

***Design and Access Statement***

---

9 new build properties within Boldon Colliery  
On behalf of Anthony Hickey.



9 new build properties within Boldon Colliery  
On behalf of Anthony Hickey.



**CONTENTS**

***1.0 INTRODUCTION***

***2.0 SITE ANALYSIS***

- 2.1 Site context
- 2.2 Site constraints
- 2.3 Site photos
- 2.4 Local Vernacular

***3.0 THE DESIGN PROPOSAL***

- 3.1 Development Layout
- 3.2 Elevation Appearance
- 3.3 Scale
- 3.4 Refuse and Recycling Disposal
- 3.5 Car Parking and Cycle Storage Provision
- 3.6 Movement and Access
- 3.7 Drainage and Utilities strategy
- 3.8 Ecology Statement
- 3.9 Sustainability Strategy
- 3.10 Landscape Strategy
- 3.11 Secured by design

9 new build properties within Boldon Colliery  
On behalf of Anthony Hickey.

## **INTRODUCTION**

We are delighted to submit a full planning submission for new build 9 dwellings at North Road, Boldon Colliery on behalf of our client Anthony Hickey. This application has been developed to provide a new build housing scheme. The applications seeks approval for nine new dwellings in the town of Boldon Colliery. The house types will be mainly suitable for family housing consisting of two four bed units, 4 three bed units and 2 three bed units. The submitted application is the result of three month of detailed design. The overall scheme has been designed to relate with the local vernacular whilst using working with the site constraints. If planning is secured the development will aim to start early autumn 2015 with a target date for completion within 6 months.

The following document explains the design process and the background of the scheme.

9 new build properties within Boldon Colliery  
On behalf of Anthony Hickey.

***2.1 SITE CONTEXT***

The site is located in the south east of the town of Boldon Colliery. On the fringes of the main residential area within the town. Based within a prominent position within the town close to local amenities. The site is a brownfield site formerly occupied by former school kitchens. It includes two land parcels with the eastern end owned by south Ty-neside council and the west by Mr Peter Tate of Glebe Farm. The area comprises of mostly amenity grassland currently used for animal grazing and dense trees and shrubs in the north east of the site. Enclosed on the north and west of the site by existing residential units and allotments. A public road (North Road ) runs adjacent to site which forms the eastern boundary of the site this also provides good location to public transport networks. South of the site runs a public bridal way and also the local river DON. See fig 2.A

The site is close to the local ASDA supermarket which is around 15 mins walk or 5 mins car ride from the chosen site. Based on north road up to five minutes walk from the site is other facilities such as a newsagent,garage, chemist and hairdressers.

The site is located within close conjunction to four schools ranging from nursery to secondary schools. West Boldon Primary School is within 10 mins drive which can be accessed through the local residential area. See Fig 2.8

Local transportation is also in close proximity to the site. The site benefits from two local metro stations with trains travelling to surrounding cities Newcastle and Sunderland every fifteen minutes. The local bus station is five minutes walk providing bus routes to north to a local cinema and also Sunderland and Newcastle city centre. These run in half an hour intervals.

9 new build properties within Boldon Colliery  
On behalf of Anthony Hickey.



