

Living Places Sunderland

Introduction

We are pleased to have the opportunity to show you the progression of our proposals and invite you to share your feedback with us at this stage. Comments are welcomed from all those living, working, or spending time in Sunderland and from anyone who has an interest in the area.

Who Are igloo?

Igloo is the original sustainable developer. We exist to re-imagine the way we live, and the world we live in. We are the UK's leading impact developer, working with Communities and partners to create transformative places that set new standards for People, Place and Planet.

What is Living Places?

Opened during the World Capital of Architecture in Copenhagen in 2023, the first full-scale Living Places experiment set out to answer a simple question: can healthier homes with a lower environmental impact be built through smarter design decisions, material choices and building methods?

At the heart of the concept of Living Places are five core principles designed to redefine our built environment. These principles serve as a framework for creating homes that are not only sustainable and healthy but also scalable, affordable, and commercially viable.

Healthy - Shared - Simple - Adaptive - Scalable

More than just a set of rules, these principles represent a holistic approach to design and construction.

Living Places Copenhagen proved that healthier homes with a lower environmental impact can be delivered today. Sunderland will be the first to provide this healthy living concept in the UK. We aim to deliver an exemplary housing scheme that will benefit the partners and the city. Based on our vision to create a better living environment that benefits both people and the planet, in the awareness that this is the most effective way to create a thriving future for all of humanity. We will work with VELUX and Partners such as HICSA to investigate new solutions for our future of construction and living.



Living Places - Copenhagen



Vaux Housing Sunderland

A Part of the Vaux Neighbourhood

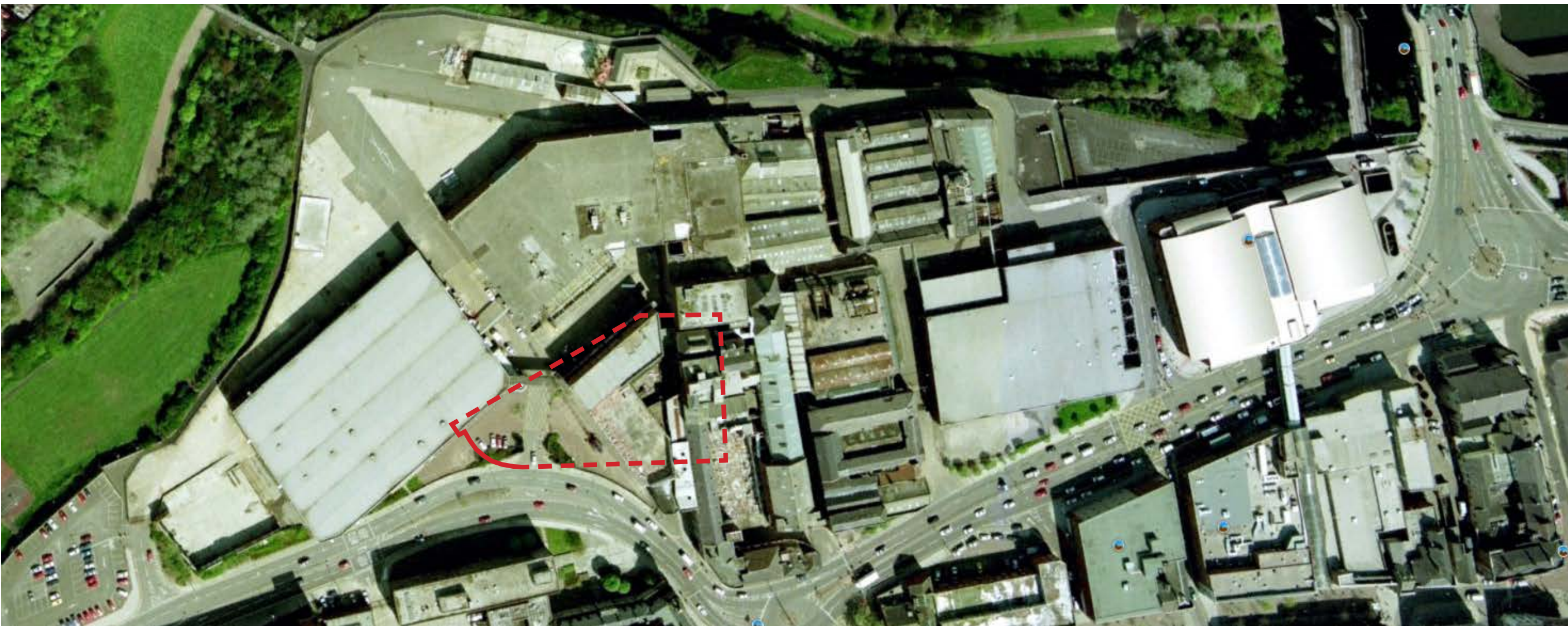
The Vaux neighbourhood is part of the Riverside Sunderland's masterplan developed by Sunderland City Council and local architects Faulkner Browns, with support from MawsonKerr to create detailed and exemplary, high density city living. The neighbourhood is inspired by the history, topography and rich cultural heritage of Sunderland.

