



# The Staithes at Tyne Dock

*An award-winning affordable housing development*

In North East UK, south of the Tyne River, a school property that had been closed for a number of years became the site for much-needed affordable family homes. Working with town planners and the Royal Institute of British Architects (RIBA) design review, NORR developed a residential site plan with bespoke housing types that exceeded the expected standards for social housing.

The design team responded to the unique site constraints and considered the views of local existing and potential residents regarding the development's look and feel. All the homes are easily accessible and the site incorporates Home Zone principles like being pedestrian and cycle friendly, with traffic calming measures throughout. The 31 two and three-bedroom family homes and six two-bedroom terraced bungalows for older persons feature public art at the entrance and unique sculptural house numbering created from the designs of local school children. Sustainability was a key consideration with both passive and active measures that minimize energy consumption and maximize natural daylight, thereby reducing the residents' running costs. Despite the drive for architectural excellence, this residential development was delivered at the same average square meter build costs as other standardized housing projects.

<b>CLIENT</b>	Karbon Homes / Gus Robinson Developments
<b>PORTFOLIO</b>	Residential
<b>SIZE</b>	29,880 SF (2,776 SM)
<b>LOCATION</b>	South Tyneside, North East, UK
<b>DATE</b>	November 2017
<b>SERVICES</b>	Architecture

## AWARDS

- 2019 RAIC Awards Finalist - Infrastructure 2018 LABC Excellence Awards, Best High Volume New Housing Development (Highly Commended)
- 2018 LABC Excellence Awards, Best Affordable New Housing Development (Finalist)
- 2018 RICS Award (North East), Residential (Finalist)

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# Residential

At NORR, our residential architecture portfolio spans decades and project types. We provide design, master planning and landscape architectural services to create sustainable multi-family communities across Canada, the US and UK. From urban centers to luxury residential apartment complexes, townhomes and rental housing, our residential experts work to design built environments with long-term value.

## Designs For Life

Our design team applies market strategy, demographic research and competitive analysis to develop a holistic view of the project's target market. We assess the lifestyle desires of the end user and the business goals of the client to create communities that will attract and retain residents for years to come. As the demand for rental housing increases for millennials and empty nesters, we respond to our clients' changing marketplace with designs that feature multiple unit layouts, comprehensive amenity spaces, mixed-use elements and interconnections to the community that command top rental rates.

## Fit With the Community

Our residential design portfolio includes both high density and low density projects. The lower density multi-family projects are designed with careful regard for the surrounding community. Because they're often adjacent to single family homes or located in exclusive urban settings, attention to streetscape and landscape architecture is essential. We're adept at designing spaces that include the elements that specifically increase marketability and long-term sustainability and value—no matter the project size, scope or density.

## CONTACT

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