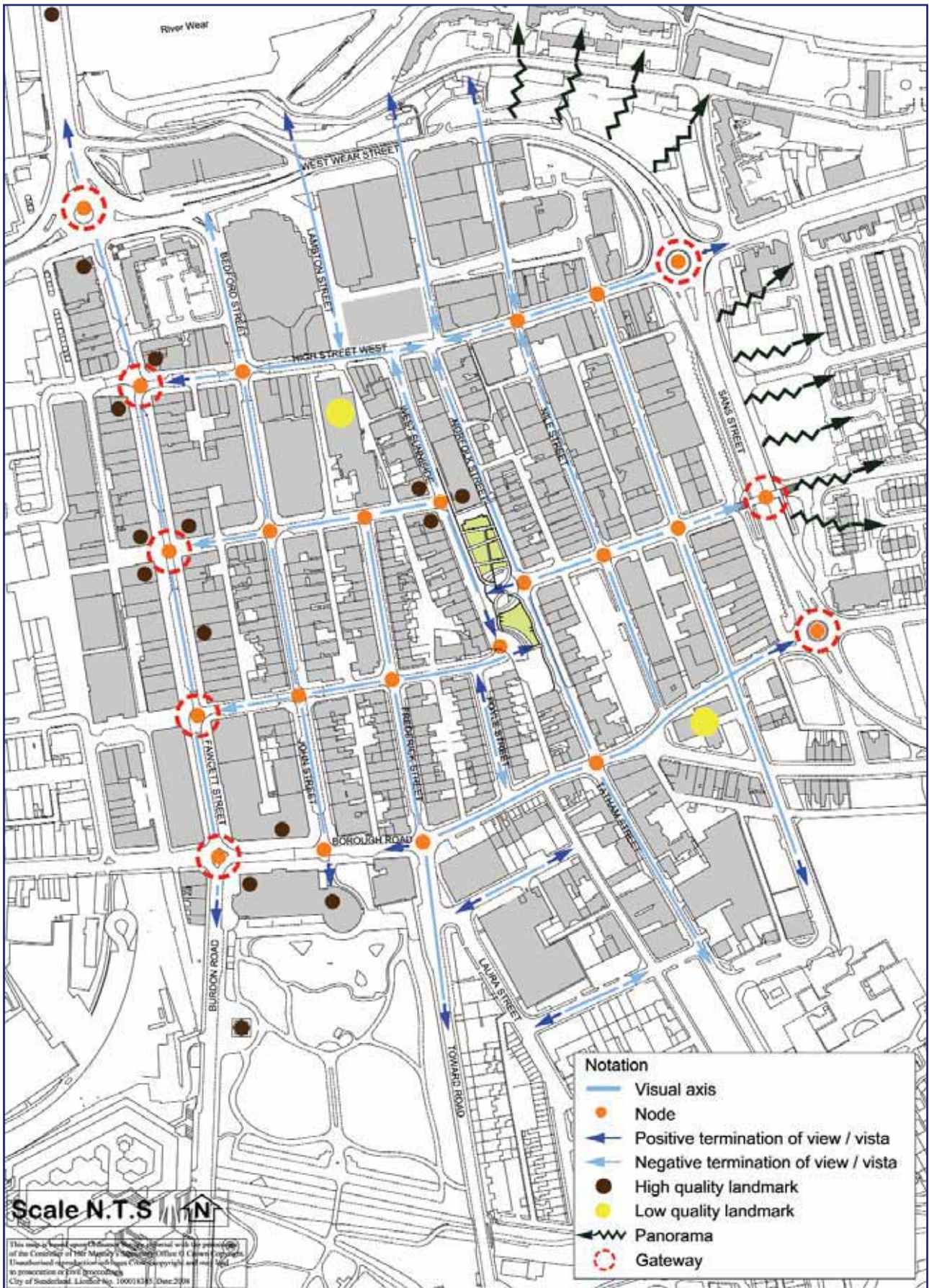
Views and vistas

3.56 The grid-iron street pattern establishes a series of axial views within, into and out of the Sunnyside area. These views make a significant contribution to the character and legibility of the area. In townscape terms, the termination of axial views is of key importance. Good quality landmark buildings or structures successfully terminate a number of key views with notable examples being the Sunderland Museum and Winter Gardens and St Peter's Church on the north bank of the river. The site is a scheduled monument and is a UNESCO proposed World Heritage Site. The protection of existing views of St Peter's will be afforded a considerable level of protection. Views towards the site from new developments will be encouraged.



Looking south towards Winter Gardens from John Street

Gateways, landmarks, views and vistas



3.57 A series of panoramic views from various locations along the eastern and northern boundary of Sunnyside add to the quality and diversity of the area. The potential for enhancing positive views and vistas should be realised as far as possible in new development proposals, particularly to the northern and eastern edges of Sunnyside by the formation of publicly accessible spaces including terraces and piazzas.

Landmarks

3.58 Landmark buildings and structures can assist legibility, establish a focal point or help terminate an axial view. Landmark buildings or structures that make a positive townscape contribution include the former Post Office, Hutchinson's Buildings, Sunderland Museum and Winter Gardens, Thomas Hawkesley House, Wearmouth Bridge and Burdon Road war memorial. A number of landmark buildings have a significant negative impact on the overall townscape quality of Sunnyside, including Crown House and the Telephone Exchange. The scale, form and architectural expression of the Telephone Exchange and general architectural quality of Crown House are considered to be detrimental to the overall character and appearance of the area.



Thomas Hawkesley House

SPDF7 Gateways, nodes, landmarks and vistas

The City Council will seek to:

- Promote and facilitate measures to improve the quality of key gateways into the Sunnyside area. Measures may include improvements to the quality of the public realm, to townscape quality through redevelopment or refurbishment, and to ease of movement through the area
- Establish high quality landmark buildings or structures at key locations
- Promote measures to improve the quality of the public realm, townscape quality and ease of pedestrian movement at key nodes throughout the area
- Preserve and enhance key axial views within and outside of the area
- Preserve and enhance key buildings that establish a positive termination to key axial views
- Encourage the comprehensive refurbishment or redevelopment of buildings or sites that establish a negative termination to key axial views
- Encourage developments on the north and east boundaries of Sunnyside to establish areas of public realm that take advantage of panoramic views of the coast and river corridor
- Ensure the redevelopment of the North East and Eastern sectors will maintain the established pattern of visual axes and long distance views out of the area looking towards the river corridor
- Create high quality public amenity spaces at appropriate key nodes and gateway locations

Movement

- A highly accessible place which successfully integrates the needs of pedestrians and cyclists, public transport and the motorist with in an attractive network of streets and places.

3.59 The City Council will seek to address access, parking and movement issues through a strategy designed to limit the flow of traffic through Sunnyside without prejudicing access or the needs of visitors, residents and local businesses. The aim is to reduce dependency on the car by improving links to existing public transport services and by making Sunnyside a safer and more attractive place through which to walk and cycle. The approach to the layout of new developments will engage the principles set out in Manual for Streets (Department of Transport).

3.60 The movement strategy is clearly linked with improvements to streetscape and the public realm and new developments should demonstrate these linkages not only within each development site but also with the wider area.

3.61 The grid-iron street layout, the Inner Ring Road and the proximity of the Central Area largely determine the movement framework in and around Sunnyside. Its location is highly sustainable in that many trips can readily be made on foot, by cycle or public transport.

Pedestrian movement

3.62 Sunnyside is highly accessible from the city centre and is within walking distance of a wide range of retail, leisure and community facilities and employment opportunities. This accessibility allows many trips by residents and workers in Sunnyside to be satisfied locally.

3.63 The street pattern and small-scale urban blocks create a highly permeable and accessible environment. Pedestrian links to

the city centre are good and improvements have been made in recent years to pedestrian facilities in the historic core where traffic levels have been reduced.

3.64 Whilst pedestrian access into Sunnyside from the west and south is relatively unhindered, linkages to and from the east are poor due to the severance caused by the Inner Ring Road. Poor quality street lighting in the eastern part of Sunnyside and Tavistock undermine the public realm and give a poor perception of safety, discouraging pedestrians from these areas.

SPDF8 Pedestrian movement

In order to create more legible pedestrian routes the City Council will endeavour to implement the following measures:

- Promote pedestrian permeability in new developments
- Increase the use of shared surfaces and promote the creation of pedestrianised zones, with vehicle priority being downgraded
- Enhance east-west linkages most notably along St Thomas Street, Athenaeum Street, High Street West, Coronation Street and Borough Road
- Improve the provision for pedestrians crossing the Inner Ring Road and explore opportunities for the enhancement of the Coronation Street footbridge
- Widen footways where practical and appropriate, remove unnecessary street furniture and other impediments to pedestrian movement
- Provide legible, co-ordinated and attractive direction signs
- Improve facilities for persons with mobility difficulties

Cycling accessibility

3.65 Whilst there are no sign posted cycles routes running through Sunnyside it is realistic to cycle to and from the area. A national cycle route passes along High Street West near to the Wearmouth Bridge. Given low levels of traffic through Sunnyside the City Council classes Tatham Street and Villiers Street as advisory cycle routes connecting Sunnyside, Tavistock and Hendon with the national cycle route network.

3.66 With 4km considered to be a realistic cycle distance for regular journeys it is estimated that some 45,000 jobs and 90,000 residents fall within cycling range of Sunnyside. This range encompasses both university campuses, Monkwearmouth, the Stadium of Light, Hendon, Grangetown and Sunderland Royal Hospital. As such many jobs would be accessible to new residents within Sunnyside and many existing residents would have access to new job opportunities created within the area.

3.67 The City Council will seek to enhance cycle facilities within Sunnyside both in terms of clearly defined routing and parking facilities. Public facilities will be provided and developers will be required to contribute through the provision of on-site private and secure cycle parking.

SPDF9 Cycling accessibility

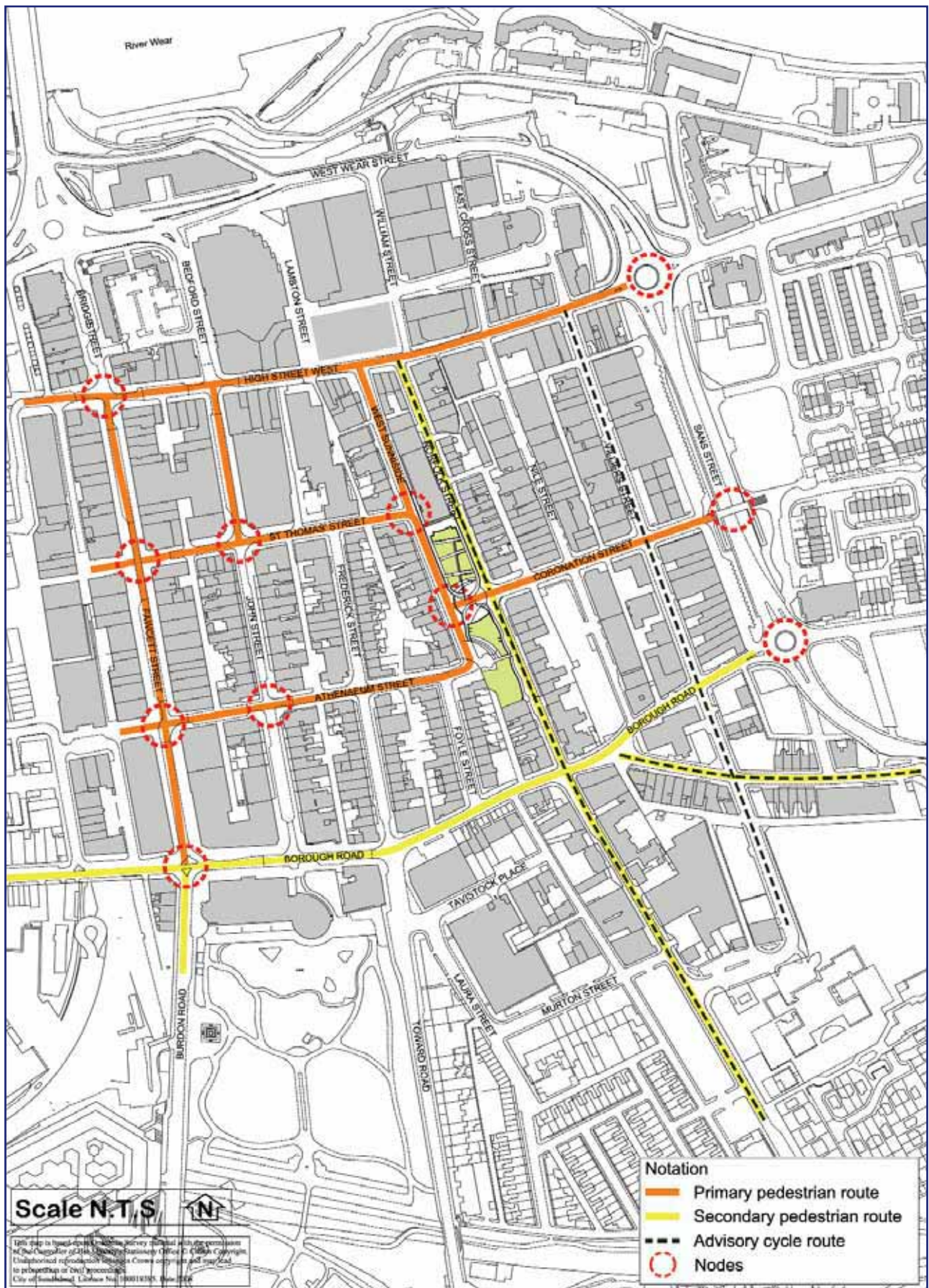
Throughout Sunnyside the enhancement of cycling facilities will be encouraged. The City Council will promote the following measures:

- The provision of on-site secure cycling facilities in all new developments
- The provision of secure, well located public cycle parking areas
- The enhancement and signing of key cycle routes along Villiers Street and Tatham Street



Cycle parking must be carefully integrated and centrally located.

Pedestrian movement



Vehicle movement

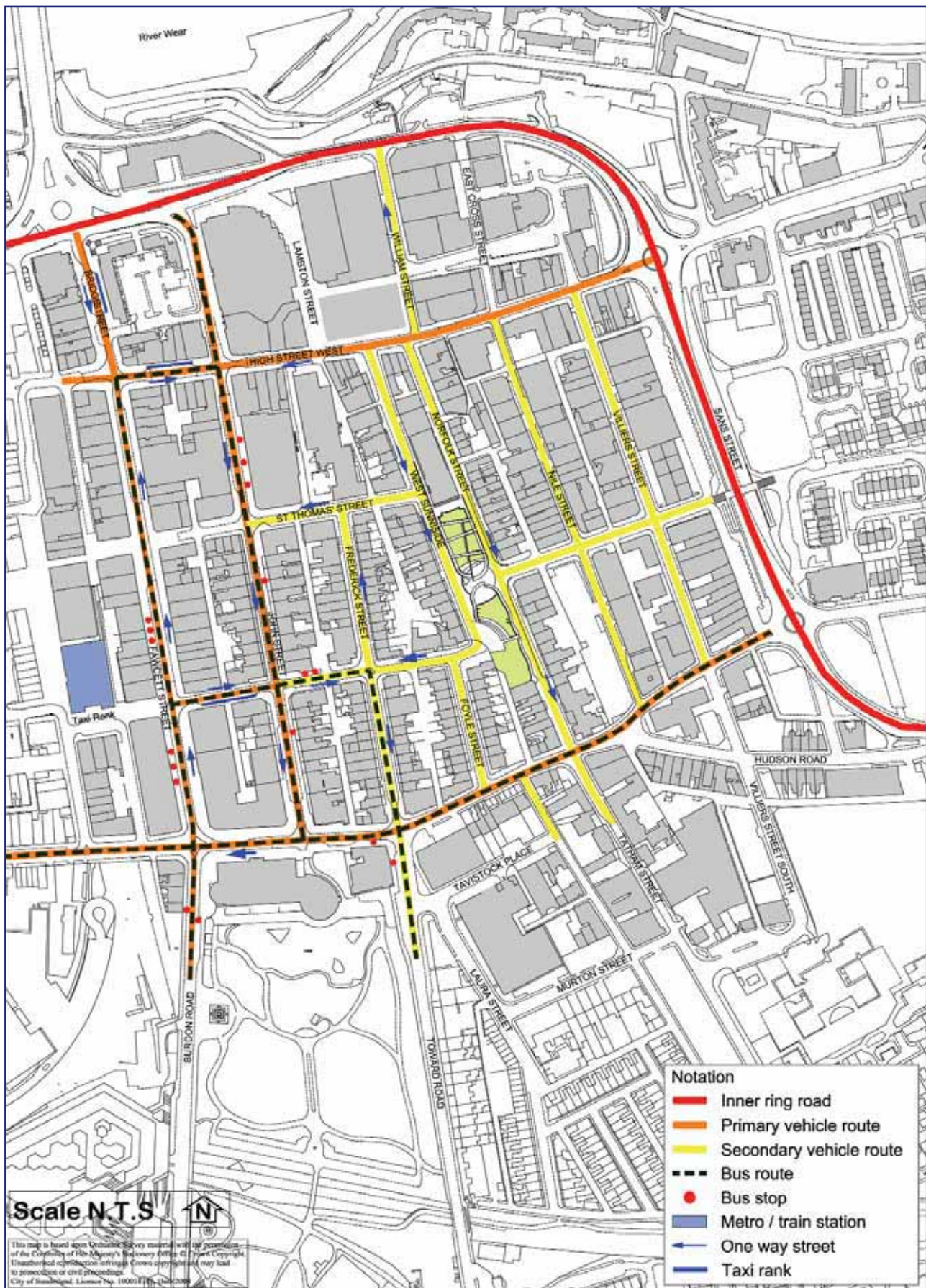
- 3.68 Sunnyside has good vehicular accessibility with two direct connections via roundabouts to the Inner Ring Road at High Street West and Borough Road. The opening of the Southern Radial Route early in 2008 has improved connections to the south of the area. Routes to the north and the west will also benefit from the implementation of further phases of the Sunderland Strategic Transport Corridor highway improvements.
- 3.69 Given the presence of the Inner Ring Road taking traffic around the eastern boundary of Sunnyside, and City Council policies that aim to remove through routes within the city centre, traffic levels are generally low within the central areas. The vast majority of traffic in the area is travelling to uses within Sunnyside or to its public car parks. All of the area to the north of Borough Road falls within a 20mph zone.
- 3.70 Whilst the key aims of the movement strategy are to encourage travel to and from Sunnyside by modes other than the car the importance of vehicular accessibility cannot be set aside. Broadly the strategy will be to serve the Sunnyside area from the two Inner Ring Road junctions and, by capturing traffic via these routes, to seek to minimise traffic flows within other areas, particularly along Villiers Street.
- 3.71 Sunnyside forms part of a wider strategy for the city centre which seeks to restrain commuter traffic. As part of the City Council's Strategic Transport Corridor project the Inner Ring Road between Wearmouth Bridge and High Street West will be improved and dualled. This includes the replacement of the High Street West roundabout with traffic signals.

SPDF10 Vehicle movement

The Council will seek to:

- Reduce the level of non-essential traffic within the area with the aim of improving the quality of the pedestrian environment
- Simplify the complex one-way system with the aim of reducing the overall level of traffic movement within the area
- Improve access to key city centre destinations e.g. Central Station

Vehicle movement / public transport



Public transport

- 3.72 Sunnyside has good accessibility to public transport and the entire area lies within 400 metres of frequent bus services. Used by over 30 bus services, John Street and Fawcett Street provide the primary bus boarding and alighting points for Sunnyside as well as serving the city centre. Regular bus services also operate along Borough Road providing direct connections to several parts of the city including Pennywell, Royal Hospital, Pallion, Southwick, Seaburn and Grangetown.
- 3.73 The Park Lane bus interchange provides longer distance services to the south and west of the city and County Durham and is situated 400 metres from Sunnyside. Sunderland Central Station, which is undergoing a multi-million pound enhancement of the underground platform areas, provides Metro and rail services to Newcastle, Gateshead, Metro Centre and Teesside and is immediately adjacent to the western boundary of Sunnyside. Direct rail services are also now available to York and London.
- 3.74 Given the comprehensive nature of existing public transport in the area and its accessibility on foot and by cycle no specific improvements are sought as part of this Framework. Investment and emphasis will instead be on the improvement of pedestrian connections to existing public transport facilities, particularly to Central Station.
- 3.75 The City Council will review the overall provision of public transport within the city centre as part of a city centre public transport study. It is likely that John Street will remain a major on-street bus facility and continue to provide excellent bus accessibility to Sunnyside.
- 3.76 New developments within Sunnyside should have regard to the excellent availability of public transport to serve the needs of

occupiers and reduce reliance upon the motor car. This could be through such mechanisms as developer contributions to facilitate public transport accessibility improvements and green travel plan measures to encourage reductions in motor car use, particularly for commercial schemes.

SPDF11 Public transport

All new major developments¹ within Sunnyside should be accompanied by a green travel plan setting out measures to achieve a modal shift from the use of the motor car to other forms of travel.

¹Developments of over 1000 sq metres floorspace, or for residential development consisting of 10 or more dwellings or on sites having an area of 0.5 hectares or more.



Parking

3.77 There is currently considerable provision of public car parking within Sunnyside primarily located within the Tatham Street, Nile Street and Tavistock surface level car parks, and the Sunnyside multi-storey. These provide both long and short stay parking. As well as serving Sunnyside these car parks also form part of the wider city centre parking provision.

3.78 It is essential that the provision of parking in Sunnyside balances the needs of residents, visitors and businesses with the need to minimise car-borne dependency within this city centre location in accordance with current national planning guidance (Planning Policy Guidance note 13). In addition, the provision of parking should minimise the overall level of traffic movement in the area. The provision of on-street parking should be carefully integrated into the streetscene to ensure it does not adversely impact on the appearance of the area or reduce the quality of the pedestrian environment.

3.79 In order to meet the challenges of delivering the vision for Sunnyside it is proposed that the existing public surface car parks and the majority of on-street parking will be removed. This will enable comprehensive site assembly for major residential and commercial redevelopment and significant enhancement of the streetscape and public realm of the area.

3.80 A new 100 space enclosed public car park will be provided within Tavistock to re-instate provision serving the south of the area and visitors to the Winter Gardens. Further flexibility will also be sought by utilising private spaces associated with commercial premises at evenings and weekends when they are unused. Some transfer of long stay parking to the Civic Centre car park may be possible and this will be considered as part of a city wide car parking strategy. In order to implement this strategy contributions from developers within Sunnyside will be sought.