The new homes are arranged as multiple clusters creating a series of sheltered mews streets and courtyards; each with a distinct character. Each cluster includes communal amenity spaces to encourage social interaction between neighbours and provide space for children to play close to home. Living Places Vaux is an exemplary addition and extension to this, embodying and celebrating the same core values.

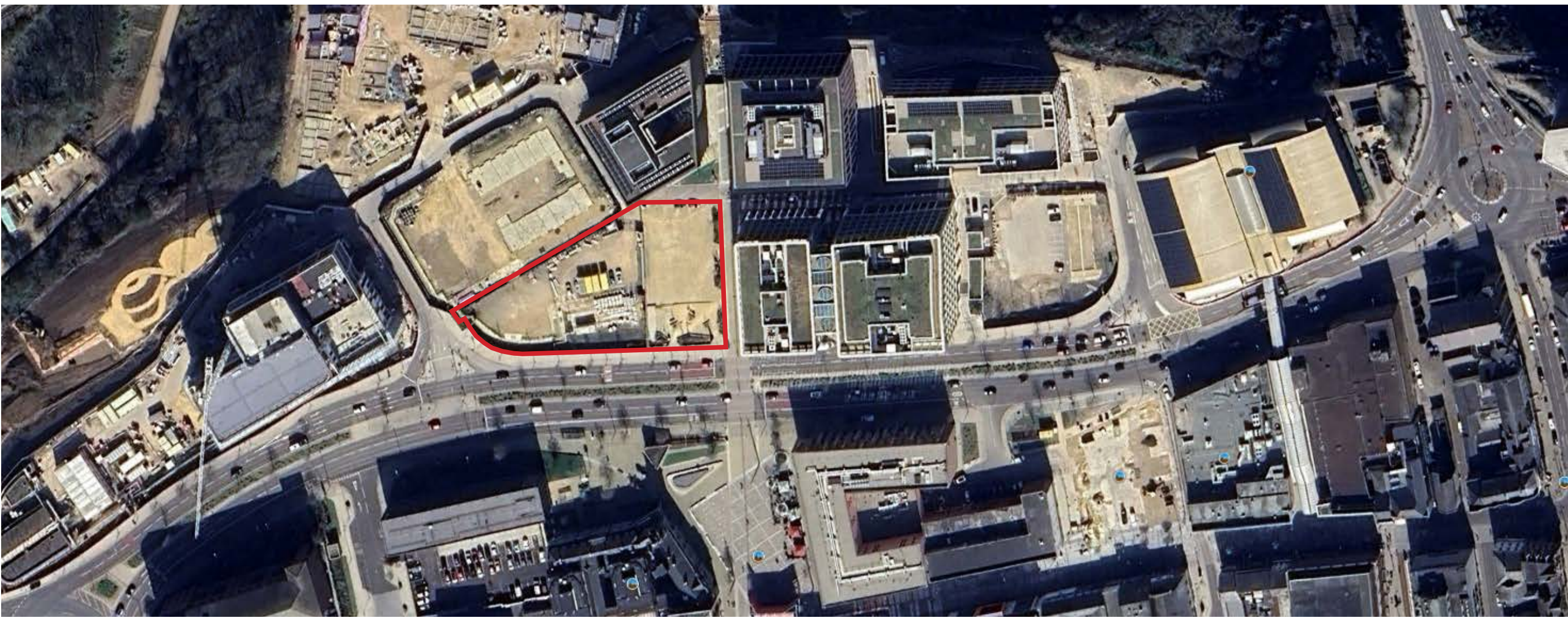
Site Location

The site is located on Riverside Sunderland development to the West of Sunderland's Keel Line and to the south of the Vaux Housing Scheme, creating an extension to this residential area toward the centre of Sunderland.

