

The logo for 'base' consists of the word 'base' in a white, lowercase, sans-serif font, centered within a solid teal square.

Design & Access Statement

3 No. Proposed New Detached Houses at

**Waterside Park
Hebburn
Tyne and Wear**

September 2015

DESIGN STATEMENT

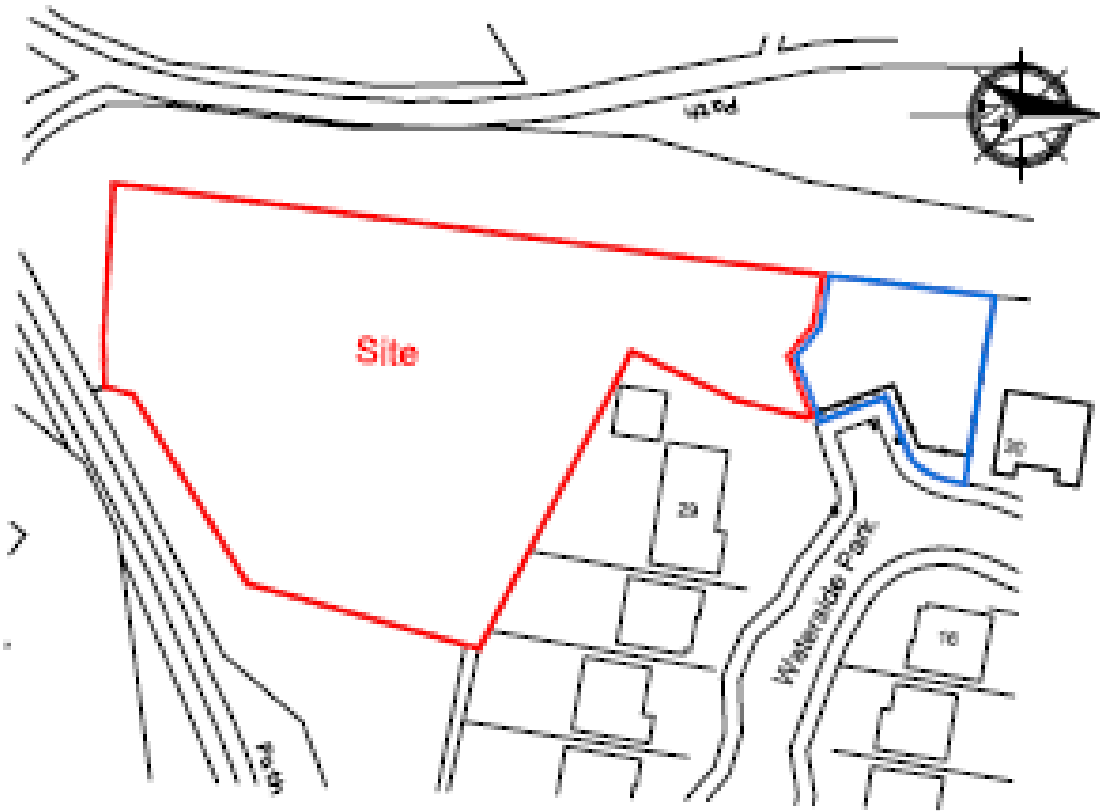
D 1.00 General

- D 1.01 The site is currently vacant scrub land to the rear of a recent Barratt housing development in a newly established residential area.
- D 1.02 The site previously benefited from an Outline Approval for 3 no. dwellings in 2001 reference ST/01042/00/DM and Full Planning Approval for three Detached Dwellings reference ST/1054/07/FUL in 2008 both of which has now lapsed.
- D 1.03 The site will be served by a new private road being only 3 no. dwellings. A bin collection point will be located on the drive to ensure that refuse collection operatives will not be required to travel beyond 30 metres.
- D 1.05 The use of planted gabions will help to level the site and ensure that the new dwellings will relate in floor level to that of the adjacent properties and do not over dominate.



CONTEXT PLAN N.T.S.

SITE PLAN N.T.S.



