



## Background Information

### Project and Team Information

PROJECT DESCRIPTION	Proposed erection of 5 no contemporary executive town-houses with associated access
SITE ADDRESS	Site of Church Lane House Church Lane Whitburn Sunderland SR6
SITE LOCATION	N 54.947737" W -1.366596"
ARCHITECT	Fitz Architects The Place, Athenaeum Street, Sunderland SR1 1QX
PLANNING CONSULTANT	TBC
STRUCTURAL ENGINEER	TBC
OTHER CONSULTANTS	
ARBORICULTURALIST	All About Trees Ltd
ECOLOGY	Veronica Howard
ARCHAEOLOGY REPORT	The Archaeological Practice Ltd Datum
DRAINAGE ASSESSMENT	Datum
LANDSCAPE CONSULTANT	Haggarty Design



# Site Location

OS plan





## Site Details

### Site appraisal and surroundings

Church Lane provides a wooded setting to the thirteenth century Parish Church, meandering south to Cornthwaite Park. The site is located approximately 3 miles from Sunderland city centre and 10 miles from Newcastle city centre in the village of Whitburn. The area is of medium density and initial settlements can be dated back to the Bronze Age. The site is located close to Whitburn Bents Road, which is a main route connecting Sunderland to South Shields. The A19, a main arterial route, is approximately 4 miles from the site. The A19 connects areas north of the River Tyne with those to the south, and often used by motorists instead of the A1.

The site is bounded by:

North – Whitburn Hall

East – Whitburn Cricket Club.

South - Cornthwaite Park

West – Church Lane and The Close apartments.

The site comprises two sections divided by the remains of an old historic stone wall. Almost all of the southern section is dominated by bramble scrub and the northern section is covered by semi-mature trees, bramble scrub and the small remnants of the old building that once stood. There is more on the historic wall within this document. Most of the southern section of the site is dominated by thick bramble scrub with some patches of snowberry near the southern boundary. There are a few young trees plus several elder bushes. The habitats present on the site are very limited and these habitats found are widely spread throughout Britain. The site is too small and too subject to human disturbance to have any significant ecological value.





## Site Photos

### Photos of the existing site

Communal Value - To the visitor, the village of Whitburn is a much cared for and neatly presented village. Cornthwaite Park is well maintained with an enclosed children's play area and mature planted borders. The subject site, however, is in a poor state with shrubs and weeds. The site is relatively secluded and as a consequence has become subject to vandalism with debris and litter scattered across the site. Although the village more generally is considered to be of high communal value, the subject site does not make a positive contribution to the character of the Conservation Area and at present is in stark contrast to the rest of the village.





## Site Photos

Photos of the existing  
site





## Site Photos

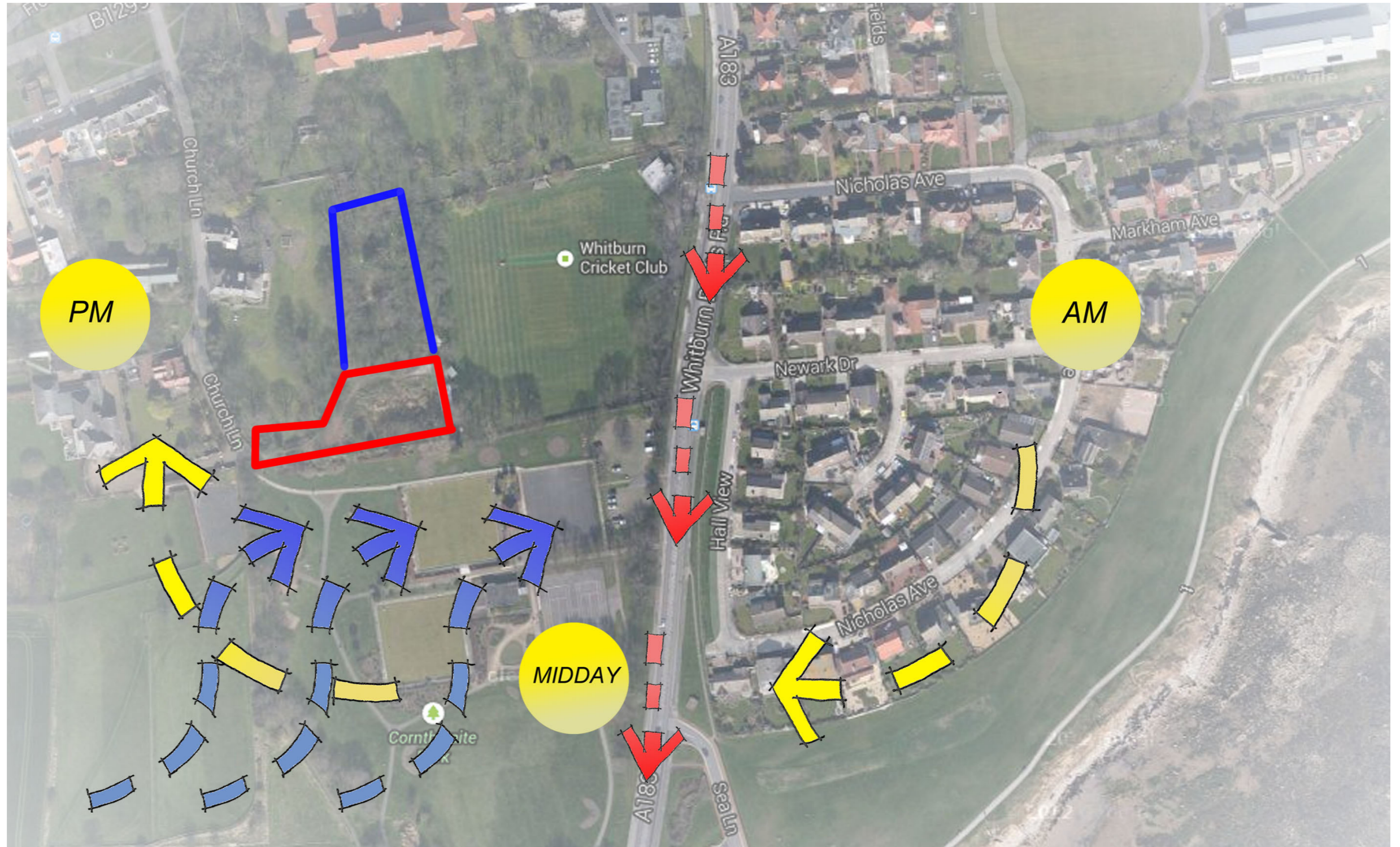
Photos of the existing  
site





# Site Analysis

Diagrams investigating main issues on the site



- Red Arrows - Vehicular Access
- Yellow Arrows - Sun Path
- Blue Arrows - Primary Wind Flow

## Site Context

### Site Appraisal and Survey

Church Lane is an attractive access route connecting Front Street to Cornthwaite Park and an ancient footpath to Bents Cottages to the south. This peaceful, secluded lane contains some of the village's most significant historic buildings including Whitburn Parish Church, The Red Cottage, Regents Close and South End House.

The site is identified in the Council's Strategic Housing Land Availability Assessment (SHLAA) as a development site for 5 dwellings. The previously approved scheme of 5 dwellings on this site would have been built and occupied now if it had not been for the recent economic downturn and recession.

### GEOLOGY, CONTAMINATION AND POLLUTION

A geological site investigation will be carried out prior to submission of a building regulation application, where necessary and recommended by an engineer. It is unlikely the ground is contaminated due its location. There are also no signs of air or water pollution.

### LANDSCAPE CHARACTER

There are a large number of trees in and around the site however a tree survey has been undertaken and is included within this application package.

Note; all works will be carried out in accordance with recommendations from both the arboculturist and the Local Authority Landscape Officer.

### MOVEMENT

The site will be accessed via Church Lane, off Front Street, in Whitburn. On site parking will be provided for the occupants of the property with internal turning facilities ensuring vehicles can exit facing back into Church Lane.



## Whitburn Conservation Area

### Background Information

Designated in 1973, Whitburn Conservation Area is a rich collection of mainly eighteenth and nineteenth century buildings of great architectural character and charm with a deep green setting and abundant tall mature trees. Whitburn has a strong rural village character dominated by Front Street's high quality dwellings around the medieval tree-lined village green.

The village is surrounded by open countryside, part of the South Tyneside Green Belt, and is on a gentle south facing slope overlooking Sunderland.

The origins of the settlement date back to medieval times when the village was clustered around the green with east-west tracks following the contours in the position of Cleadon Lane, North Guards, Front Street and Moor Lane.