SPDF12 Parking

In order to maximise opportunities to enhance the public realm and pedestrian environment within Sunnyside the City Council will:

- As part of redevelopment proposals seek to remove existing public surface car parking and the majority of on street parking opportunities in the area
- Promote the provision of innovative car parking solutions such as covered courtyard and below ground provision, as part of major new developments

In order to promote and implement a City Centre wide parking strategy developer contributions will be sought where appropriate.

The City Council will require new developments within Sunnyside to:

- Provide only sufficient parking to remain commercially attractive
- To share spaces between land uses and between development plots where possible
- To allow private parking spaces to be used by the public when not required

Parking provision for new commercial and office developments should be based upon the following:

- Commercial (B1) provision, where required, to be based on a maximum of 1 space per 75 sq metres of gross floorspace
- There will be no requirement for parking in new residential developments. Where proposed, provision should not exceed 1 space per dwelling

A Green Travel Plan or Statement must be submitted in order to justify any special requirement for parking.

Streetscape and public realm

- A distinctive and attractive place with streets and spaces that are welcoming and accessible

3.81 At national and local level the case has been made for high quality public realm to improve both the physical environment and the image of an area in order to help to unlock its potential and stimulate investment. The regeneration of a number of important historic buildings has brought into sharper focus the poor state of significant areas of public realm and its improvement is a vital component of the regeneration strategy for Sunnyside.

3.82 The public realm is made up of the spaces in Sunnyside which are available for use by everyone. Streetscape can be defined as the individual components of a street such as the pavements, highways, street furniture, signage and lighting columns. All of these come together to influence the appearance of the public realm.

3.83 A range of elements come together to create a high quality streetscape and public realm. A key component of the public realm is public open space. Sunnyside is a compact urban area lacking in significant public open space. A notable exception is the recently completed Sunnyside Gardens which now plays a key role as a public focal point at the heart of the area and has set a benchmark for further high quality investment in the public realm.

3.84 The existing hierarchy of streets makes a major contribution to the distinctive qualities of the Sunnyside area. The City Council will seek to reinforce and enhance these qualities by encouraging high quality, coherent streetscape design throughout the area. The City Council will, through the application of specific design principles and the use of preferred materials and street furniture, raise the overall quality of streetscape.



West Sunnyside

3.85 The Urban Design Strategy for the Central Area sets out the City Council's key objectives in promoting and securing quality. The strategy aims to:

- Restore character and identity through the design of the public realm
- Ensure a people focused pedestrian friendly environment
- Provide safe pedestrian routes and crossing points which reflect desire lines
- Simplify layout and eliminate street clutter
- Specify high quality materials with simple detailing
- Introduce tree planting in appropriate locations
- Enrich the public realm with artistic intervention and establish a City of Light

3.86 In order to build upon the successful enhancement of the public realm around Sunnyside Gardens the Sunnyside Partnership, in collaboration with the City Council, has embarked on the next phase of public realm improvement works. This will include a detailed materials palette for footways and public realm improvements, including well designed street furniture and landscaping treatments together with public art and architectural lighting to enliven the streetscene. £2.2million has been awarded by ONE North East to implement the next phase of improvements, focussing on creating safe, pedestrian friendly routes through the historic core of Sunnyside. Further funding is being sought to complete the programme of works including improvements to enhance the quality of the key movement corridors and gateways into Sunnyside, linking to the retail core of the city centre and through the eastern part of Sunnyside. Consideration is being given to establishing how developers will be expected to contribute towards these improvements.



Sunnyside Gardens

SPDF13 Streetscape

The design and layout of streets, footpaths and cycleways should:

- Establish a high quality, accessible, stimulating and convenient environment that is well-connected and easy to move around
- Provide a safe, secure and attractive environment for pedestrians and cyclists as well as vehicle users
- Reinforce the positive townscape qualities of the area
- Maximise footway widths and limit on-street parking to improve the quality of pedestrian environment
- Adopt measures to avoid the street being dominated by parked vehicles
- Ensure that traffic-calming and pedestrian safety measures are well designed and make a positive contribution to the streetscape
- Avoid excessive street furniture to reduce visual clutter and limit impediments to pedestrian movement
- Respect and reinforce the historic grid-iron street pattern and historic street arrangement

Signage

- 3.87 People should be able to find their way around Sunnyside with ease and be guided to key locations within the city centre whether by foot, cycle or private transport. The provision of street signage throughout Sunnyside tends to be orientated towards the requirements of vehicular traffic movement. There is a lack of good quality pedestrian signage throughout the area, which tends to hinder pedestrian orientation. The style of street name signs is inconsistent and varies in quality and condition.
- 3.88 The improvement of key movement corridors will assist in enhancing legibility throughout Sunnyside. In addition to a legible townscape and in order to make the area 'visitor friendly', clear and comprehensive signage with consistent graphics should be provided at all decision points for key destinations. New signage should be appropriately sited and in scale with the context and environment.

SPDF14 Signage

The Council will introduce way finding solutions throughout Sunnyside that will:

- Define distinct character zones within the Sunnyside area marked by different signage treatments
- Be clearly identifiable and easy to understand with unambiguous graphics
- Strengthen the identity and character of Sunnyside by the introduction of co-ordinated and specially designed signage
- Avoid excessive traffic signage to reduce visual clutter within the public realm
- Preserve examples of good quality historic street signs

Lighting

- 3.89 Good lighting is fundamentally important to how any city is perceived and how it operates. It makes an area more attractive, user friendly and a safer place to be. Good quality lighting can benefit the local economy by encouraging an increased level of activity and complementing other regeneration initiatives. The quality of experience in the public realm within Sunnyside is as important 'after dark' as it is during daylight hours. A detailed survey of lighting opportunities has been carried out for Sunnyside that will support the wider public realm improvement project and proposes a co-ordinated approach to the provision of good quality street lighting utilising white light throughout the area.
- 3.90 The lighting of the public realm is not only concerned with safety. Lighting should also be used to create mood, to highlight buildings and structures as an art form. There is an opportunity to illuminate a significant number of buildings in Sunnyside to provide interest and vitality to the night-time scene and contribute to an enhanced city image.
- 3.91 Careful design and fixing of lighting fittings is required to ensure that such installations are not detrimental to the appearance, fabric and features of historic buildings.



Sunnyside Gardens at night

SPDF15 Lighting

The City Council will seek to:

- Encourage the use of innovative and high quality lighting solutions to reinforce the following key routes:

St Thomas Street, Athenaeum Street and Coronation Street (including the Inner Ring Road footbridge)

Fawcett Street

High Street West

Borough Road

- Define distinct character zones within the Sunnyside area marked by a coherent range of complementary lighting treatments to be promoted through the public realm strategy for the area
- Promote the illumination of specific buildings of architectural importance or townscape interest
- Promote the careful use of exterior lighting within new developments.
- Promote the introduction of innovative lighting solutions to enhance existing and proposed public spaces and movement corridors
- Promote the introduction of innovative lighting solutions to illuminate key buildings surrounding existing and proposed public spaces
- Lighting solutions should establish a quality sense of 'arrival' and may include the illumination of buildings, the public realm and the introduction of individual lighting features

Public art and creative infrastructure

3.92 The term public art refers to artists and crafts people working within the urban or rural environment. It aims to integrate artists' skills, vision and creative abilities into the whole process of creating new spaces and regenerating existing ones, in order to imbue development with a unique quality and to enliven and animate the space by creating a visually stimulating environment.

3.93 Successful public art resonates with the site and context, creates an opportunity for all people using the space to engage with it and meets the intentions of the client, community and artist. It can contribute to urban regeneration of the wider area.

3.94 There is no simple definition of public art. However it can:

- be incorporated within a building structure or public open space
- take the form of lighting, sound, performance or a physical work in two or three dimensions
- introduce narrative or text, be decorative, humorous, challenging, beautiful, subtle or contentious
- refer to heritage or celebrate the future, highlight specific areas and issues or be conceptual
- be permanent or temporary, internal or external, integral or free standing, small scale or monumental

Whatever the outcome, it has one consistent quality - it is specific to the site and relates to the social and physical context of its surroundings and the wider area.

3.95 Whilst the incorporation of public art is to be encouraged, it is recognised that in order to create a truly sustainable approach to promoting a place which stimulates artistic activity and creates a unique cultural life, investment is needed in the infrastructure that sustains this activity. The provision of long-term affordable studio space within developments will be encouraged and could offer an alternative to the commissioning of public art.



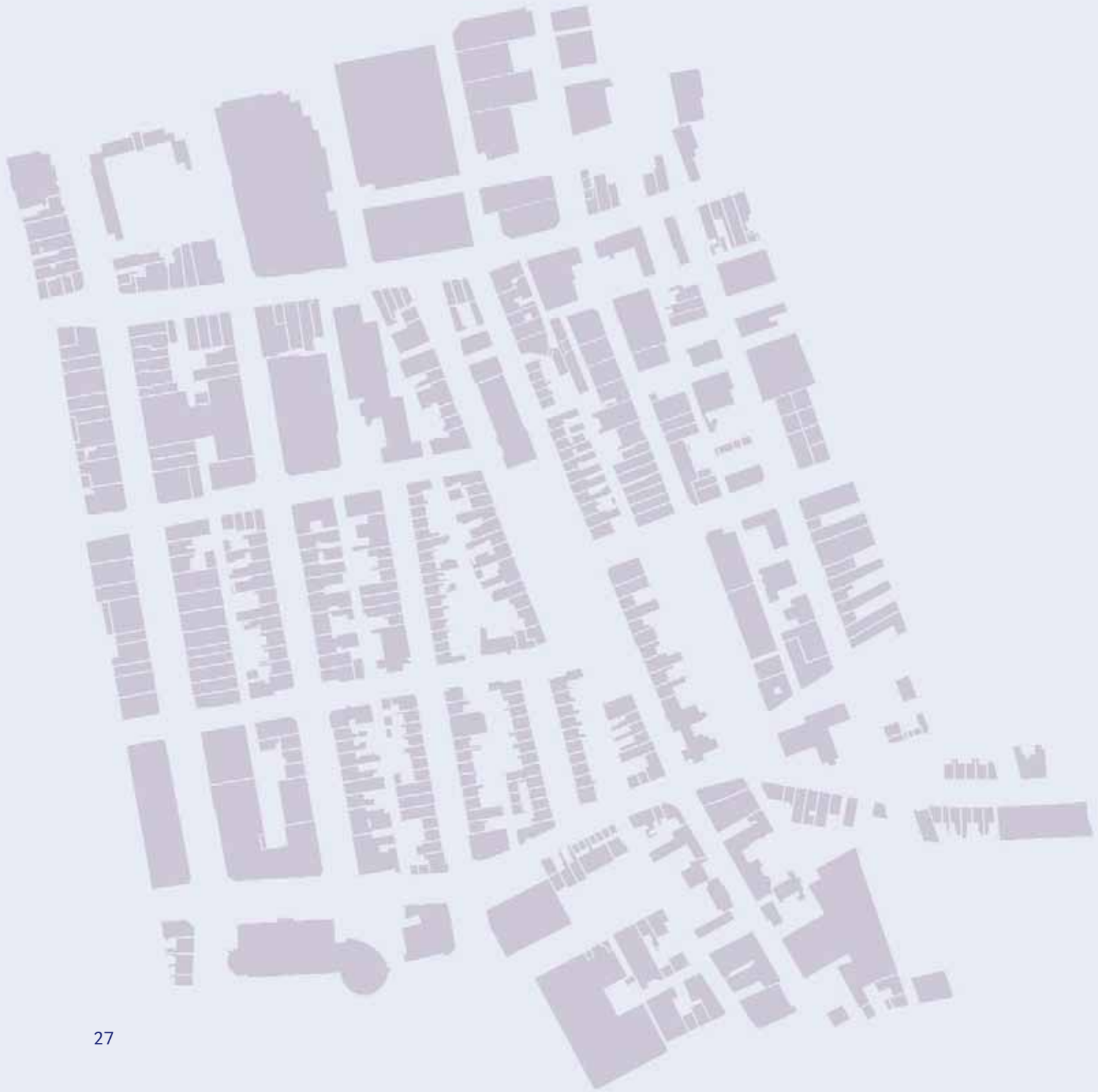
Sculpture within Sunnyside Gardens

SPDF16 Public art and creative infrastructure

The City Council will:

- Encourage the introduction of public art at appropriate locations throughout Sunnyside to enliven the public realm, reinforce legibility and create a distinctive sense of place
- Encourage the use of vacant properties waiting redevelopment for use as temporary exhibition spaces
- Encourage the use of light as an art form throughout Sunnyside to reinforce key pedestrian routes and illuminate key landmark buildings
- Encourage collaborations and partnerships with both public and private sector organisations, and between arts organisations
- Promote cultural and art events which increase the public's understanding and appreciation of public art in its widest sense
- Seek developer contributions to secure new public art installations
- Encourage the delivery of public art commissions through the use of artists residencies within Sunnyside

4 Urban design analysis: West Sunnyside character areas



Character areas

- 4.1 Whilst Sunnyside displays common characteristics of street pattern, block structure and built form, the area can be divided into six distinct character areas. These areas provide a framework for a detailed urban design analysis and more detailed urban development and design guidance that builds on the planning principles guidance set out in Section 3 of this document.
- 4.2 The continued relevance of the character areas originally identified within the Interim Planning Framework has now been reviewed in the light of recent developments in Sunnyside. The building of the bowling alley complex and associated food and drink uses on High Street West has created a clearly defined "leisure quarter" to the north west through the cluster of uses including the cinema complex. The scale of these buildings also provides a visual and physical stop to this cluster which distinguishes it from the adjoining north eastern sector of Sunnyside. Such developments mark a clear departure from the historic urban scale and grain.
- 4.3 As such the character areas have been refined on the basis of the urban design analysis to reflect both these changes and the level of intervention that will be required to support their regeneration. The areas identified are:

West Sunnyside

Fawcett Street
North West Sector
Historic Core

East Sunnyside

North East Sector
Eastern Sector
Tavistock

- 4.4 The wider planning and design principles set out in Section 3 will be used in the assessment of all new development proposals within Sunnyside. The purpose in setting out more detailed guidance in respect of the character areas is to secure and enhance the positive yet individual character elements they possess whilst also seeking to address those elements which detract from character and constrain the realisation of the vision for the area. The main constraints and negative urban design elements are identified along with the potential opportunities for improvement and intervention.
- 4.5 Regeneration activities facilitated and promoted by the City Council and the Sunnyside Partnership (supported by the Partnership's founder members and other stakeholders including English Heritage and Heritage Lottery Fund), have seen significant improvements within the area. These have very much focussed to the west of the area, within Fawcett Street, the Historic Core and the North West Sector. This is largely a reflection of the quality of the retained historic street pattern and built fabric which provides a good baseline in terms of refurbishment and public realm projects. In addition the nature of approved developments in the North West Sector has now largely established the character of both use and built environment.

4.6 In terms of these western character areas guidance is therefore focussed upon continuing and supporting the work undertaken so far. The development emphasis will continue to be on a conservation-led approach that adopts a high quality design ethos to ensure that new developments contribute to, rather than detract from, the qualities these areas possess.

4.7 Within East Sunnyside, regeneration activity has been slower in coming forward, largely reflecting the greater constraints imposed by the poorer quality of the built fabric, the negative uses operating within the areas and the lack of a comprehensive and cohesive approach to redevelopment. Where developer interest in these areas has been stimulated, this has often been of a speculative nature, with schemes working in isolation of the wider character and vision for Sunnyside and failing in terms of design quality aspirations.

4.8 It is clear therefore that a greater degree of intervention is required within these areas to facilitate comprehensive redevelopment which respects the wider character of Sunnyside and which provides clear design guidance and parameters. These are set out within the context of a spatial Masterplan and vision strategy for the North East Sector, the Eastern Sector and Tavistock. More detailed design guidance is provided for these character areas to secure the highest standards of contemporary architecture and inclusive design that are contextually sensitive to the historic form and townscape qualities of the area. The Masterplan and design guidance is set out in Section 5.



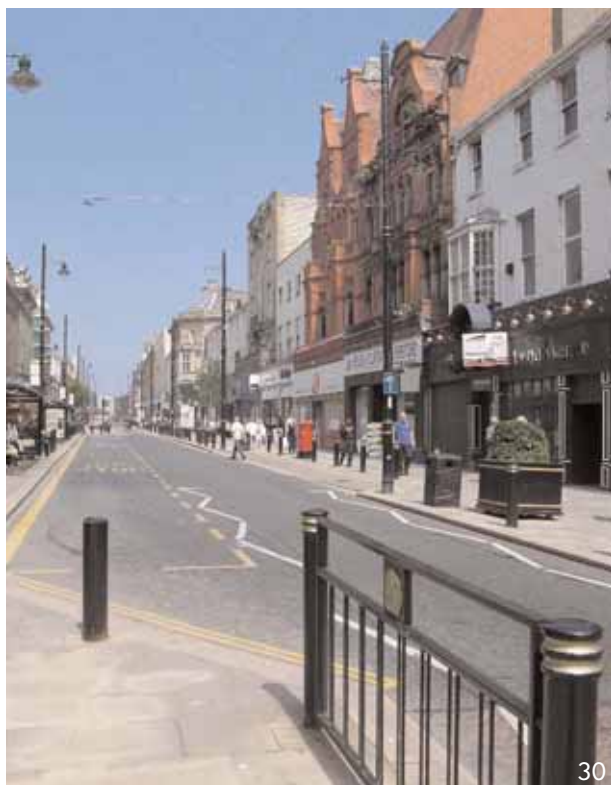
Norfolk Street



Biscop House

Fawcett Street: urban design analysis

4.9 Fawcett Street, at around 18 metres wide and containing a significant number of high quality buildings, must be considered the grandest historic street in Sunderland. The majority of properties are 3 or 4 storeys with wide frontages. A diverse range of building ages and styles characterise the street. These include late Georgian residential properties, now converted to retail use, fine classical style banks dating from the 1880's, some eccentric late 19th century buildings (Corder House, Sydenham House and the former Elephant Tea Rooms) as well as some good quality mid twentieth century buildings. The street primarily serves a retail function together with some civic uses. There is some office use on upper floors although vacancy on upper floors remains an issue. Key axial views along the street are successfully terminated by Mowbray Park and the Winter Gardens to the south and the Wearmouth Bridge to the north.



Fawcett Street

Mix of uses

- Retail focus on Fawcett Street, extending into the west end of High Street West, St Thomas Street, Athenaeum Street, Frederick Street and the northern end of John Street, along with a number of professional and financial businesses
- Key civic buildings including the City Library, Northern Centre for Contemporary Art and Sunderland Museum and Winter Gardens, located at the south end of Fawcett Street

Built form and heritage

- Buildings of two or more plot widths form a distinctive and positive feature
- Diversity of building heights particularly to Fawcett Street ranging from the earliest buildings with eaves heights of around 10 metres to later buildings which punctuate the street scene with eaves heights of up to 14 metres
- Diversity in architectural style and materials
- Classically styled banks and 20th century shops and offices
- Highly stylised Victorian buildings acting as set pieces within the street scene
- Building materials include various types of stone, terracotta, brickwork and pre-cast concrete cladding
- Within the Sunderland Central Area Conservation Area

Streetscape and public realm

- Historic 1814 street layout remains largely intact
- Some improvement works have been carried out to footways, kerbing and street furniture in both heritage and modern designs although some areas are in poor condition

Gateways, landmarks, views and vistas

- Fawcett Street defines the western boundary of Sunnyside with key gateways into and from the city's central area
- Poor quality gateway and node at the junction of Athenaeum Street and St Thomas Street. Public realm improvements can help reinforce the quality of these gateways
- Key north-south axial views along Fawcett Street- with successful visual termination provided by the Wearmouth Bridge and the new entrance to Sunderland Museum- and John Street
- Key east-west axial views along High Street West, St Thomas Street and Athenaeum Street with successful visual termination provided by the Post Office from St Thomas Street and thePlace from Athenaeum Street

Movement

- Key north-south movement corridor along Fawcett Street
- Key city centre arrival points at intersection of Fawcett Street with High Street West, St Thomas Street, Athenaeum Street and Borough Road
- Fawcett Street and John Street act as principal public bus routes

The potential

- Reinforce the role of Fawcett Street as a key retail and commercial street within the city centre
- Protect and reinforce high quality vistas to the north and south
- Seek to improve the quality of the public realm at arrival gateways to the city centre
- Promote high quality shop front design in order to complement historic character of upper storeys

- Support the provision of a better quality environment to promote increased pedestrian footfall along Fawcett Street and through out the character area
- Explore opportunities to reduce vehicular traffic
- Promote legibility in signage and streetscape
- Utilise vacant upper floor space
- Rationalise and enhance street furniture and remove visual clutter

The constraints

- Failure of city centre arrival gateways to establish a positive sense of place
- Poor quality of shop front design detracts from the architectural quality of upper floors
- Significant erosion of historic residential grain to the north of John Street
- Telephone Exchange building is a significant visual detractor
- Design of highways infrastructure often clashes with historic street pattern
- Vehicular congestion along Fawcett Street and John Street
- Priority to vehicular rather than pedestrian movement with poor quality signage
- Volume of bus traffic along Fawcett Street is detrimental to visual character and the quality of the pedestrian environment
- Poor quality of the public realm, paving and street clutter, including utilities infrastructure, road signage, litter bins particularly along Fawcett Street.

Fawcett Street: development guidelines

Mix of uses

Within the city centre area of Fawcett Street the City Council will encourage uses that support the eastern edge of the city centre retail core together with 'living over the shop' and other opportunities. It is important that the vibrancy of Fawcett Street as an important city centre shopping street is not diluted by the introduction of inappropriate uses, particularly where ground floor activity is reduced. The quality of the historic buildings should be reinforced and encouragement given to improving the quality of shop fronts. Opportunities for public realm improvements at key gateways will be sought through new development and City Council led improvement works.