FIG 2.A - LOCATION PLAN

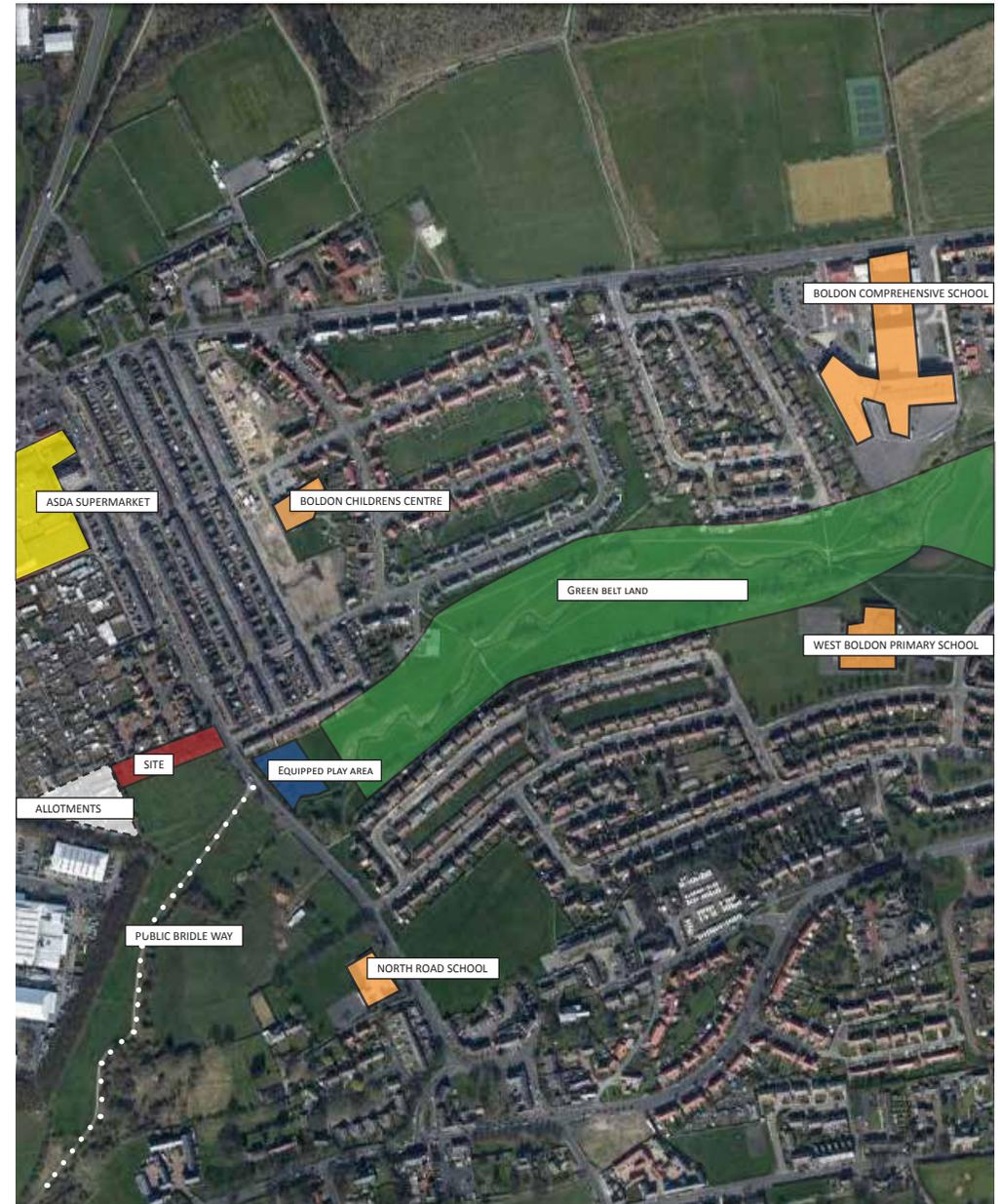


FIG 2.B - TOWN LOCATION PLAN

9 new build properties within Boldon Colliery  
On behalf of Anthony Hickey.

## **2.2 SITE CONSTRAINTS**

A site and desktop study have been undertaken to identify a rigorous understanding of the site. Thus providing a in-depth insight into potential threats or possibilities within the scheme.

- 1: The site is rectangular is footprint and with general levels across the site removing any need for extensive earth removal.
- 2: Site is adjacent to North road allowing for easy access for construction and for allowing good accessibility for refuse collection.
- 3: In the North East of the site there is a mix of trees and shrubs which will need removed to allow for access and construction within the site.
- 4: The sites views face south allowing a large amount of natural light across the scheme throughout the year and creating beautiful vistas through the buildings.
- 5: The site is in close conjunction with existing houses on the north side separation areas and overlooking views should be taken into account.
- 6: Noise pollution across the site will be relatively low. The main noise pollution will come from the adjacent public road which should be taken into account.
- 7: Vehicular access into the site should be taken from the existing adjacent road ( North Road ).
- 8: There is an existing electricity main easement running down the west and south boundary which creates a no build zone.
- 9: Elevated aspect of the site creates a opportunity to make an entrance statement on southern approach into village along North road.

Please see Fig 2.C

9 new build properties within Boldon Colliery  
On behalf of Anthony Hickey.