RECENT APPROVAL ST/01217/15/FUL DATED 15/09/2015 FOR ONE DWELLING TO ADJACENT SITE IN BLUE

D 2.00 Amount & Layout

- D.2.01 Three dwellings each 2000 sq. ft. are proposed in line with the original outline approval.
- D 2.02 The use of 3 no. units allows a much looser fit on the site allowing substantial amenity areas for each property and the standard separation distances to be achieved.
- D 2.03 The dwellings will be 2 storey with the loft space used also.
- D 2.04 The proposed will leave the existing perimeter planting in place where possible to continue the screening effect, new planting will be included to replace any lost vegetation.
- D 2.05 All dwellings will be accessed by the private roadway with each plot having a substantial drive for parking. Level access will be achieved from the drive to dwellings main entrance.



PROPOSED SITE PLAN N.T.S.

D 3.00 Contamination Report , Works Carried Out.

- D.3.01 A report on the ground and contamination of the site was prepared in 1999 by Campmuir to accompany the larger Barratts development; extracts of this report are attached at the end of this document. This site comprises part of that overall site.
- D.3.02 The recommended groundwork's and preparation of the whole site including this proposed site was carried out soon after. This included scraping the site and disposing of the material to a licensed tip and preparing the ground for future housing development.

D 4.00 Appearance

- D 4.01 The dwellings will be constructed in traditional brick walls (colour to be agreed) with rosemary style concrete roof tiles, UPVC windows and doors and white painted timber fascias and soffits. **All to match the existing adjacent properties.**



Front Elevation

D 5.00 Site Investigation Report & Desktop Study

D.5.01 There is a Site Investigation Report and Desktop Study available; Carried out by 'Solmek' for the last approved application, also copied below is a letter from South Tyneside confirming acceptance of the reports dated 20th August 2007.

Due to the size of these and fact they are in paper format only; a copy can be dropped off at the Planning Department at a later date if required.

ACCESS STATEMENT

A 1.00 Access

A 1.01 Level access will be afforded from the drive to the main entrances. The dwelling will be built to current Building Regulations including all Part M requirements.

A 1.02 The dwelling will be accessed by the private roadway with a substantial drive for parking. Level access will be achieved from the drive to dwellings main entrance.

LETTER REGARDING SITE REPORTS AS NOTED IN D.5.01

Development Control
Level 3
Town Hall and Civic Offices
Westoe Road
South Shields
Tyne and Wear
NE33 2RL

Date: 20th August 2007
Our ref: LM/ES136/DS/SI
Your ref: ST/1054/07/FUL

For the attention of Christina Snowdon

Land at Waterside Park, Hebburn

I have reviewed the Desk Study and Site Investigation Report undertaken by Solmek regarding the above site and would like to provide you with the following comments.

The results demonstrate elevated concentrations of most of the contaminants tested, which are above the relevant guideline values for residential with plant uptake. However, the sampling undertaken was limited to beneath the proposed building footprint and hardstanding areas. It would therefore be prudent to undertake sampling in the proposed garden areas. This testing should comprise speciated PAH and TPH in addition to the existing suite of contaminants, including asbestos. It is advised that speciated PAH and TPH should be tested across the whole of the site in order to identify whether there is a requirement to install a gas vapour barrier.

The proposed clean cover system for the garden and landscaped area is comprehensive but unfortunately without knowledge of contaminant mobility across the site as a whole it is not acceptable at this time. In order for this level of contamination to be left insitu under the building and hardstanding areas, a thorough risk assessment must be undertaken.

With regards to the consultants comment that 'ground and surface water are unlikely to be at risk'; as the leachate results show the presence of contamination, I recommend that groundwater monitoring and sampling should be carried out and the Environment Agency contacted accordingly. Furthermore it is advised that a map identifying the location of the channel and spring should be submitted to assist with this assessment.

The gas monitoring undertaken at the site places it in Characteristic Situation 2 as identified in current CIRIA Guidance (C659). However, due to the sites historical land use and the proven presence of organic material, additional gas monitoring should be undertaken to include 6 months of monitoring with at least 2 sets of readings to be taken at low and falling atmospheric pressure, in accordance with CIRIA C659.

