Boldon Colliery,
Brain Injury Rehabilitation Service

Design and Access Statement
Prepared for South Tyneside Borough Council

October 2024

Revision A

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1.0 Introduction

1.1 Project Description

This document accompanies the planning application for the site at Station Road, Boldon Colliery, NE35 9HN.

The proposal is for the erection of a single building to provide a care home with twelve transitional living apartments and associated hard and soft landscaping.

The proposed building seeks to provide support living accommodation as part of Voyage Care's Brain Rehabilitation Service.

1.2 The Project Team

Applicant:	Voyage 1 Limited
Planning consultant:	Johnson Mowat
Architect:	31/44 Architects
Structural & Civil Engineer:	Dudleys Consulting Limited
Building Services Engineer:	NOVO Integration Limited
Energy and Sustainability:	NOVO Integration Limited
Biodiversity and Ecology:	Futures Ecology

1.3 31/44 Architects

The work of 31/44 Architects is characterised by a careful appreciation of context whilst still proposing distinct contemporary buildings. We look to the broader setting, rather than just the building or specific site in question, and always start designing our proposals in the wider context. They should not be individual buildings conceived in isolation but an extension to the surroundings within which they sit.

During 2016 we were selected for inclusion for New Architects 3 –a publication produced by the Architecture Foundation identifying the best practices established during the last ten years. We were also selected for Wallpaper* magazine's Global Architects Directory – twenty practices worldwide recognised as the next generation of emerging practices.

31/44 have been recognised by a number of architecture awards in recent years. In 2017 we were shortlisted for Building Design's Young Architect of the Year and No. 49 won RIBA Regional and RIBA National awards, and was shortlisted for RIBA House of the Year. Red House was awarded an RIBA Regional award in 2018, as well as being shortlisted for AR Emerging Architects 2017. Both No. 49 and Red House were awarded RIBA Small Project awards in 2017 and 2018 respectively. Red House also won the 2018 Manser Medal, and was shortlisted for the 2018 House of the Year and nominated for the European Union Mies van der Rohe Prize for Contemporary Architecture 2019. In 2021 we received an RIBA award for Corner House and in 2024, we received an RIBA award for Six Columns - two new build projects in London.

31/44 Architects have also signed up to 'Architects Declare' – a declaration of material commitment to tackling sustainability within the construction industry.

31/44 Architects are currently working on a number of projects for Voyage Care at different locations around the UK.







Top
Redchurch Corner, Shoreditch, London

Bottom
Flambard Road for Voyage Care, Harrow, London

Right
Corner House, Peckham, London

2.0 Context

2.1 Location

The 795 sqm site is located within the residential neighbourhood of Boldon Colliery, a small village in the borough of South Tyneside, Tyne and Wear, England, south of the River Tyne.

The site is currently vacant, positioned adjacent a row of terraced housing and close to junction at Hedworth Lane. A small green is immediately south of the site. It is well located with some local shops in the immediate vicinity and a good range of services easily accessible by walking or via a short, 10 minute bus journey.

There are several bus stops within walking distance, with one 1 minute walk away with services to the town centre and the local area. Brockley Whins is the closest Metro station with connections to Newcastle, Sunderland and South Shields.

The site is not within a conservation area.