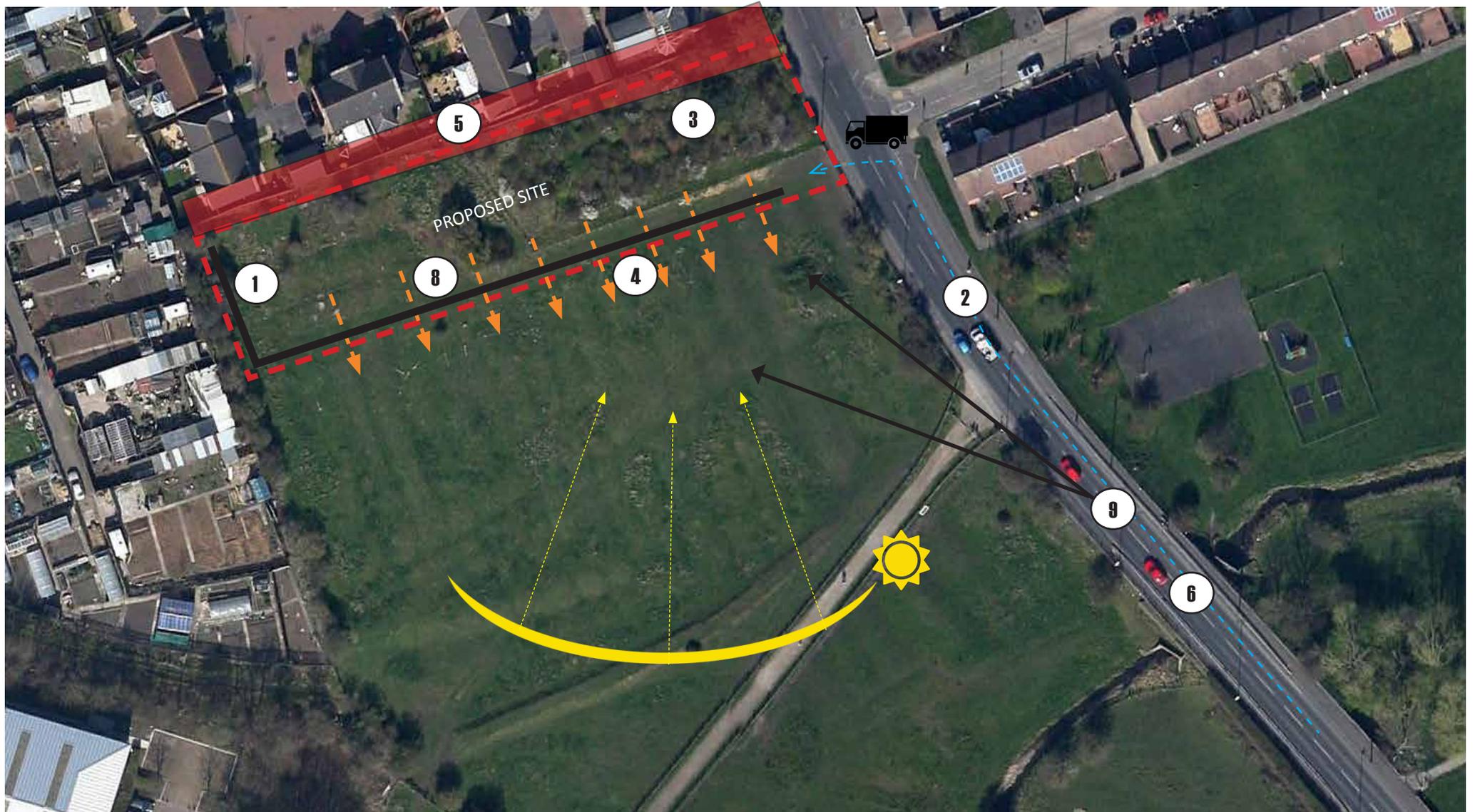


FIG 2.C- CONSTRAINTS PLAN

9 new build properties within Boldon Colliery  
On behalf of Anthony Hickey.

**2.2 SITE PHOTOS**

Much of the site is relatively flat with the levels lowering closer to the river DON. North road rises south of the site but will not have an immediate impact on the site. Visually the site can be viewed on the west on a northerly approach along North road and from the existing properties north of the site but much of the view is screened with tree-line.