Any conditions relating to the desk study can now be discharged, however, further testing and monitoring is required to satisfy any remaining conditions. If you have any further

Campmuir

Campmuir Construction Consultants

Campmuir House
Longframlington
Morpeh
Northumberland NE65 8DX

Tel 01665 570151
Fax/Arsaphone 01665 570445
Mobile 0860 922689
e-mail campmuir@compuserve.com

Report on
Decontamination Works
at
Former Findus Factory
Hebburn
South Tyneside

Client:

Hebburn Properties Ltd
92 Marina View
Hebburn
Tyne and Wear
NE31 1RY

August 1999

CONTENTS

1.	FORWARD	1
2.	INTRODUCTION	2
3.	SITE HISTORY	3
4.	FINAL REMEDIATION STRATEGY	5
5.	REMEDICATION REPORT	8
6.	DISCUSSION AND CONCLUSION	10
	APPENDICES	11

1. FORWARD

General Conditions Relating to this Report

The opinions expressed in this report are based in many instances upon interpretation of information provided by others in the reports scheduled in Appendix "A" and no guarantee is given or implied as to the accuracy of this information. Whilst opinions are also expressed relative to conditions on areas of the site which have not been investigated, e.g. between boreholes/trial pits, and whilst these are for guidance only and cannot be guaranteed, the number of boreholes /trial pits excavated are such that it is extremely unlikely that any significant areas of contamination are present which would influence development as a residential estate

Contaminated materials removed from site have been certified by the contractors concerned as being taken to a licensed landfill site, and what documentary evidence is available is included in the appendices to this report.

The conclusions and recommendations contained within this report comply in general terms with the guide-lines given in the following documents:-

NIIBC STANDARDS Chapter 4.1	Land quality - managing ground conditions - January 1999 edition
THE ENVIRONMENT AGENCY	Interim Guidance on the Disposal of "Contaminated Soils"- 2nd Edition 01/05/97
ICRCL	Guidance on the assessment and redevelopment of contaminated land (ICRCL 59/83 2nd Edition 07/99)

2. INTRODUCTION

This report was undertaken by Campmuir at the instruction of Paul Pattinson Esq for and on behalf of Hebburn Properties Limited, 92 Marina Way, Hebburn, Tyne and Wear, NE31 1RY.

This instruction, in late June 1999, and the scope of the works upon which this report is based, was to collate and interpret all of the site investigation reports carried out prior to Campmuir's appointment, to produce analytical drawings and schedules of borehole/trial pit information from the various site investigations and show the inter-relationship between the various reports, to produce zoning information relative to the final remediation strategy, and to co-ordinate and supervise the final decontamination works in conjunction with Messrs Pattinson Scientific Services Limited, Scott House, Penn Street, Scotswood, Newcastle upon Tyne, NE4 7BG, who would carry out the final chemical testing and would attend site during the remediation operations.

Campmuir were further instructed to prepare and implement final landform proposals in conjunction with the preferred developer, Barratt Newcastle Limited, Barratt House, Airport Industrial Estate, Kenton, Newcastle upon Tyne, NE3 2EQ, and to implement and supervise filling and compaction of suitable material to achieve the required levels. This is the subject of a separate report which is not included in this document. A drawing showing site investigation information and proposed contours superimposed upon the proposed development layout is however enclosed in Appendix "B", and is relevant in that all depths noted are related to proposed final landform.

Duplication of some aspects of previous SI reports has been inevitable but has been kept to a minimum, with geology, lithology, and hydrology as contained within these reports being accepted.

3. SITE HISTORY

Briefly, the site appears to have been first developed, mainly for industrial purposes, between the survey dates of 1854 and 1897, with a small works (Tennant's Alkali Wks), associated minor buildings, and a small reservoir. There are no significant changes in the area shown on the 1916 survey but on the 1941 plan, 'Tenant's Works' appears to have been demolished in the intervening years although the reservoir is still shown. Some tipping occurred on the site during the immediate post second World War period, the results of which are shown as "made ground" on the various site investigation logs.

Construction of the office section of the last building on site is thought to have taken place in the 1960s by Reyroll Engineering for use as a training facility, followed by the construction of refrigeration units, stores and loading bays by Nestle UK Limited in the 1970's. Use of the buildings ceased circa 1990 and the property was purchased and demolished in 1994/95 by Hebburn Properties Limited.

A site investigation report had been undertaken by Harrison & Company (Soils and Foundation Engineering) Limited, Kimberley Street, Norwich, NR2 2RJ, for Nestle UK Limited, in August 1994, prior to sale, and this made recommendations relating to the decontamination of the site. Hebburn Properties implemented these in 1997, employing Kramer Plant Hire, Station Garage, Bradbury, Sedgfield, Cleveland, TS21 2ES to carry out the work, and details of disposals by them are included in Appendix "C". Upon completion of the work detailed in the Harrison Report, Entec UK Limited were commissioned, in February 1998, to confirm that the site was clear of contaminants.