Preferred uses:

- A1 Retail (excluding retail warehouses)
- A2 Financial and professional services (upper floors only on Fawcett Street)
- C3 Housing (upper floors only - hostel or bedsit type accommodation will not be permitted)

Acceptable uses:

- A3 Restaurants, snack bar, cafes (in accordance with Evening Economy SPD guidelines)
- A4 Pubs and Bars (in accordance with Evening Economy SPD guidelines)
- B1(a) Offices not in use class A2 (upper floors only)
- D2 Health and Fitness (upper floors only)
- C1 Hotel
- D1 Non residential institutions falling within Class XVI (art galleries, exhibition space and civic functions)

Built form and heritage

All new developments shall:

- Retain and restore the external fabric of historic buildings and buildings of high townscape value including the reinstatement of original architectural features and the replacement of inappropriate modern shop fronts.
- Retain and restore the internal fabric and spaces of listed and other historic buildings

- Maintain or re-establish a continuous building line to the streets at ground and upper floor levels
- Present an active frontage to the street including a clearly expressed 'shop front' treatment. The overall 'shop front' height should be in the region of 3.5 - 4.0 metres
- Have an eaves/parapet height within the range of 10-13 metres and be in keeping with adjoining properties. An increased height at corners, gateways and focal points may be permitted
- Make a positive contribution to the architectural diversity of the street

Streetscape and public realm

The City Council will seek to:

- Establish a high quality public realm that will raise the profile and image of the city
- Reinforce the quality of the public realm at key gateways and nodes. These include High Street West, St Thomas Street, Athenaeum Street and Borough Road
- Minimise visual clutter and physical obstructions to create a streetscape that reinforces the integrity and axial nature of the street and assists pedestrian movement

Movement

The City Council will seek to:

- Establish high quality, safe, pedestrian routes linking the city centre with the East End
- Investigate the possibility of altering the existing pattern of vehicle movement with the aim of improving the overall quality of the pedestrian environment, reducing vehicular traffic and the implementation of substantial public realm improvements
- Improve east west pedestrian crossings and reinforce linkages between the city centre and Sunnyside. Key locations include High Street West, St Thomas Street, Athenaeum Street and Borough Road

North West Sector: urban design analysis

4.10 This area is located to the north of High Street West which, along with the rear of frontage properties falling within the Fawcett Street sector, defines its southern boundary. The northern boundary is formed by the inner ring road and that to the east and west formed by Bridge Street and William Street respectively. The historic street pattern and block enclosure has now been lost with several sites being redeveloped and replaced by large commercial buildings and multi-storey car parks. The introduction of the cinema and the bowling alley, along with a range of food and drink uses, is creating a distinct leisure quarter within Sunnyside. This is architecturally and visually terminated at William Street which serves as the eastern edge of the character area.



Mackie's Corner, Fawcett Street

Mix of uses

- Emerging leisure core with cinema complex, ten pin bowling alley and associated retail/food and drink uses along High Street West
- Retail/commercial - High Street West
- Introduction of new residential apartments
- Multi storey car park
- Underutilised purpose built office accommodation at Bridge House

Built form and heritage

- Historic urban grain now largely eroded through the introduction of several large and medium scale buildings
- Elements of historic plot widths and depths and architectural character remain to the west, fronting onto the north side of High Street West including a number of listed buildings.
- Strong differentiation of building heights
- Loss of late Georgian and early Victorian terraced buildings
- Largely architecturally undistinguished buildings
- High Street West frontage within the Sunderland Central Area conservation area

Streetscape and public realm

- Use of modern, utilitarian materials
- Poor quality of footways along High Street West
- Limited public and private open space

Gateways, landmarks, views and vistas

- Inner ring road defines the northern boundary to Sunnyside
- High quality views and vistas available of river corridor and coast, including Bonnersfield and St Peters to the north
- Bridge House situated at a key gateway entrance to the city centre

Movement

- High Street West is a key movement corridor into and from the city centre and to the Sunnyside multi storey car park
- Pedestrian linkages from north to south and along High Street West are indistinct and difficult to traverse

The potential

- Potential to promote and emphasise a distinct leisure quarter destination
- Protection of remaining historic elements to north and south of High Street West
- Gateway emphasis and public realm improvements at junction of High Street West and Fawcett Street
- Potential to improve public realm along High Street West
- Key opportunity and gateway site at Bridge House

The constraints

- Loss of historic grain and street pattern
- New developments diminish the architectural unity and scale of High Street West
- Blocking of positive vistas and views to the north by new development
- Poor visual quality of the public realm and streetscape in some areas
- Poor legibility and quality to pedestrian routes to the north of High Street West
- Poor termination of views from within the Historic Core

North West Sector: development guidelines

4.11 Along High Street West between William Street and Fawcett Street the City Council has encouraged the development of leisure and commercial uses that complement the multiplex cinema development, with an emphasis on developing the evening economy and night time uses, together with residential development opportunities above ground floor.

4.12 High Street West is a key movement corridor and the Council will promote improvements to the public realm and legibility of the street. Towards the west historic frontage properties remain and these should be retained as important visual assets.

4.13 The Bridge House site offers a significant redevelopment opportunity on a key gateway entrance to the city centre. Situated at the junction of Bridge Street with the Inner Ring Road the site includes an under-utilised office block together with a range of historic buildings fronting onto High Street West. Given the importance and sensitivity of this site the City Council will prepare a comprehensive development brief for its future redevelopment. This will set out appropriate uses and guidance on design matters such as scale, height, built form and materials. Any new development will need to ensure the retention and protection of historic buildings that form part of the site as well as respecting the setting of adjacent listed buildings.

Mix of uses

Preferred uses:

- A1 Retail (excluding retail warehouse)
- A3 Restaurants, snack bar, cafes (in accordance with Evening Economy SPD guidelines)
- A4 Pubs and Bars (in accordance with Evening Economy SPD guidelines)

Acceptable uses:

- A2 Financial and professional services (upper floors only)
- B1(a) Offices not in use class A2 (upper floors only)
- C3 Housing (upper floors only - hostel or bedsit type accommodation will not be permitted)
- D1 Health and Fitness (upper floors only)
- D2 Nightclubs (in accordance with Evening Economy SPD guidelines)
- C1 Hotel

Built form

All new developments shall:

- Retain and restore the original external fabric of historic buildings and buildings of high townscape value including the reinstatement of original architectural features
- Retain the historic grid iron street pattern
- Complement the setting of neighbouring listed buildings
- Maintain the established built form
- Maintain or re-establish a continuous building line to the streets at ground and upper floor levels
- Present an active frontage to the street including a clearly expressed 'shop front' treatment. The overall 'shop front' height should be in the region of 3.5 - 4.0 metres
- Make a positive contribution to the architectural diversity of High Street West, Bridge Street and Bedford Street

Streetscape and public realm

The City Council will seek to:

- Establish and maintain a high quality public realm to the north of High Street West and within any redevelopment of Bridge House
- Reinforce the quality of the public realm at the key gateway at High Street West and Fawcett Street
- Minimise visual clutter and physical obstructions to create a streetscape that reinforces the integrity and axial nature of the street

Movement

The City Council will seek to:

- Establish a high quality pedestrian corridor along High Street West linking the city centre with the East End of Sunderland
- Investigate the possibility of altering the existing pattern of vehicle movement with the aim of improving the overall quality of the pedestrian environment, reducing vehicular traffic and the implementation of substantial public realm improvements
- Improve cycling access from the Wearmouth Bridge subway into the Fawcett Street area

The Historic Core: urban design analysis

4.14 The Historic Core is bounded by John Street to the west and Norfolk Street to the east. The majority of properties in the area are late Georgian or early Victorian terraced buildings, many of which are listed as being of special architectural or historical interest. The terraced townhouses in John Street, West Sunnyside, Frederick Street, Foyle Street and Norfolk Street were laid out according to William Jameson's plan of 1814. The consistency of architectural form, style, detail, and materials make a significant contribution to the distinctive character of the area. The area contains a notable area of green open space, Sunnyside Gardens. The entire sector falls within the Sunderland Central Area conservation area and holds the largest concentration, in terms of number and quality, of listed buildings in Sunderland .



Frederick Street

Mix of uses

- Increasing professional and financial services activity
- Introduction of niche restaurant and café uses
- Small scale retail units to north end of Frederick Street
- Residential conversion of historic buildings
- Introduction of cultural and artistic uses being led by thePlace development

Built form and heritage

- Consistent plot sizes with widths between 6.5 and 9.0 metres and plot depths between 20 and 25 metres
- Main building depths generally between 9.0 and 11.0 metres
- Terraced patterns with buildings either fronting onto pavements or set back by 1.5 to 2.0 metres where basement accommodation is provided with enclosure provided by railings
- Variety in scale and quality of rear off-shoots
- Consistency in building heights of between 2 or 2.5 storeys with eaves heights generally between 8 to 9 metres and rising up to 11 metres on John Street
- Consistency of architectural detail and building materials providing strong and distinct character
- Good quality conversion of historic buildings, such as the former Post Office, preserves character
- Late Georgian and Victorian terraced properties in dark brown 'multi' brick with stone dressings
- Original timber sliding sash windows and classically detailed timber door surrounds

Streetscape and public realm

- Historic 1814 street layout remains largely intact
- High quality, contemporary improvement works to footways, kerbs and street furniture in selected locations
- Re-instatement of granite setts in Foyle Street

Gateways, landmarks, views and vistas

- Sunnyside Gardens provides a high quality node and focal point that acts as a catalyst for the regeneration of the area
- Key north-south axial views along John Street with successful southern termination by the Winter Gardens
- Key east-west axial views along St Thomas Street and Athenaeum Street
- Important axial views along Frederick Street, Foyle Street and Norfolk Street with generally poor quality termination of views to the south

Movement

- High Street West, St Thomas Street and Athenaeum Street are key east - west pedestrian movement corridors
- West Sunnyside is a key north-south corridor linking to the leisure quarter
- Grid iron street plan and central location of Sunnyside Gardens provides a high level of permeability
- Pedestrian movement is given higher priority than elsewhere within Sunnyside
- Restrictions to on street parking and 20mph speed limit is in place

The potential

- Sunnyside Gardens is a key visual asset and destination within Sunnyside and sets a benchmark for the quality of public realm works
- Maintain the high quality of the historic urban grain and architectural character of the area
- Continuing to promote increased activity through the re-introduction of commercial and residential uses in conversions and new developments
- Emphasise character as a destination for niche retail and food and drink uses
- Promotion of artistic, creative and cultural uses utilising thePlace as the hub of activity in the area
- Key opportunity sites at junctions

The constraints

- Design of highways infrastructure, notably double yellow lines and signage, clashes with historic streetscene
- Poor termination of historic visual character at frontage with High Street West
- Potential limited adaptability of historic buildings
- Poor quality and ill-defined pedestrian links to the city centre

The Historic Core: development guidelines

Mix of uses

Two distinct areas of use can be identified within the Historic Core. On John Street and to the west, (Historic Core West) reflecting its proximity to the city centre commercial uses predominate. To the east of the John Street properties (Historic Core East), there is a greater mix of both commercial and residential use. This mix of uses is considered beneficial to the character and distinctiveness of the Historic Core and the aim should be to reinforce and add to these patterns of use.

Historic Core (West)

Preferred uses:

A2 Financial and professional services

Acceptable uses:

- A1 Retail (specialist and non chain)
- A3 Restaurants, snack bar, cafes (in accordance with Evening Economy SPD guidelines)
- A4 Pubs and Bars (in accordance with Evening Economy SPD guidelines)
- B1(a) Offices not in use class A2 (upper floors only)
- C1 Hotels
- C3 Housing (upper floors only - hostel or bedsit type accommodation will not be permitted)

Basement level uses will be encouraged

Historic Core (East)

Acceptable uses:

- C3 Housing (on all levels - hostel or bedsit type accommodation will not be permitted)
- A1 Retail (specialist and non chain)
- A2 Financial and professional services
- A3 Restaurants, snack bar, cafes (in accordance with Evening Economy SPD guidelines)
- A4 Pubs and Bars (in accordance with Evening Economy SPD guidelines)
- B1(a) Offices not in use class A2 (upper floors only)
- C1 Hotels
- D1 Non residential institutions falling within Class XVI (art galleries, exhibition space and civic functions)

Built form

All new developments shall:

- Retain and restore the original external fabric of historic buildings and buildings of high townscape value including the reinstatement of original architectural features
- Maintain or re-establish a continuous building line to the streets at ground and upper floor levels
- Generally have eaves/parapet height of 7-9 metres (i.e. 2 to 2.5 storeys)
- Present an active frontage to the street that reflects the type of frontage arrangement which is characteristic of historic properties in the area
- Respond to and reinforce the distinctive plot sizes within the historic core
- Present a frontage to the street that reflects the historic plot widths of between 6-8 metres
- Respond to and reinforce the distinctive architectural qualities of buildings within the historic core. An appreciation of these qualities should inform the choice of all materials and detailing
- Preserve and enhance the townscape quality of rear lanes. Development within rear curtilages should maintain or re-establish a continuous building line to the rear lane at ground and upper floor levels and should generally not exceed 2 storeys

Streetscape and public realm

The City Council will seek to:

- Maintain and enhance the high quality public realm in and around Sunnyside Gardens to reinforce its role as a key node and focal point
- Reinforce the quality of the public realm at the key gateways to High Street West
- Minimise visual clutter and physical obstructions to create a streetscape that reinforces the integrity and axial nature of the street

Movement

The City Council will seek to:

- Establish high quality east-west pedestrian routes linking the city centre retail area and railway station with Sunnyside Gardens via St Thomas Street and Athenaeum Street
- Adopt measures to avoid the street being dominated by parked vehicles
- Introduce well-designed pedestrian crossing facilities at strategic locations
- Respect and reinforce the historic street pattern of rear lanes including the arrangement of kerbs and channels

5 East Sunnyside Masterplan

The East Sunnyside Masterplan will provide a framework for a dynamic, distinctive, mixed use urban quarter where people will want to live, work and visit.



Why a Masterplan?

- 5.1 The western area of Sunnyside has seen significant regeneration activity and developer interest. Within the North East Sector, the Eastern Sector and Tavistock inward investment has been more difficult to secure. Although developer interest has begun to turn its attention to these areas this has largely been in the form of speculative piecemeal development which sits outside of the wider development vision for Sunnyside. These areas also have more significant constraints and challenges imposed by the poorer quality of the built fabric and streetscape, with vacant buildings, gap sites and inappropriate uses diminishing the overall quality and attractiveness of the area.
- 5.2 A masterplan is desirable where areas are undergoing a significant scale of change and is both a process and a product. Masterplans are spatial documents which set out proposals for land use, buildings, spaces, movement in three dimensions and provide an associated implementation strategy.
- 5.3 A spatial masterplan is a 'model' that:
- shows how the streets, squares and open spaces of a neighbourhood are to be connected;
 - defines the heights, massing and bulk of buildings;
 - sets out suggested relationships between buildings and public spaces;
 - determines the distribution of activities/uses that will be allowed;
 - identifies the network of movement patterns for people moving by foot, cycle, car or public transport, service and refuse vehicles;
 - sets out the basis for provision of other infrastructure elements such as utilities;
 - relates physical form to the socio-economic and cultural context and stakeholder interests;
 - allows an understanding of how well a new, urban development is integrated with the

surrounding urban context and natural environment.

What is the Masterplan?

- 5.4 The East Sunnyside Masterplan is a medium to long-term vision for the area that provides the focus and direction for action. It sets out a high quality, comprehensive regeneration framework that will provide certainty in the development process and attract private sector investment. It provides the framework to enable the expression of more detailed architectural and design guidance within the area that addresses the specific issues and opportunities of the area and refines and builds upon the broader design principles set out for wider Sunnyside.

The Masterplan boundary

- 5.5 The boundary of the masterplan has been determined with reference to both the remaining historic fabric of the area and recent development patterns which have created a distinct physical and visual change between the western and eastern areas of Sunnyside.
- 5.6 The area is bounded to the north-east by the principal transport corridor of West Wear Street and Sans Street that form part of the Inner Ring Road. The boundary follows the curvilinear perimeter round to the roundabout at the junction with High Street West. The eastern boundary continues to be formed by the Inner Ring Road situated in a cutting, until it reaches the roundabout with the junction of Borough Road.
- 5.7 The boundary of the Central Conservation Area marks the transition from the historic core of Sunnyside to the lower quality built fabric of the eastern sector and forms the eastern boundary to the Masterplan along the back of Norfolk Street. The southern boundary runs along the green open space of Hudson Road Primary School along the southern edge of Villiers Street, Pauls Road and along Murton Street towards the western perimeter of Lara Street and Toward Road.

The character areas

5.8 Three distinct character areas are identified within the Masterplan area which demonstrate differing issues and problems and afford unique opportunities for regeneration:

North East Sector

The low scale of development and the range of uses of the area to the west of William Street form a distinct area characterised by dramatic changes in level north towards Panns Bank and the river.

Eastern Sector

The area between High Street West and Borough Road falls gently to the south but there is a marked change in level east to west from Nile Street to Villiers Street. The area has a number of unsightly gap sites and vacant and under-used buildings and the general appearance is rundown.

Tavistock

The Tavistock area is divorced to some degree from the rest of Sunniside by Borough Road but shares the common historic grid iron street pattern and shares similar problems and opportunities with the other areas of Sunniside.



Coronation Street (view west towards Sunniside Gardens)



Tavistock Place



Low quality environment within the North East Sector (view south down Sunderland Street)



North Eastern Sector

Eastern Sector

Tavistock

Supporting Information

5.9 As part of the development of this Framework a range of technical work has been carried out that will inform the ongoing regeneration work with Sunnyside and support the development of the spatial masterplan for East Sunnyside.

Movement and parking

5.10 A review and analysis has been carried out of the current movement and parking situation within Sunnyside by Crowd Dynamics that updates the Car Parking and Traffic Impact Study for Sunnyside prepared by WSP in 2005.

5.11 The review notes that Sunnyside is inherently sustainable with good accessibility via public transport, cycle and on foot. A wide range of goods, services, facilities and employment opportunities are readily accessible without reliance on the motor car.

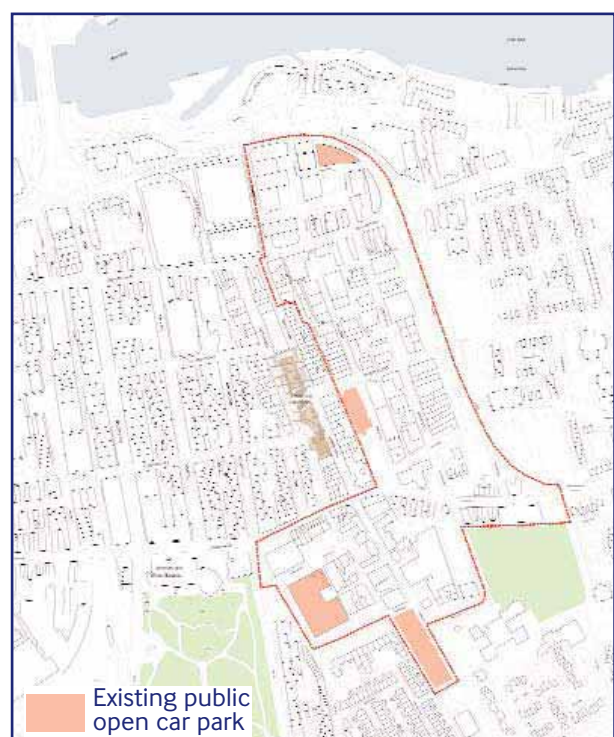
5.12 There is considerable public car park provision within Sunnyside, the majority provided by the multi-storey and the 150 space surface car park in Tavistock. Conversely on street parking, associated with existing business uses, remains high.

5.13 A movement and parking strategy is set out that underpins the Masterplan proposals and informs the policy guidelines set out within the Framework.

Utilities infrastructure

5.14 A strategic utilities review was carried out in 2005 to identify strategic site service issues that might arise from the proposed comprehensive regeneration of Sunnyside. New developments will require significant service capacity provisions in addition to current usage and there will be a need to continue dialogue with all service providers to ensure the timely development of service provision.

5.15 The layout of strategic services within the area predominantly follows the original 1790s' grid layout and do not require diverting. The only exception is the a 1350mm combined interceptor sewer, part of the Sunderland strategic sewer network that diagonally crosses the middle of the eastern sector from the north west to the south east. Work will be required to establish the alignment and depth of the sewer. Any construction of new buildings or piling of foundations over this will require approval of Northumbria Water Ltd.



5.16 The review highlighted concerns over the electrical supply capacity of the existing network and Sunderland city centre as a whole. Discussions are ongoing with the provider, NEDL, with a view to establishing a new primary sub-station that will be located outside the Sunnyside area.

Overview of the property market

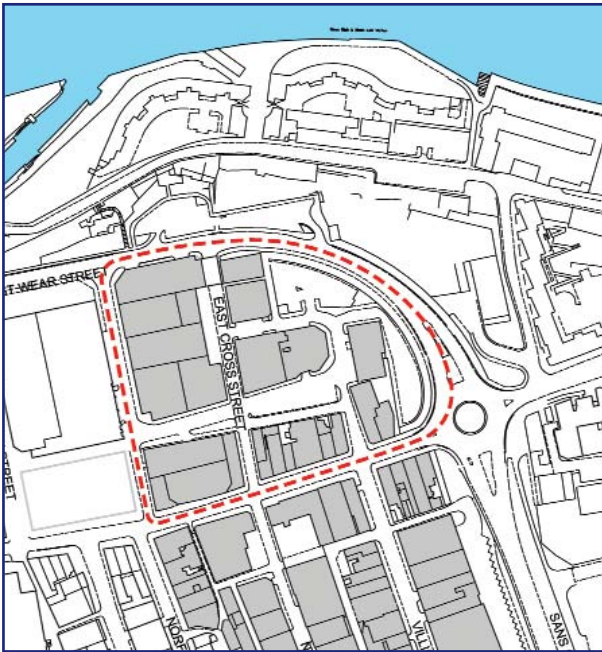
- 5.17 In setting out a comprehensive spatial masterplan for East Sunnyside it is important to understand the current and likely future nature of the property market within the area. This is to ensure that, firstly, the uses proposed are viable, deliverable and in line with future demand and, secondly, that sufficient flexibility is built into the framework to allow for variations in market conditions in future years.
- 5.18 As part of the development of this framework Knight Frank has produced residential and commercial market assessments to help inform the framework and masterplan.
- 5.19 Whilst the property market is difficult to predict, the market assessment and demand analysis does provide some broad guidance of relevance to inform the policies and masterplan framework for East Sunnyside:
- Market demand in the short to medium term for Grade A quality small and medium floor plate B1 office accommodation is likely to remain buoyant
 - A range of high quality housing offering a range of types and sizes should be promoted
 - Demand for A1 retail and food and drink uses is unlikely to be significant in the short term, although as redevelopment progresses demand for unique and niche destination opportunities is likely to grow
 - A new D2 leisure use opportunity should be promoted as part of a large scale redevelopment within the area
 - The North East Sector offers a unique opportunity site for a 4 or 5 star hotel development

Overview

- 5.20 The East Sunnyside Masterplan has been influenced by an understanding of the policy context and the urban design analysis set out in this document and an understanding of the commercial market. The indicative proposals for each of the three character areas respond to and expand upon the principles set out in Section 3. The masterplan aims to provide a cohesive, progressive, appropriate and, most importantly, a realistic approach that will bring identity and vitality to this unique part of Sunnyside. The masterplan illustrates new capacity and urban form on sites that have the potential to make a significant contribution to this historic part of Sunderland, connecting the area back into the wider city and introducing a new community that will contribute to the economic vitality of the city.
- 5.21 The masterplan indicates a mix of uses including residential, commercial, light industry, leisure and small-scale retail set in a high quality environment with new public spaces and routes.
- 600 residential units mainly for families
 - 30,000sqm commercial floorspace
 - 3,000sqm light industrial for creative industries
 - 2,000sqm retail
 - 2,000sqm leisure
- 5.22 The masterplan proposals are indicative and do not preclude the promotion of alternative proposals where these meet the planning and design guidance as set out in this framework.

