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FULL PLANNING APPLICATION
NEW BUILD HOUSING DEVELOPMENT COMPRISING 14NO. PLOTS AT THE FORMER WEST BOLDON SCHOOL SITE, BOLDON, NE36 0QG

DESIGN & ACCESS STATEMENT

Scheme Name:	West Boldon New Housing Development
Scheme Number:	IANC 160076
Date:	August 2019 *(v1)*
Proposal:	Housing for Gus Robinson Developments and Karbon Homes
Site Location:	West Boldon School Site, North Road, Boldon, Tyne and Wear, NE36 0QG
Applicants:	Karbon Homes
Agent:	NORR Consultants Ltd.
Current Use:	Former West Boldon School Site
Proposed Use:	14no. New build homes for Karbon Homes

INTRODUCTION

This Design and Access Statement has been prepared in support of a full planning application for a new residential development at the former West Boldon School Site, North Road, Boldon, Tyne and Wear, NE36 0QG. The 14no. proposed new houses will be developed by Gus Robinson Developments Ltd. on behalf of Karbon Homes and will make provision for much needed housing in the locality.

SITE LOCATION AND SURROUNDINGS

The proposed site is located within a large residential area within the village of Boldon which is located adjacent to the main A19 north/south arterial route.
The residential areas surrounding the site are suburban in character, developed in the 1970's and 80's.
The site sits on North Road which is one of the main routes through the area linking the site with both the A19 and A184.
The site is approximately 0.39 hectare (0.97 acres) and currently comprises the former West Boldon Church of England Primary School.

USE

The proposed site was the former West Boldon Church of England Primary School.
The site has been acquired by Gus Robinson Developments Ltd. on behalf of ISOS Housing Ltd.
It is proposed to redevelop the site for 14no. residential units; including 8no. 3 bed 2 and 2/12 storey semi-detached units and 6no. 4 bed detached and semi-detached units.

AMOUNT

The proposals as described above is for 14no three and four bedroomed dwellings with associated parking.
The Proposed Site Plan illustrates the density of the proposal and highlights that each of the dwellings will benefit from large private gardens and sufficient off road parking, whilst achieving the minimum normal dwelling separation distances.

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LAYOUT AND ACCESS

The layout of the site plan is a response to the site constraints and the surrounding residential uses and was informed by the marketing particulars.
Key points would be:-

a) The site is accessed from North Road – one of the main through ways within the immediate area.
b) Housing around a logical adopted road with private drives serving periphery housing units.
c) Provision of in-curtilage parking to each dwelling as required to meet South Tyneside Metropolitan Borough Council highway standards
d) Provision of front and rear gardens; with rear gardens enclosed for privacy

SCALE

The design of the development will take the form of relatively simple, predominantly two / two and a half storey dwellings; which will sit within the vicinity of the existing residential area – which consists predominantly of two-storey dwellings. The new dwellings are a mix of semi-detached and detached. This dwelling mix will make for interesting streetscapes within the site.

LANDSCAPING

A landscape scheme will be developed as part of the planning approval conditions. However, the site plan demonstrates the overall principle:-

a) Inclusion of separate, private and secure rear gardens to each of the dwellings

Where trees are to be removed to accommodate the proposed development, trees to be removed will be identified and suitable mitigation measures will be agreed with the Local Planning Authority. Any suitable new soft landscaping will be identified and located on a Proposed Landscaping Plan which shall be consulted and approved by the Local Planning Authority in due course.

APPEARANCE

It is intended that the proposed dwellings will consist of a materials palette appropriate for a residential development of this type within a conservation area. The materials chosen respect the existing vernacular and sit comfortably within the existing context. The material palette will consist of contrasting coloured facing brickwork with neutral-coloured rendered and pitched tiled roofs – all of which appear in the immediate vicinity- details as per the submitted house type elevations. Features such as stepped roof lines and irregular footprints are proposed to enhance the appearance of the proposed streetscape.

ACCESS – Vehicular and transport links

The site is located on North Road which is one of the main trunk roads in the area linking the A184 with New Road B1298. The road runs perpendicular to the east of the principal A19 highway which is one of the main route for motor vehicles in the region.

The site lies to the South of the Brockley Whins Metro Station and to the West of the East Boldon Metro Station linking Boldon to both South Shields Town Centre and Newcastle City Centre.
The area is also well served by public transport; with a Go North East bus route (9 & 30) running along North Road which carries passengers from Boldon to both South Shields Town Centre and Gateshead Town Centre on a very frequent timetable, each day. The nearest bus stop is located directly outside of the site on North Road - which can be accessed by the existing pedestrian path that runs parallel to the proposed site.

ACCESS – Inclusive access

This application is for the proposal of 16no. new dwellings and as such will be designed to meet the requirements of both Local Authority Building Control and latest Equality Act DDA legislation, with dropped kerbs to all footpaths at road junctions, as well as level access to front doors of all properties from adjacent driveway vehicular parking areas.

BINS

Refuse will be stored to the rear of the properties in designated areas.

SUSTAINABILITY – URBAN DESIGN MATTERS

The site is located off North Road just after it meets the junction with Don Gardens. To the North of the site where North Road meets East View there are a number of local convenience stores. As such it benefits from numerous community facilities in the region that contribute to its independence and sustainability as a location for further infill housing development including; :–

- A variety of local employers within the region and the wider area
- ATM banking machines
- Supermarkets including Asda just off East View and Marks and Spencer's adjacent
- A number of takeaway / fast food establishments and restaurants providing hot food
- Cineworld Cinema
- Post Office
- Places of worship – St Nicholas Church
- Sporting Clubs – Boldon Golf Club and Boldon Lawn Tennis Club
- Schools including Boldon Comprehensive School and West Boldon Primary School
- The site also has excellent links to the wider highway network and proximity to the A19

The conurbation also benefits from excellent bus links to the wider locality with regular links to both South Shields Town Centre, Newcastle City Centre, Sunderland City Centre and Durham; and therefore the wider coach, rail and airport infrastructure.

As such the relatively modest proposals to redevelop an existing unused school site meet with national sustainability guidance and will provide social benefit (provision of identified local needs for family housing); economic benefit (increased number of homes will help support local businesses and provide employment during construction and post construction); environmental benefits (re-use of an existing brownfield site will reduce demands on green belt release).

WASTE MANAGEMENT SCHEME (DISPOSAL OF WASTE MATERIALS)

The site has been designed to ensure where practical a balanced cut and fill has been maintained with minimal excavated materials to be removed from site.

DESIGN QUALITY

NPPF Part 7 – Requiring Good Design. "The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, invisible from good planning."

The submitted design meets the requirements of the documentation in a number of ways:-

- The design of the individual dwellings reflect the local existing vernacular and scale of development and will infill a disused site and enhance passive surveillance in the area and eliminate anti-social behaviour associated with the possibility of vacant land.
- The design will provide long term enhancement to the overall quality of the area.
- The design will achieve a sense of space with dwellings providing attractive streetscape to both new and existing highway.
- The design optimises the development of the site without overdeveloping and the increase in housing numbers will help support local facilities and transport networks.
- The design is appropriate to the local character of housing developments within the immediate vicinity which comprises two, three and four bedroom houses.
- The design will create a safe and accessible environment with due consideration to Secured by Design criteria.
- The design of the elevations have been carefully considered to provide attractive architectural response.

CONCLUSION

The proposed development offers a great opportunity to redevelop the former West Boldon Church of England Primary School site consisting of disused facilities to provide 14no. new build three and four bedroomed houses to meet local identified requirements within an established and sustainable settlement.

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