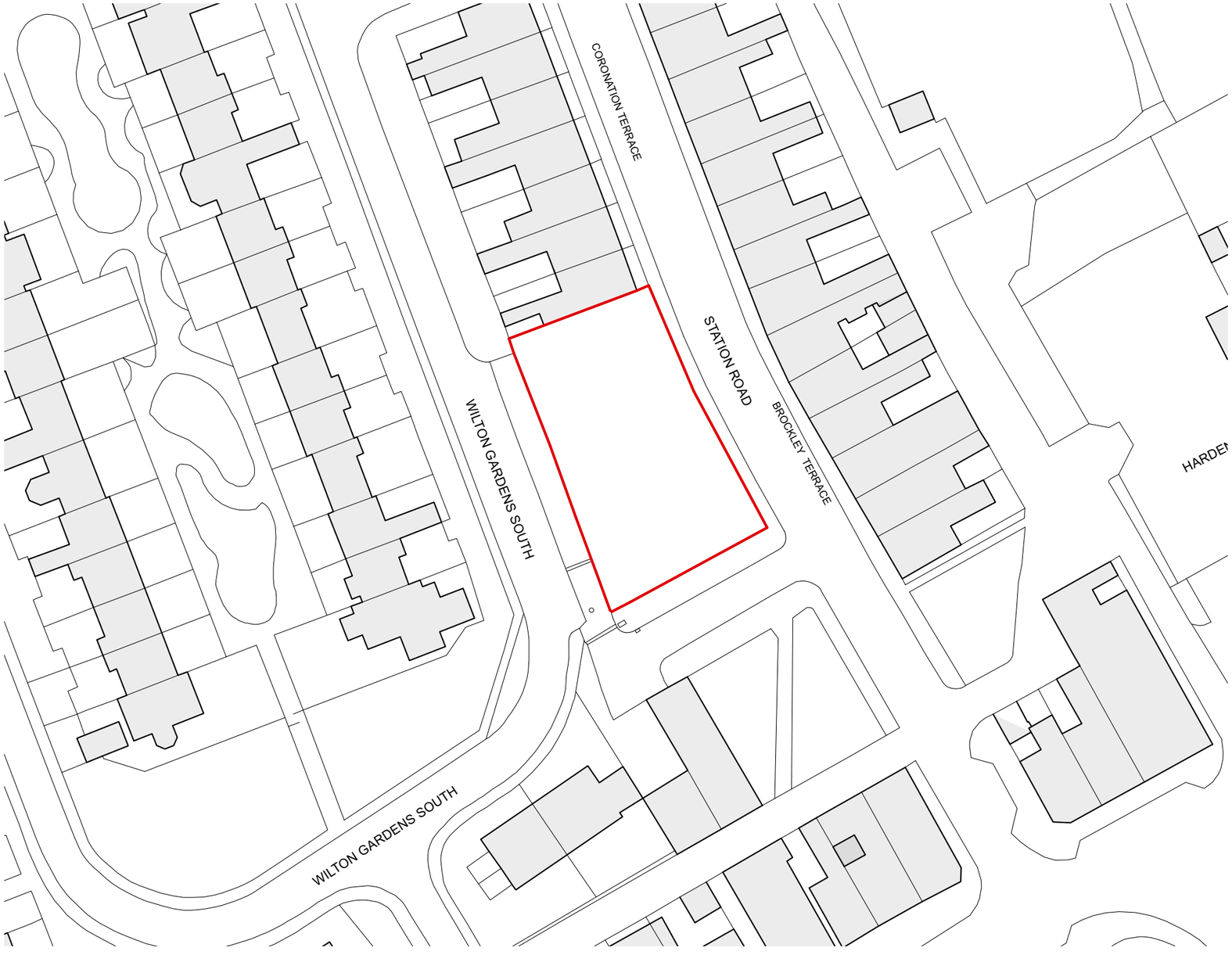
Satellite view of the site and the wider area.
The application boundary is marked in red.

2.2 Site Description and Context

The site is located on Station Road and Wilton Gardens South and is flanked by terraced housing to the north and a cul-de-sac road and green space to the south.

Brockley Terrace is the southern section of Station Road and runs on a north-south axis. Terraced rows ranging from one and a half to two and a half storeys align the street. These back onto Wilton Gardens South, with two storey red brick housing facing the street.

To the north-west, west, east and south of the site, residential clusters comprise 2 storey housing with pitched roofs. Green infrastructure is located directly north and further east of the site.



Site location plan. The application boundary is marked in red.