North East Sector: urban design analysis

5.23 The North East Sector is bounded to the north and east by the Inner Ring Road, to the south by High Street West and to the east by William Street. Whilst elements of the historic street pattern remain, with limited exceptions the original built fabric has been replaced by more recent low quality warehousing and industrial buildings.



Existing mix of uses

- Concentrations of light industrial, warehousing, car repair and car sales uses
- A number of cleared sites, vacant and redundant buildings
- Limited food and drink uses fronting onto High Street West

Built form and heritage

- Some remaining evidence of historic urban grain but largely eroded
- Vacant sites and surface car parking erode townscape quality
- Important group of 3 storey historic buildings at the junction of Sunderland Street with High Street West, confirming original scale
- South eastern frontage to High Street West falls with the Old Sunderland Riverside conservation area
- Predominance of low rise buildings
- Single storey light industrial premises
- Loss of majority of late Georgian and early Victorian terraced buildings
- Architecturally undistinguished industrial and warehouse buildings in modern materials

Streetscape and public realm

- Low standard of streetscape, with use of modern, utilitarian materials
- Street furniture and footways of low quality and poor visual appearance and in poor state of repair
- Absence of amenity public spaces





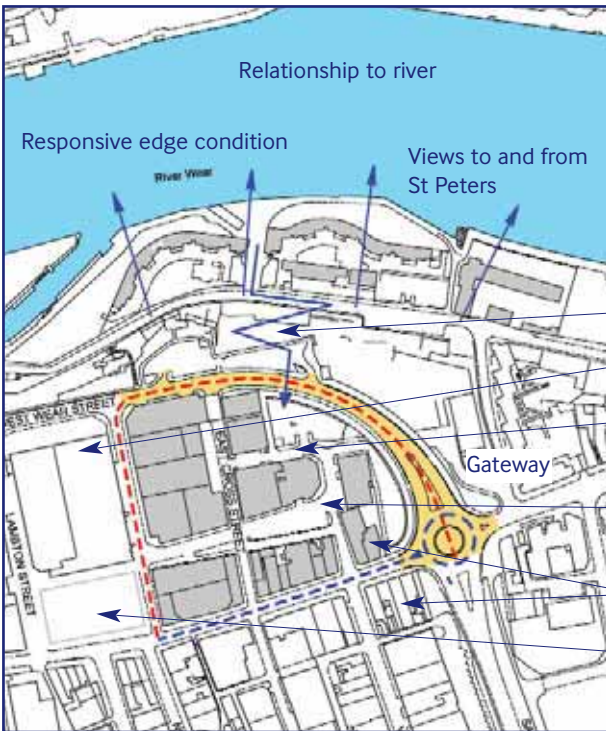
View of North East Sector from north side of the River Wear

Gateways, landmarks, views and vistas

- Inner Ring Road defines the north and east boundaries to Sunnyside
- Generally poor visual quality of gateways
- Gateway at High Street West diminished by unsightly gables and rear elevations
- High quality views and vistas available of river corridor and coast, including Bonnersfield and St Peters to the north

Movement

- High Street West is a key vehicular and pedestrian movement corridor into and from the city centre and to Sunnyside multi storey car park
- Pedestrian linkages from north to south are indistinct
- Linkage across the Inner Ring Road to the East End is difficult to establish



Movement up from Panns bank

Multi storey car park

Poor quality public realm surrounded by single storey development

General topography of the area provides views over riverside

Historic assets: Lambton House

Scale of development under construction significantly greater than existing buildings



Entrance to North East Sector from Pann's Bank roundabout

The potential

- Significant gateway location providing the main entrance to Sunnyside and the city centre
- Historic buildings framing High Street West to the east of good visual and architectural quality
- High quality views and vistas available to the north and east
- Relocation of existing warehousing and industrial uses would allow significant redevelopment opportunities

The constraints

- Erosion of historic street pattern and urban grain
- Loss of architectural quality
- Warehousing and light industrial uses incompatible with vision for the area
- Poor quality and unwelcoming environment
- Poor quality and deteriorating streetscape and absence of public open space
- Low pedestrian footfall away from High Street West
- Physical stop created by the Inner Ring Road and poor pedestrian crossing
- Poor visual quality of arrival gateways



Refurbished historic properties on High Street West.

40

Eastern Sector: urban design analysis

5.24 The Eastern Sector is bounded to the north by High Street West, the east by the Inner Ring Road, and to the south by Borough Road. The western boundary is formed by Nile Street. The street layout and remaining original buildings, which can be seen on Villiers Street and fronting onto High Street West, date from a similar period to that of the historic core and follow Jameson's grid iron street pattern. However, the loss of historic buildings and the appearance of gap sites have significantly diminished the continuity and uniformity of the built form. Daytime activity predominantly relates to light industry, car sales, car repairs and warehouse activities. The quality of built form and public realm is generally poor.



Existing mix of uses

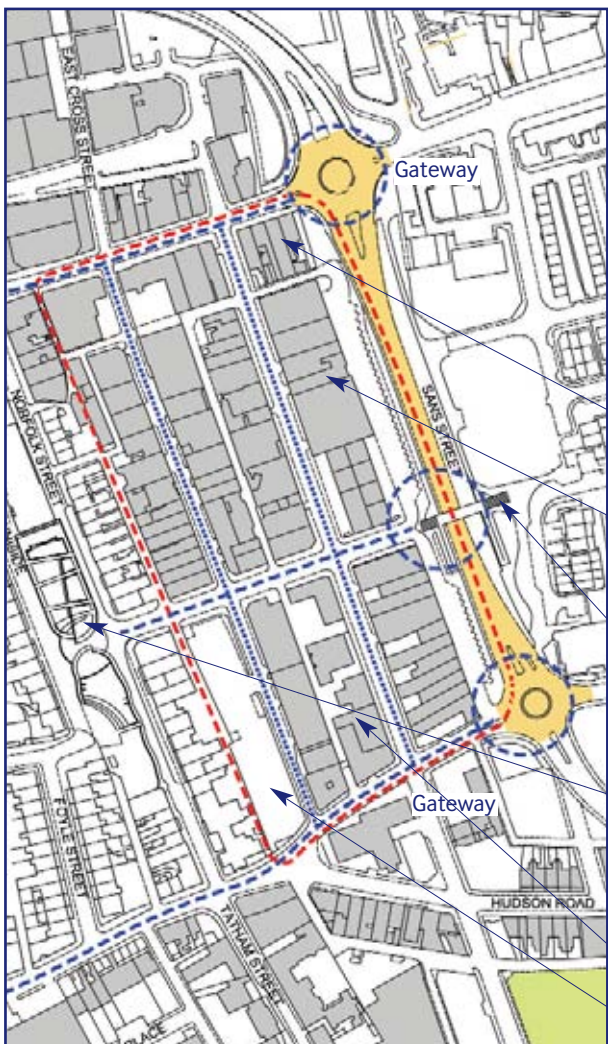
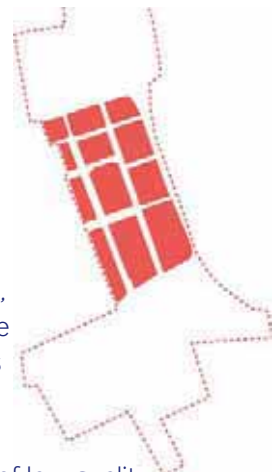
- Concentrations of light industrial, warehousing, car repair and car sales uses
- A number of cleared sites, vacant and redundant buildings
- Low residential and commercial use although recent developments have increased availability of residential property, mainly in the form of apartments

Built form and heritage

- Historic plot sizes remain evident but a significant number of larger scale buildings erode this historic grain
- Later buildings on two or more plot widths and set back from the historic building line erode townscape
- Diversity of building heights ranging from single storey light industrial premises to substantial warehouse buildings with eaves heights up to 14 metres
- Recent developments across two or more plot widths, notably on Nile Street, have introduced greater height within the streetscene
- Remaining cluster of historic listed buildings to Villiers Street south and fronting onto High Street West
- Frontage to High Street West falls within the Old Sunderland Riverside conservation area

Building materials and details

- Loss of late Georgian and early Victorian terraced buildings
- Architecturally undistinguished buildings
- Limited remaining historic elements



Streetscape and public realm

- Lower standard of streetscape, in poor state of repair, with use of modern, utilitarian materials
- Poor quality street lighting
- Street furniture and footways of low quality and poor visual appearance
- Lack of amenity public and private open space

Historic assets: Listed buildings on corner of High Street West and Sans Street

Development along Eastern edge presents poor elevation to Sans Street

Pedestrian footbridge key gateway into Sunnside

Area is within close proximity to the Historic Core but lacks sense of identity and place

Nearby Sunnside gardens an example of high quality public realm works.

Poor quality of public realm throughout area

Historic assets: Villiers Street (South)

Nile Street car park is visually unattractive



Vehicular movement along eastern edge of Sunnside

Gateways, landmarks, views and vistas

- Inner Ring Road defines the east boundary to Sunnyside
- Generally poor visual quality of gateways
- Gateway at High Street West diminished by unsightly gables and rear elevations, and advertisement hoardings
- Key east-west axial views along Coronation Street with poor easterly termination at the pedestrian footbridge over the Inner Ring Road
- Important axial views along Nile Street and Villiers Street with poor quality terminations
- High quality panoramic view of river corridor and coast from Coronation Street footbridge

Movement

- Coronation Street and High Street West are key east-west movement corridors
- Coronation Street and the footbridge over the Inner Ring Road is an important pedestrian gateway and key arrival point
- Tatham Street and Villiers Street are advisory cycle routes with wider links to the national network



Historic Links through Eastern Sector - Norfolk Street

The potential

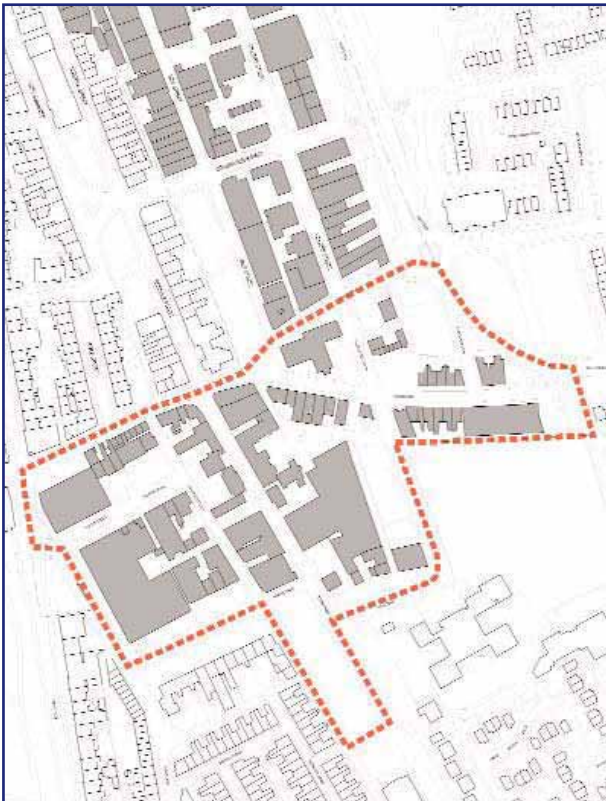
- Sectoral shift from industrial and warehousing uses to mixed use including residential and commercial
- Physical redundancy and cleared sites offer opportunity for high quality comprehensive redevelopment
- High quality views and vistas available to the east
- Opportunity to create set piece design exemplars at key gateways into Sunnyside
- Public realm improvements to emphasise key movement corridors and provide safe pedestrian routes

The constraints

- Erosion of historic street pattern and urban grain
- Loss of architectural quality and poor design quality in replacement buildings
- Visually poor appearance of cleared sites and surface car parking areas
- Dereliction and redundancy of a number of buildings
- Warehousing and light industrial uses incompatible with the vision for the area
- Visual and physical barrier of the Inner Ring Road and pedestrian footbridge
- Poor quality of entrance gateways into Sunnyside and the wider city centre

Tavistock: urban design analysis

5.25 The Tavistock area is located immediately to the south of Borough Road, at the south east edge of the city centre. It bounds Mowbray Park and the Winter Gardens which form a significant gateway presence and provide linkage opportunities which can stimulate regeneration activity within Tavistock. The area is characterised by a diverse mix of uses and scale of buildings and is close to a range of community facilities including a primary school and health centre. An ageing multi-storey car park at Tavistock Place has been demolished leaving a large and unsightly surface car park. Crown House forms a landmark at a key entrance gateway into both Sunnyside and the city centre.



Existing mix of uses

- Diversity in the range of uses with retail and commercial pockets on Borough Road, and industrial and warehousing uses to the south
- A number of places of worship
- Low number of residential uses; hostel accommodation predominates

Built form and heritage

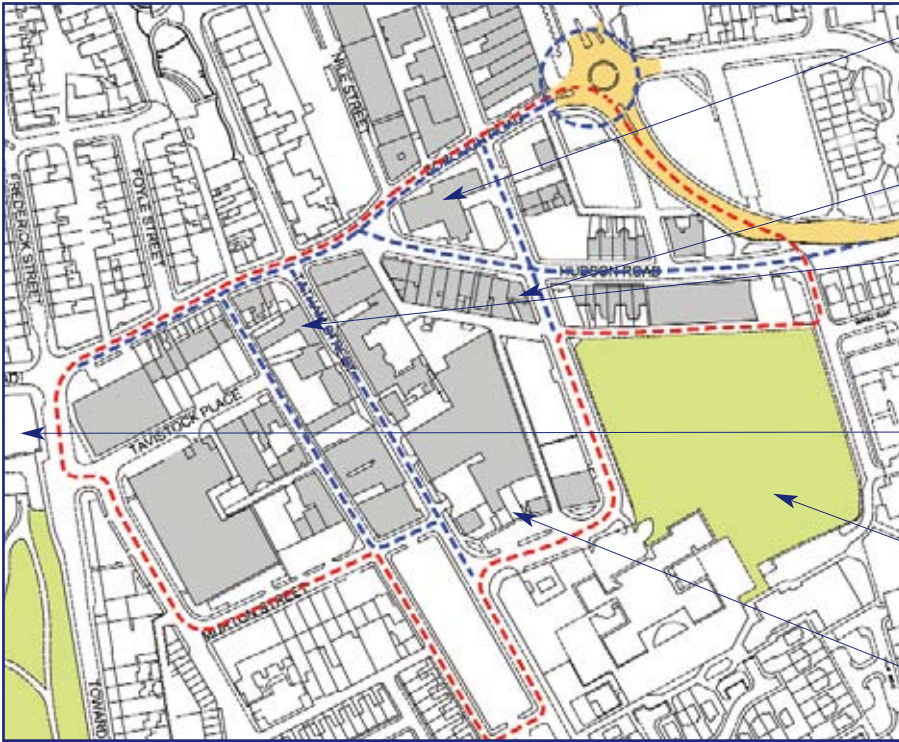
- Significant elements of the traditional street pattern can still be discerned
- A number of historic buildings, illustrating original plot sizes, scale and height of developments are retained to the frontage onto Borough Road and Tatham Street



View eastwards along Borough Road

Movement

- Tatham Street is a key north south transport corridor
- Erosion of historic street pattern around Crown House
- Borough Road provides major vehicular route from Inner Ring Road to city centre
- Number of existing public car parks



Crown House raises design issues in relation to scale and low architectural quality

Domestic scale of building on Hudson Road

Historic assets: cluster of attractive historic properties around Tavistock street and Borough Road

New built form raises issues in relation to typology, scale and use

Existing green space - Hudson Road primary school

Views over Hudson Road primary school



Poor quality edge to southern boundary of Tavistock

Streetscape and public realm

- Lower standard of streetscape with use of modern, utilitarian materials
- Street furniture and footways of low quality and poor visual appearance
- Street lighting of poor quality
- Lack of private and public open space

Gateways, landmarks, views and vistas

- Generally poor visual quality of gateways
- Gateway at Borough Road diminished by unsightly gables and rear elevations

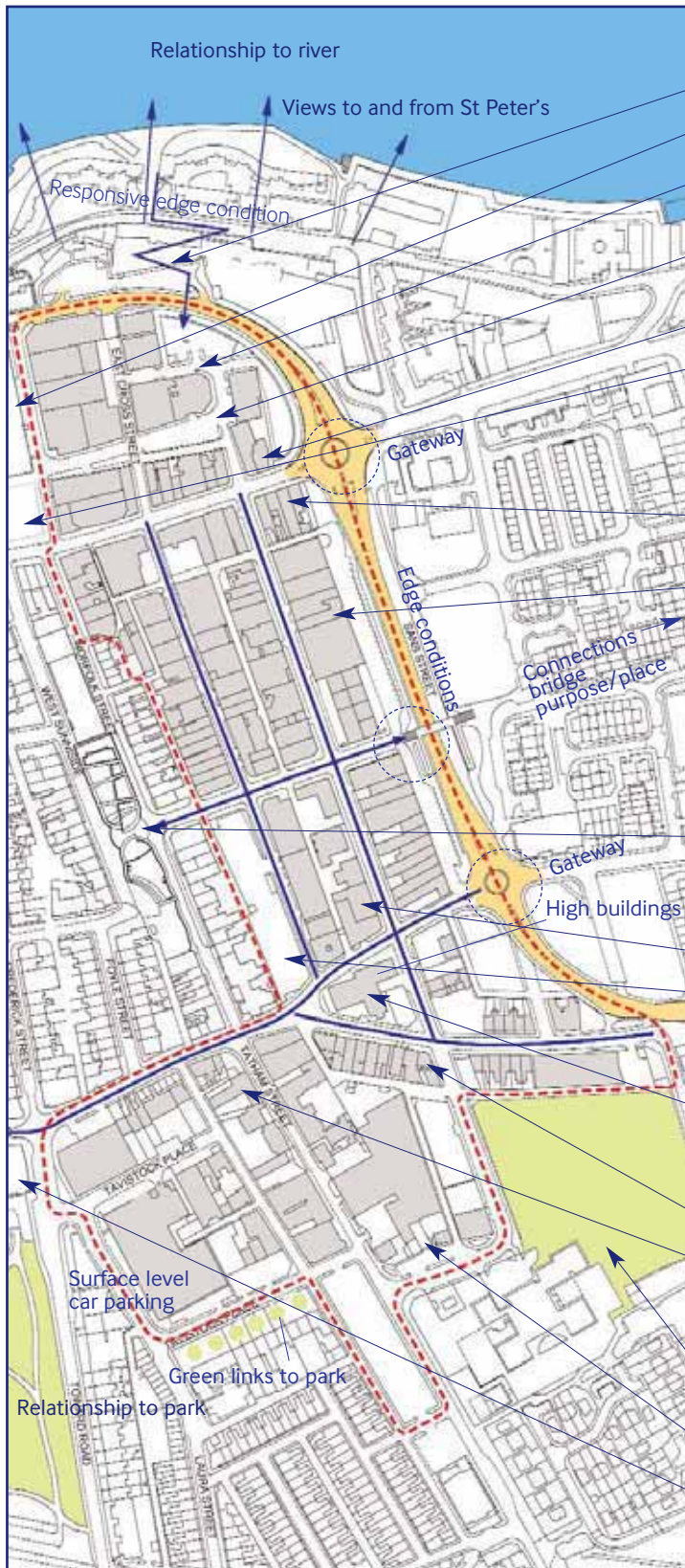
The Potential

- Sectoral shift from industrial and warehousing uses and opportunity to restore residential use in close proximity to the city centre
- Physical redundancy and cleared sites offer opportunity for comprehensive redevelopment of the area south of Borough Road
- Crown House offers significant potential to create a key gateway building either through high quality refurbishment or redevelopment
- Proximity to Mowbray Park and established residential areas offers potential uplift to development values to the west of Tavistock
- Opportunities to provide quality linkages to areas of open space at Mowbray Park and the school playing fields to the west and east respectively

The Constraints

- Erosion of historic street pattern and urban grain
- Loss of architectural quality and poor design quality in replacement buildings
- Visually poor appearance of cleared sites and surface car parking
- Dereliction and redundancy of a number of buildings
- Warehousing and industrial uses incompatible with the vision for the area
- Poor quality of public realm

Urban design analysis for East Sunnyside



North East Sector

Movement up from Panns bank

Multi storey car park

Poor quality public realm surrounded by single storey development

General topography of the area provides views over riverside

Historic assets: Lambton House

Scale of development under construction significantly greater than existing buildings

Eastern Sector

Historic assets: Listed buildings on corner of High Street West and Sans Street

Development along Eastern edge presents poor elevation to Sans Street

Pedestrian footbridge key gateway into Sunnyside

Area is within close proximity to the Historic Core but lacks sense of identity and place

Nearby Sunnyside gardens an example of high quality public realm works.

Poor quality of public realm throughout area

Historic assets: Villiers Street (South)

Nile Street car park is visibly unattractive

Tavistock

Crown House raises design issues in relation to scale and low architectural quality

Domestic scale of building on Hudson Road

Historic assets: cluster of attractive historic properties around Tatham street and Borough Road

Existing green space - Hudson Road primary school

Views over Hudson Road primary school

New built form raises issues in relation to typology, scale and use

East Sunnside masterplan development principles

5.26 Building on the overarching planning and policy principles contained in Section 3 of this document the following development principles respond to the constraints and opportunities identified for each of the three character areas in east Sunnside and underpin the comprehensive development proposals set out for these areas. The development principles utilise the framework of streets and blocks to support sustainable, mixed use development, creating an environment that people will once again want to use.

5.27 Large-scale comprehensive redevelopment is required to deliver the vision for a revitalised, mixed use area and piecemeal developments that do not complement and integrate with this approach will be resisted.

Streets and spaces

5.28 Movement throughout the Masterplan area will be a key determinant to the form and structure of development. The existing historic grid provides a simple, legible framework that is emphasised and enhanced and new pedestrian routes are provided to give legible and direct links to new uses and public spaces. This framework influences the key movement patterns within the area and provides the basis for establishing a clear hierarchy of streets and spaces. This hierarchy provides a structure for block patterns of development and connectivity both within the area and with adjoining areas of the city.