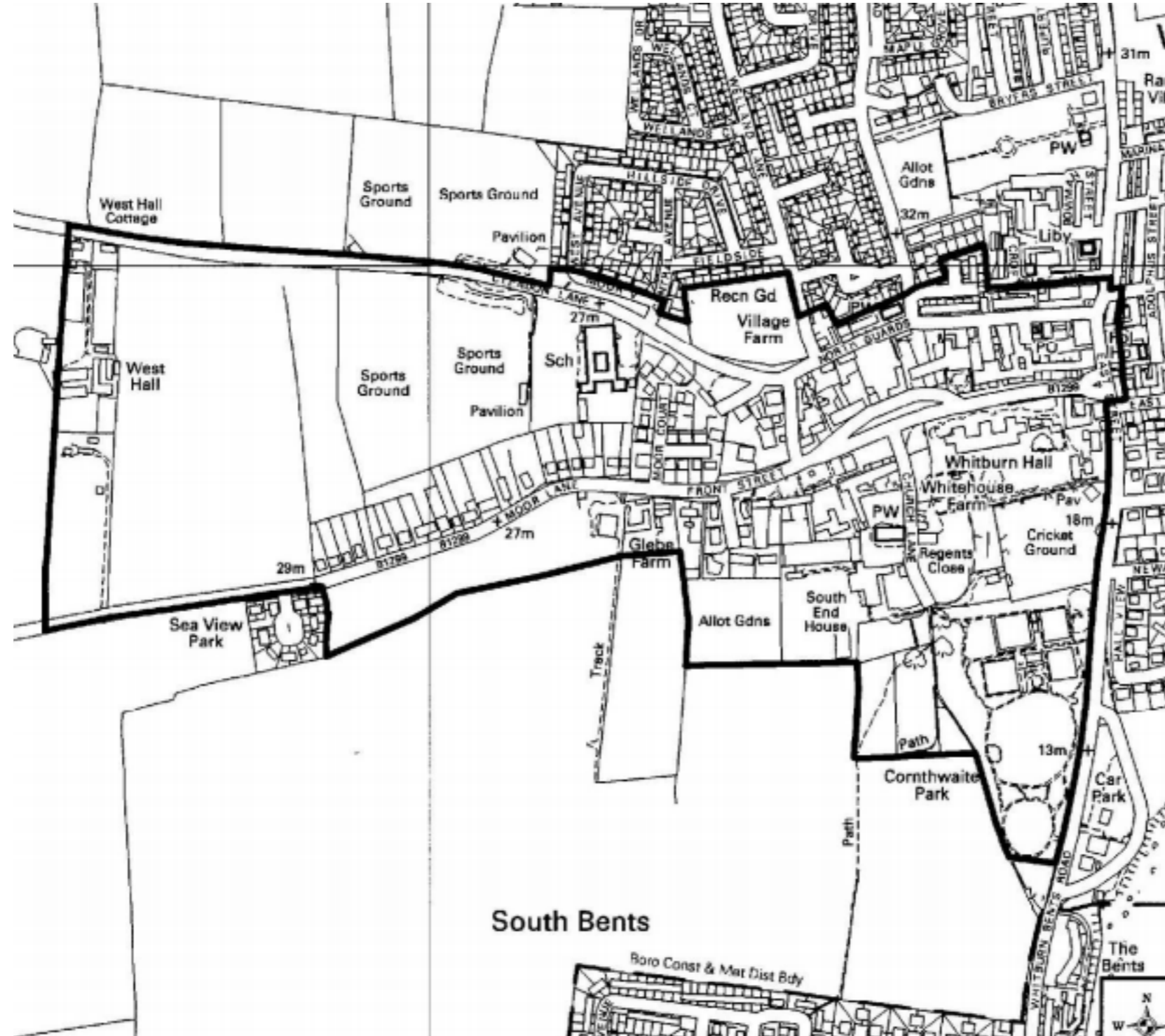
Information courtesy of

<http://www.southtyneside.info/CHttpHandler.ashx?id=2229&p=0>



# Whitburn Conservation Area

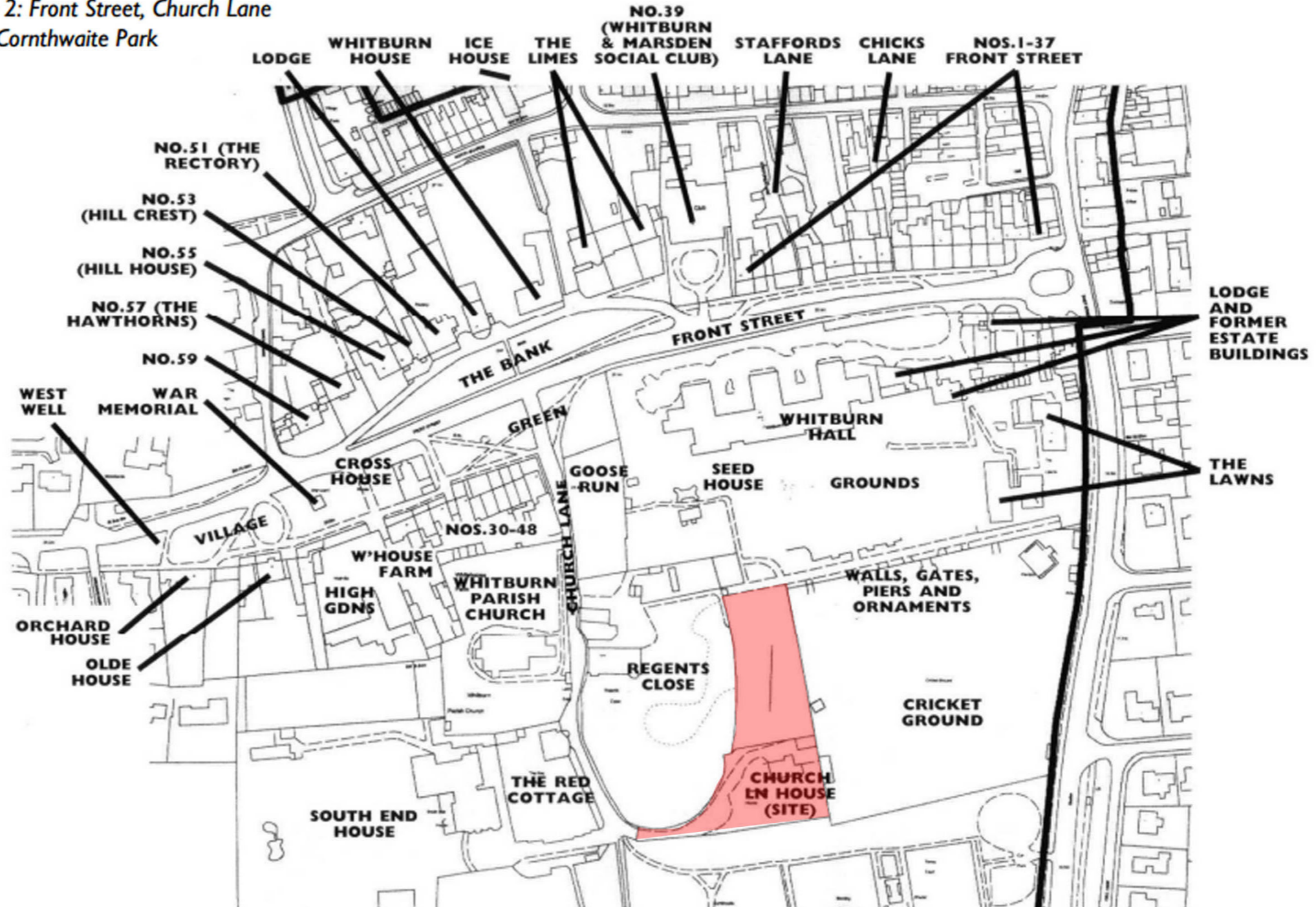
The Boundary



# Whitburn Conservation Area

## The Highlighted Site

Map 2: Front Street, Church Lane and Cornthwaite Park





# South Tyneside Council's Brief for Church Lane House site

## DEVELOPMENT BRIEF

### CHURCH LANE HOUSE, CHURCH LANE, WHITBURN.

Pages 1-2

#### 1. INTRODUCTION

This planning brief has been prepared by South Tyneside Council in response to enquiries regarding the redevelopment of the former Church Lane House site and will provide informal advice to developers in the design of a redevelopment scheme. The site is considered to be suitable for residential development only. A description of the site is followed by information on the known opportunities and constraints for its development, and the general principles of development that the Council wishes to see achieved.

#### 2. SETTING THE SCENE / THE SITE.

The site is located in the heart of the Whitburn Conservation Area, in the sub-area of Whitburn Hall, The Goose Run, The Close and the Cricket Ground. Whitburn's historic core centres around The Green and The Bank with their generous grassed areas and fine mature trees surrounded by a wide variety of houses of greatly differing architectural character and size. The village is primarily residential in character, with the shopping and commercial activity being centred on East Street and North Guards. Whitburn Conservation Area was designated by Durham County Council in 1973.

The site is located at the end of Church Lane in a secluded part of Whitburn. The site is clearly seen across the Cricket Ground and from Cornthwaite Park, although it is screened by an existing stone wall. Any development has the potential to be seen from quite long distances and to make a visual statement.

The fire damaged house, which was demolished earlier this year, was a dormer bungalow with a low profile, with only the roofscape being seen above the top of the boundary wall. The property dated from after the Second World War as pre-war maps show the site being the location of a tithe barn. The barn was lost in a bombing raid. The boundary wall appears to be built from masonry belonging to the medieval building and must be retained.

The density of development in this part of Whitburn is low. Church Lane serves the former rectory, Red Cottage and South End House. It is important to maintain the character of the village in this part of Whitburn, in that single dwellings occupy large garden areas. The total site area is 2058 m<sup>2</sup>. The floor area of the previous house was 111 m<sup>2</sup>, with a detached garage of 28m<sup>2</sup>. This further illustrates that the character of properties in this part of Whitburn are as single dwellings in large garden areas.

#### 3. PLANNING POLICY

There are no site specific policies contained within the South Tyneside UDP, although any development must meet the requirements of other general

policies, including Policies ENV5 and H2. Specific policies relating to the sites location within the boundaries of the Whitburn Conservation Area should also be referred to; Policy ENV7, criterion A, B, F and H, Policy ENV7/4, criterion C and D and Policy ENV7/9, criterion B, C, D, E and F (copies of these are appended to this brief in Appendix A).

#### 4. DESIGN GUIDANCE

It should be recognized that the character of this part of Whitburn, is one of single dwellings occupying large gardens and it is considered that any new development should respond sympathetically to this character. As such the new development should be restricted to a single dwelling set within the existing garden.

The dwelling should reflect the form of the previous property and should be sited as closely as possible to the footprint of the previous building, although there is scope for the new dwelling to have a larger footprint than the demolished dwelling.

The design of any new development must achieve a high standard of design. The scheme should be a stimulus to imaginative, high quality design, and be seen as an opportunity to enhance the area. New development should not directly imitate earlier styles, but instead should be designed with respect for the context, as part of a larger whole, which has a well-established character and appearance of its own. Special regard should be paid to the form, scale, massing and height of the dwelling. The new dwelling should be a low height, reflecting the previous property, which was a dormer bungalow. Detailed design such as the scale and spacing of window openings, and the nature and quality of materials will have to be carefully considered. General planning standards will be applied sensitively in the interests of harmonizing the new development with its neighbours in the context of the conservation area as a whole.

The boundary walls and any trees on site should be retained.

It is likely that the site has archaeological interest and an Archaeological Assessment will be required with the submission of an application, which would include recording of the masonry in the boundary wall. Depending on the results of the Assessment, further archaeological work, in the form of trial trenching in advance of development, or an Archaeological Watching Brief may be required.

#### 5. ACCESS/CAR PARKING STANDARDS

Vehicular access to the site will be from Church Lane. All car parking would need to be contained within the site. There should be a minimum of one in curtilage car parking space or garage, plus one space per unit to be in accordance with the Council's adopted parking requirements contained within the UDP (Appendix B).