2.3 Site Photos











2.4 Planning History

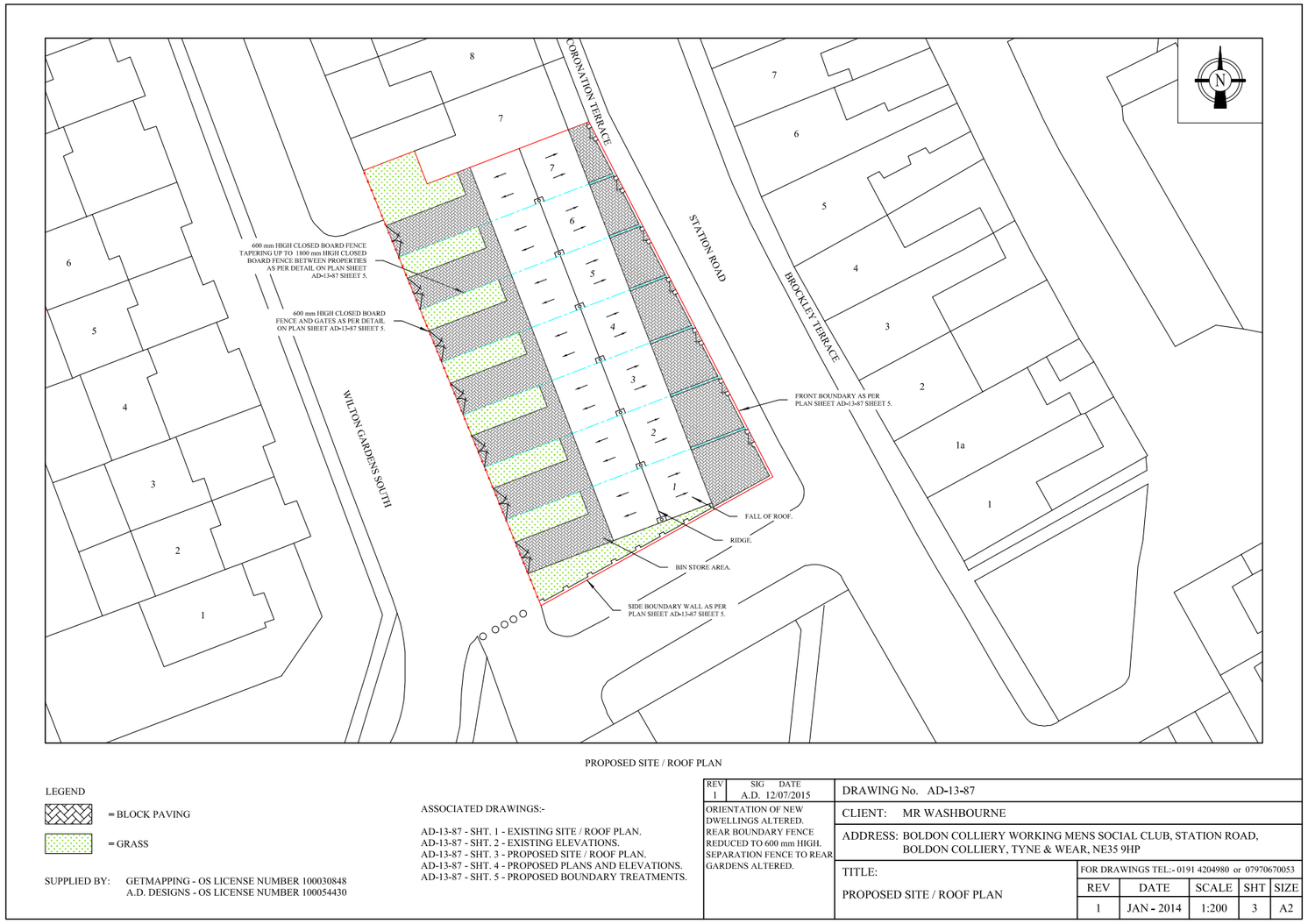
ST/0670/18/FUL (& ST/0253/15/FUL)

Planning permission for the demolition of the existing building, construction of seven no. four bedroom houses and associated external works was first granted permission in 25/08/15 (ref; ST/0253/15/FUL) and and the resubmission of the same application (ref; ST/0670/18/FUL) was granted permission in 15/10/2018.

