

Development Guidance Note – Clairville Stadium

Purpose

1. This guidance note is intended to assist developers interested in the Clairville Stadium site, by establishing the Council's aspirations in terms of the broad principles for its future development.
2. This is not a formal development brief, or exhaustive in terms of the implications of developing the site. For example it does not cover fully all the information required to support a planning application. As a result, developers are encouraged to contact the Council as early as possible in the planning process to discuss matters prior to submitting a planning application.
3. The Council is carrying out the disposal of this site under a competitive tendering process.

Site Location and Context



4. Clairville Stadium is situated in an exceptionally attractive and highly accessible location, south of Middlesbrough town centre and east of the much loved and utilised, Grade II listed Albert Park in a predominantly residential location. Albert Park benefits from a wide range of facilities

including: café, visitor centre, tennis courts, roller skating rink, bowling greens, play areas, bandstand and is one of Middlesbrough's greatest assets.

5. The site is 4.25ha (10.502 acres) and is bounded by St Joseph Church to the east, residential accommodation to the north, and open space to the west.
6. The site offers the unique opportunity to create an aspirational residential development providing an element of rural serenity, overlooking the award winning Albert Park, whilst benefiting from its close proximity to the excellent retail and commercial offer within Middlesbrough town centre.
7. The open space sandwiched between the stadium and Albert Park, is referred to locally as Clairville Common and is of poor quality and under utilised. It is proposed to retain and improve this space as an extension of Albert Park, which will be integrally linked to the development of the Clairville site. Albert Park will provide the more formal recreational activities whilst Clairville Common will provide an informal green space which can be used for games or relaxation. This will create a focal point for the new housing development.
8. The site is owned by Middlesbrough Council and is currently used as an athletics stadium. The stadium has raised banking surrounding it, a car parking area and spectator stands incorporating the main building which has a footprint of 964.30 sq m. There are a number of floodlights on the site and a number of mature trees to the car park and perimeter of the site. The site has been identified for residential development. Part of the capital receipt received for the site will be used to facilitate the re provision of an athletics facility within the Prissick Sport Village.