## South Tyneside Council's Brief for Church Lane House site

Page 3

### **6. SERVICES**

It is understood that the full range of utilities are available on site. It is the responsibility of the developer to determine the exact position of existing services and to arrange for the connection of these to the development, in consultation with the relevant service providers.

### **7. SUBMISSIONS**

Prior to the submission of a formal planning application, details should be submitted for the proposal for discussion, which should include detailed plans and drawings of the proposed development, including elevations which show the new development in its setting,



## Existing Ongoing Problems with the Site

### Vandalism

Stopping access for youths to the site will benefit the Cricket Club, residents of The Close and the conservation area as a whole. Development of the site will protect the historic asset from further destruction by vandals and stop anti-social behaviour which is currently 'out of sight and out of mind' for many passers-by and villagers. We are sure that residents of The Close will find this a great benefit.



### Historic Wall

The historic decorative wall is gradually being demolished over time and the ancient tithe barn wall, there are rope swings hanging from the protected trees (TPO's), spray paint on the stone columns of old Whitburn Hall and many of these columns have had the caps pushed off and old dead tree stumps have been pushed over which contained woodpecker nests.

### Cornthwaite Park Wall

The stone boundary wall to Cornthwaite Park is also undergoing the same fate only it cannot be seen due to the bushes in the park. There is also human faeces within these bushes.

### Natural Surveillance

There is currently no natural surveillance in Cornthwaite Park. Houses on the development site will provide natural surveillance on an evening and help create a safer park.



## Existing Ongoing Problems with the Site

### Historic Wall

The Historic Wall and existing grounds are prone to vandalism across the site. The following pages of photographs show existing graffiti, solvent abuse and damage to the wall and columns.

### Vandalism





## Existing Ongoing Problems with the Site

### Vandalism





## Existing Ongoing Problems with the Site

### Vandalism and Graffiti





## Existing Ongoing Problems with the Site

### Vandalism and Graffiti





## Existing Ongoing Problems with the Site

### Solvent Abuse





## Existing Ongoing Problems with the Site

### Tree Damage





## Existing Ongoing Problems with the Site

Damage to the Wall





## Existing Ongoing Problems with the Site

Damage to the Wall





## Existing Ongoing Problems with the Site

Damage to the Wall



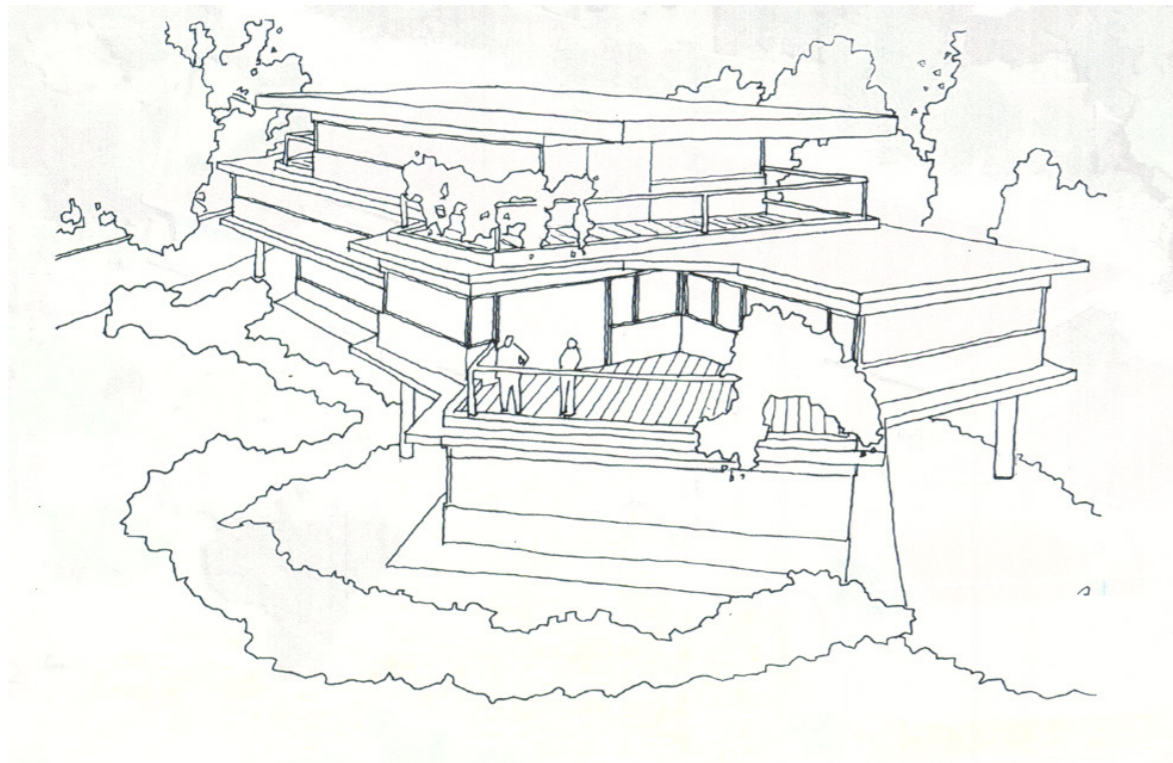


## Previous Responses to the Site

### Previously Approved Scheme

There is a previously approved scheme on the site that has since lapsed. The scheme proposed the erection of three apartments and two 2 storey dwellings, with parking for ten cars. The reference for the application in ST/2572/06/FUL. The building was a three storey flat roofed structure and orientated at an angle which sat uncomfortably on the site which seemed to be unsympathetic to the context of the conservation area.

An image of the proposal is below.



## Previous Responses to the Site

### Positive Pre-App for 6 Dwellings

Fitz Architects have submitted a pre-application scheme for town-houses previously. The response was primarily positive and assessed against relevant planning policies. An image of the scheme submitted as a part of the pre application is below.

The reference for this application was ST/0121/13/FENQ and the case officer was Ms Helen Lynch.

An initial comment from Helen Lynch regarding the design:

" A number of sketch plans have been submitted through your enquiry, with feedback being provided. I have discussed your proposals with the Council's Historic Buildings Officer and provide comment on the latest plans received on 9-4-2013 (drawing ref: AL(00)0010). You refer to an example scheme 'Melody Lane.' This scheme is attractive high quality contemporary housing built in a terrace but articulated to resemble distinct separate units. This approach could be supported for the application site. The former approved planning application was for a single building accommodating five units. The new development would have to resemble a single building rather than 6 separate dwellings. The detailing and handling of the spaces between each dwelling is very important to achieve the effect of a single building.

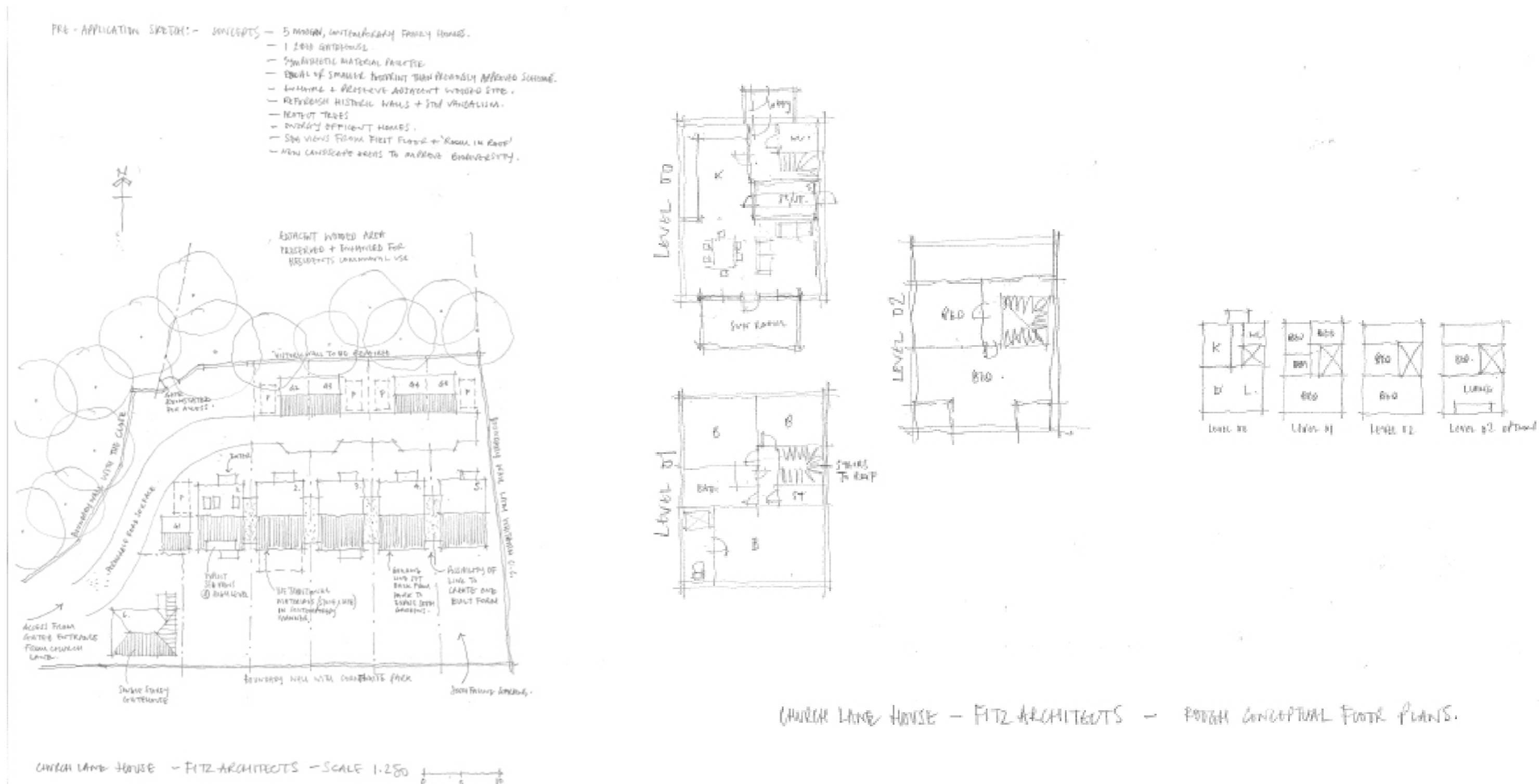




# Pre Application Submission

Submitted Scheme  
Dated 31/01/2013

Fitz Architects submitted a pre-application for 5 two storey family homes with rooms within the roof space, sea views and detached garages on 31/01/2013. The sketches are below for reference.