A Vehicular routes

Street hierarchy

- High Street West and Borough Road are the two primary vehicular routes into the East Sunnside area providing east-west connectivity from the Inner Ring Road (West Wear Street and Sans Street). From the south Tatham Street provides the principal transport corridor, linking with Borough Road



Block plan Sunnside

- Secondary neighbourhood routes within East Sunnside are along Villiers Street, Nile Street and Tatham Street Back on a north to south axis and Coronation Street, Hudson Road and Murton Street from east to west
- In addition a number of local neighbourhood routes break through this block structure to provide permeability and become important elements within the Masterplan; Little Villiers Street; Tavistock Place and Laura Street

Circulation

- Principal vehicular circulation will be via the primary routes, providing linkages with the city centre along High Street West and Borough Road. High Street West provides access to the Sunnyside multi storey car park and North West sector leisure and entertainment destination. Borough Road provides links to Tavistock, the Winter Gardens and Museum, and wider city centre
- The lower key secondary routes will provide circulation through the masterplan area and feed development blocks

Access points

- Primary access points into the area are via the Inner Ring Road junctions with High Street West and Borough Road. Traffic will be intercepted close to these junctions in order to minimise traffic flows within the central area, particularly along Villiers Street and Nile Street and throughout Tavistock
- The Sunderland Strategic Transport Corridor is Sunderland City Council's scheme to provide adequate access to and around the city centre. The route follows the line of the Inner Ring Road at the northern and eastern boundaries of the Masterplan area. The improvement and widening works proposed to this route, and the signalling of the High Street West junction will influence development footprints along the perimeter of the North East sector

B Car parking

- Requirements for car-parking will be in accordance with the standards set out in policy SPDF12. More detailed consideration of how parking will be accommodated is set out below

- It is recognised that car parking is a key concern to residents and users of an area. The conflicting requirements of the grid iron street pattern, active street frontages, minimising the impact of parking and provision of private amenity space will require an innovative and integrated approach. The sustainable location of East Sunnyside, close to the city centre and transport hubs, means that parking provision can reasonably be kept to a level necessary only to ensure developments are commercially attractive



Parking set within high quality public realm

Public parking

- The change in level between Borough Road and Hudson Road provides the opportunity for a 100 space enclosed public car park to be integrated within the redevelopment of the north east blocks of Tavistock with access from Borough Road. Flexibility in the provision of parking for new commercial uses will be managed to allow for public accessibility during evenings and weekends
- The existing Sunnside multi-storey car park currently has spare capacity and will help meet the requirements of new developments within Sunnside



Well lit safe multi storey car park

Private parking for residential and commercial uses

- Private parking will be provided, where need can be demonstrated, in line with policy SPDF12, as set out in Section 3. Flexibility in provision, design and management will be encouraged as part of the design process



Soft landscaping used to break up visual impact of cars

On street parking

- On-street parking will generally be discouraged throughout the Masterplan area as street widths are narrow. Opportunities for well designed and integrated on-street parking may be promoted in appropriate locations, including Villiers Street and some parts of Tavistock

Off street parking

- A variety of design solutions to the provision of off-street parking is to be encouraged. This should include undercroft and covered parking within the North East and Eastern sectors and landscaped parking courts within Tavistock

C Public transport

- Sunnside has excellent accessibility to public transport provision and this will meet the predominant transportation needs of new developments within the masterplan area. Enhanced connectivity to public transport provision through the promotion of legible routes through the area is an overarching principle of pedestrian connectivity that will be delivered through public realm improvements



Contemporary bus shelter

D Servicing

- Servicing for commercial properties must be provided to the rear of premises where possible with access taken from primary and secondary vehicular routes
- The design of residential development should incorporate servicing, refuse and recycling facilities which minimise visual impact upon the streetscene

E Pedestrian connectivity

Routes

- The hierarchy of routes provides the basis for enhancing pedestrian connectivity, improving the legibility, and physical and visual character of movement corridors through the Sunnyside area, and linkages with the city centre and public transport
- Street lighting, signage and, where appropriate, tree planting along principal pedestrian movement corridors, will be used to reinforce the importance and character of routes

Cycle routes

- Key cycle routes along Villiers Street and Tatham Street, linking with the wider national network, will be clearly defined and sign posted



Crossings

- Key crossing points into and out of east Sunnyside and along pedestrian desire lines will be enhanced and upgraded to re-connect the area to the north and east and improve linkages with Tavistock to the south and with the city centre to the west. This will help break down the visual and physical barriers created primarily by the Inner Ring Road and Borough Road

Shared surfaces

- Particularly within residential and mixed use areas at the heart of the masterplan proposals, the needs of the pedestrian will take priority. Where appropriate within new developments, shared surface schemes will be encouraged which remove formal vehicle carriageways in favour of environments which encourage low vehicle speeds and create places where people feel less intimidated by motor traffic. Shared surface streets should utilise materials other than traditional asphalt in order to distinguish pedestrian priority areas and incorporate landscaping features and clearly defined parking zones
- Developers should, in consultation with the local authority, explore the potential for the use of shared surfaces within the comprehensive redevelopment areas of the Masterplan



Shared surface street

F Public realm

- Quality public realm is a key element of successful urban environments, restoring civic pride in an area and raising standards of design and management
- Areas of new and enhanced public realm are identified within the masterplan. In order to ensure quality, consistency and legibility these will be provided in accordance with the emerging detailed materials palette for footway and public realm improvements forming part of the wider public realm improvement project for Sunnyside. This will include well designed street furniture and landscaping treatments which enhance the pedestrian experience and emphasise connectivity within the area
- New developments within East Sunnyside will be expected to contribute to and facilitate the delivery of this strategy



Well landscaped space between buildings



Example of high quality residential environment

G Private amenity space

- Carefully designed and well managed private amenity space will be required for all residential development



Amenity deck provided over parking areas to rear of properties

H Lighting

- Innovative and high quality lighting solutions will be encouraged throughout the area to reinforce key routes and, where appropriate, illuminate specific buildings of architectural or townscape interest. Consideration should be given to how new development may be illuminated at key gateways into the area and how lighting can be used to illuminate surrounding existing and proposed public spaces



Innovative lighting can transform an area



Sunniside Gardens

I Street furniture

- High quality street furniture will be encouraged throughout the masterplan area. The palette of materials will be finalised as part of the public realm improvement project. Street furniture will be co-ordinated with paving and signage to make all streets easy and attractive to move around. A simple co-ordinated and robust design response to new street furniture and paving will be promoted



A single co-ordinated palette of materials and street furniture

J Wayfinding

- Where appropriate, new signage will be introduced throughout the masterplan area. Any new signage will be located at key decision points within the masterplan area and appropriately sited, designed and in scale with the context of the area

K Views and vistas

- Development proposals should undergo a thorough contextual analysis and demonstrate that they will:

- Enhance existing and promote new, high quality, views and vistas and provide appropriate termination points

- Not detract from important focal points or the quality of gateway sites
- Not disrupt viewing corridors within Sunnside
- Not interrupt or block views or vistas to the north or east of the Masterplan area

Urban blocks

5.29 The overarching principles of the masterplan emphasise and retain the block pattern formed by the street hierarchy and historic street pattern, and integrate both public and private spaces within them. A key aim will be to address the lack of usable open space by providing new spaces that are interlinked by enhanced existing routes and establishing new routes which add permeability through the block structure.

5.30 The existing scale and grain provided by the historic core and retained buildings of architectural quality throughout the area together with more recently completed developments provide the contextual setting to which the Masterplan proposals respond. In broad terms this sees a scale rising from west to east to provide a knitting together of the historic grain with the new development.



New blocks should repeat existing scale and grain found within Sunnside

A Block depth

- The existing pattern of streets determines the block depths found within the central area of East Sunnside, principally between Norfolk Street and Villiers Street, and to a degree in Tavistock where the historic grid is retained. New development in these locations should reinforce historic plot depths, framing public and private spaces within the area
- There is a greater opportunity for flexibility in areas where the historic grain has already been eroded by new developments of a greater depth and in areas where more comprehensive redevelopment is proposed

This is the case in the North East Sector and, in Tavistock, in the area between Borough Road and Hudson Street. Here block depths are proposed that are relative to their particular residential or commercial usage and reflect the need for a greater scale in order to define key edges of the Masterplan and maximise the potential of landmark sites

- The proposed development blocks have been arranged to help reinforce the established historic block structure and create a new block structure that encourages pedestrian permeability and movement throughout the area



West to east movement through proposed Eastern Sector development

B Landmark buildings

- High quality buildings will provide character and identity to Sunnyside and the wider city and respond to particular spaces or vistas. Their typology and grouping should create an interesting but appropriate skyline when viewed from the wider public realm
- The masterplan seeks to establish landmark buildings and structures at key places that will reinforce and contribute to the unique identity of Sunnyside. At such locations a greater degree of architectural expression will be encouraged and considered acceptable. Vertical legibility will be a key design consideration. Landmark buildings are proposed at:
 - The north east perimeter. A building up to ten storeys has the potential to celebrate this prime perimeter location within the radial grouping alongside one of Sunderland's principal traffic routes (West Wear Street) with views across the River Wear to the historic St Peter's proposed World Heritage Site.
 - The 1970's structure of Crown House has both the potential at ground level and above within its 10-storey frame to provide a more responsive quality based landmark building. There is potential for a development that presents a unique landmark feature to the city skyline and provides space at ground floor for such uses as cafés and restaurants to spill out and activate the public realm.

C Gateway buildings

- Gateway buildings will address, through architectural responses and treatment, principal access points into the East Sunnyside area. Additional storey heights, within the parameters set out in the character area design guidelines may be added to these urban forms and such buildings should contain potential for a mix of uses with public frontages at ground level such as restaurants and cafes.
- Such gateway locations are identified along Sans Street, at West Wear Street and Borough Road, and around Mowbray Park at the Borough Road, Toward Road and Laura Street junction.



Taller buildings can be used to reinforce key gateways

D Scale/height

- Across the area a scale of development will be encouraged that responds to the predominantly low scale of the historic core. A gradual increase in height across the area rising to the eastern perimeter will be appropriate, responding to the marked changes in level across the area. There is opportunity for an increased storey to respond to selected corner locations
- The City Council will seek to ensure that building heights do not exceed the heights set out in the character area proposals for each of the three character areas
- Any proposed increase in building height established by an existing planning consent will be resisted unless the proposal can demonstrate exceptional architectural and townscape quality



An appropriate response will be required in key gateway sites

E Massing

- Generally new blocks will increase in scale moving from the west through to the eastern edge of the masterplan area. There is a general presumption against bulky large footprint blocks that will destroy the historic grain

F Active frontages

- Active frontages can help indicate the type of activity contained within a building and enhance the streetscene. Active frontages will be promoted on blocks within the North East Sector fronting High Street West and the proposed public space. There are also opportunities for active frontages to the commercial blocks on Coronation Street, Borough Road, and the eastern side of Villiers Street



Active frontages help animate the street

G Vertical and horizontal mix of uses

- Within the masterplan area there is a general presumption in favour of a greater vertical mix of uses rather than a horizontal mix of uses within individual development blocks
- In the North East sector single use development blocks will predominate with the exception of ground floor uses fronting onto the proposed public space and High Street West

- The Eastern sector will be characterised by single use residential blocks in the Nile Street/ Villiers Street with larger single use commercial and residential blocks on the eastern perimeter area
- Within Tavistock there is scope for a greater horizontal mix of uses particularly in and around the Crown House area. Elsewhere single use blocks, predominantly residential, will prevail

H Edge condition

- The existing edge conditions around the masterplan area have been identified as having a negative impact on the overall appearance of the area. New development is proposed along the southern, eastern and northern edges of the masterplan area to improve and help define the area, ensure permeability and avoid creating a visual and physical barrier to adjoining areas



Development blocks allowing public access in and out of the area

North East Sector Masterplan ground floor



Ref Building Description

- B 4 storey commercial
- B1 6 storey residential incorporating ground floor plinth
- B1A 6 storey residential/ground floor commercial/retail around new private garden
- B2 7/8 storey residential incorporating ground floor plinth
- B3 9/10 storey hotel (150 beds) incorporating ground floor plinth
- B4 Public square
- B5 Enhanced ground floor retail/cafe
- B6 4 storey leisure
- B7 3 storey commercial linking existing buildings
3/4 storey commercial with ground floor cafe/leisure fronting public place
- B8 3 storey commercial extension to existing listed building

East Sunnside Masterplan character area proposals

North East Sector

The North East Sector will form a striking and eye catching gateway to Sunnside incorporating a landmark building and new outstanding and architecturally interesting development blocks that will complement the historic properties fronting High Street West. An attractive, pedestrian public space will provide the focus for mixed use development including commercial uses with the opportunity for high quality residential space. Development will take advantage of the excellent panoramic views ensuring a unique environment for working, living and leisure opportunities.

5.31 The North East Sector of Sunnside is a key entrance and 'shop window' to the area from the Inner Ring Road. The edge condition bounded by the Inner Ring Road is particularly important both to Sunnside and the wider city context and new development should retain permeability and not create a visual barrier that restricts views.

5.32 Within the North East Sector the existing industrial, car repair and garaging uses have been identified as negative features. The Masterplan therefore proposes a fundamental sectoral shift away from such uses, combined with proactive measures to ensure satisfactory alternative re-location for existing businesses. New uses should be focused upon creating a mixed use quarter.

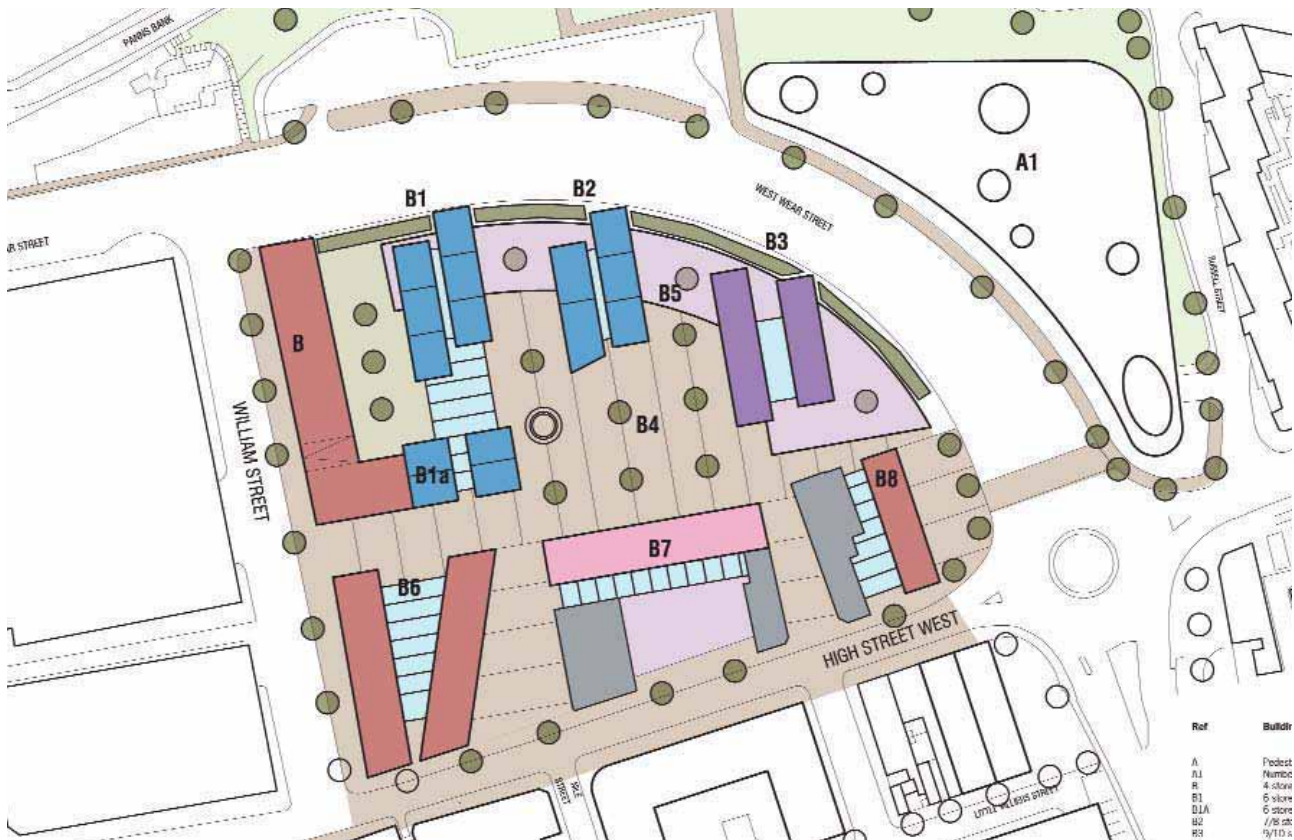
5.33 The prominent perimeter location, topography, scale of footprint along with exceptional views and vistas have been identified as providing interesting opportunities to promote new distinctive, quality based architectural proposals. A series of distinctive blocks are perched above a raised enhanced single storey curved plinth providing the opportunity for a high quality, landmark development that will provide a significant entrance into Sunnside. Residential development along this perimeter edge should be orientated to take advantage of the views.

5.34 The site lies adjacent to the designated buffer zone to protect the setting of the proposed World Heritage site at St Peter's church on the north bank of the river.



Looking towards North East Section from Panns Bank Area

North East Sector Masterplan upper floor



Ref Building Description

- B 4 storey commercial
- B1 6 storey residential incorporating ground floor plinth
- B1A 6 storey residential/ground floor commercial/retail around new private garden
- B2 7/8 storey residential incorporating ground floor plinth
- B3 9/10 storey hotel (150 beds) incorporating ground floor plinth
- B4 Public square
- B5 Enhanced ground floor retail/cafe
- B6 4 storey leisure
- B7 3 storey commercial linking existing buildings
3/4 storey commercial with ground floor cafe/leisure fronting public place
- B8 3 storey commercial extension to existing listed building

Mix of uses

5.35 The Masterplan proposes a mix of uses with offices predominating and provided in small and medium sized floorplates. Provision is made for a leisure based use that would complement a potential hotel development and the area has capacity to accommodate around 100 residential apartments. Active ground floor frontages, particularly along High Street West and facing the new public open space with retail, and food and drink uses will be promoted in order to encourage footfall and support an evening based economy. A key landmark building provides the opportunity for a prestige hotel development. Flexibility is provided to allow for appropriate alternative uses.



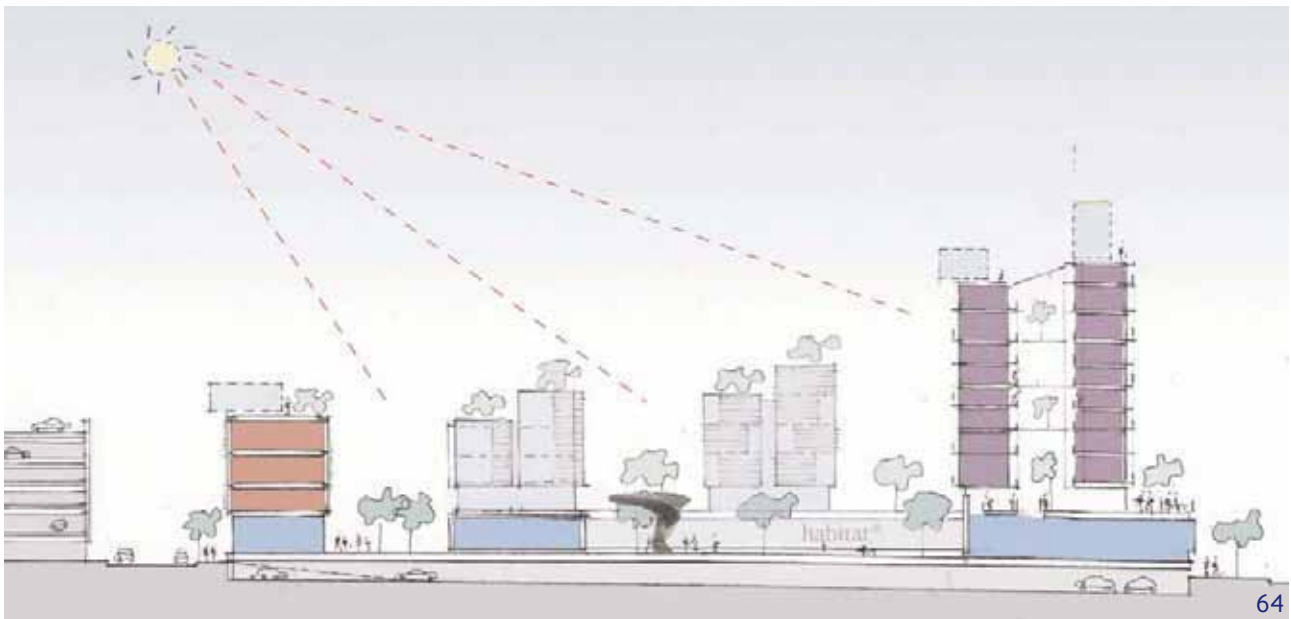
Example of high quality public realm in a commercial environment

Preferred uses:

- B1a Offices not in use class A2
- C1 Hotels
- C3 Housing (on upper floors only - hostel or bedsit type accommodation will not be permitted)
- D1 Non residential institutions falling within Class XVI (art galleries, exhibition space and civic functions)

Acceptable uses:

- A1 Retail (specialist and non chain)
- A2 Financial and professional services
- A3 Restaurants, snack bar, cafes (in accordance with Evening Economy SPD guidelines)
- A4 Pubs and Bars (in accordance with Evening Economy SPD guidelines)
- D2 Health and fitness, Bingo (upper floors only)



West to east cross section through proposed North East Sector development

Built form and heritage

Building scale

- A rise in scale from William Street and the retained historic buildings on High Street West towards the West Wear Street boundary culminating in a landmark building on its north eastern perimeter that is able to provide a positive termination to views north along Villiers Street

Building heights

- Building heights at a maximum of 4 storeys to the William Street and High Street West frontages rising in steps through a series of individual blocks culminating in a 9-10 storey point block at the north eastern corner landmark building



Building heights should respect existing historic properties

Urban blocks

- A series of appropriately spaced and ordered distinctive block forms will be promoted around a new public space
- Blocks will be arranged on a broad north to south axis in order to promote permeability and views to the north and north-east
- Block forms should follow and retain the building line along High Street West and along the frontage of William Street in order to define the western edge of the sector
- The south-west block should be designed to encourage pedestrian movement into the new

public space and provide positive termination to views along Nile Street

Building lines

- A well defined permeable edge is required to the West Wear Street perimeter that encourages views out from the public open space
- Frontage development along High Street West should retain continuity along the street at ground and upper floor levels and integrate with the retained historic buildings on High Street West

Shop fronts/active frontages

- An active frontage is required to High Street West and fronting the public open space, including a clearly expressed shop front treatment. Shop front heights on High Street West should not exceed 3.5 to 4 metres

Heritage assets

- Buildings of historic and architectural significance within the area will be retained and protected through sympathetic restoration, conversion and integration with new development, including the reinstatement of original architectural features

Movement

Route hierarchy

- The junction of High Street West at the West Wear Street/High Street West roundabout provides the main vehicular access route into the area, accessing the wider city centre, the emerging leisure quarter and the Sunnyside multi-storey car-park
- The building line along the north and eastern perimeter of the sector will be determined by the agreed route of the proposed Sunderland Strategic Transport Corridor (SSTC)
- Key traffic entry points to the North East Sector at the junction of High Street West and the Inner Ring Road will be recognised and integrated

Pedestrian access

- The provision of a new light controlled pedestrian crossing is proposed to maximise movement potential between Sunnyside and the East End as part of the SSTC proposals
- Creation of a new landscaped pedestrian route from William Street, through the new public space, will link to the Inner Ring Road

Parking

- The impact of parking will be minimised by providing underground car parking, potentially on two levels, incorporated into new developments with access only from William Street
- Spare capacity in the existing Sunnyside multi-storey car park will be utilised to support development in this sector

Servicing

- Servicing access points must be carefully located to minimise conflict with pedestrian routes

Public realm and streetscape

- A high quality, contemporary public realm will be established throughout the area that provides safe, well lit streets and spaces to encourage pedestrian use
- A significant public open space will be created to provide a focal point at the centre of the area to the north of High Street West. New developments will be expected to contribute to the delivery of this space
- The quality of the public realm will be reinforced and enhanced at the key gateways of High Street West, William Street and Sans Street
- Appropriate, high quality architectural lighting will be integrated to enhance the gateway



Model of North East Sector proposals

Eastern Sector

The Eastern Sector of Sunnyside will provide a mixed sustainable community that knits the new development into the existing historic core at the heart of Sunnyside. Low rise, contemporary family homes along Nile Street respond to the historic grain and scale. The central spine between Nile Street and Villiers Street is able to accommodate a series of architecturally innovative blocks set in an attractive landscaped setting. The retention of historic buildings provides the framework for the development of innovative spaces to support creative uses. The scale rises to the eastern perimeter of the area where small footplate commercial office space and residential blocks provide a stunning approach to the city centre.