The residential development proposed adjoins the neighbouring terraced housing. Two storey terraced housing with pitched roofs and chimneys are proposed. Front gardens face Station Road and rear gardens face onto Wilton Gardens South. The front elevation adopts the typical housing typology in the surrounding context with one larger window at ground floor, an entrance door with canopy above and two vertical windows at first floor. Additional windows are shown in the pitched roof.

The materials proposed are red/brown facing brick with artificial stone white lintels and cills.

A low level wall is proposed on Station Road and the access road on the southern boundary line. Closed board fencing wraps round the perimeter of the proposal onto Wilton Gardens South.



Proposed Site Plan (ref; ST/0670/18/FUL)

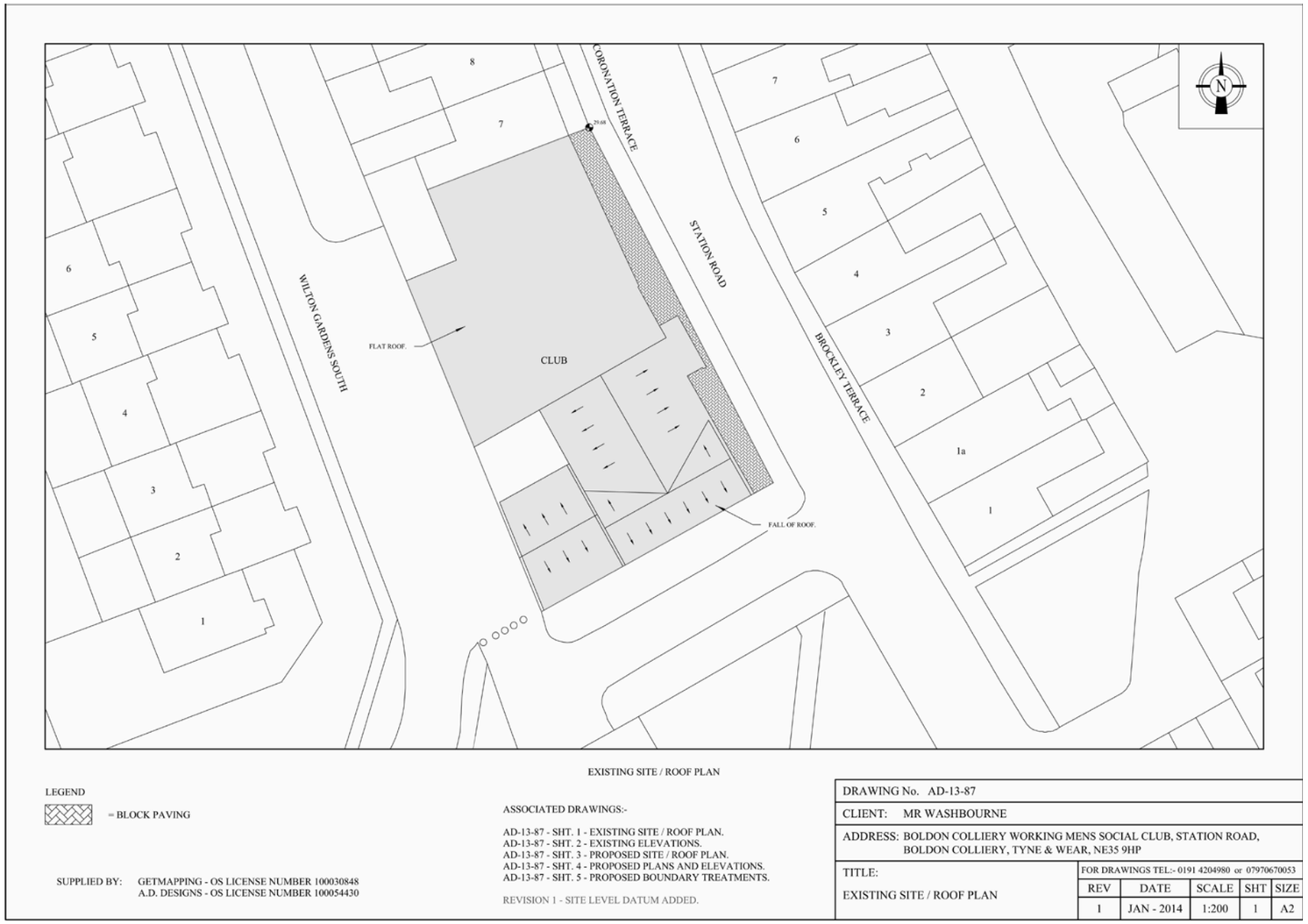


Proposed Elevation (ref; ST/0670/18/FUL)

2.5 Site History