## Previous Responses to the Site

### Fitz Architects Scheme

Fitz Architects submitted a planning application for 6 dwellings following a positive pre-application submission. The reference for the application is ST/0517/14/FUL.

The elevations of the scheme are provided below.



Although the planning department and consultees provided positive comments towards the application, we withdrew this application and over the last few months.

# Tree Survey

## All About Trees LTD

A tree survey has been carried out for the site by All About Trees LTD. The text below is taken from the survey document to highlight key points made throughout. The full document would be submitted as part of the planning application.

### Synopsis

A pre-development tree survey has been requested to assess the general health, condition and retention value of trees growing within Regent's Close and adjacent land to the east, at Church Lane, Whitburn.

### General

The trees have been the subject of a previous tree report, prepared by David T Wear, which does not conform to the current British Standards 5837:2005.

Collectively, the 'overall canopy effect' of the trees within the woodland area to the east of the stone wall, may, within the immediate locality, be classed as being of high visual amenity value. However, the trees have not been subject to tree maintenance or management and closer inspection revealed that the individual specimens were of poor shape, form and character.

A number of the trees exhibited sparse leaf growth, with considerable deadwood and dieback within the crown. This may be resulting from the trees growing in close proximity with each other and competing for growth space, light and nutrients.

A number of the trees were found to have structural defects, in the form of co-dominant stems, included bark, break out cavities and lesions.

The trees generally are tall spindly specimens of poor shape, form and character and therefore will not grow to develop into good specimens of high visual amenity value.

As the trees continue to grow, their branching systems will also increase in extent and weight, to produce a larger 'wind sail' area. This will increase individual trees' potential for failure.

Consideration may be given to removal of these trees and replacement planting be carried out as part of an approved landscaping scheme.

### Conclusion

The longer-term problems caused by root restriction, will become evident as the trees become older.

The trees growing within the adjacent woodland area, as a group, due to the overall canopy effect, give the appearance of a healthy woodland of high visual amenity value.

However, the trees within the group are poor quality specimens and as they have grown in severe competition with each other, their individual shape, form and character will not be representative of the species and the trees within the woodland will continue to decline.

The proposed development, presents an opportunity to consider removal of trees, which are in poor condition and of low visual amenity value and undertake replacement planting as part of an approved scheme.

# Ecology Survey

Veronica Howard  
Ecology

An Extended Phase 1 and Protected Species Survey has been carried out for the site by Veronica Howard BSc (Hons), PhD, MCIEEM. The text below is taken from the survey document to highlight key points made throughout. The full document would be submitted as part of the planning application.

## Habitats

Most of the southern section of the site is dominated by thick bramble scrub with some patches of snowberry near the southern boundary. There are a few young trees plus several elder bushes.

The northern section is poor secondary woodland dominated by sycamore with a very limited shrub layer of bramble and some elder where the canopy is more open. The woodland has developed on the site of an old garden and the trees appear to be self-seeded.

The site is divided by some remnants of a stone wall and similar remains are found in the northern section of the site presumably from the building that once stood on the site.

## Protected Species

Bats - There are no buildings on site and the remnants of the stone walls were assessed as unsuitable for bat use. A daylight survey of the trees found no rot holes suitable for bat use.

Badgers – There were no signs of badgers using the site and the high level of human disturbance locally and the location of the site within the village would deter this species from using the area.

Reptiles – There are no basking areas or likely hibernation sites within the site and much of the area is heavily shaded by trees or scrub.

Breeding Birds – The trees provide potential nest sites, though not for hole-nesting species. The bramble scrub provides good cover for nesting birds.

Amphibians – There is no standing water on the site or on adjoining land so it is unlikely the area would be used by amphibians.

## Ecology Survey

### Mitigation Measures

The planting of small trees and shrubs that have berries in the autumn would help to maintain the available food supply for birds such as members of the thrush family, including song thrush. Suitable species would be rowan, whitebeam, elder, hawthorn, firethorn and cotoneaster.

The erection of bird boxes suitable for small hole-nesting birds such as tits, wren and robin would increase the number of potential nest sites in the area.

Development of shrubberies within the new landscaping scheme would help to maintain potential bird nesting sites in the area.

## Significance of the Conservation Area

In terms of the impact of the proposed new development on the significance of the Conservation Area, the principle of 5 new units on the site is established through Policy SA9 which allocates 5 units on the site, therefore the design of the new building is very important.

We have undertaken detailed preapplication discussions with the Council and the Historic Building Officer on all aspects of the proposal and in particular, design. The objective has been to develop a scheme of high quality contemporary housing that takes the form of one building, rather than individual units, to replicate the character of this particular part of the Conservation Area, as set out in the Conservation Area Appraisal Character Area 1.

It is considered that an important part of what makes the Conservation Area at Whitburn significant is the mix of traditional buildings, which includes terraces, with the bespoke, eclectic style which cannot be attributed to one form of predominance within the village, but is an essential part of the character. It is these buildings in particular, that make such a valuable contribution to the Conservation Area because they are unique.

## Building Areas

We have significantly revised the form and massing of the proposal from the original scheme ST/0517/14/FUL.

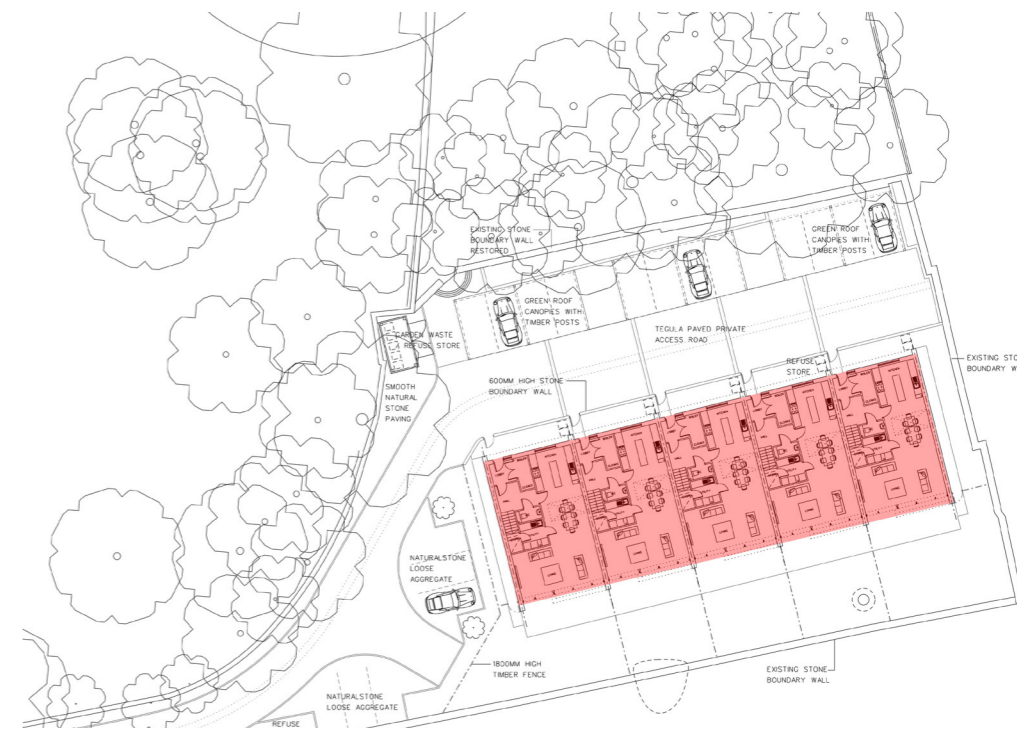
The primary and most important change with this application is that we have reduced the number of dwellings from six dwellings to five dwellings. The previous footprint for 6 dwellings was 545sqm. The new revised proposal for 5 dwellings is 425sqm.

This is a reduction of 120sqm floor area to the footprint of the building as identified on the diagrams below.

It should be noted that the previously approved residential scheme consisted of 3 apartments and 2 dwellings in one building that had a footprint area of 415sqm.



Original floor area - 545sqm



Smaller new floor area - 425sqm



# Building Elevations

## Urban Designer and Elevations

We have significantly revised the proposed elevations from the original scheme ST/0517/14/FUL due to the reduction of dwelling, from six to five.

Although we believe the previous application ST/0517/14/FUL responded well to the surroundings, such as Cornthwaite Park and the historic walls, comments were provided by the Urban Design Officer, copied directly below:

"The proposed development is undoubtedly an imaginative design solution which maximises the potential of the site as a high quality housing development. The proposed design does to some extent acknowledge the special qualities of the area, for example the use of stone wall elements does help connect the scheme with a distinctive feature of the village and the wider area i.e. limestone boundary walls. The appearance of the north elevation (which is primarily visible from within the development) is reasonably successful in this respect. The overall form and choice of materials to the south elevation (i.e. the 'public' side of the development) is considered to be less successful in respect to its response to the local context. However, trees within the site and the adjacent park make a significant contribution to the character of the park and will substantially screen the proposed development from public areas. In this respect, it is important that trees which contribute to the character of the park and screen the proposed development are retained and the form of development can accommodate the retention of the trees in the long term".

We have taken on board the comments from the officer and revised the elevations as provided below.



Original elevations



New elevations



## Car Parking

We have revised the car parking within this application.

Originally there were six dwellings with 18 car parking spaces, working out at 3 spaces per dwelling.