5.36 A combination of existing historic buildings combined with more recent developments, some of which are currently under construction or have received planning consent, provides an interesting basis for the development of proposals to revitalise this part of Sunnyside.

5.37 Within the Eastern Sector the aim is to establish a balanced mix of places that will encourage people to live and work there. Innovative design responses to layout and the arrangement of public and private spaces will be supported to provide an attractive and sustainable environment whilst respecting the historic street pattern.

5.38 To the north of Coronation Street the generally poor quality of the built fabric and the

prevalence of a number of negative uses provide the opportunity for a comprehensive approach to redevelopment. South of Coronation Street, along Villiers Street, a number of buildings of historic and architectural significance remain and these should be retained and consideration given to new economically viable uses that will safeguard their future.

5.39 The perimeter edge to the Inner Ring Road is significant in urban design terms and its treatment should emphasise continuity in terms of design and establish linkages with the North East Sector. It is important that new development maintains permeability and does not create a visual barrier at the eastern edge of Sunnyside that would further disconnect the East End from this part of the city.



View of proposed Eastern Sector, from the south east

Eastern Sector Masterplan, ground floor



Ref	Building Description
B9	3 storey residential/commercial (current planning permission)
B10	5/6 storey commercial (private amenity deck over parking between B10 & B11, B12 & B13, B14 & B15)
B11	5/6 storey residential
B12	5/6 storey commercial
B13	5/6 storey residential
B14	5/6 storey residential apartments over ground floor offices
B15	2/3 storey light industrial for creative industries
B16	3/5 storey office/retail
C1	Existing historic building with potential for adaptive restoration
C2	4/5 storey residential/commercial to ground floor
C3	2/3 storey residential townhouses
C4	3 storey apartments
C5	2/3 storey residential townhouses
C6	Existing vacant historic building with potential for adaptive restoration to mixed use
D	5/6 residential/retail ground floor (currently under construction)
D1	3/4 storey residential/commercial in blocks, amenity deck over covered parking
D1A	New pedestrian public route
D2	3/4 storey residential/commercial in blocks, amenity deck over covered parking
D3	Existing 4/5 storey residential (new build)
D4	5/6 storey residential over retail/commercial (current planning permission)
D5	Existing 2 storey listed building (with potential for re-use as part of arts complex)
D6	Existing 2 storey listed building (with potential for re-use as part of arts complex)
D7	3 storey new build gallery - part of art complex
D7A	4/5 storey residential/commercial
D8	6 storey residential/commercial (currently under construction)
D9	Existing 3/4 storey warehouse with potential for re-use as part of proposed arts complex
D10	Existing 2/3 storey building with potential for adaptive mixed use refurbishment

Eastern Sector Masterplan, upper floor



Ref	Building Description
B9	3 storey residential/commercial (current planning permission)
B10	5/6 storey commercial (private amenity deck over parking between B10 & B11, B12 & B13, B14 & B15)
B11	5/6 storey residential
B12	5/6 storey commercial
B13	5/6 storey residential
B14	5/6 storey residential apartments over ground floor offices
B15	2/3 storey light industrial for creative industries
B16	3/5 storey office/retail
C1	Existing historic building with potential for adaptive restoration
C2	4/5 storey residential/commercial to ground floor
C3	2/3 storey residential townhouses
C4	3 storey apartments
C5	2/3 storey residential townhouses
C6	Existing vacant historic building with potential for adaptive restoration to mixed use
D	5/6 residential/retail ground floor (currently under construction)
D1	3/4 storey residential/commercial in blocks, amenity deck over covered parking
D1A	New pedestrian public route
D2	3/4 storey residential/commercial in blocks, amenity deck over covered parking
D3	Existing 4/5 storey residential (new build)
D4	5/6 storey residential over retail/commercial (current planning permission)
D5	Existing 2 storey listed building (with potential for re-use as part of arts complex)
D6	Existing 2 storey listed building (with potential for re-use as part of arts complex)
D7	3 storey new build galleria - part of art complex
D7A	4/5 storey residential/commercial
D8	6 storey residential/commercial (currently under construction)
D9	Existing 3/4 storey warehouse with potential for re-use as part of arts complex
D10	Existing 2/3 storey building with potential for adaptive mixed use refurbishment

Mix of uses

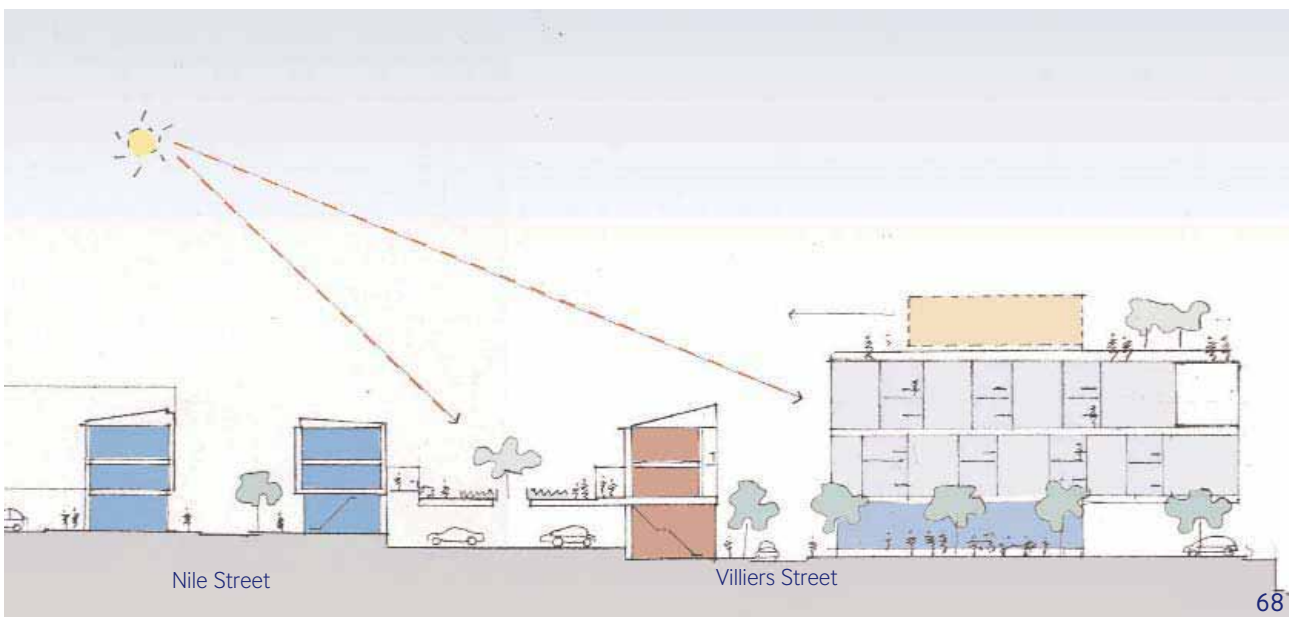
5.40 Mixed use redevelopment of the Eastern Sector is proposed with a predominance of small and medium sized floorplates provided within individual blocks. Towards the western boundary with the historic core the area around Nile Street will comprise principally residential townhouse development with the opportunity for apartment blocks marking selected corner sites and the eastern perimeter at Villiers Street. Residential densities will be relatively high across the area given the area's good accessibility to a range of jobs, services and facilities. The area has the capacity to accommodate up to 200 predominantly family homes. Provision will be made for commercial floorspace and ancillary leisure and retail uses to encourage the provision of active frontages at ground floor level to enliven the streetscene. The ambition to stimulate creative activity in Sunnyside is supported by the provision of a cluster of creative industrial uses including an arts complex that will extend the cultural offer of Sunnyside.

Preferred uses:

- C3 Housing (on all levels - hostel or bedsit type accommodation will not be permitted)
- B1a Offices not in use class A2

Acceptable uses:

- A1 Retail (specialist and non chain)
- A3 Restaurants, snack bar, cafes (in accordance with Evening Economy SPD guidelines)
- A4 Pubs and Bars (in accordance with Evening Economy SPD guidelines)
- B1b/c Uses associated with creative industries' activities, including artist studios, workshops and managed workspace
- C1 Hotels
- D1 Non residential institutions falling within Class XVI (art galleries, exhibition space and civic functions)
- D2 Health and Fitness (upper floors only)



View of east cross section through proposed Eastern Sector development

Built form and heritage

Urban blocks

A coherent, permeable and legible built form will be established along the eastern perimeter edge of the Inner Ring Road through a series of ordered and visually permeable individual blocks of contemporary, high architectural quality set within landscape spaces.

Courtyard blocks

The block depth between Nile Street and Villiers Street affords opportunities for innovative solutions. A series of courtyard block forms is proposed, framed by the historic street grid, and set within a landscaped environment of public and private amenity space.



High quality public space between development blocks

Hybrid blocks

Glazed external linkages through the historic buildings at the south end of Villiers Street provide the potential for a rich and varied grouping and connection to the historic core of Sunnyside.



Glazed intervention creates distinctive architectural feature

Building scale

Scale should respond to the existing urban grain and generally rise from west to east in order to integrate with the lower scale of the adjoining historic core.

Opportunities exist for greater scale at gateway and corner sites and along the eastern and southern perimeter.



More domestic scale of blocks

Building heights

- Building heights along the west side of Nile Street will not exceed 2 to 3 storeys (9 metres maximum)
- Building heights along the east side of Nile Street will not exceed 3 storeys (9 metres maximum)
- Selected corner sites allow for an additional storey whilst maintaining uniformity with adjoining developments at eaves level
- Building heights along the west side of Villiers Street will not exceed 3 to 4 storeys (12 metres maximum)
- Building heights along the northern side of Borough Road must respect the height of existing historic buildings
- Increases in scale will be permitted along the eastern perimeter at Villiers Street between High Street West and Coronation Street rising to 5 or 6 storeys (15 metres maximum)
- Building heights along the south side of High Street West must respect the heights of adjacent historic buildings. Should any new proposal be put forward for a site with the benefit of an existing planning consent, the City Council will wish to ensure that the new proposal is appropriate in terms of scale and massing notwithstanding any existing consent

Building lines

- A continuous building line to all streets at ground and upper floor levels will be re-established and maintained. High quality functional rooftop responses will be considered that add to the architectural identity of proposals

Heritage assets

- Buildings of historic and architectural significance within the area will be retained and protected through sympathetic restoration, conversion and integration with new development, including the reinstatement of original architectural features

Active frontages

- Active frontage will be provided to parts of the Borough Road, High Street West and Coronation Street frontages including a clearly expressed shop front treatment. Shop front heights should not exceed 3.5 to 4 metres



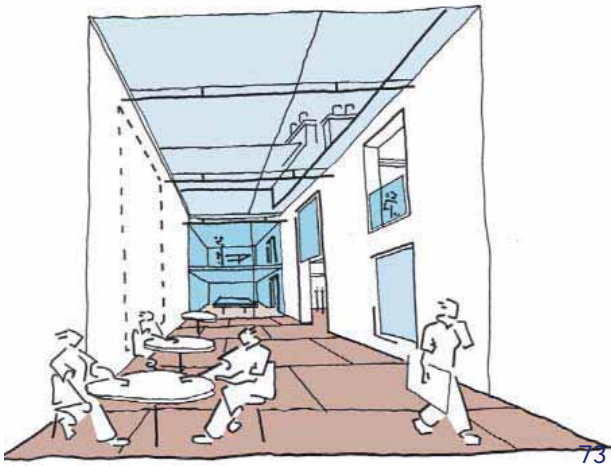
Movement

Route hierarchy

- High Street West and Borough Road are the primary east-west vehicular routes. Coronation Street provides a secondary east-west route. Villiers Street and Nile Street are the secondary neighbourhood north-south routes in this sector

Pedestrian access

- The establishment of new, and enhancement of existing pedestrian corridors will be promoted, including the establishment of a new route between Villiers Street and Norfolk Street linking with Sunnyside Gardens and an enhanced route along Little Villiers Street
- A series of informal glazed routes will link new development on Nile Street with the historic buildings on Villiers Street
- Nile Street has potential to provide a shared surface to prioritise pedestrian movement



Example of glazed area



Model of Eastern Sector at night



Model of Eastern Sector

Car parking

- Perimeter parking is arranged between the east side of Villiers Street and Sans Street
- The provision of covered car parking beneath landscaped courtyard decks where appropriate will be promoted

Cycle links

- Villiers Street will be defined and signed as a cycle route

Streetscape and public realm

Public open space

- A high quality public realm throughout the area utilising contemporary materials will be established that provide safe, legible pedestrian routes emphasising east-west connections, accented by high quality courtyards and public spaces
- A new pedestrian orientated public route will be created between Norfolk Street, Nile Street and Villiers Street, utilising existing street entrances, linked to a new landscaped public space to the east of Villiers Street
- A tree lined avenue will be created along Coronation Street that responds to the mix of ground floor uses, establishing an integrated landscape approach to provide a 'green' connection to and from Sunnyside Gardens and to the pedestrian footbridge across the Inner Ring Road connecting with the East End
- The quality of public realm will be reinforced at the key gateway of Coronation Street at the pedestrian footbridge situated at its eastern end
- Appropriate, high quality architectural lighting will be suitably integrated into the streetscape and public realm

Private amenity space

- Private courtyard spaces with gated access will be created within the central blocks for use by residents and their visitors
- Residential blocks between Nile Street and Villiers Street will support landscaped private decks over covered private parking
- Enclosed private garden spaces will be provided for townhouses along Nile Street



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Tavistock

Tavistock will provide the very best in sustainable city centre family living with architecturally innovative housing including townhouses and duplex units, providing around 300 predominantly family homes. This will be set against an outstanding public realm including tree lined streets and private gardens. Close to a wide range of city centre facilities and other services within Sunnyside and set against a backdrop of the recently revitalised historic core, Tavistock will provide a high quality environment that will help develop a strong sense of community identity. The redeveloped area at the gateway entrance to the area at the junction of Borough Road and Hudson Road will provide a mixed-use development incorporating offices and residential units. A high quality landmark development will provide an important interface between the blocks to the north and the residential neighbourhood of Tavistock to the south.

5.41 Innovative design solutions will be required in two key areas of Tavistock. Within the narrow land parcel comprising Tatham Street and Tatham Street Back extending from Borough Road to Murton Street, the challenge will be to integrate new residential development with the surrounding built form that ensures continuous street frontages to both Tatham Street and Tatham Street Back whilst incorporating parking and amenity areas.

5.42 At the Sans Street gateway bounded by Borough Road and Hudson Road a number of considerations will be required with regards to scale and contextual response. This area includes the landmark structure of Crown House which offers the opportunity for refurbishment or high quality redevelopment at an appropriate height and scale.



View over masterplan area from the south

Tavistock masterplan ground floor



Ref	Building Description	E10	2/3 storey residential townhouses
B17	4 storey office (ground floor over covered parking)	E11	New landscaped courtyard - public realm link
B18	3 storey office/retail	E12	Public realm works around northern boundary of school playing field
B19	2/3 storey live/work	F	Existing 2/3 storey historic buildings to be retained
D11	Crown House adaptation/redevelopment for residential/commercial/retail ground floor	F1	Existing 2 storey Georgian pavilion. Parking in F2 new public square
E	4 storey residential apartments. Parking/amenity court. Public realm works at nodal point	F2	2/3 storey residential townhouses with parking under landscaped deck
E1	2/3 storey residential townhouses	F3	Existing 2 storey church hall
E2	3 storey residential apartments	F4	3/4 storey residential with landscaped courtyard
E3	2/3 storey residential townhouses	F5	3/4 storey residential
E4	2/3 storey commercial/live work	F6	2/3 storey townhouses. Parking on landscaped street
E5	Existing 2 storey warehouse. Current planning approval for mixed use proposal	G	2/3 storey residential block with commercial to NW corner and landscaped courtyard
E6	3 storey townhouses	G1	2/3 storey residential townhouses with mews block
E7	Existing 3-4 storey historic building with potential for adaptive restoration for residential use	H	2/3 storey residential
E8	Existing 3-4 storey historic building with potential for adaptive restoration for mixed use	J	3 storey office
E9	Existing vacant historic building with potential for adaptive restoration for mixed use	K	5 storey residential with commercial to ground floor
		L	New landscaped parking area

Tavistock masterplan upper floor



Ref	Building Description
B17	4 storey office (ground floor over covered parking)
B18	3 storey office/retail
B19	2/3 storey live/work
D11	Crown House adaptation/redevelopment for residential/commercial/retail ground floor
E	4 storey residential apartments. Parking/amenity court. Public realm works at nodal point
E1	2/3 storey residential townhouses
E2	3 storey residential apartments
E3	2/3 storey residential townhouses
E4	2/3 storey commercial/live work
E5	Existing 2 storey warehouse. Current planning approval for mixed use proposal
E6	3 storey townhouses
E7	Existing 3-4 storey historic building with potential for adaptive restoration for residential use
E8	Existing 3-4 storey historic building with potential for adaptive restoration for mixed use
E9	Existing vacant historic building with potential for adaptive restoration for mixed use
E10	2/3 storey residential townhouses
E11	New landscaped courtyard - public realm link
E12	Public realm works around northern boundary of school playing field
F1	Existing 2 storey Georgian pavilion. Parking in F2 new public square
F2	2/3 storey residential townhouses with parking under landscaped deck
F3	Existing 2 storey church hall
F4	3/4 storey residential with landscaped courtyard
F5	3/4 storey residential
F6	2/3 storey townhouses. Parking on landscaped street
G	2/3 storey residential block with commercial to NW corner and landscaped courtyard
G1	2/3 storey residential townhouses with mews block
H	2/3 storey residential
J	3 storey office
K	5 storey residential with commercial to ground floor
L	New landscaped parking area

Mix of uses

5.43 Reflecting the vision to create a new and distinct residential quarter within Tavistock the masterplan promotes a range of predominantly family oriented housing types located in an attractive urban setting. Provision will be made for a significant commercial gateway development at the Sans Street/Borough Road junction. Existing buildings, particularly around the junction of Borough Road and Tatham Street will be retained, providing valuable commercial and community opportunities to serve the development of the new residential community.