Unfortunately, this proved not to be the case, and several "hot spots" were found together with significant contamination in the confined proposed landscape area in the south west corner of the site. Hebburn Properties then employed D&K Plant and Transport, Hadrian House, Airport Industrial Estate, Kenton, Newcastle upon Tyne, NE3 2EF, to remove the "hot spots" and details of disposals by them are also included in Appendix "C". Treatment of the area in the south west corner of the site was deferred.

3. SITE HISTORY [contd]

By this stage Hebburn Properties were in negotiation with Barratt Homes regarding sale of the site for residential development, and Barratts, to ensure that the site was now uncontaminated, with the exception of the south west area, commissioned Armstrong Site Investigation, Rear Workshops, 29 Chapel Street, West Auckland, Co Durham, DL14 9HP, in August 1998, to carry out a further investigation to confirm this.

Again, Armstrongs found several "hot spots" along the western boundary and significant contamination in the south west corner of the site. As a result of this, Barratts appointed Remtek, 15 Portland Place, Jesmond, Newcastle upon Tyne, NE2 1QQ, in February 1999, to comment upon all previous investigations, and to recommend a plan of action to produce a remediation strategy to bring the site to an acceptable standard. From their findings, which were not unreasonable, it was apparent that a lack of co-ordination and supervision of the contractors implementing the previous site investigation recommendations had resulted in a situation whereby areas which should have shown clear still contained significant contamination.

Consequently Hebburn Properties appointed Campmuir to implement Remtec's recommendations and Pattinsons to provide analysis and validation.

4. FINAL REMEDIATION STRATEGY

In conjunction with Pattinson Scientific Services Limited it was considered that two metres (2.0m) below finished landform was a suitable threshold for decontamination purposes bearing in mind the insoluble nature of the contaminants present, the low water table, and the topography of the proposed landform.

Two independent gas monitoring investigations were also carried out on the site and whilst one of these showed raised levels of CO₂ only, this is not considered significant. Likewise leachate tests revealed no significant hazards.

Pattinsons carried out two further site investigations, however to cover areas which had not previously been investigated or for which the results had been inconclusive.

Zoning of the site and interpretation of the collected site information data detailed in Appendix "D" shows that the contamination was confined, with the exception of the area to the south west corner of the site previously identified, to "hot spots" of heavy metals and a possible narrow band of high sulphate bearing material, in some instances above the two metre threshold.

The following Remediation Strategy was proposed and implemented in accordance with the "Forward Action" recommendations of Pattinson's Further Report dated 2nd July 1999, reproduced hereunder, amended following discussions with Pattinsons regarding final development levels in accordance with paragraph one above [amendments shown in bold italics]

- 4.1 The small mound to the north of the site near the entrance is inert and can be used in any manner which is thought appropriate.

4. FINAL REMEDIATION STRATEGY [contd]

4.2 The surface area to the south west of this mound should be scraped down to 0.2m and disposed of as controlled waste [Area 3]

4.3 The area around TP 1 [*Armstrong*] should be excavated in an area 5m x 5m down to 1 m and removed as Controlled Waste.

This area was removed following Armstrong's report. This is to be physically checked by PSS however during the next phase of the remediation Letter of confirmation produced by Contractor and reproduced in Appendix "C"

4.4 Samples from B4 [Eatec] at 3.0m and B5 at 2.5 - 3.0m are too deep for the contamination to cause problems and this should be left undisturbed.

4.5 Samples from TP8 [Armstrong] at 2.0m are too deep for the contamination to cause problems and this should be left undisturbed.

4.6 TP7 [Armstrong] at 0.75m is special waste. An area 5m x 5m x 1m deep should be removed from site as Special Waste.

This area was removed following Armstrong's report. This is to be physically checked by PSS however during the next phase of the remediation.

[Letter of confirmation produced by Contractor and reproduced in Appendix "C"]

4.7 The raised area (Area 1) to the south end of the site, TP6 and TP 11 [Armstrong], TP 101 and TP 102 [Pattinson] should be considered unsuitable in its current state. Screening to remove small and large particulates should result in a clean soil being produced for use as a low grade topsoil. *Samples screening to*

4. FINAL REMEDIATION STRATEGY [contd]

be carried out and tested during the next phase of the remediation. Final remediation dependent on results obtained.