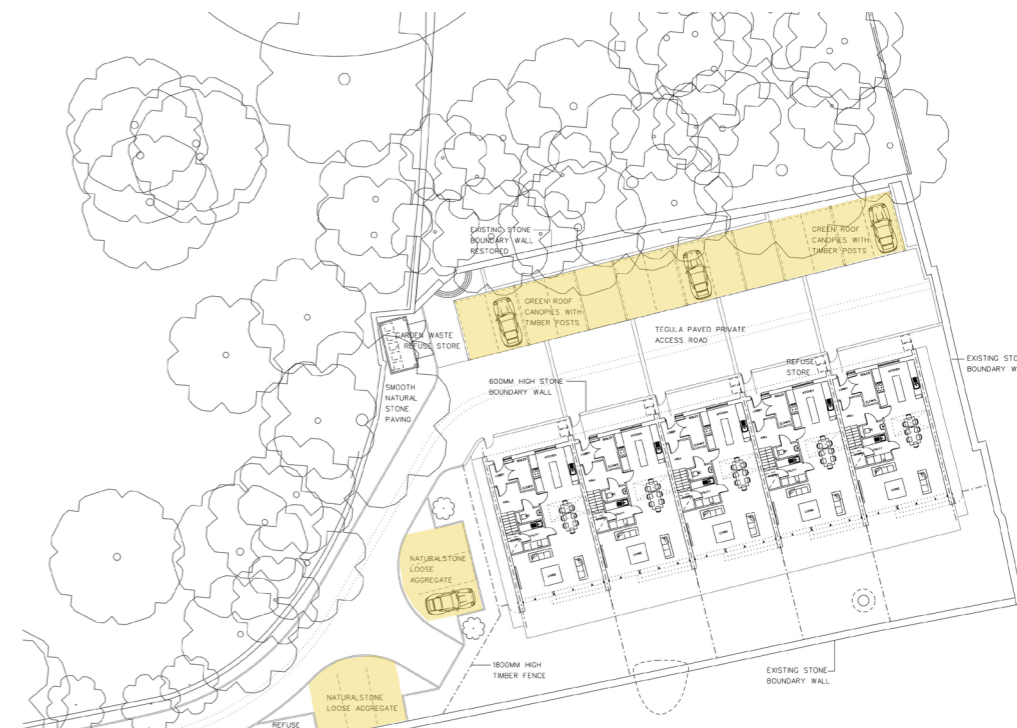
The new application of five dwellings has 20 car parking spaces, working out at 4 spaces per dwelling.

It should be noted that the previously approved residential scheme consisted of 3 apartments and 2 dwellings in one building that had only 7 car parking spaces for residents and 3 for visitors.

Although Church Lane is used by pedestrians it must be clarified that it is a road not a pavement. Car parking numbers are in excess of the Council's policy requirements in order to deter parking on Church Lane.



Original car parking - 18 spaces



Proposed car parking - 20 spaces



# Turning Area

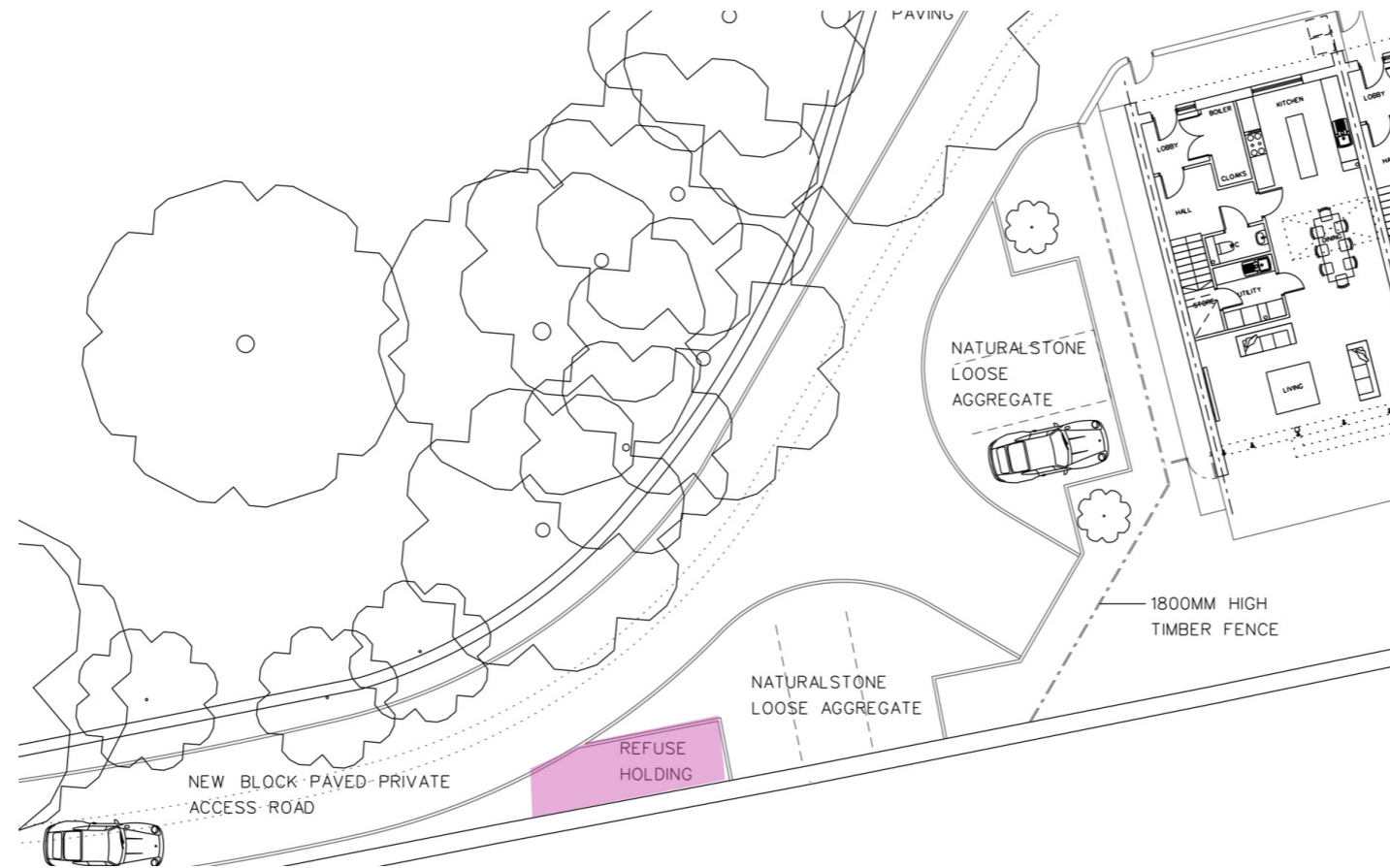
This scheme includes an area for a turning circle for emergency vehicles, compared to the ST/0517/14/FUL which did not.





# Refuse Strategy

We have provided a refuse statement for this application and it is included within the planning package. The area highlighted below is the 'Refuse Storage.' We propose that the refuse be held in the shaded area on collection day and the refuse collector will then wheel them to the entrance point and back to Storage area.





# Building Distances

Due to the changes in the building's footprint, we have been able to increase the distances from the building and the important boundary walls.

- The distance between the historic tithe barn wall and the north elevation has increased to 14metre minimum to 16m maximum - west to east.
- The distance between the wall to the cricket club and the east elevation has increased to 2.6m
- The distance between the park boundary wall and the south elevation has increased. The rear gardens have increased to 8 - 9m in length with garden areas of approx 70 up to 100sqm.





## New Park Gate

There is an existing wooden chicane on site. They stop young children from cycling straight out onto the road.



The Council have the option to replace the metal gate, again for safety.





## Scale of Neighbouring Buildings

### The Close

There are other buildings around the site that are taller, or similar, to the proposals. We feel this should be taken into account when examining the proposals for this application.





## Scale of Neighbouring Buildings

The Lawns Apartments





## Scale of Neighbouring Buildings

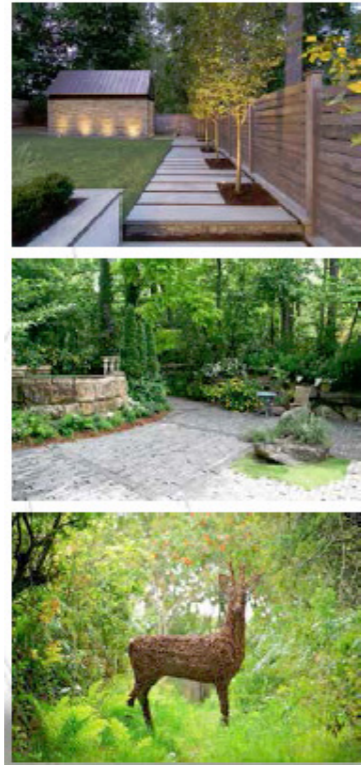
Whitburn Hall





# Landscape Design Concept

Haggarty Design's Proposals



## 9.0 LANDSCAPE STRATEGY





# Access Component

## Access and Transport to the Site

### VEHICULAR AND TRANSPORT LINKS

Pedestrian and vehicular access to the existing dwelling will be provided from Church Lane, off Front Street.

There are several bus stops along the A183. These provide commuters with links to both Newcastle and Sunderland city centres, as well as links to Metro stations for further travel.

### PARKING REQUIREMENTS

Level access will be provided to the principal entrance, and all internal doors will be wide enough to accommodate wheelchair users.

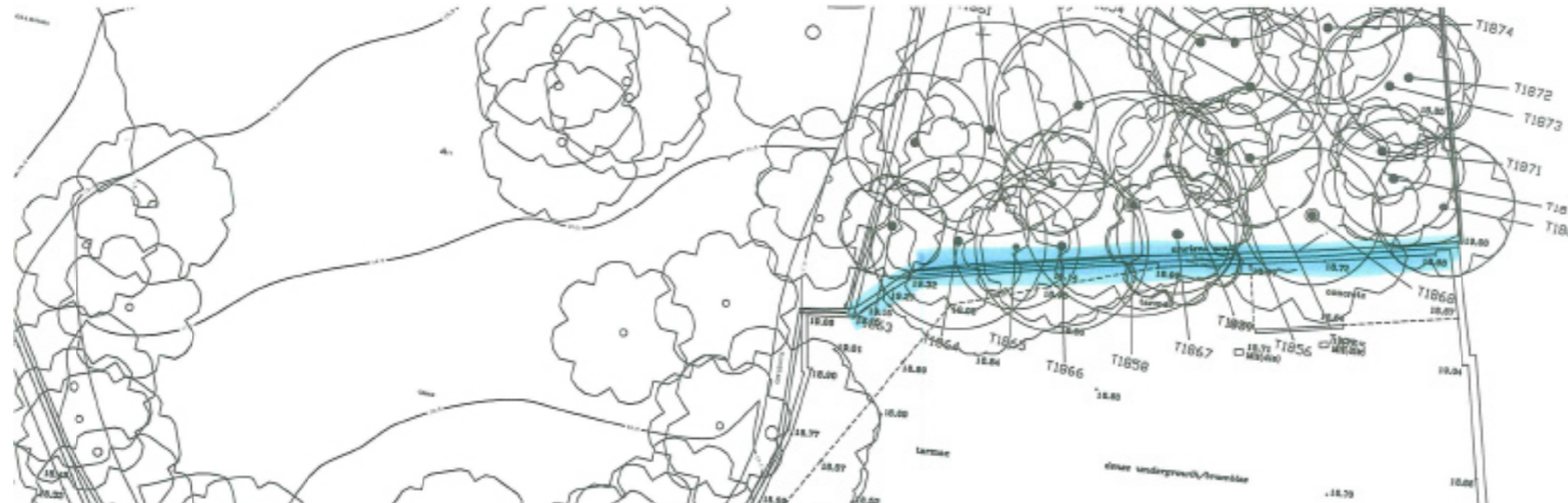
New parking will be provided on site and will be above the Council's set guideline on parking. Parking will be provided on site with free-standing car ports (image to the right).