*VIEW TOWARDS SITE NORTH FACING*



*VIEW FROM NORTH ROAD FACING TOWARDS SITE*



*VIEW NORTH UP NORTH ROAD*



*VIEW SOUTH ALONG NORTH ROAD*



*VIEW SOUTH - PROPOSED VISTA FROM SITE*



*VIEW TOWARDS ADJACENT PARK*

9 new build properties within Boldon Colliery  
On behalf of Anthony Hickey.

***2.3 LOCAL VERNACULAR***



*ADJACENT BUILDING TO THE SITE*



*ADJACENT RESIDENTIAL AREA - LAWSON CRESCENT*



*VIEW WATSON TERRACE*

Much of the local residential area are Victorian terraces with simple material finishes. Laid onto a simple grid pattern, much of the estate is terraced. With much of the properties having back yards or no front gardens. Red brick is very common with traditional features such as bay windows and red slate roofing. In contrast the residential area north of the site takes into account the Victorian style building located on the front of north road. Using ornamentation such as stone cill and eaves details to decorate the elevation. These also use the red brick connecting with the local context and the slate roof.

9 new build properties within Boldon Colliery  
On behalf of Anthony Hickey.

### ***3.1 DEVELOPMENT LAYOUT***

The proposed development of nine bespoke dwellings comprising of four unit types of accommodation the breakdown is shown below,

- 1 : 2 x 1045 SQ FT- 3 BED
- 2 : 4 x 850 SQ FT- 3 BED
- 3 : 2 x 1000 SQ FT- 3 BED
- 4 : 1 X 1150 SQ FT- 4 BED

The proposed scheme provides nine new dwellings within the red line boundary. The overall red line area is approx 0.29 hectares with a total of 2080 sqm developed the remainder is used for hard-landscaping and open space.

The development layout relates to the findings in the site constraints chapter. Focusing upon views south across the local context, the units are located to face south ,thus allowing natural light to flood the development. The layout has carefully considered the existing residents north of the site allowing for a separation area from each gable end - taking into account overlooking views onto the existing properties. Which follows the standards set out by SPD9 : Householder Developments, in para 3.22 it states 'A reasonable outlook should be maintained from the habitable room windows of neighbouring properties. This generally means that an extension should not be so large and/or so close that it forms a very dominant feature when looking out from habitable rooms of a neighbouring property. Should an extension result in an oppressive or overbearing visual impact upon a neighbouring property it is possible that permission may be refused. It would normally be expected that a proposed two storey or upper floor extension would not face the front or rear elevation of an adjacent property at a distance of less than 14 metres. It is not possible for the planning system to protect particular views from a property, for example a view of a distant landmark.'

The proposed layout allows for sufficient parking for the residents deterring parking along North road. Also following standards set within SPD9 : Householder Developments.

The proposed road will provide access for the residents whilst also allowing for needed refuse collection. The road has been located south of the units to allow a separation between the proposed road and the existing residential units. This also allows for the vista south to be retained.



9 new build properties within Boldon Colliery  
On behalf of Anthony Hickey.

### ***3.2 ELEVATION APPEARANCE***

The proposed scheme aims to provide a attractive development which will improve the visual quality of the setting. It is important for the design to relate to the local vernacular providing a visual connection. This has been achieved by focusing on existing properties and continuing the materiality, form ,scale and details and feel through the proposed design.

The existing estate has focused on replication of materials and form. Whilst this provides a visual connection and means a lack or little variation between units. The result is a simple bland street scape. Due to this the scheme has been approached in a different way. Whilst focusing on the individual details within each unit the overall street elevation has been designed in conjunction with each unit thus providing a more together street elevation. The variation between each unit is provided using different forms depending on the floor area of the unit.

The variation between each unit is provided with areas of off- white render, bay window and entrance canopy details.

9 new build properties within Boldon Colliery  
On behalf of Anthony Hickey.



***NORTH ROAD ELEVATION***



***SOUTH ELEVATION***

9 new build properties within Boldon Colliery  
On behalf of Anthony Hickey.

### ***3.3: SCALE***

The development is two storey in height to tie in with the local area. The building groups are either semi detached or detached to reduce the scale and impact of the development. The building form replicates the general scale and height of adjacent dwellings. The proposed buildings are designed with simple four square plan form with front to back pitched roofs.

### ***3.4: REFUSE AND RECYCLING DISPOSAL***

The design provides dedicated refuse and recycling stores to each individual house. These are provided as areas to hold 3 no. 240 litre bin stands in each rear garden. Provision is made to allow secure external access to all rear gardens via a level pathway. Recycling bins will be supplied by the local council.