The new homes are part of the wider city transformation and are close to City Hall, the Eye infirmary and the newly opened Keel Line, providing connectivity between the City Centre and the communities to the North of the River. The ambitious city centre regeneration scheme incorporating high quality residential developments providing contemporary city centre living.



Vaux Site - 1986



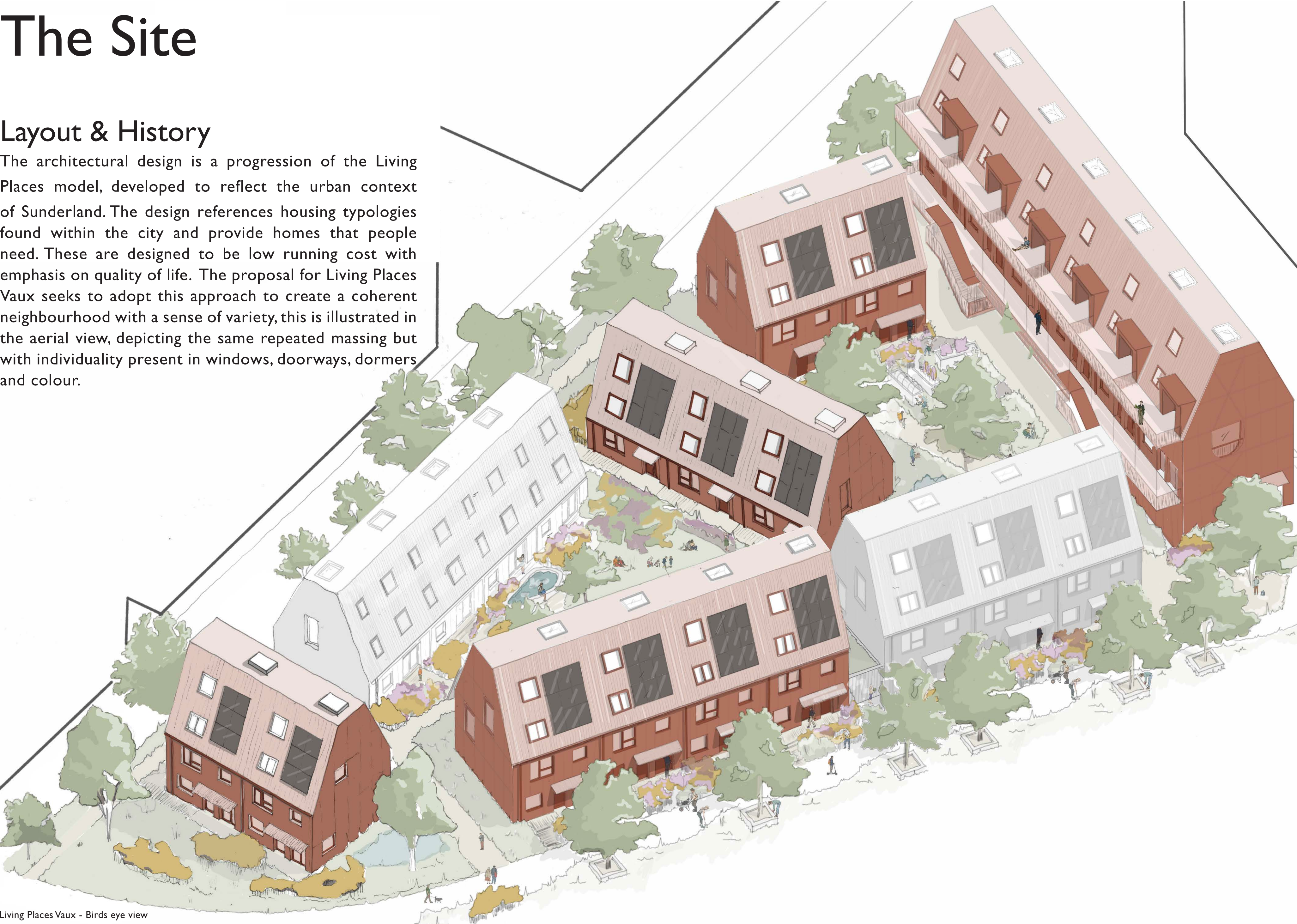
Vaux Site - 2025



The Site

Layout & History

The architectural design is a progression of the Living Places model, developed to reflect the urban context of Sunderland. The design references housing typologies found within the city and provide homes that people need. These are designed to be low running cost with emphasis on quality of life. The proposal for Living Places Vaux seeks to adopt this approach to create a coherent neighbourhood with a sense of variety, this is illustrated in the aerial view, depicting the same repeated massing but with individuality present in windows, doorways, dormers and colour.



Living Places Vaux - Birds eye view



Living Places Vaux - Concept Sketch



Living Places Vaux - Concept Sketch