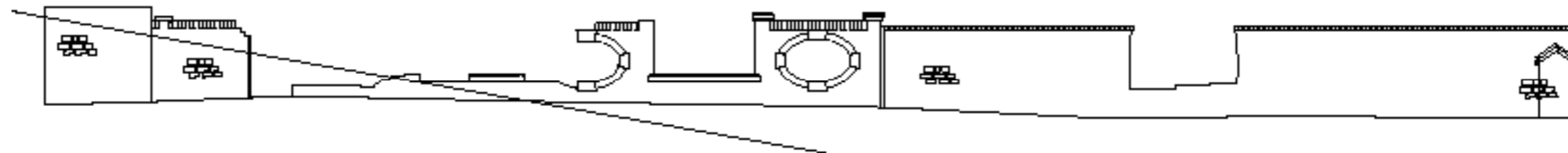
# Historic Wall

There is a historic wall on site that has slowly deteriorated in condition due to environmental factors and human interference. The wall is highlighted on the image below with the blue line.



The wall originally had three sections with circular openings, but there is only one full section remaining, with one broken in half, and the third destroyed completely. There are also stone columns on site which are discussed on the next page.

The scheme will respond positively to the wall and will seek to rebuild it back to its original condition.





## Stone Columns

There are six stone columns located in the northern part of the site. The stone columns go north to south on the site. As evidenced by the photos on the right, the columns are generally in good condition, even though some are suffocated by the overgrowth. Any structural repairs required to the columns will be carried out as part of the project.

The columns were originally part of Whitburn Hall.

As originally identified within this document, several of the existing columns have been damaged, as seen on the photograph to the right.





# National Planning Policy Framework

## Summary of Impact of the proposal on Significance of the Asset

Para 131 of the NPPF states that LPA's should take account of the desirability of sustaining and enhancing the significance of the heritage asset. The impact of the proposal is considered to be positive and therefore will at least sustain and is considered to enhance the significance of the Conservation Area. The elements that make up the significance of the Conservation Area, such as individual design and high quality materials are considered to be reflected in the submitted design. The proposed contemporary design, follows advice already provided by the Council and continues the tradition of bespoke, high quality designed buildings that is long established within Whitburn.

Para 137 of the NPPF encourages LPA's to look for opportunities for new development to better reveal the significance of the heritage asset. Para 138 states that not all elements of a Conservation area contribute to its significance and it is considered that the visual appearance of this site, as it currently stands, detracts from the Conservation Area and is noted in the Appraisal and Management Plan to be a key action area. However, the historic significance of this site is considered very high. Valuable undesignated heritage assets within the site, which relate to former Whitburn Hall, are rapidly deteriorating due to lack of maintenance and on going vandalism. This proposal has included within its remit to ensure that the historic walls and boundaries within the site are repaired to avoid loosing it altogether. In addition passive surveillance provided by the new dwellings will minimise the risk of future vandalism to these important assets. It is therefore considered, that through pre-application discussions with the Council together with the stated proposal to carefully and appropriately repair the boundary walls, together with the niches, doorway's and other evidence of previous activity found within the wall, that the significance and importance of this part of the Conservation Area will be better revealed and safer to access. The submitted proposal is therefore considered to be in accordance with Para 137.



# Design Ethos

## Details of the development and design narrative

Fitz Architects have been commissioned to design a scheme of five dwelling houses on the site of the former Church Lane House, Church Lane, Whitburn. The site is accessed by driving down Church Lane to what will be a private gated entrance to the site. This drive was used by the previous house and the hard standing is still in place which follows the curving boundary wall with the grounds of The Close.

### The site

The site is in two distinct parts. The southern section of the site (the application site) borders Cornthwaite Park and is relatively open and clear apart from patches of brambles, self seeded trees and two protected trees. The application site shares its southern boundary to Cornthwaite Park with a low stone wall and to the north it is bordered by an articulated, old stone wall which is heavily vandalised and damaged and an older historic plain stone wall which incorporates original triangular vent holes from its previous use as a tithe barn. To the east there is a high random stone wall to Whitburn Cricket Club and to the west another high random stone wall to the gardens of The Close apartments.

Trespassers within the site are not visible from outside which has left the site subject to heavy vandalism to the protected trees, stone pillars and historic walls. Stopping access for youths to the site will benefit the conservation area, protect the historic asset from further destruction by vandals and stop anti-social behaviour which is currently out of sight and out of mind for local residents and the police. There are hundreds of empty alcohol bottles and cans strewn across the site and there is evidence of fires and solvent abuse.

The historic decorative wall is gradually being demolished over time as is the tithe barn wall. The vandalised historic limestone wall will be repaired in accordance with the councils conservation area officers brief and instructions from the County archaeologist Jennifer Morrison..

The stone wall to Cornthwaite Park is also undergoing the same fate only you cannot see it due to the bushes in the park.

The northern section of the land, known as The Goose Run, does not form part of this planning application however it may in the future be restored and landscaped to provide an additional communal garden space for the residents of the development. At present it is an unmanaged wooded area which contains vandalised stone columns which were once part of the original grounds of the original Whitburn Hall, rope swings from the protected trees and old dead tree stumps have been pushed over which contained woodpecker nests.



# Design Ethos

## Details of the development and design narrative

### The design

The site of the former Church Lane House demands a site specific response to the design as it is located within the sensitive context of the Whitburn Conservation Area. The residential scheme proposed will be one of South Tyneside's most prestigious executive addresses.

Our brief is to create 5 contemporary homes which respond to the unique location, are flooded with natural light and cater for modern open-plan living.

On approach, the private entrance gates on Church Lane make the buildings a safe and secure place to be. Externally to the north of the site are the open timber canopies located parallel to the stone boundary walls and accessed by the route of the existing driveway. They provide the majority of the 20 car parking spaces and shelter the cars from the trees and birdlife. The canopies are formed with natural timber posts and a natural living roof to help fuse the building with the woodland and increase bio-diversity. The canopies are split into 3 separate structures, are open to all sides and are set at a height to retain views of the old, historic stone walls providing a comfortable relationship between the houses and the walls and allowing views from the houses to the woodland beyond. The 6.5m access road and a 1.2m width of walled private space in front of the north façade ensures that there is ample space between the buildings and the historic wall. Further informal parking towards the entrance of the site provides an additional visitor spaces for each house.

The houses are designed and orientated so that the main spaces have a southerly aspect and this will ensure that the spaces within are filled with natural light and also benefit from passive solar gains. Other sustainable features include a well insulated, air-tight building envelope.

From a covered entrance canopy to the lobby then entrance hall, the journey on the ground floor continues into the large, open-plan kitchen, dining and living space. The south facing aspect with full width sliding windows gives access to and views of a high quality landscaped garden with existing trees and bushes screening the development from Cornthwaite Park. The garden area creates valuable external space outside of the building envelope. The large window ensures that daylight and sunlight are reflected deep into the floor plan via light coloured floor finishes. This is supplemented by natural light from the 3 storey void through each floor plate up to the windows in the roof as well as being a visual and audible connecting space. With kitchen units positioned on the side walls, a large window down to the floor in the kitchen again maximises daylight and provides views to the historic wall and woodland beyond. Spatial quality derives from 2.7m ceiling heights and the volume, scale and proportion of the rooms and circulation spaces.

To the first floor there is the south facing master bedroom with sea views as well as a dressing room and ensuite and there are two further bedrooms as well as a family bathroom and storage. The second floor accommodates a further two bedrooms and a fantastic lounge with corner glazing and a roof terrace with an outlook to the north east coastline. Centrally, throughout the core of the building, the staircase, study and bathrooms feed from the provision of natural light from the 3 storey void and create interest through the sequence of spaces, organisation and circulation.



## Design Ethos

### Details of the development and design narrative

The three storey facades of the dwellings are articulated to give a vertical emphasis to each dwelling and to provide relief, shadow and depth to each elevation. Large areas of glass will ensure that the facades are animated as well as a second floor external terrace and sliding glass screens. Crisp and simple detailing will help to emphasise the high quality nature of the design.

The scale of the development compliments the heights of adjacent buildings including the Close (3 storeys), Whitburn Hall apartments (4 storeys) and the Lawns (3 storeys).

The palette of materials demonstrates an aesthetic commitment throughout the specification. In general, the materials will be from a high quality, traditional palette of random stone and slate with the use of high quality facing masonry and render as well as slate roofs to the main building and living roofs to the single storey car structures adjacent to the woodland.

The random stone as the main feature material makes references to the limestone boundary walls and the historic tithe barn walls present on the site. Its significance is highlighted with a stark contrast using through coloured white render and dressed facing blockwork panels. In addition, the dark grey windows help to maximise the views and natural light and are vertically proportioned to compliment the design principles. The extent of glazing ensures a physical and visual relationship between interior and exterior. The contemporary galvanised rain water goods add to the quality of the palette providing a variation of colour, texture and reflection.



# Repairing the Existing Stone Wall

The first stage is to be a close inspection survey of the existing masonry walls and their condition. This should identify and differentiate between any original mortars and later repairs. If possible, any inappropriate mortars which are causing accelerated decay of the adjacent masonry will be removed and replaced with more appropriate materials. Sound, original mortars will be left in place: the principle of minimum intervention applies.