- 4.8 An area represented by TPs 103, 104, 105, 106, and 107 [Pattinson's second survey Areas 2 and 3] revealed a band of material at depths [below existing ground level] varying from 0.75m [at the south] down to 2.2m [at the north] approximately 0.25m thick. This band is sometimes acidic and high in sulphates, also sulphide and other contaminants are present.

This band needs to be removed and disposed of as Controlled Waste.

It has been shown that this area is clear of the road and therefore adoptable drainage. This being the case, and subject to future development finished ground levels, this contaminant can remain below 2.0 m

5. REMEDIATION WORKS

Implementation of the final remediation proposals took place between Wednesday, August 11, 1999, and Monday, August 16, 1999, under the supervision of A B Lowe of Campmuir and C Gilliead of Pattinsons.

Proposed contours were set out with pegs and profile boards to ensure cover depths.

The operation began with the excavation of eight number trial pits within Area 2 of the site [reference item 4.8] to establish the level of the sulphate bearing narrow band [see Appendix "B" Sketch 10806/99/S 01] An area of approximately 5m x 5m to the south of this was found to contain significant amounts of colliery shale above the two metre threshold and was removed from site [see schedule and disposal tickets attached Appendix "C" and Sketch No. 10806/99/S 01 attached Appendix "B"]. All other trial pits showed clear.

Excavation then took place to check that the contaminants shown to be present in TP7 had in fact been removed [reference item 4.3] and during this exercise, a [railway] sleeper wall was uncovered at the eastern extremity of the excavation, behind which was a brick horseshoe culvert, approximately 1.5m deep, 1.1 m wide, and 9.5m long, which terminated in a 1.5m square manhole chamber, and which had been backfilled over with burnt colliery shale. This lay in an east west orientation some three metres to the east of TP7 and was removed in its entirety and backfilled with Type 6F2 crushed concrete; the base of the excavation being some 2.5 to 3m below proposed finished ground level. Samples taken from the area of TP7 later showed some contamination above trigger levels [see certificate relative to TP7 in appendix "E"] An area north and south of TP7 was investigated during Friday, September 03, 1999 and Monday, September 06, 1999. This showed a band of refuse approximately 900mm wide with approximately 1.0m clay cover encroaching from the adjacent public open space.

5. REMEDIATION WORKS [contd]

This was removed to 2m below final ground level and the area re-tested at its extremities. Results showed minor contamination below trigger levels.

Samples of the contaminated soil in the south west corner of the site [reference item 4.7] were screened in an attempt to segregate the contaminant within a particular fraction of the matrix. This later proved unsuccessful, test results showing that the contaminant were to be found in all particulate distributions although considerably higher in the lower band. [results included in Appendix "E"]

During the final excavation operation to remove the surface contamination in north west corner of the site [reference item 4.2], it was found that this extended into a basin shaped area of colliery spoil some 5m x 7m and this was excavated down to 2.0m below proposed finished ground level and back to a boundary of natural clay, and removed from site. The excavation was extended to cover the area of TP1 [reference item 4.3] but this proved to be clear.

6. DISCUSSION AND CONCLUSIONS

The history of the site does not reveal uses giving by-products which would produce the contaminants found during the various SIs and it is therefore concluded that the contaminants found, mainly heavy metals within colliery waste, were a result of the importation of fill material to raise levels during ongoing phases of development. This is further evidenced by the comparison of results within the various SIs showing that contamination occurred in "hot spots" and not generally throughout the site. [Appendix "D"]