TOWNHOUSE	(4b7p)	7
LOWER MAISONETTE	(2B4P)	11
UPPER MAISONETTE	(2B3P)	11
COMMERCIAL		
LOWER MAISONETTE	(2B4P)	6
UPPER MAISONETTE	(2B3P)	6

TOTAL	41
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2B3P	x17	70sqm
2B4P	x17	79 sqm
4B7P	x7	121 sqm
Residential GIA		3380 sqm
Commercial GIA		300 sqm

Proposed Site Plan

Layout and Design

House Types

All of the homes have the same size footprint.
This creates a coherent neighbourhood layout.

There are three internal layouts to create three distinct house types.

The plans and sections opposite explain the three types and their variations.

- TYPE 1: 2 Storey = 3 Bed House
- TYPE 2: 3 Storey = 4 Bed House
- TYPE 3: 4 Storey = 2 Maisonettes Stacked

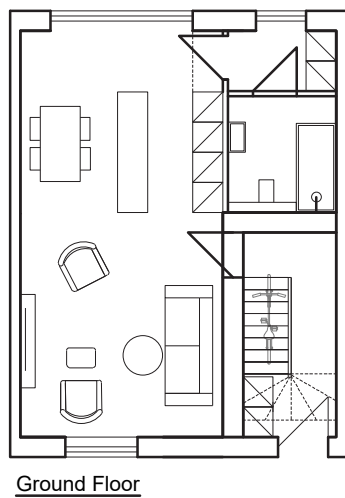
What Happens Next?

Please view the boards, talk to the team, and complete a feedback form or scan the QR code to share your thoughts online until 3rd August.

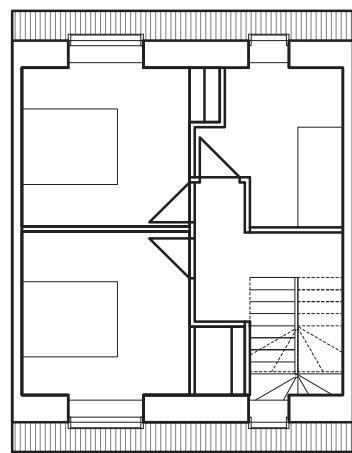
Pegasus (igloo's planning consultants) will then collate your feedback and this will be shared with igloo and their design team for consideration before full details of the planning application are finalised and submitted.