The application site was previously occupied by the Boldon Collliery Working Men's Social Club. Built in 1917, the building was vacated in 2013 and left to disrepair. The building was demolished in 2018.

The building comprised of red facing brick, brown facing brick and white render with a combination of pitched and flat roofs. The primary access was from the cul-de-sac road south of the site. Secondary entrances were located on Station Road and Wilton Gardens. The building height varies between one and two stories, the highest part of the building is located on the north-western boundary adjacent the terraced housing, facing Wilton Gardens. The building aligned with the front facades of the terraced housing on Station Road and was hardstanding on the boundary line to the south and west of the site.

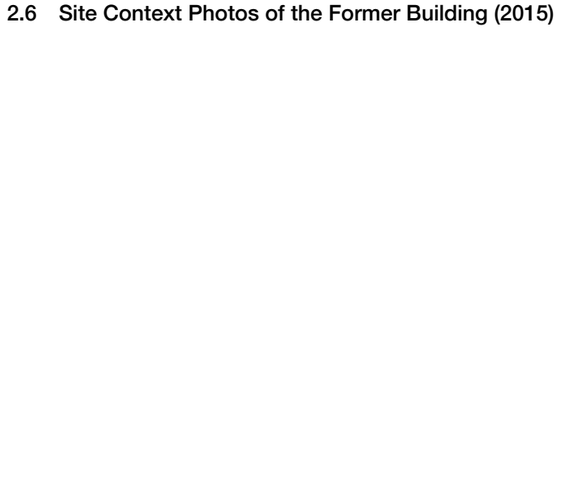


Existing Site Plan (ref; ST/0670/18/FUL)



