

Design and Access Statement (AD-13-87-DAS)

Proposed construction of 7 affordable terraced houses

on the site of the former

Boldon Colliery Working Mans Social Club,

Station Road, Boldon Colliery, NE35 9HP

Design Report

The application site occupies a large end of terrace plot between Wilton Gardens South and Station Road.

The building occupying the site is mainly two storey, flat roofed and constructed from brick and render.

The site is currently vacant, with the last use as Boldon Colliery Working Mans Social Club.

Compared with thirty years ago, there are many distractions to encourage people to stay at home rather than going to pubs and clubs - video recorders, DVDs, personal computers, satellite television. There's also a much wider selection of alcoholic drinks to enjoy at home. There is an expectation that pubs and clubs should provide a much wider range of drinks and facilities and a higher standard of comfort. The old-fashioned basic local with two pumps on the bar no longer holds much appeal for most pub goers. This means that pubs and clubs, in effect, have to run faster just to stand still. And one of the main gambits they have adopted to do this is showing live football on large-screen TV, which may create an impression of success but overall probably deters as many customers - particularly women and older people - as it attracts.

Therefore due to the current decline in pubs and clubs up and down the country and the size of the current premises the club has become too expensive to run as a viable business.

Amount:

This application seeks consent to demolish the existing club building, along with the Stewards House to enable the construction of a terrace of 7, 4 bedroom affordable homes on the 0.0817 ha site.

The development will provide affordable housing built to a high design specification, which focuses on the requirements of Standards and Quality in Development, Lifetime Homes standards, Code for Sustainable Homes and Building for Life and Secured by Design.

Total site area: 0.0817 ha approx

Layout:

Seven houses will form a linear terrace along the East boundary facing Station Road. Pedestrian access will be via Station Road with vehicular access via Wilton Gardens South.

The dwellings will sit comfortably on the application site and the plots will have minimal external maintenance to match in with the existing street.

The layout of the proposed development is shown on plan sheets AD-13-87 Sheet 3.

Scale:

The scale of the dwellings will be in keeping with the surrounding residential streetscape.

The proposed dwellings are approximately the same width and in the same orientation as Coronation Terrace, thus maintaining the separation distances to the surround properties.

The scale of the proposed development is shown on plan sheets AD-13-87 Sheets 3 & 4.

Landscaping:

The exterior landscaping will consist of a small block paved garden to match the current terrace of Coronation Terrace with a 600 mm wall with a wrought iron gate to the front elevation.

To the rear of the property there will be a blocked paved car parking space and a lawned garden with a 2000 mm high closed board fence and gate.

All landscaping and boundary treatments are shown on plan sheets AD-13-87 Sheets 3 & 5.

Appearance:

The proposed dwellings have been designed to be of traditional construction with pitched roofs, with materials selected which are sympathetic to neighbouring buildings, details to be agreed with Planning Officers

Access:

The dwellings are to be constructed with level access into the building with ground floor sanitary accommodation, with all switches and sockets being located between 400mm – 1200 mm from floor level with light switches between 750 mm – 1200 mm in accordance with Approved Document M.

Circulation within the dwellings should be eased with internal doors to the ground floor having a minimum clear effective width of 825 mm and not requiring a force greater than 20N at the leading edge.