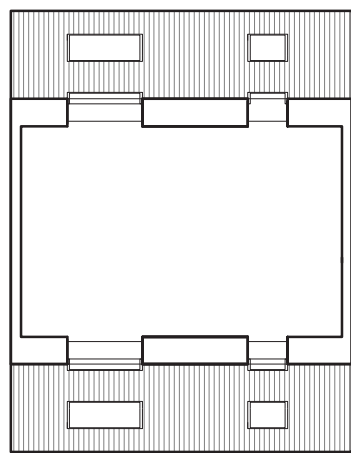
TYPE 1



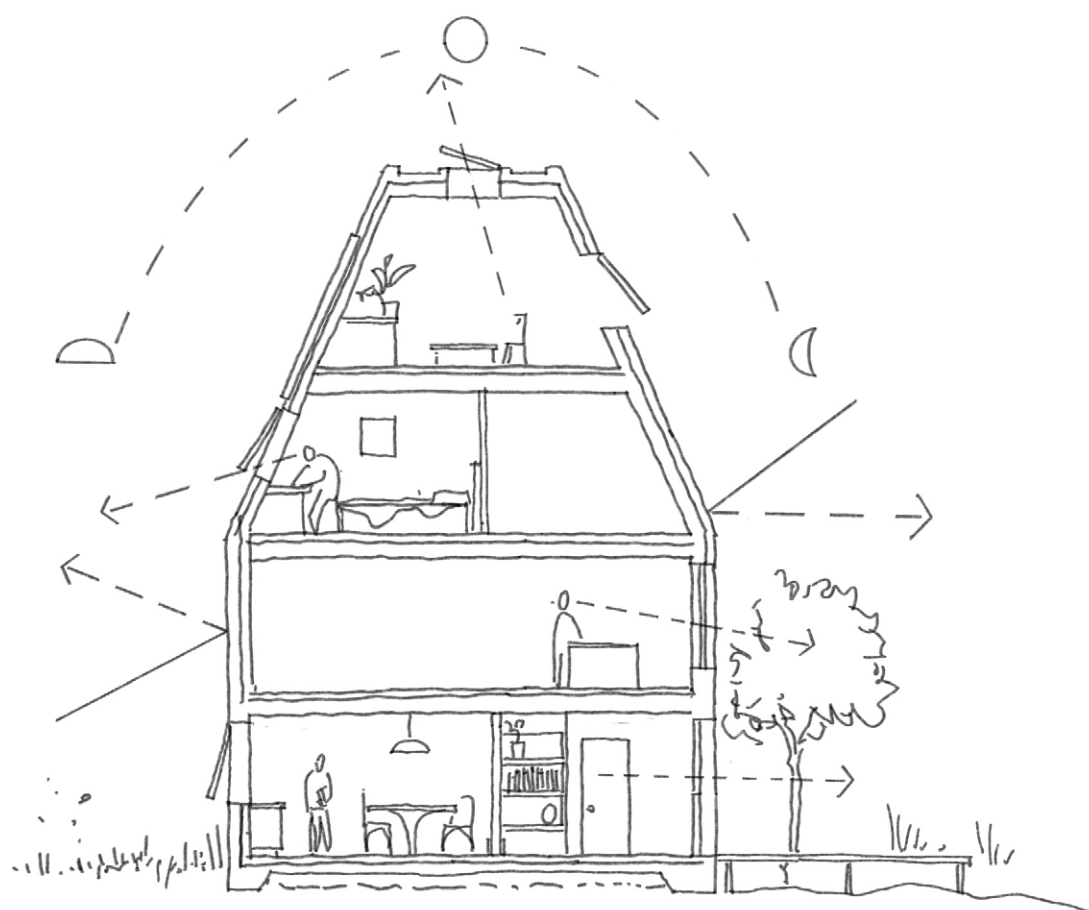
Ground Floor



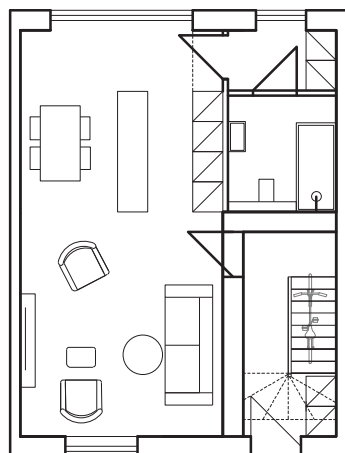
First Floor



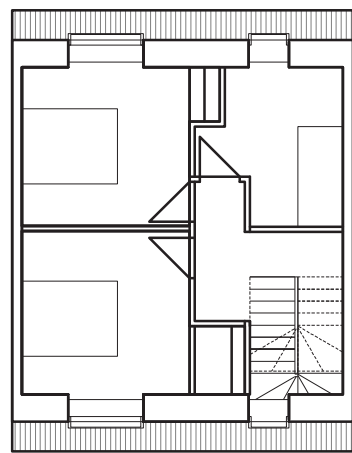
Second Floor



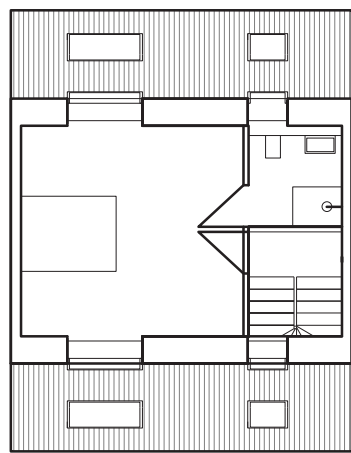
TYPE 2



Ground Floor



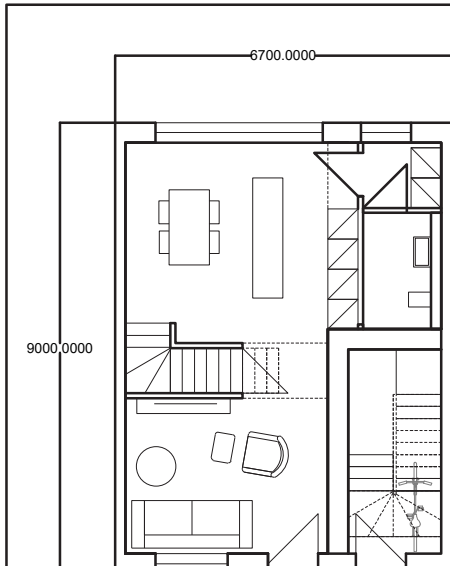
First Floor



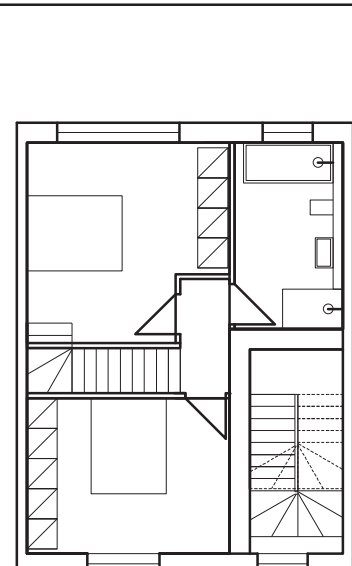
Second Floor



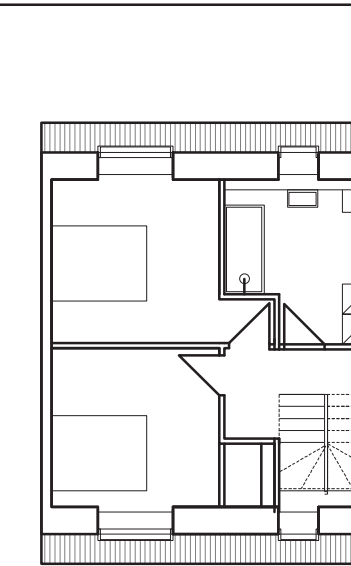
TYPE 3



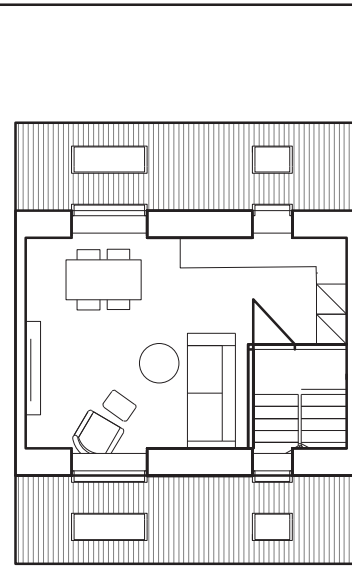
Ground Floor



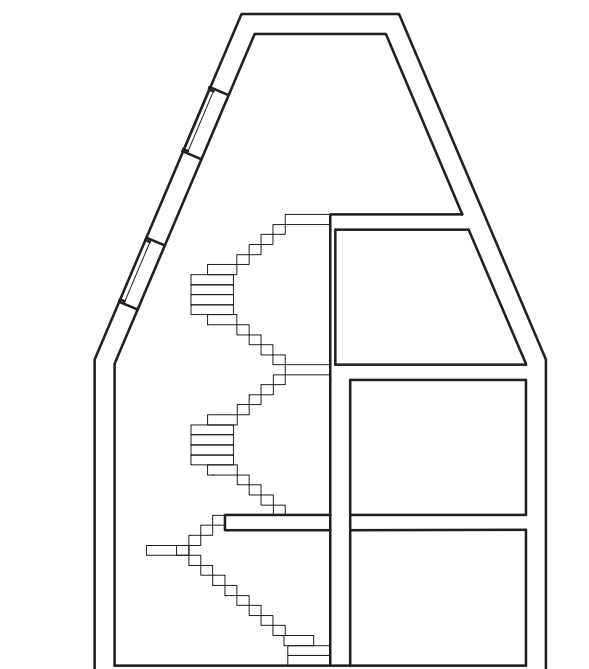
First Floor



Second Floor



Third Floor



4 Storey



Living Places Vaux - Proposed Visualisation