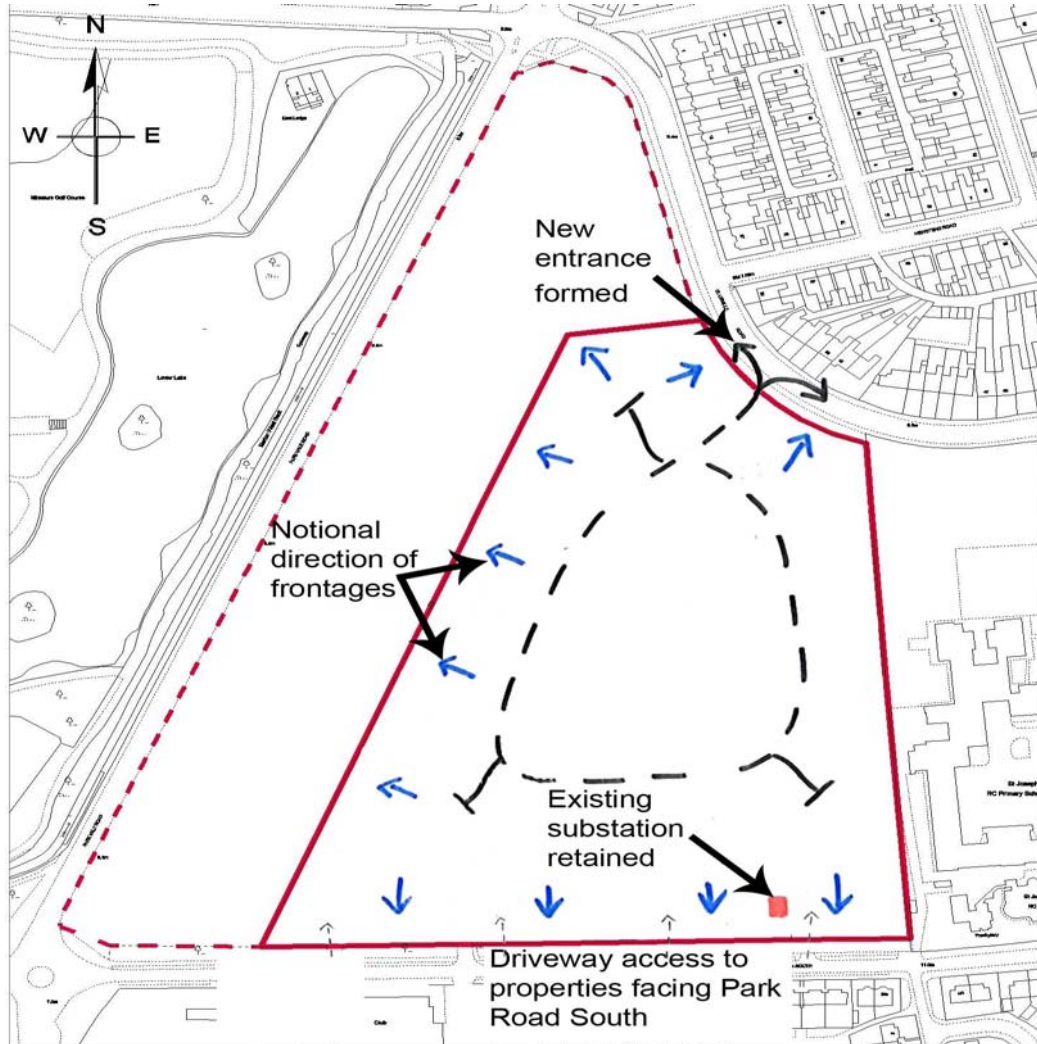
Policy Context

9. It is necessary for development proposals to comply with Core Strategy Policies CS4: Sustainable Development, CS5: Design and DC1: General Development. Criteria include the need to contribute to achieve sustainable development and to demonstrate a high quality of design. However, this is not an exhaustive list.

Design Principles

10. The Council will require the proposed development to embrace the housing by the park concept and create a clear sense of place, which is of high architectural quality to have a positive impact upon the surrounding area. The design and layout of the scheme should clearly integrate with the park.
11. Development should be sympathetic to the surrounding residential area, respecting the local environment by being of an appropriate scale, height, mass and density; and through the use of high quality building materials, appropriate finishes and colours. There is an opportunity to create a mix of 2-3 storey 2,3 and 4 bedroom detached and semi detached dwellings

across the site. The housing should integrate with the existing residential environment in terms of building heights. The Council aspires to see predominantly family housing within this site. An indicative site layout has been prepared.



12. The site can accommodate housing at a density of between 30-35 dwellings per developable hectare and provide a mix of house types and styles. There are opportunities to introduce variations in density to create focal points and increase the variety and contrasts within the layout of the site.
13. The site benefits from frontage on three sides. The key elevations of development will be the frontages to the west of the site (fronting onto Clairville Common and Albert Park) and to the north (Clairville Road) and south (Park Road South).
14. Careful consideration should be given particularly to west of the site which fronts on to Clairville Common and Albert Park. It is considered that two and a half - three storey family housing is appropriate in this part of the site

with an opportunity to interpret traditional architectural design in a contemporary way. Dwellings should be visually interesting and designed to benefit from views over Albert Park and the improvement works to the common. These dwellings could incorporate features such as balconies or verandas. A pedestrian route on to Clairville Common should also be provided along the western part of the site.

15. The northern part of the site fronts on to Clairville Road and is the proposed access point into the site. Clairville Road consists of a row Edwardian two and three storey terraced properties, which although are not in a conservation area hold considerable architectural merit. It is felt that a crescent of non standard housing product incorporating bay windows should be developed on this part of the site to compliment the existing properties on Clairville Road. Two storey development is particularly appropriate to follow the established building heights and avoid any effects of shadowing on existing residential dwellings.
16. The southern part of the site fronting on to Park Road South faces on to a row of terraced dwellings and the Acklam Iron and Steel Athletic Club. Two storey developed is deemed suitable in this location. Properties in this location should be accessed directly from Park Road South, this would provide a much more residential feel to the area. In order to ensure that the main carriageway is kept clear, a series of lay bys should be provided outside the new properties to accommodate visitors.
17. The location of the new housing units within the site and any spaces between them should be appropriate to the existing character of the setting, and building lines should relate to the established street pattern. To ensure respect for adjacent buildings and avoid issues such as overlooking or excessive shadowing, care should be taken not to build up to the boundary of the site. The developer is also required to effectively assess and mitigate potential noise issues that may impact upon on the development.