Preferred uses:

- C3 Housing (on all levels - hostel or bedsit type accommodation will not be permitted)
- B1a Offices not in use class A2

Acceptable uses:

- A1 Retail (specialist and non chain)
- A2 Financial and professional services
- A3 Restaurants, snack bar, cafes (in accordance with Evening Economy SPD guidelines)
- A4 Pubs and Bars (in accordance with Evening Economy SPD guidelines)
- B1b/c Uses associated with creative industries, including artist studios, workshops and managed workspace
- D1 Non residential institutions falling within Class XVI (art galleries, exhibition space and civic functions)

Built form and heritage

Urban blocks

- Low rise residential accommodation to the south of Borough Road is contained within a series of legible blocks framing private amenity spaces
- The narrow block dimension between Tatham Street and Tatham Street Back will require responsive residential typologies
- Larger blocks at the gateway site at the Borough Road /Inner Ring Road entrance will create a distinctive architectural form



High quality three storey townhouse



Western Edge, Section A-A

Building scale

- South of Borough Road/Hudson Road a domestic scale should be adopted in order to relate to the surrounding urban grain
- The Borough Road/Hudson Road development site allows for greater scale in order to maximise gateway and landmark potential
- Buildings at a higher scale may be considered as part of mixed use schemes only at key nodal and gateway locations where they achieve high architectural quality and are integrated into the wider urban grain of Tavistock
- Increased scale at the Borough Road/Toward Road corner is able to address the gateway entrance to Mowbray Park



Model of Tavistock

Building heights

- A predominantly low rise residential development of townhouses and duplex units is proposed at a scale of 2 to 4 storeys with an eaves height of 8-12 metres along with apartment developments up to a maximum of 4 storeys at significant gateway and corner sites



Low rise residential development

- Redevelopment or enhancement of Crown House will not exceed the height and scale of the existing 10 storey frame incorporating a plinth of up to three storeys
- Commercial blocks at the gateway site between Borough Road and Hudson Road will not exceed 4 storeys

Building line

- A cohesive building line to the existing streets at ground and upper floors will be re-established and maintained to reinforce the sense of enclosure



Eastern Edge, Section A-A

Heritage assets

- Buildings of historic and architectural significance within the area will be retained and protected through sympathetic restoration, conversion and integration with new development, including the reinstatement of original architectural features

Shop fronts/active frontages

- An active frontage will be provided to the street along Borough Road including a clearly expressed shop front treatment. Shop front heights should not exceed 3.5 to 4 metres to respond to the existing scale of development

Movement

Route hierarchy

- Tatham Street provides the principal vehicular north-south circulation route for private and public transport. Borough Road is the principal east-west vehicular route
- Hudson Road and Murton Street provide secondary access routes on an east-west axis. Tatham Street Back is the secondary north-south vehicular access route
- The remaining grid iron street pattern is to be maintained and strengthened
- The pattern of vehicular movement could be reconsidered around Crown House as part of any potential redevelopment or enhancement proposals

Pedestrian access

- A safe and legible pedestrian orientated environment will be established to support residential use through the promotion of public realm improvements including where appropriate the introduction of shared surfaces
- New and improved pedestrian connections

will be established throughout Tavistock, particularly between Villiers Street South and Tatham Street

- A new pedestrian green route will be established along the northern boundary of Hudson Road Primary School linking through to Mowbray Park

Parking

- Additional public parking providing a minimum of 100 publicly accessible spaces will be provided as part of the development of the commercial gateway site at Borough Road and Hudson Road

Cycle links

- Tatham Street will be defined and signed as a cycle route

Streetscape and public realm

Public open space

- A carefully designed, high quality public realm will be established throughout the area particularly emphasising east/west connecting routes and the key gateways of Borough Road, at Sans Street and Toward Road. Tree lined routes will define east to west links across Tavistock, accented by high quality courtyards and gardens
- A new high quality public space will be established for Tavistock between Tatham Street and Tatham Street Back
- Appropriate provision will be made for the incorporation of children's play areas within new public spaces
- A safe, attractive and accessible streetscape will be created that reinforces the residential nature of the streets
- High quality architectural lighting will be incorporated as part of major new developments



Landscaped amenity deck

Private amenity space

- Provision will be required for private gardens and courtyard spaces for townhouses and recessed balconies for apartments. Roof gardens will be encouraged
- Certain blocks will support landscaped private decks over covered private parking



Soft landscaping can improve amenity for residents

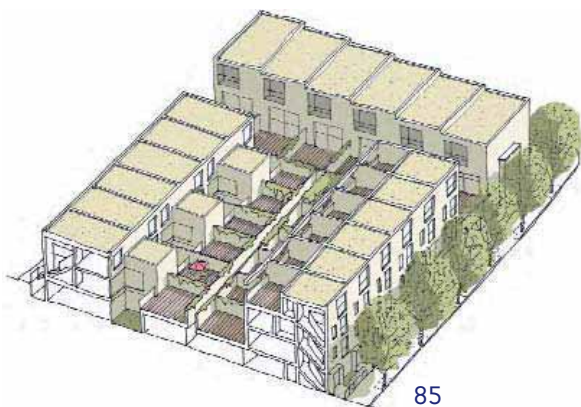
East Sunnyside masterplan design guidance

East Sunnyside masterplan design guidance

5.44 To deliver the vision for Sunnyside will require high quality sustainable, comprehensive redevelopment. The following guidelines will help to facilitate the physical redevelopment of East Sunnyside creating a coherent place through the delivery of good quality, contemporary development. The guidelines will provide a consistent threshold across the large scale of development envisaged and will be used to inform development control decisions

Building types

5.45 A range of building types within the masterplan area is essential in order to provide a robust and adaptable built fabric that responds to the existing context. The scale and character of the buildings should reflect the use of the building and provide visual distinction. A number of key building types can be identified:



Example block layout

A Residential

5.46 The masterplan identifies significant residential opportunities within Tavistock and the Eastern Sector. Low rise family homes are identified throughout the Eastern Sector and Tavistock. Apartment development opportunities are also identified as part of the individual block development within the North East Sector and along the eastern perimeter. The location and response of each in design terms should be related to their particular position within each of the character areas.



5.47 The main types of housing that can be accommodated within East Sunnyside include:

Townhouses

- Townhouses are located along the western side of Nile Street where they will form and help facilitate an interface between the existing grain and scale of the historic core and the rising scale of the built fabric towards the east. They also predominate within Tavistock where they will create a distinct residential quarter with the emphasis on family living
- Continuous terraces of 2-3 storey townhouses must be contemporary and innovative in design and utilise the upper floor levels and roof space and include such features as roof lights, roof gardens and terraces
- Front doors to townhouses should be of a uniform design along a street. This is particularly relevant at Nile/Villiers Streets and within Tavistock. Projecting/add-on porches will not be permitted. Stairs and landings should be afforded natural light
- All townhouses will require high quality private amenity space and should ideally provide a portion of roof area as usable outdoor space

Upper floor living and duplex accommodation

- These types of development are promoted above ground floor mixed uses and are a feature of the central blocks of Nile Street, Villiers Street and Tatham Street, helping to define corner and gateway sites
- The upper unit should maximise the use of outdoor roof space and follow the principles to be adopted for townhouse type developments



Apartments

- Apartments will mainly be located within the individual blocks of the North East and Eastern Sectors and around the Crown House area of Tavistock. The aim is to support high quality, high-density urban apartment living with generous internal space standards (set out in paragraph 3.11 of this framework) and private open space through the use of roof terraces and recessed balconies
- The shared entrance to apartments should be a positive part of the street frontage and be planned to generously accommodate the circulation core, refuse store, cycle storage,

and an area for management facilities. In dual frontage blocks the shared entrance should be used to unite both street frontages. In buildings adjacent to communal courtyard gardens, common access from the private garden areas from the foyer should be provided. Stairs and lifts should serve all floors including any below ground parking level. Deck access to apartments is discouraged and all front doors should be accessed from a common entrance hall at each floor. Careful consideration should therefore be given to the number of units on each floor level.

- The layout of apartments must provide a front and rear aspect to upper floor living accommodation to facilitate natural lighting and ventilation.



B Commercial

- 5.48 The potential for the provision of high quality small to medium sized floorplate office accommodation is identified as a key element of the masterplan. Provision is primarily made in the form of distinct pavilion blocks at the eastern perimeter of the masterplan area. This will help facilitate vehicular and pedestrian accessibility and allow for distinct architectural expression in greater scale and density.
- 5.49 The commercial, retail and leisure elements are spread throughout the development contributing to the rich and varied mix of uses needed to support the viable, sustainable regeneration of the area.
- 5.50 Mixed use facilities should provide flexibility of use over time and be capable of providing accommodation for a number of needs.



Flexibility of use

- Accommodation designated as mixed-use should offer maximum flexibility for providing retail, office, restaurant, café/bar and live/work units

- Commercial floorspace should also be designed to be sufficiently flexible to be able to be converted into residential units where market conditions change

Live/work units

- Live/work units will be promoted as part of the wider provision of studio and workshop space. Workspaces should be located to provide active frontage at ground level. The living space should have its own entrance as well as being linked to the workspace. The arrangement of accommodation should be flexible and follow the main principles relating to residential accommodation

C Building principles

- 5.51 The following building principles provide guidance that aims to deliver high quality, contemporary buildings throughout the masterplan area. It is important that new development early in the life of the masterplan sets a benchmark for high quality and inclusive design for developments which follow. This will be particularly important on high profile landmark and gateway sites.

Facades

- High quality materials that complement one another must be used to create attractive and architecturally interesting facades. Buildings at specific gateway or landmark locations will require especially high quality design solutions that emphasise architectural distinctiveness. Each should respect its particular characteristic area and location and will be considered on a case by case basis by the City Council

Building frontages

- In order to promote active frontages the activities within the ground floor commercial units must be revealed by maximising transparency. The design of glazed facades and security features must aim to facilitate this. Full height transparent glazing should be used where possible. Innovation in the design of glazed structures to minimise structural mullions is encouraged to achieve maximum effect



Entrances and doors

- A clear architectural language for entrances must be developed and have distinctive attributes. Commercial entrances must be distinct from apartment entrances and town house entrances different from apartments. Continuity of detailing, materials and colour will be encouraged
- Entrances to apartment cores that are flanked by mixed uses must have a presence at street level

Roofscape

- The masterplan seeks to develop the potential to further exploit façade and masonry treatment in a number of ways that will add to the block flow and the skyline each block creates
- Roofs can be articulated by 'set back' structures within the relevant height and scale parameters for the particular location. This can add interest to the block profile or to the repetitive individually expressed terraced dwellings providing 'inset' locations along blocks or at gable edges

Floor to ceiling heights

- Control of floor to ceiling heights will be essential to ensure both continuity and variety
- Mixed use buildings must have a floor to floor height of 3.5m from ground to first floor. This will provide horizontal control along such streets as High Street, Nile Street and Villiers Street and reflect the scale of historic shop fronts
- Within the north eastern perimeter flexibility of building use and appropriate scale should be provided by an enhanced double height depth at ground floor of approximately 6 metres

Elevational treatments

- Where buildings are grouped around a common space dialogue is required between the various developers and their architectural consultants to provide a continuity of architectural expression. This relates to matters such as window dimensions, types of glazing systems and the embedded depth of glazing within the façade, together with agreement and extent of fixed to opening lights
- This treatment is particularly important where new development is adjacent to the historic core in areas such as Nile Street, Villiers Street

and their existing and proposed east/west cross connections

- Such elevational approaches should continue along areas where buildings have a "background basis" such as streets along both sides of Nile Street and to the west of Villiers Street. A holistic approach should be taken to the matrix of height, plot width, material, choice and colour and ground floor usage
- The lighting design should be part of the overall building concept and take into account the character area requirements of consistency. Lighting on buildings and walls should be concealed and integrated into the fabric where possible



Private amenity space

- Innovative approaches should be adopted for the provision of high quality, private amenity space for all residential units. Consideration should be given to the provision of ground floor patios, gardens, recessed balconies and roof gardens. Blocks in the Eastern Sector and Tavistock will support private, landscaped decks over covered private parking. Particularly within the Eastern Sector between Nile Street and Villiers Street and across Tatham Street and Tatham Street Back care should be taken to integrate private spaces effectively and create successful interfaces with public areas

- Generally, balconies and terraces should be within the block form and not extend beyond the building line. This will provide appropriate visual solidity to the buildings mass and assist environmental control of the zone. Such balconies must be of a usable depth (1.5 metres minimum)
- Fully recessed balconies are encouraged that can be enclosed by movable glazed panels to protect from adverse weather conditions and should be able to accommodate furniture as well as people. The fixing detail of balustrades should be carefully considered and be suitable to carry planters
- Roof gardens will be encouraged primarily on building blocks along the north eastern and eastern perimeters in order to provide a green edge to the masterplan boundary. Similar treatments will be promoted to key gateway and landmark buildings and as part of interlinking townhouse developments



Parking

- The location and design of car and cycle parking must ensure it is both safe and useable and should be sited away from the immediate street scene



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- On street parking, where permitted should be sensitively designed to avoid dominating the streetscene and should incorporate appropriate landscaping

Materials

- The objective is to create conditions for high design quality within environmentally efficient buildings that relate to their setting and adopt a consistency of approach
- The City Council supports the integration of contemporary design in all the architectural elements described, utilising a restrained palette of materials, sympathetic to context and with crisp execution of detailing
- Solutions where there is one primary material treatment which may be augmented by smaller areas of different materials to create a unified whole are encouraged
- Solutions that use a proliferation of materials which compete for attention will be discouraged
- The excessive articulation of architectural elements for effect only, which leads to poor weathering will often quickly fall out of fashion and should be avoided
- The historic architectural language/palette of Sunnyside will provide a reference for assessing

proposals. It is intended that designs should respond to this existing language in a positive way with complementary treatments or a considered contemporary contrast where appropriate

- In the interests of not restricting opportunities for developers and architects, there is no defined palette of materials specified for the character areas but a high quality facing brick is suggested for the central area of the eastern sector adjacent to the historic core

Building envelope

- Rendered/brick/stone/concrete building envelopes should minimise the expression of expansion joints and where necessary they should be designed as an integral part of the façade
- Timber and metal cladding on buildings should be used with care and detailed to last
- Rainwater accessories should where possible be concealed within the building envelope or be carefully designed as part of the overall elevation



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Brickwork

- Brickwork should be dark in colour (dark brown, greys and reds) and soft in tone, referenced to the context provided by retained buildings
- Bright colours will not be permitted

Stonework

- The use of natural stonework as a facing material is encouraged, particularly around the north eastern and eastern perimeters

Render

- Large areas of render are discouraged

Panels/cladding systems

- Zinc, stainless steel and copper are acceptable materials for cladding systems. Large areas of powder coated aluminium panels will be discouraged due to long term weathering issues

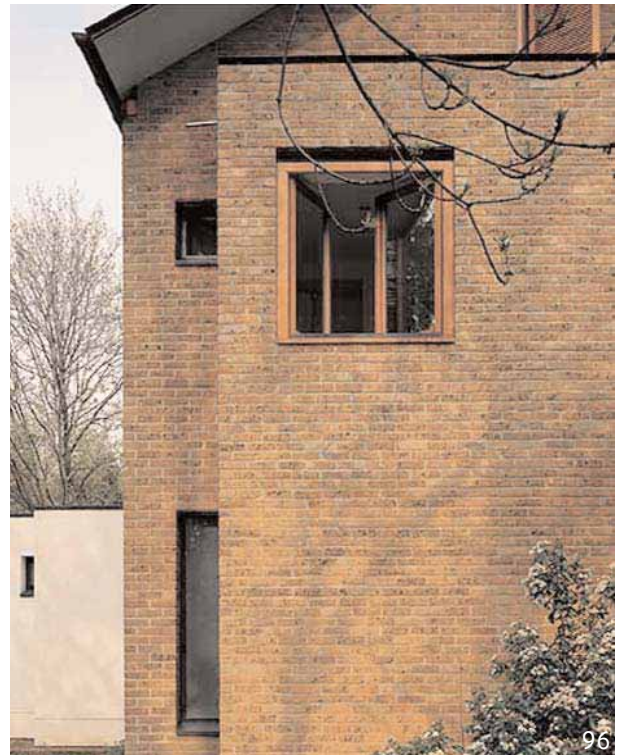


Concrete

- Both in situ and pre-cast fair-face concrete of appropriate high quality is to be encouraged on gateway and landmark buildings

Windows/openings

- Windows and their sub-division should relate to the proportions of the building and have a direct relationship with the function of the room within. Concealed or minimal frame profiles to windows will be encouraged
- Mullions should conceal or restrict the visual impact of opening lights to limit the doubling-up of frames. Mullions should be no wider than 65mm



- Window ventilators should be concealed
- The location and size of windows should be considered in relation to solar shading to avoid unnecessary shading devices. Windows and openings ideally should be grouped and

bathroom windows should be located at the rear of the building. Projecting windows should be orientated to maximise views and solar gain

- Consideration should be given to the interplay between flush and recessed windows as part of the overall façade design
- Window frames, metalwork and extraneous elements should be subdued by using dark colours/materials
- UPVC frames will not be permitted. on the grounds of their visual appearance and unsustainability



Boundary treatments

- Continuity of boundary treatments will be required along the length of streets on public spaces within the particular character areas of the masterplan. An agreed palette of materials and details must integrate with the wider public realm strategy for the area.



Refuse and recycling facilities

- Refuse and recycling facilities will be integrated within each development with no adverse effects on the public realm

Security features

- Security shutters should be fully concealed when open and fabricated from a perforated material providing at least 50% free area and appropriately colour powder coated. They should be located behind the glazed frontage to allow permeability and full views inside when the unit is closed
- CCTV cameras, if required, should be carefully sited to minimise visual disruption and must be carefully installed to minimise damage, particularly to the fabric of historic buildings

Plant equipment/flues

- Lift over-runs, plant, flues, satellite dishes, aerials and photovoltaic panels will not be permitted on street frontages or in locations where they detract from the visual amenity
- Provision for fume extraction equipment should be provided within the building fabric from all ground floor units to ensure that units can be ventilated without causing nuisance to adjoining residents

- Planning permission will not normally be given for the addition of external flues or other extraction and filtration equipment on the external elevations of buildings

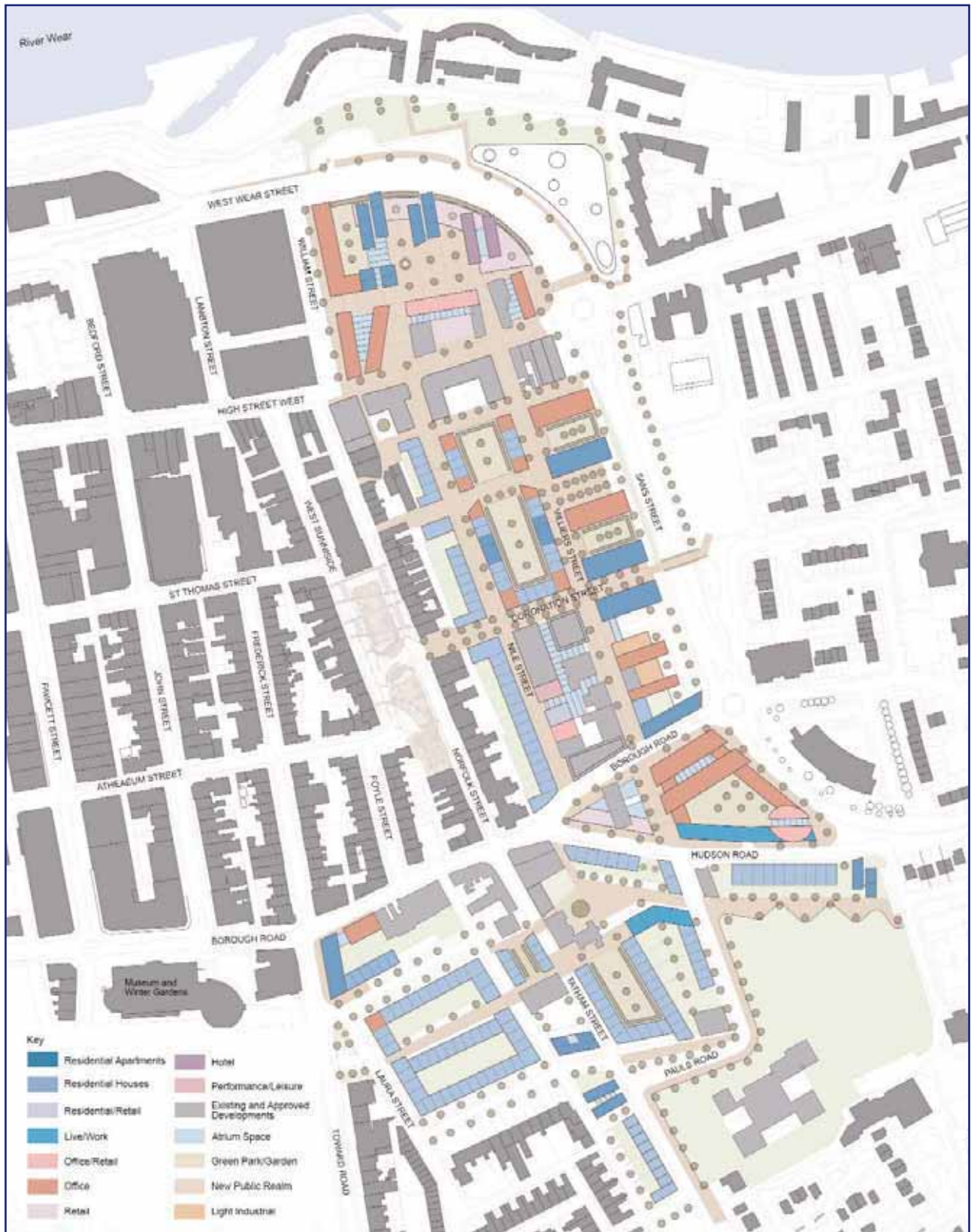
Advertising

- Large scale directional signage and advertisement hoardings will not be appropriate within the masterplan area
- The City Council will seek the removal of existing advertisement hoardings within the masterplan area
- All advertising should be located on the premises to which it relates and will only be acceptable on active ground floor frontages

The masterplan ground floor



The masterplan upper floor





Computer generated model of Sunnyside, looking from the north east

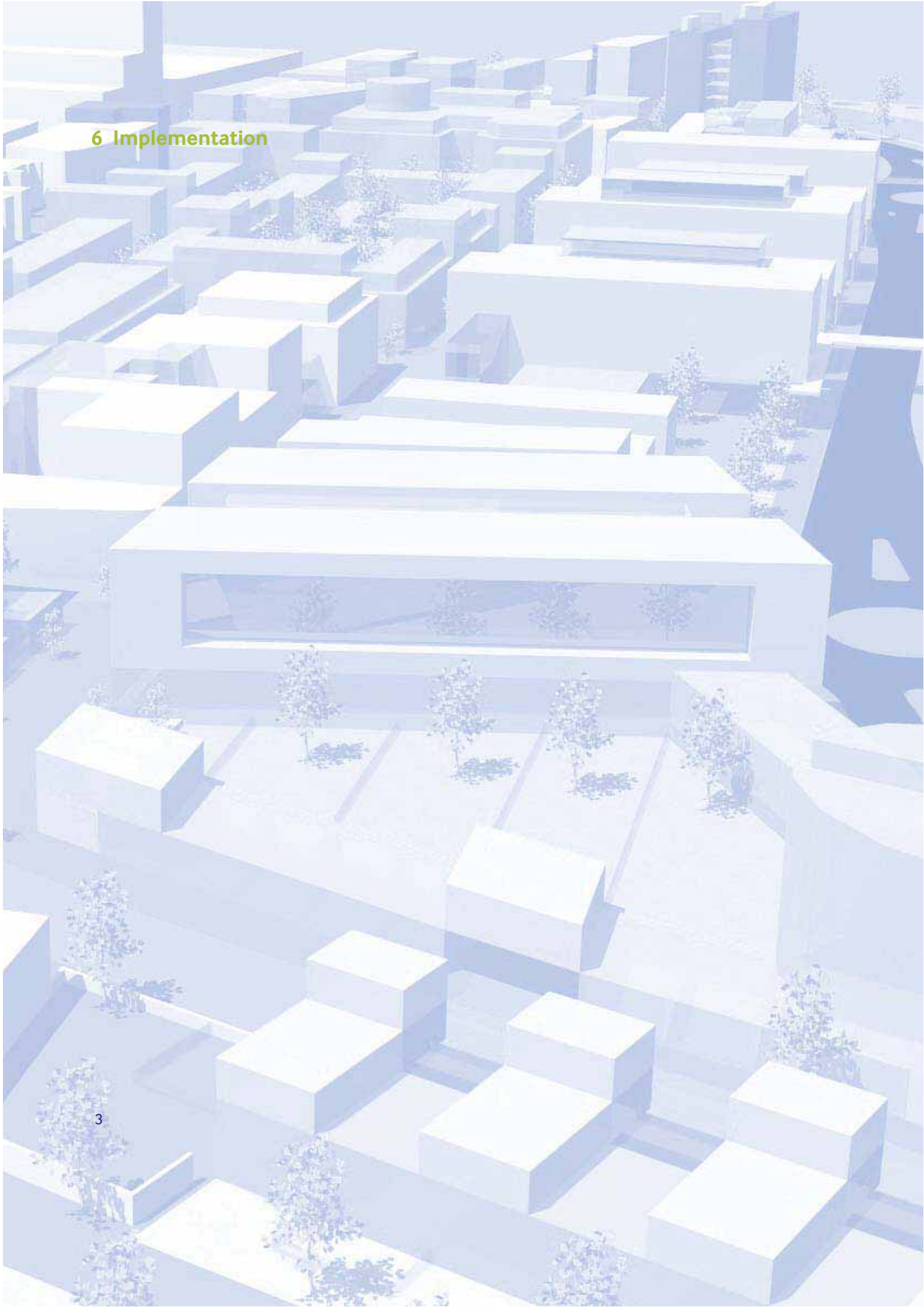
Building heights





Computer generated model of Tavistock, from south

6 Implementation



Delivering the vision

- 6.1 The delivery of the regeneration of Sunnyside will be led by Sunnyside Partnership, in collaboration with its founding members and funding partners - Sunderland City Council, Sunderland arc, ONE North East, and English Partnerships - and other key stakeholders. The Partnership will be responsible for championing the masterplan, providing a single focus to co-ordinate the public and private sector partners' interest and stimulate investment. The Partnership comprises a Board and the Partnership Team, supported by the Sunnyside Working Group. Where necessary, Project Teams will be established for individual projects led by the public sector which will call upon the requisite skills needed to deliver a project.
- 6.2 The Partnership will bring forward proposals in a holistic and progressive way and will be supported by the City Council through its planning and transportation roles. All development and public realm improvements will be subject to the normal procedures for obtaining planning permission and other statutory approvals and requirements. Applications will be determined on the basis of the Sunnyside Planning and Design Framework Supplementary Planning Document (SPD) and other relevant policies.