### ***3.5: CAR PARKING AND CYCLE STORAGE PROVISION***

Car parking is provided in accordance with South Tyneside Council adopted car parking standards policy SPD6 . Each dwelling have two spaces plus dedicated space for visitors. Cycle storage is provided if no garage is proposed for the unit. There will be a garden shed 1x2m with Sheffield cycle stand cast into the floor slab.

### ***3.6: MOVEMENT AND ACCESS***

There is a new 5.5 wide access road proposed within the site with 2m service verges for 15m which then lowers to 4.8m. This will provide access to the proposed housing accessed from North Road. There will also be public crossing point and path introduced at the entrance of the site allowing safe access to the opposite side of road. The road layout provides a 2.4m x 45m forward visibility at the new junction to North Road.

### ***3.7: DRAINAGE & UTILITIES STRATEGY***

Foul drainage will connect into existing foul sewers on North Road. Surface water will be discharged into the River Don via a drain which was from the site entrance-southwards alongside the adjacent paddock boundary into the river. The drain will be fitted with petrol inceptor. Access for installing the drain is subject to agreement. A formal enquiry has been made to NWL.

9 new build properties within Boldon Colliery  
On behalf of Anthony Hickey.

***3.8: ECOLOGY***

An in-depth ecology report has been undertaken upon the site. The information indicates no habitats or species will be effected by the proposed Units. Although the report specifies that suitable habitats for bats are adjacent along River Don. Due to this the scheme proposes two Schwegler 1fq Bat-boxes on two gable ends (Please refer to Landscape drawing RES 437-200-03 for reference).

***3.9: SUSTAINABILITY STATEMENT:***

The use of increased insulation will be used throughout the units to provide a 10% increase in thermal performance. Evidence will be provided with the use of SAP calculations.

***3.10 LANDSCAPE STRATEGY***

The landscape strategy has been developed to provide an attractive landscape setting for the residents and an appropriate contextual response to help integrate the scheme into its setting.

As noted earlier within the document, the site has a number of existing trees in the site which are in varying state of condition and lifespan. An in-depth tree survey has been undertaken on site. The information gathered has showed much of the trees on the site are of low condition or standard. A significant proportion of these will need to be removed to make way for the development. Whilst this is regrettable the majority are in poor condition or coming towards to the end of their life. A significant number of replacement trees will be provided.

The detailed landscape design will provide further planting to plot boundaries and street edges to further enhance the setting and to provide visual interest to the street scene. Currently the adjacent building has a low level brick wall with fence detail along the boundary. This will be reflected within the scheme using the same boundary treatment along the east boundary. Throughout the design low fences will be used to provide a separation to the units.

9 new build properties within Boldon Colliery  
On behalf of Anthony Hickey.

### ***3.11: SECURED BY DESIGN***

The proposals have been design to recognise and address the recommendations within Secure by Design for New Homes (2014), with best practice guidance being continued throughout the proposal. This is demonstrated within the proposed layout providing a well-designed, attractive and clearly defined set of spaces:

Safe convenient means of access to dwellings (close adjacency of parking spaces and defined pedestrian routes).

The creation of external spaces which have good levels of passive surveillance thereby reducing the potential for criminal activity;

Defined hierarchy of spaces, establishing private and public type space provision, with demarcation achieved via fence, wall, or hedge line to a height that provides passive surveillance;

The external space provision and landscaping is designed to minimise hiding places or hidden corners.

Open views which is afforded by the building configurations and orientations providing active frontages to key corner turning locations.

### ***4:0 CONSULTATION***

An extensive pre-application review of the proposals have been undertaken with South Tyneside Council. This includes a formal submission of a pre-application and direct liaison with planning officers to review specific details about various details and comments. Written responses and comments have been received, discussed and amendments made to the design as a consequence.

General the local planning authority has been supportive of the principle of the application. The items addressed have principal concerns of privacy from existing buildings adjacent to the site and site access from the North road. These comments given have been taken into account and reflect in the revised scheme.

Initial discussions have been made with Mr Tate and he is aware of the scheme proposal.

Notice has been served on the Landowners- STC and Peter Tate.

9 new build properties within Boldon Colliery  
On behalf of Anthony Hickey.