Living Places Sunderland

Landscape scheme



The landscape areas provide green, vibrant, social and safe spaces for residents, while prioritising community well-being, biodiversity and sustainability.

Private rear gardens (1) look out onto a communal courtyard (2) and resident's garden (3).

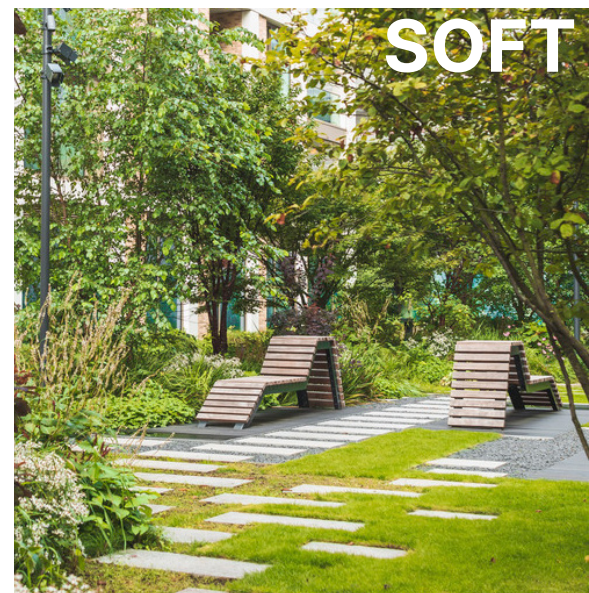
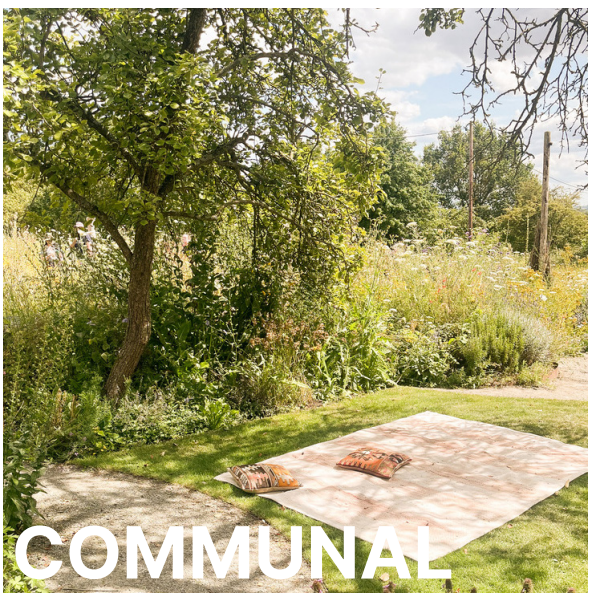
Small scale play equipment (4), grow beds (5), places to sit, community Long Barn (6), made up of community greenhouse and outdoor seating space, all sit within a verdant and naturalistic landscape scheme.

Access into the communal courtyard (7) provides a green link between the wider Vaux scheme and city centre.

A resident's boardwalk over a raingarden (8) forms an attractive semi-public link between St Mary's Way and the resident's courtyard.

Planting creates a pleasant frontage for the houses and maisonettes that run along St Mary's Way (9).

A row of shops/ cafés (tbc) create activity along the Keel Line (10) drawing people into the wider riverside development.



Aspiring Principles



CIRCULAR

Growth, Water, Food, Resources, Self Sufficient



SHARED INVESTMENT

Stewardship, Pride, Conscientious, Smart, Future-proof



NATURE

At One With Nature, Healthy, Sustainable, Educational, Habitat Creation