

Centre for Creative Excellence, Seaham

A Sustainability Statement was produced in support of an outline planning application submitted to Easington District Council.

The application proposes the development of a Centre of Creative Excellence on 72.3 hectares of land on the 'South Seaham Reserve Site', County Durham.

The proposal includes a cluster of uses with a total of floor space of 138,944 m² including:

- film studios
- facilities ancillary to film studios
- education and ancillary facilities
- student accommodation
- hotel and leisure facilities

The need to address sustainability in social, economic and environmental terms was integral to the design of the scheme in order to provide significant regeneration and inward investment potential in an environmentally sensitive area.

Planning Permission was granted in 2008 after referral to the Government Office for the North East.



Project:
Masterplan and Outline
Planning Application

Jam:
Sustainability Statement

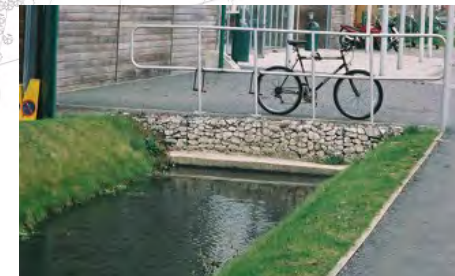
Client:
Coolmore Estates

Consultants:
Michael Drain Architects
Peacock + Smith
JMP
desco
Peter Dann Consulting
ADAS UK
Landmark Trees
White Young Green
Robert Pigg
Deloitte

Status:
Outline planning consent
granted 2008



green roofs



sustainable urban drainage systems

Centre for Creative Excellence, Seaham

Benefits of the proposals include:

- substantial economic, employment, education, cultural and social benefits within East Durham with the creation of 2,400 new jobs and the contribution of £52.7 million in GVA (gross value added) to the economy of Easington District.
- a film school, education facilities and student accommodation within a sustainable campus environment for 1500 - 2000 students
- a travel plan and management strategy that encourages sustainable modes of transport through a free bus service, on-demand shuttle buses, car sharing and electric car pool and 500 + cycle parking spaces.
- All buildings to incorporate best practice sustainability measures to maximise efficiencies and flexibility both in construction and operation. A common energy centre is proposed to increase efficiency. A minimum of 10% of energy requirements will be provided by on-site renewable generation
- Opportunities for habitat creation and biodiversity include a green roof to cover the studios; the re-establishment of natural woodland; enhancement of hedgerows and existing habitats; use of green chains and corridors; a formal lake; and a series of large courtyard gardens and south facing terraces
- The design will reduce the surface water discharge through the use of green roofs and sustainable urban drainage systems including the use of balancing ponds; wetland areas; swales and permeable paving. A rainwater harvesting system will also minimise the demand for potable water on site
- A Construction Environmental Management Plan and Waste Management Strategy will ensure that waste is kept to a minimum; materials are from sustainable and/or local sources where possible; and appropriate and innovative facilities are provided to encourage recycling and the composting of waste.