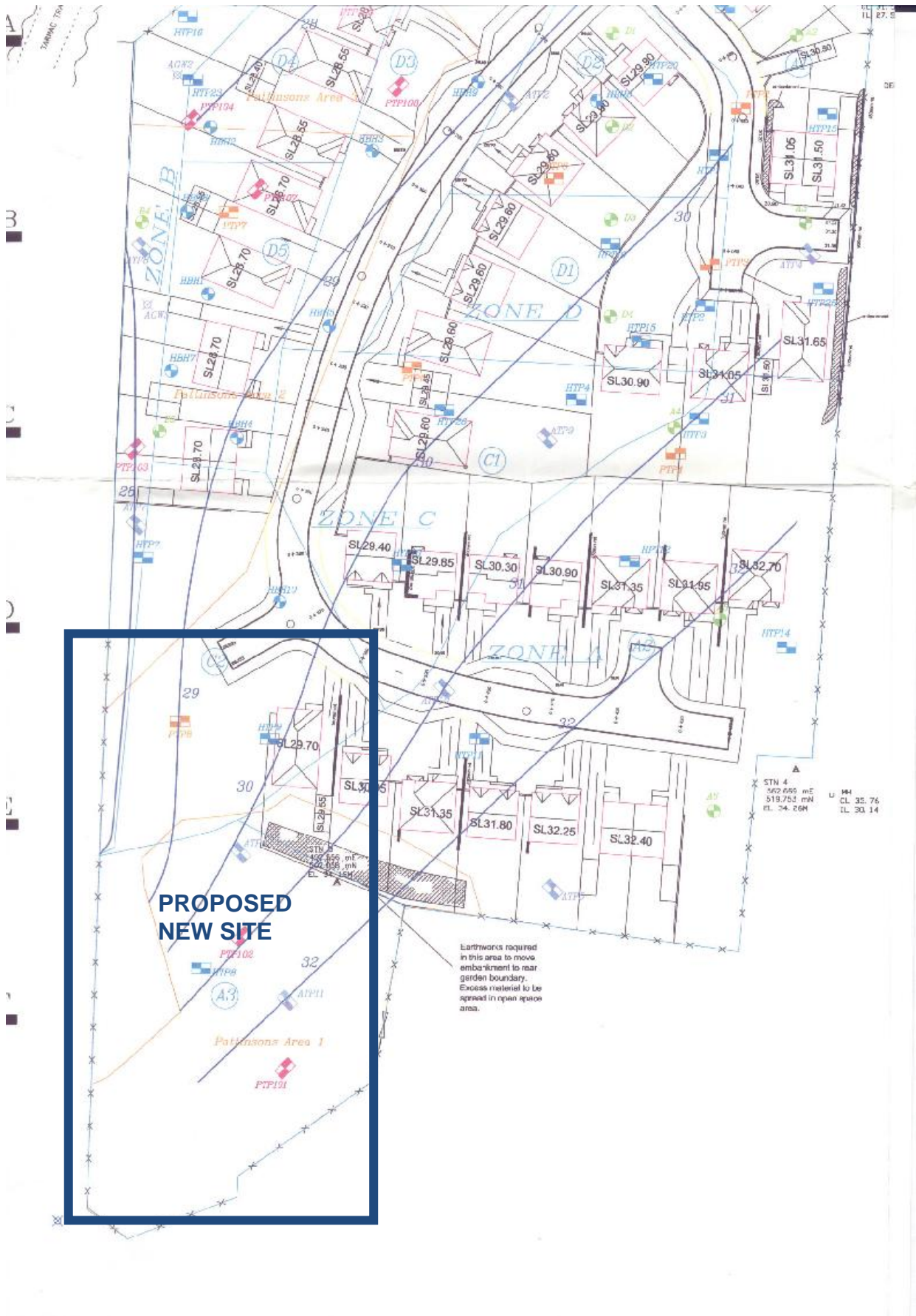
As can be seen from the drawing of consolidated SI boreholes and trial pits [Appendix "B"] the site has been well covered, and all areas showing levels of contamination above trigger levels, with the exception of the southwest corner of the site as detailed on Sketch 10806/99/S 02 [Appendix "B"], have been removed to a threshold of 2.0m below proposed final landform.

It is not considered viable to remove the contamination present within the south west corner of the site, and since this is scheduled for planting within the approved plan in any event, it is recommended that it be left undisturbed and capped with a 1.0m layer of inert material, including the growing medium, similar to the adjacent public open space which surrounds it on three sides, prior to planting.

It is concluded therefore that the site is now environmentally suitable for the proposed residential development detailed on Drawing No. 10806/99/N 05 in Appendix "B", subject only to the capping of the south west area of the site as described above and as detailed on Sketch 10806/99/S 02 in Appendix "B".



A B Lowe



**PROPOSED
NEW SITE**

Earthworks required
in this area to move
embankment to near
garden boundary.
Excess material to be
spread in open square
area.