Delivering the vision for Sunnyside: when?

- 6.3 Following public consultation and the consideration of representations received, this revised SPD was adopted by the City Council in July 2008 and is now a formal and statutory planning document within the Sunderland Local Development Framework. The document represents a shared vision for the regeneration of the area and acquires material weight in both the development control process and for developers in bringing forward proposals.
- 6.4 Within the North East sector, the Eastern sector and Tavistock the successful delivery of

the Sunnyside masterplan will be a priority. In promoting this framework the City Council and the Sunnyside Partnership will seek to bring forward early redevelopment of key gateway sites as design exemplars to set the standard for development proposals which follow. Comprehensive redevelopment proposals will be encouraged for Tavistock, the Eastern Sector and the North East Sector.

- 6.5 The City Council and the Partnership are committed to promoting and implementing substantial public realm and streetscape improvements, in order to secure early environmental improvements and enhance pedestrian connections throughout the area, utilising funding already awarded by ONE North East. Additional funding will be sought to complete the connections to the city centre and for improvements to the key movement corridors of High Street West, Fawcett Street and Borough Road.

Phasing

- 6.6 Phasing plans for the delivery of development throughout the masterplan area must be realistic and acceptable from the commercial market's perspective. Its delivery will need to take into account the property market, likely demand, utilities infrastructure and funding availability. The range and scale of development proposed is such that implementation will need to be phased over a fifteen year period.

Key priorities for the first five years are:

- To continue progress made to date to secure land and property acquisitions as the first step towards assembling appropriate development sites
- To seek development partners for the comprehensive redevelopment of Tavistock, the North East Sector and Eastern Sector in line with the indicative proposals in the East Sunnyside Masterplan

- To seek development partners for the key gateway sites at the junctions of High Street West and Borough Road with the Inner Ring Road
 - To adopt and implement the public realm improvement strategy being developed for Sunnyside, including the adoption of materials palettes and landscaping improvements throughout the area and to seek further funding and contributions towards future phases of the project.
- 6.7 The Knight Frank assessment of the current office market anticipates demand across Sunderland for between 9,000-11,000 square metres per annum of new lettings in high specification space. Within Sunnyside it is anticipated that, over the lifetime of the framework and masterplan, office space could be built out and let at an average rate of approximately 2,500 square metres per annum.
- 6.8 The proposals for East Sunnyside are expected to deliver up to 45 residential units per year. Even allowing for an improvement in the residential market during the plan period this is likely to be challenging but deliverable.

Delivering the vision for Sunnyside: How?

- 6.9 Delivery of the vision for Sunnyside will require commitment from the promoters of regeneration and the City Council as part of the planning process, and also from the development industry and its technical partners.

Funding and investment

- 6.10 Investment required to deliver the regeneration of Sunnyside will largely be privately financed. There will, however, be a need for the public sector to provide significant pump priming funding to encourage developments to come forward.
- 6.11 Public funding will be key to the levering of private sector involvement and the commercial viability of certain key schemes.
- 6.12 Three main sources of funding will be involved in the implementation of the framework particularly in East Sunnyside:
- Public sector funding, investment and land acquisition
 - Private sector investment
 - Developer contributions (Section 106 agreements)
- 6.13 The ability to fundamentally change perceptions of East Sunnyside as a place to invest, live and work will not be achieved through piecemeal development. To assist in the delivery of the regeneration of the area there is a need to assemble development sites of sufficient size to enable large-scale phased developments to be brought forward.
- 6.14 It is clear that the private sector is not currently investing significantly in the north east sector, the east side of Villiers Street and the area to the south of Borough Road. One of the principal reasons for this is the difficulties associated with assembling development sites that are currently in multiple ownerships.
- 6.15 There has however been considerable speculation in parts of the Sunnyside area, notably High Street West, Villiers Street and Nile Street. However, the interest has mainly been in the form of property speculation and aspirational land owners. Where proposals have

property speculation and aspirational land owners. Where proposals have been put forward, these are mainly for apartment developments. These developments do not form part of a coherent development strategy and will do little to support the long-term sustainable regeneration of the area.

6.16 The acquisition of strategic sites and properties will form a key part of a programme of priority development site assembly that will underpin and act as a catalyst to support regeneration activity by the private sector. The masterplan will provide a framework and a clear strategy and prioritisation for public sector investment in the eastern part of Sunnyside.

6.17 Sunnyside Partnership will, together with its partners, make strategic land acquisitions to promote the delivery of comprehensive development and to assist with the challenging land assembly issues in the area. Key stakeholders including One North East and English Partnerships are already committed to the regeneration of Sunnyside through funding contributions to strategic site acquisitions and a range of projects including the Sunnyside commercial property grant scheme, Sunnyside Gardens, thePlace the public realm improvement scheme.

6.18 Sunderland City Council owns a number of important sites in Sunnyside. These sites are important in unlocking the delivery of comprehensive regeneration. The City Council will consider reinvesting capital receipts from the disposal of specified land and property into the regeneration of the Sunnyside area.

6.19 Indicative budget figures have been presented to ONE North East which identify the future investment required to support the delivery of the regeneration of Sunnyside through to 2011, focused on the acquisition of strategic sites to assist land assembly in the North Eastern and Central areas.

6.20 English Partnerships is committed in principle to supporting the regeneration of Tavistock and has identified feasibility funding to establish an acquisition strategy for the area.

CPO strategy

6.21 In the event that agreement cannot be reached on key land acquisitions it may be necessary to secure ownership of some properties by means of a Compulsory Purchase Order (CPO).

6.22 If a CPO is considered necessary to assemble land within the masterplan area, the most appropriate enabling power would be that made available to the City Council under section 226 of the Town and Country Planning Act 1990 as amended by section 99 of the Planning and Compulsory Purchase Order Act 2004. This requires that any adverse effects of acquisition on private interests are justified by an overall improvement to the social, economic and environmental well being of the area. The four tests which would need to be addressed in order to justify a CPO are set out in The Office of the Deputy Prime Minister's Circular 06/2004, 'Compulsory Purchase and The Crichel Down Rules.' They are:

- Whether the purpose for which the land is being acquired fits in with the adopted planning framework for the area or the Core Strategy and any relevant Area Action Plans
- The extent to which the proposed purpose will contribute to the achievement of the promotion or improvement of the economic, social or environmental well-being of the area
- The financial viability of the scheme
- That the purpose for which the acquiring authority is proposing to acquire the land could not be achieved by any other means

6.23 With reference to these tests the City Council will consider the use of its CPO enabling powers if it appears that sites needed to facilitate the delivery of the masterplan cannot be acquired through agreement.

Developer contributions

6.24 This framework identifies a range of public realm improvements which will help to provide a substantially improved physical environment for new developments. This will enhance the quality and value of developments within Sunnyside and it is therefore appropriate that developers contribute to these improvements.

6.25 The mechanism for securing developer contributions will be managed by the City Council, as Local Planning Authority, via the use of legal agreements under Section 106 of the Town and Country Planning Act 1990. In terms of providing certainty this clearly cannot be delivered on an ad hoc basis and a consistent approach is required. The City Council therefore intends to adopt a separate supplementary planning document to provide guidance on how financial contributions will be calculated in new development city wide.

6.26 Within the context of Sunnyside it is anticipated that contribution expectations will be set out for the following:

- Contributions toward the extension, improvement and creation of new public spaces
- Contributions toward public realm, street and footway improvements and facilities for pedestrians and cyclists
- Contributions to community facilities, arts (including public art), culture and recreation
- Contributions to education services where new housing requires new capacity
- Contributions towards highways improvements and the provision of public parking

6.27 In the case of major new developments such new or enhanced public realm provision may be delivered through on-site provisions or by contributions to make such provisions in other appropriate locations within the area.

6.28 The scale of contributions will be appropriate to the scale of development proposed and should set clear contribution thresholds and provide for reasonable exceptions where viability may be an issue.

6.29 Whilst flexibility in terms of viability issues should be applied where appropriate - for example where exceptional contamination issues provide a commercial barrier to redevelopment or where a proposed use brings other social, cultural or educational benefits - it is expected that full contributions will be sought for all major new development. Exemptions are likely to be applied within Sunnyside where historic buildings are being brought back into an active use in order to encourage and facilitate the retention of the remaining historic fabric.

Protected species

6.30 In the face of growing concern for the future of our natural environment many animals and plants are given legal protection under both national and European legislation. This may apply to the habitat and feeding grounds of plants and animals, as much as to the species themselves. The possible presence of various species must be taken into account when considering development proposals. Protected species most likely to be affected are bats within existing properties. Where such protected species exist all development will be required to meet the legislative requirements as set out in PPS9, ODPM circular 06/2005 and the Habitats Regulations, as amended 2007. For further guidance see <http://www.naturalengland.org.uk/conservation/wildlife-management-licensing/default.html>

Design and access statements: how to read, write and use them (CABE)

Design and Access statements should consider the following aspects of new development:

Use

How buildings and spaces will be used

Amount

How much will be built on the site

Layout

How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site

Scale

How big the buildings and spaces would be (their height, width and length)

Landscaping

How open spaces will be treated to enhance and protect the character of a place

Appearance

What the building and spaces will look like, for example, building materials and architectural details

Vehicular and transport links

Why the access routes have been chosen, and how the site responds to road layout and public transport provision

Inclusive access

How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping

Secured by Design

How the design of the proposed development has considered and addressed issues of natural surveillance, defensible, defensible space, community interaction and crime prevention

6.31 In order for a full assessment to be made of the effects of a development on protected species, a detailed species survey may be required with a planning application or as a condition if planning permission is granted. Seasonality is very important. The time of year when a meaningful survey can be undertaken may vary according to the species. This may give rise to a lead in time before development can begin, whilst waiting for the appropriate time to undertake the survey. To be accepted by the City Council, the surveys must be undertaken:

- At the correct time of the year
- By a suitably experienced surveyor
- Using the correct methodology
- Properly and fully reported

Delivering design quality

"High quality and inclusive design should be the aim of all those involved in the development process"
(PPS1 2005)

6.32 The City Council is committed to the delivery of high quality in the design of buildings and places in order to create usable, durable and adaptable environments.

6.33 The achievement of quality in design attracts people to places and creates a positive image, bringing with it business confidence and inward investment. It is a key component in securing economic growth and high value regeneration.

6.34 Good design is not only concerned with the architectural aesthetics of a new building but should include the considerations of the key design objectives set out in By Design, (CABE, 2000) considering context, connectivity and sustainability. There are various ways in which good design can be promoted and a number of national quality standards have been

developed. All development proposals will be required to demonstrate design quality and sustainability and indicate how the appropriate standards will be achieved. Development partners will be expected to embrace the design quality required by the guidance in By Design (CABE, 2000)

6.35 The design and access statement will be a key component in the assessment process for new developments within Sunniside. As required by Circular 01/2006 the statement must show how the proposed development meets the design guidance contained within this framework and demonstrate a detailed assessment, involvement, evaluation and design methodology (see panel opposite).

6.36 The City Council, as part of the Sunderland Local Development Framework, has produced more detailed guidance on design and access statements within a Supplementary Planning Document, which was issued for consultation early 2008.

English Partnerships design quality standards

6.37 English Partnerships has always emphasised the importance of design and quality and has put the latest thinking into practice in its projects and those of its partners. It has developed a clear and unequivocal set of nationally recognised quality standards which will be required to be met in all development competitions and site disposal tendering. These standards relate to site specific design, community engagement, long term management and deliverability. All developments facilitated by English Partnerships will be required to meet these standards.

Secured by design

6.38 The Crime and Disorder Act 1998 and Human Rights Act 2000 places a moral and legal obligation upon authorities responsible for the

design of the built environment to ensure that they have considered likely crime and security implications in their design decision making process.

6.39 Secured by design accreditation is a police initiative which encourages the adoption of minimum standards in designing safe and secure environments. New developments should be supported by a design and access statement which shows how the proposal has considered the following principles:

- Natural surveillance
- Defensible space
- Community interaction
- Crime prevention through environment design

6.40 Early consultation with the City Council and police authority architectural liaison officers is encouraged.

Building for life

"Building for life is not about subscribing to any one particular form of architecture. It's about looking at the design of homes and the environment around our homes that best suits the way we live today."

Wayne Hemingway, Building for life chair

6.41 A key objective for Sunnyside and the wider city centre is the re-introduction of residential living in order to provide vibrancy and activity. Particularly in East Sunnyside and Tavistock housing is proposed as a significant component of the masterplan.

6.42 The Building for Life Team, comprising the Home Builders Federation, Commission for Architecture and the Built Environment (CABE), Civic Trust and Design for Homes, establishes a national benchmark for well designed housing and neighbourhoods in England. Achievement of the benchmark is based upon a series of assessment questions grouped under thematic areas.

6.43 These criteria will be used by the City Council to assess the merits of new housing schemes of 10 or more units within Sunnyside. Developers will be encouraged to meet the Building for Life Gold Standard of design by

meeting 80% or more of the criteria. An assessment of the scheme against these criteria should form part of the design and access statement accompanying qualifying residential applications.

6.44 Design quality should be clearly articulated in design and access statements accompanying all new planning applications. For larger residential schemes, particularly those on key or gateway sites, these should also set out the ways in which the building responds to the Building for Life questions. Where appropriate developers should consider a formal Building for Life assessment to demonstrate that design quality is embedded within the proposal.

SPDF17 Design Quality

Good quality design is essential to the delivery of places where people wish to live and work. The City Council is committed to ensuring that good design runs through all aspects of new development within Sunnyside.

Design and access statements should clearly set out how the scheme retains or enhances the positive character elements of Sunnyside and complies with the design guidance and objectives set out within the City Council's urban design strategy and this framework.

Where developments relate to listed or other buildings of historic or architectural interest the statement should clearly set out how the proposed development responds to, preserves and where possible enhances this interest.

New residential developments must have regard to the good design and practice principles set out in the Council's residential design guide.

In the case of developments comprising 10 or more dwellings applicants will be required to demonstrate how the scheme responds to the Buildings for Life quality questions. Developers will be encouraged to meet the Building for Life gold standard of design in meeting 80% of the assessment criteria.

Delivering the vision for Sunnyside: the future

Monitoring and review

- 6.45 This framework sets out a vision for Sunnyside and a strategy to fulfil that vision over a fifteen year time period. The strategy will be regularly reviewed and updated where necessary to take account of changes in the property market, planning and design policy and funding sources. As regeneration continues, new development pressures are likely to come forward and the Sunnyside Planning and Design Framework will need to be flexible and responsive in order to remain relevant.
- 6.46 As implementation lead for the area's regeneration the Sunnyside Partnership will undertake a regular review of the effectiveness of this framework in consultation with its delivery partners. This will, in particular, focus upon the delivery of the key priorities identified above and assess its success in guiding development within Sunnyside. Where necessary, changes will be made to the framework in order to respond to changes or failings on the ground to achieve the vision for the area.

Community involvement

- 6.47 It is fundamental to the successful delivery of the vision for Sunnyside that the local community continues to be fully involved in the development of proposals for the area. The regeneration of the area is a long term partnership between the City Council, the Sunnyside Partnership and its founding members, and the local community of businesses and residents. It is important that the consultation process is ongoing throughout the lifetime of the project.
- 6.48 The adoption of this SPD should not be an end to this process, and it is intended that ongoing feedback on progress be provided primarily through the Sunnyside Partnership. This will be engendered by an interactive website providing both news information and the

opportunity for community feedback. The Sunnyside Partnership newsletters will also be a useful tool to exchange views and information. The Partnership will continue to offer appropriate and professional advice to developers, potential investors, new businesses and local stakeholders.

- 6.49 In addition, before any planning application is submitted it is a requirement that developers must produce a statement of community involvement. This must set out how the community has been engaged in the pre-application process and how its views have been taken into account.

Assessing design quality

- 6.50 Achieving high quality inclusive, design, underpins the delivery of the vision for Sunnyside. In order to facilitate this, Sunnyside Partnership will investigate the potential to establish a design review panel to provide advice to both developers and the City Council on securing excellence in design in all new schemes.
- 6.51 Whilst the design review panel will not form part of the statutory planning process it will provide an invaluable source of information and guidance to developers and business partners within the area.
- 6.52 Design competitions should be promoted as one of the best ways to procure well-designed buildings and spaces, including smaller-scale projects.
- 6.53 Use will be made of CABE's design review service which offers assessment of schemes particularly for schemes that will set the standard for future development and will have a significant impact on the local environment.

Building for Life assessment questions

Character

- 1 Does the scheme feel like a place with a distinctive character?
- 2 Do buildings exhibit architectural quality?
- 3 Are streets defined by a coherent and well structured layout?
- 4 Do buildings and layout make it easy to find your way around?
- 5 Does the scheme exploit existing buildings, landscape or topography?

Roads, parking and pedestrianisation

- 6 Does the building layout take priority over the roads and car parking, so that highways do not dominate?
- 7 Are the streets pedestrian, cycle and vehicle friendly?
- 8 Is car parking well integrated so it supports the street scene?
- 9 Does the scheme integrate with existing roads, paths and surrounding development?
- 10 Are public spaces and pedestrian routes overlooked and do they feel safe?

Design and construction

- 11 Is the design specific to the scheme?
- 12 Is public space well designed and does it have suitable management arrangements in place?
- 13 Do buildings or spaces outperform statutory minima, such as Building Regulations?
- 14 Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?
- 15 Do internal spaces and a layout allow for adaptation, conversion or extension?

Environment and Community

- 16 Does the development have easy access to public transport?
- 17 Does the development have any features that reduce its environmental impact?
- 18 Is there a tenure mix that reflects the need of the local community?
- 19 Is there a mix of accommodation that reflects the needs and aspirations of the local community?
- 20 Does the development provide (or is it close to) community facilities, such as a school, park, play areas, shops, pubs or cafes?

7 Appendices

Appendix A Relevant LDF Policies

SPDF policies

SPDF1 Sustainability
SPDF2 Sustainable and Accessible Homes
SPDF3 Built Form
SPDF4 Buildings of Significant Architectural or Historic Interest
SPDF5 Archaeology
SPDF6 Mix of Uses
SPDF7 Gateways, Nodes, landmarks and Vistas
SPDF8 Pedestrian Movement
SPDF9 Cycling Accessibility
SPDF10 Vehicle Movement
SPDF11 Public Transport
SPDF12 Parking
SPDF13 Streetscape
SPDF14 Signage
SPDF15 Lighting
SPDF16 Public Art and Creative Infrastructure

Relevant LDF policies

SA55B 1 B2A (UDP Alteration No 2)
SA55B 1 B2A (UDP Alteration No 2)
SA55B1 B2A (Alteration No 2)
B13/B14 (Adopted UDP)
B11/B15 (Adopted UDP)
SA55B1 B2A (UDP Alteration No 2)
SA55B 1 B2A (Alteration No 2)
T2A
T2A
T1A
T2A
T23A
T2A
B2A (Alteration No 2)
B2A (Alteration No 2)
B2A (Alteration No 2)

Appendix B Images within the document

1	Sunderland City Council	51	Julian Cowie
2	Douglas Thompson Tenebrae Design	52	McKeown Alexander
3	Sunderland City Council	53	Shed KM
4	Sunderland City Council	54	Sunderland City Council
5	Sunderland City Council	55	Robinson Landscape Design
6	Sunniside Partnership	56	Elder and Cannon
7	Robinson Landscape Design	57	Elder and Cannon
8	Macreanor Lavington	58	Sauerbruch and Hutton
9	Design Strategies	59	Sauerbruch and Hutton
10	Fielden Clegg Bradley	60	Trevor Horne
11	Sunderland City Council	61	Steven Holl
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17	Sunderland City Council	67	Douglas Thompson Tenebrae Design
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21	David Lock Associates	71	Niall McLaughlin
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40	Elder and Cannon	90	Fielden Clegg Bradley
41	Sunderland City Council	91	Peter Barber
42	Elder and Cannon	92	Elder and Cannon
43	Sunderland City Council	93	Shed KM
44	Sunderland City Council	94	Design Strategies
45	Fielden Clegg Bradley	95	Elder and Cannon
46	Edouard Francois	96	Allies and Morrison
47	CABE Sustainable Transport Document	97	Allies and Morrison
48	CABE Sustainable Transport Document	98	Elder and Cannon
49	Elder and Cannon	99	Douglas Thompson Tenebrae Design
50	Peter Barber	100	Douglas Thompson Tenebrae Design