If sound original mortars are found, these may provide evidence of how the joints were originally finished

Pointing is a 'top-down, bottom-up' process. Clearing out and preparation of joints should be carried out from the top down, and pointing should be carried out from the bottom up to take account of the effects of gravity.

Any cementitious or other non-original and inappropriate mortars should be carefully removed, avoiding damage to adjacent masonry. If a cementitious mortar cannot be removed without damaging the masonry, consideration should be given to leaving it in place. Defective lime mortars (those which are friable or have become detached from the adjacent masonry) should be raked out to a sufficient depth where sound mortar exists. However, care should be taken to ensure that sound, original lime mortars are left in place, in accordance with the principle of minimum intervention.

Where masonry is relatively impervious and a suction bond may be difficult to achieve, joints may need to be raked out further, (say) at least twice the depth of the joint width, to provide a level of mechanical anchoring of the new mortar into the joint.

Hand tools such as plasterers' small tools, half hacksaw blades and specially made steel hooks can be used to avoid damage to the stone arrises and widening of the joints. Large chisels and any tools wider than the joint width itself should not be used. No power tools are to be used.

All loose and friable material must be removed prior to placing new mortar, as it requires a sound surface to adhere to. A stiff bristled brush should be suitable for clearing stone surfaces of unwanted material, followed by lightly spraying water (not under high pressure) into the joints to remove any remaining dust and debris. Preparation of the wall surfaces generally should include thorough cleaning down and removal of all loose material, dust, etc, and damping down before starting work.

Control of suction between the new mortar and the substrate is required. The more absorbent the stone, the more wetting down it will need, in order to prevent water being drawn from the newly-placed mortar into the stone. If too much water is lost, the mortar will shrink excessively, become friable and ultimately become detached from the substrate. Impervious stones may require minimal or no damping down.

For re-pointing, the mortar should be sticky but not wet. A suitable mortar should stick to the underside of an inverted hawk (or trowel). An appropriate pointing tool should be chosen to suit the width of the joint, thus preventing spreading of mortar or staining on the masonry faces. The mortar should be firmly pressed into the depth of the joint with the pointing tool. Where pinning stones exist (normally found in rubble-stone mortar joints over 10-15 mm) they should be hammered in any joints to force the mortar well back into the depth of the joint and to reduce the volume of mortar present in one location.

In general, when mortar has stiffened up, it should be firmly compacted into the joints by beating with a stiff bristle brush. This will help eliminate any initial shrinkage cracking and ensure that the mortar is fully compacted into the joint with a good bond to the surrounding masonry. The surface should then be lightly scraped back with the edge of the pointing tool or similar, to provide a rough, open-textured surface which is ideal for carbonation and curing, and for maximum evaporation of moisture from the joints once fully cured.

Overworking the surface of the mortar will result in surface laitance caused by lime particles being 'worked' to the surface, and forming an outer crust which may restrict carbonation of the mortar behind. This can also result in lime leaching if subjected to rainfall before the mortar has sufficiently cured.

The mortar will require adequate protection until it is fully cured, and inadequate protection is a common cause of failure in lime work. These mortars should not be expected to cure as quickly as cement-based mortars. In drying conditions, new lime pointing will need to be dampened regularly (by lightly spraying) to prevent rapid drying. Over-rapid drying will result in shrinkage cracking due to rapid loss of water and will inhibit curing because the lime will only react with carbon dioxide in the presence of moisture.