Access and Parking

18. The site is to be accessed from Clairville Road. The developer will be expected to enter into a section 278 agreement in relation to the design and construction of the means of access into the site. The developer is advised to contact the Council's Transport and Design Services.
19. The site is located in a highly accessible part of town. It is situated within walking distance of Middlesbrough town centre and offers town centre living in a more rural setting. Marton Road, one of the main routes into Middlesbrough town centre, is situated less than 200m east of the site. There are bus stops close to the site on Marton Road that provide regular access to local shops and services, as well as the town centre. The site is also within easy access of the A66 and A19.
20. Road layouts and parking standards should be provided in full accordance with the Tees Valley Design guide and Specifications (December 2008) which can be viewed at www.middlesbrough.gov.uk. This requires 2

parking spaces for each dwelling of 3 bedrooms or less, and 3 spaces for dwellings of 4 bedrooms or more. Any car parking areas should be laid out sensitively and located so they are not detrimental to the streetscape. Parking courts will not be encouraged. Parking should, wherever possible, be incorporated within the curtilage of individual properties.

Open Space and Landscape Treatment

21. An indicative improvement scheme to Clairville Common is attached in appendix 1. As part of any submission, developers should make reference to Clairville Common and ensure that housing development compliments the proposed improvement works. Developers are welcome to submit alternative proposals for the improvement works to Clairville Common, to ensure an integrated development. However, any alternative proposals must accord with the value of improvement works proposed by the Council.
22. It is proposed that the improvement works to Clairville Common are complete prior to the development of housing units, as it is anticipated this will act as a marketing tool for the development. The improvement works mean that there will not be the requirement for any small areas of incidental open space within the site.
23. Landscaping should be incorporated within curtilages of individual dwellings, however the principals of tree lined streets is encouraged as this will extend the theme of the park throughout the development.

Boundary Treatment and Secured by Design

24. Careful consideration must be given to boundary treatment, to ensure it is high quality and fully compliant with the principles of Secured by Design.

Services and Drainage

25. Refuse facilities must not affect the streetscene. Storage must be to the rear of development or concealed.
26. As part of the One Planet Living strategy¹, it is specified that the Council work with partners to promote the use of water saving measures and water butts. The Floods and Water Management Act, includes provision for the implementation of Sustainable Drainage Systems (SuDS) to mitigate the impacts of surface water flooding.
27. Clairville is adjacent to Marton West Beck, which is classed as a Rapid Response Catchment watercourse and has caused severe flooding in the past, the area just downstream from Clairville most affected.
28. The development site is situated within Flood Zone 1, which is categorised as being land at a low risk of flooding. PPS25 states that any development proposal of one hectare or greater in flood zone 1 should be accompanied

¹ <http://www.oneplanetliving.org/index.html>

by a Flood Risk Assessment and will therefore be required as part of any planning application for residential development on the site.

Targeted Recruitment and Training

29. Middlesbrough Council is committed to maximising opportunities for the employment and training of local people created by Council activities and expenditure. In line with this commitment, the selected developer will be required to support the provision of training and work experience for both school leavers and unemployed adults to assist them to develop skills and be equipped to work successfully in the construction industry.

Contributions from the Capital Receipt

30. In line with Core Strategy Policy CS6, the Council will, where necessary to make a scheme acceptable in planning terms and where directly related to the proposed development, negotiate contributions towards the cost of providing infrastructure and of meeting social and environmental requirements. However, to assist with development the Council will not require any contributions on this site. Instead, deductions will be made by the Council from the total capital receipt received for the site. The payments will be deducted in this order
31. A deduction of £450,000 will be taken for the improvement works to Clairville Common. This will include providing formal parking areas for Albert Park and a pedestrian access in to the new housing development.
32. The Council will not require affordable housing to be provided on site, alternatively a figure of 15% will be deducted from the total capital receipt received by the Council. This will be used to facilitate affordable housing on alternative sites throughout Middlesbrough.
33. A deduction £85,000 will be required to facilitate new controlled crossing points at Park Road South and Park Vale Road.

Contact Details

34. All queries on the content of this brief and related matters should be directed to the Project Officer, Michael Canavan – Urban Regeneration (01642)729114.

Appendix 1 – Indicative improvement works to Clairville Common