# Design Proposals

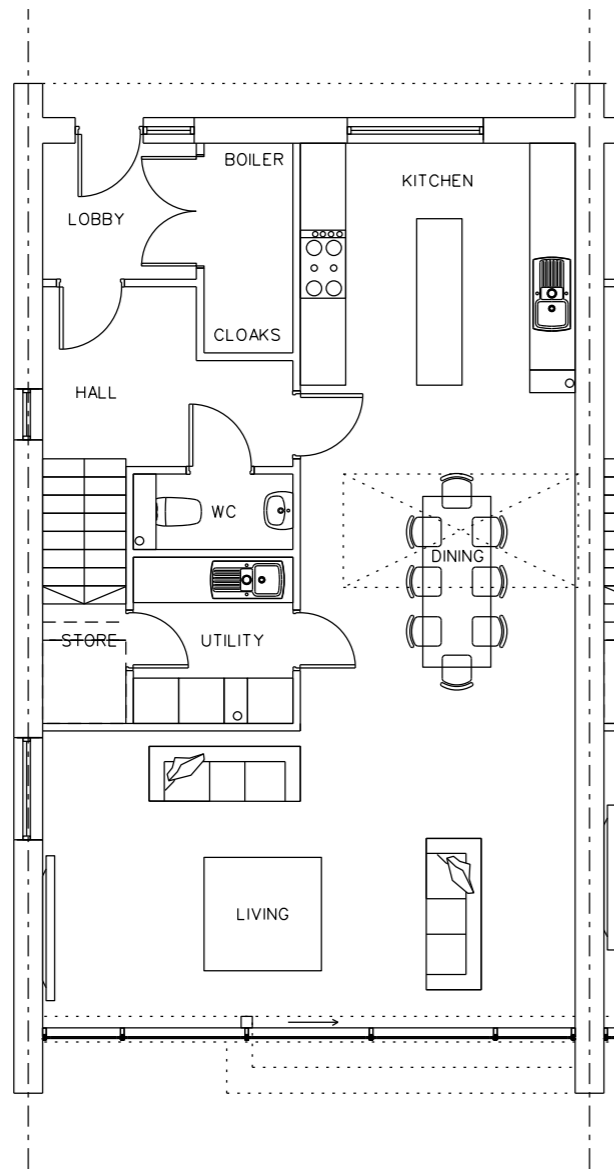
## Proposed Site Plan



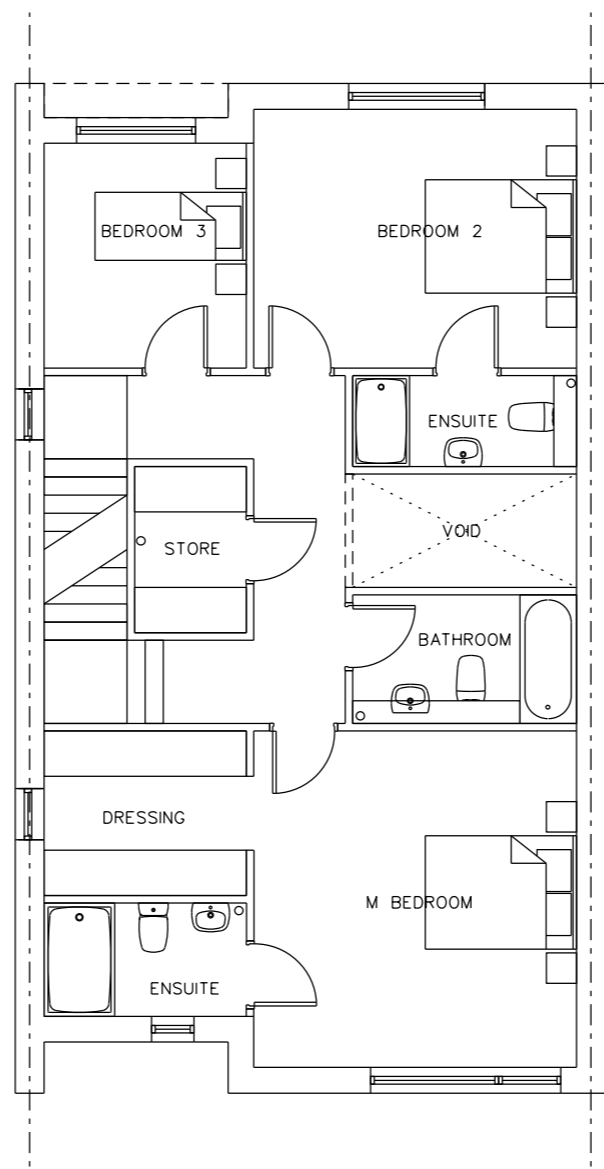


# Design Proposals

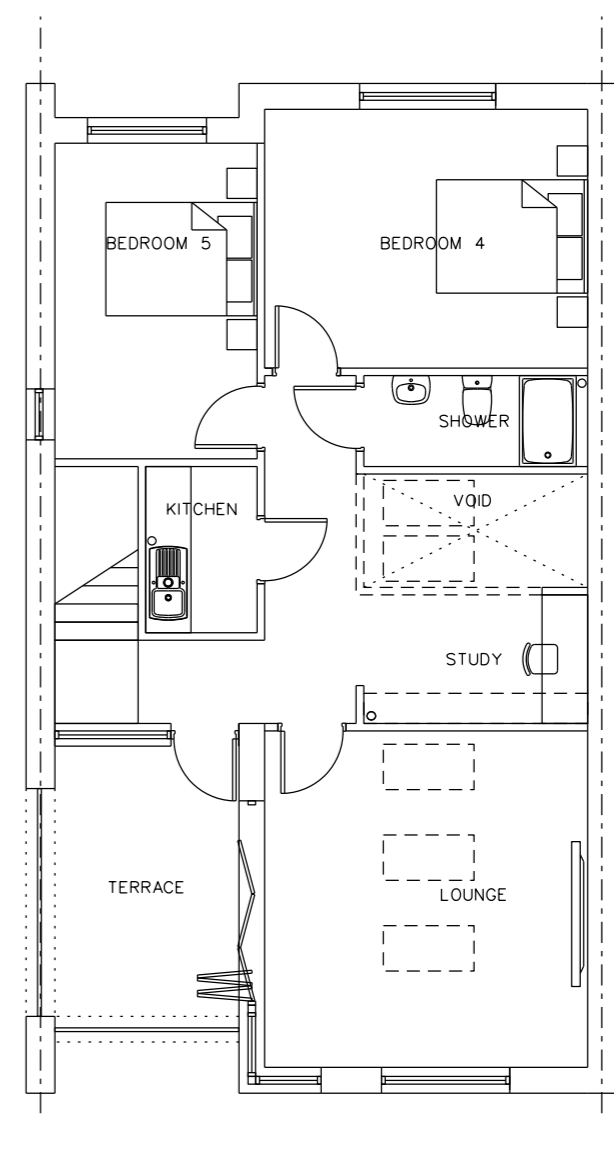
## Proposed Plans



GROUND FLOOR PLAN



FIRST FLOOR PLAN

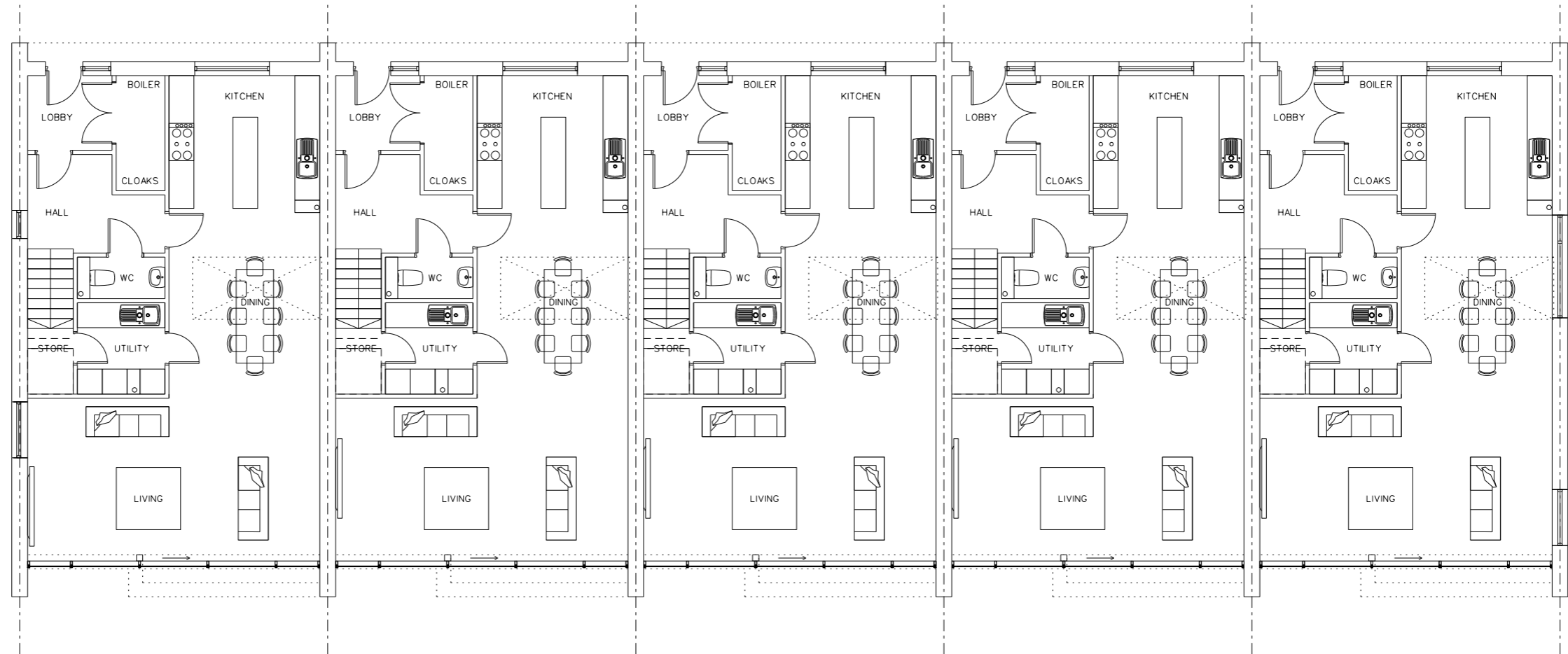


SECOND FLOOR PLAN



# Design Proposals

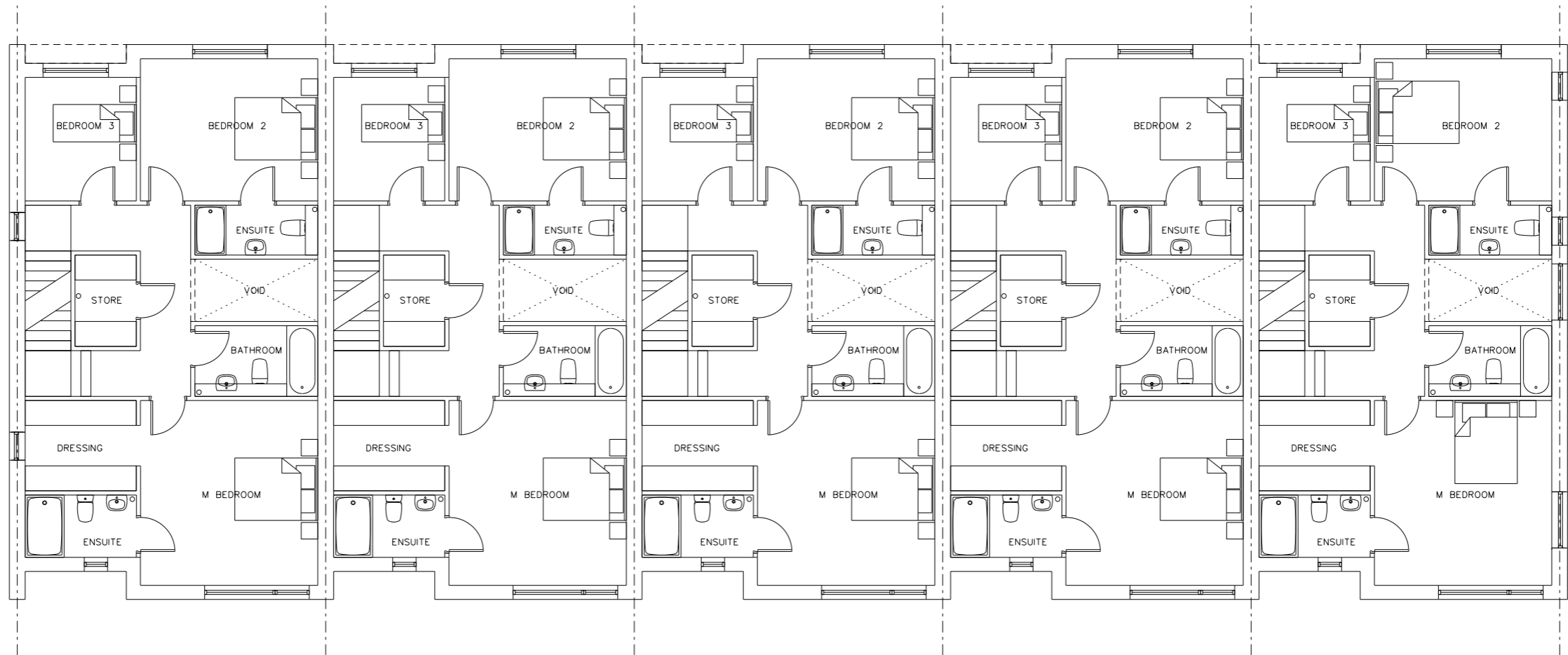
## Proposed Ground Floor Plans





# Design Proposals

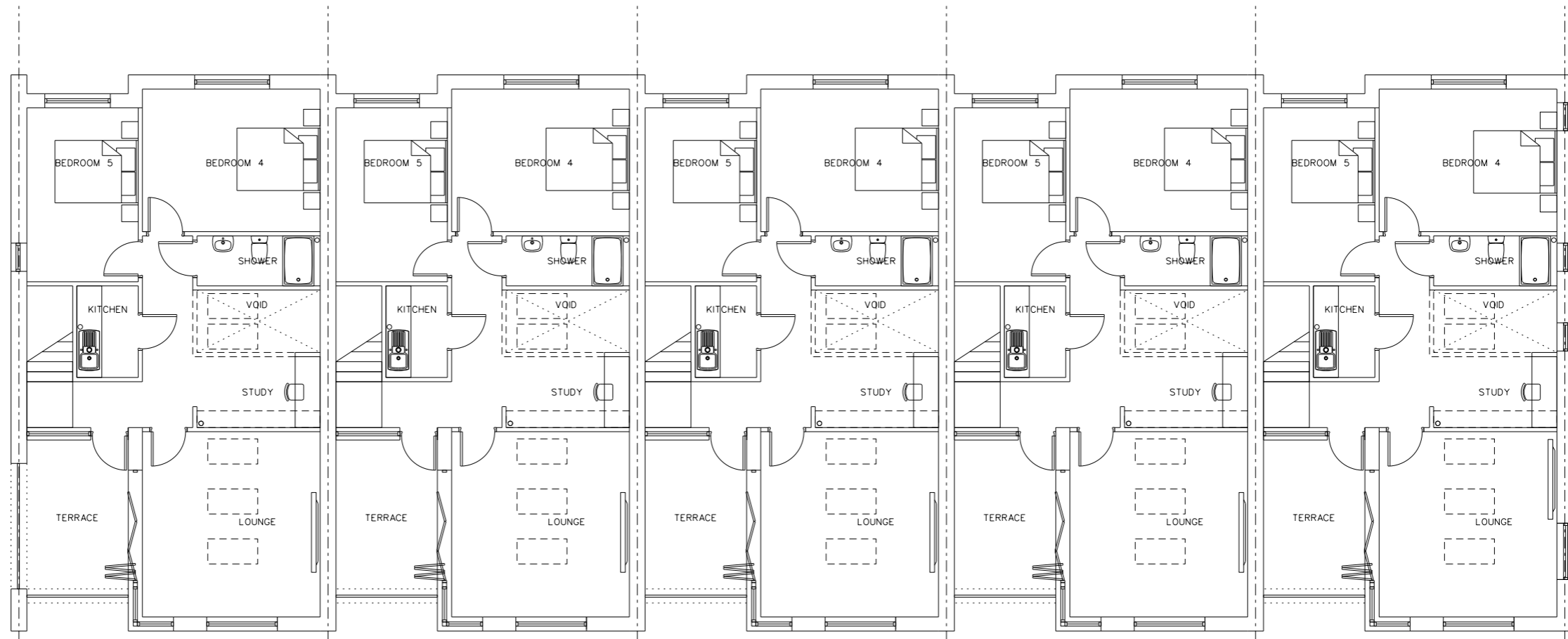
## Proposed First Floor Plans





# Design Proposals

## Proposed Second Floor Plans





# Design Proposals

## Proposed 3d Visuals





# Design Proposals

## Proposed 3d Visuals





# Design Proposals

## Proposed 3d Visuals





# Design Proposals

## Proposed 3d Visuals





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## Proposed 3d Visuals