Existing (demolished) building

2.6 Site Context Photos of the Former Building (2015)









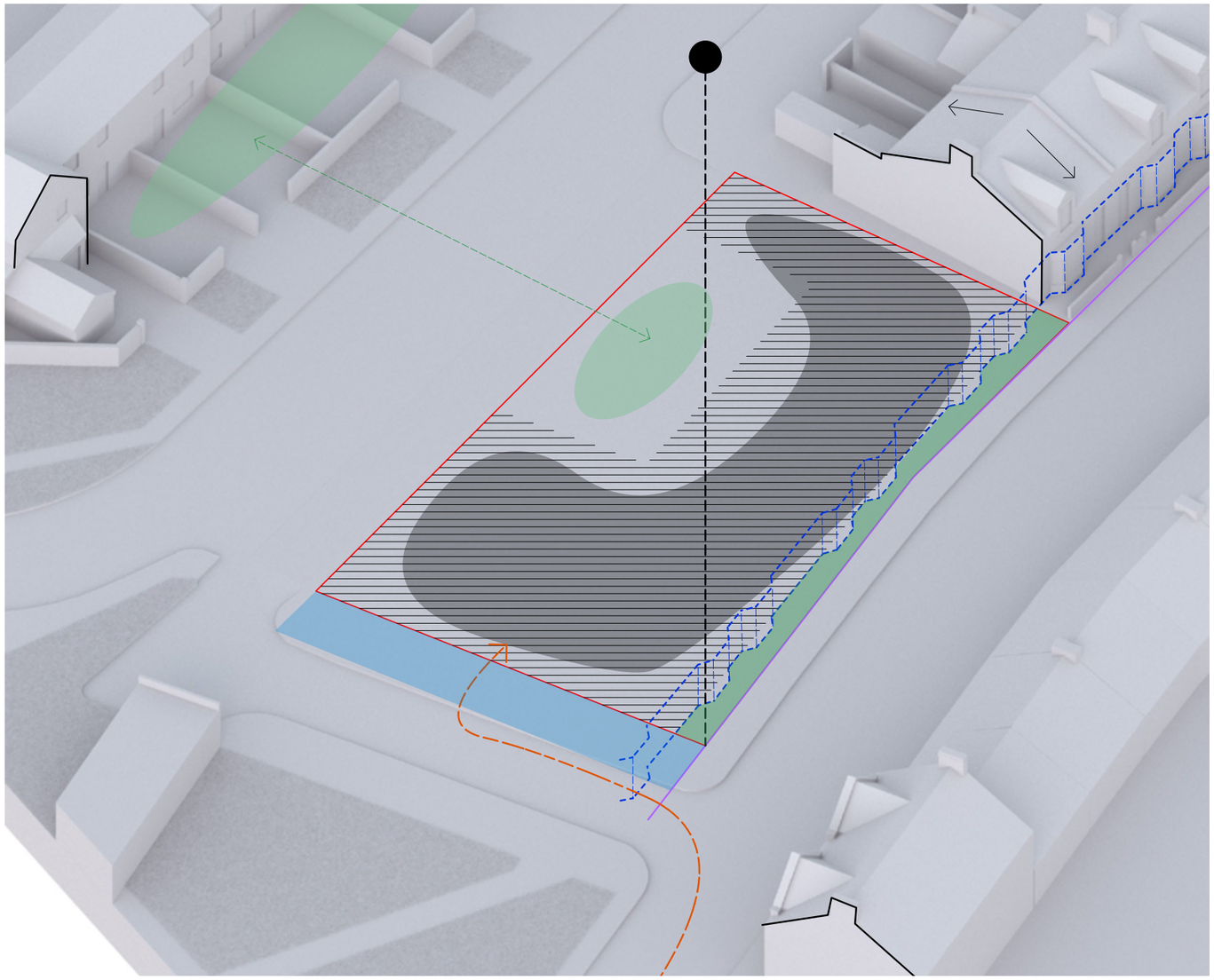


2.7 Constraints and Opportunities

The vacant site provides opportunity for high quality residential care home accommodation that respects and responds to the character of the area.

Some key opportunities and constraints of the site to be considered are listed below and shown in the adjacent diagram:

- Align with terraced housing and provide defensive green space onto Station Road
- Respond to the architectural characteristics of the surrounding building typologies through scale, proportion, roof profiles and continuity of the street rhythm
- Harness the use of the cul-de-sac road that currently only provides access for 2no. garages as the main entrance to the building
- Reinstate the urban corner with strong street frontage on all street elevations
- Provide a courtyard for the residents to the rear facing Wilton Gardens South and front gardens facing Station Road
- Respond to the projecting rear extensions of the terraced housing



Opportunties Constraints diagram

3.0 Proposal

3.1 Proposed Use

The proposed development seeks to provide a slow stream, brain injury rehabilitation service through the provision of a care home with twelve transitional living apartments. The proposed building will be Class C2.

Transitional living accommodation is designed to bring the benefits of independent living with the security of specialist support close by. Each flat provides an open-plan kitchen, living and dining room, bedroom and wet room.

Brain injury rehabilitation services do not provide permanent homes for people supported but are steppingstones to independence. A diagram depicting the pathway to recovery can be seen adjacent. As independence increases and care and support needs decrease, people supported move closer to community-based rehabilitation and support at home.

The people supported in these social care led services are publicly funded, medically stable and no longer require inpatient rehabilitation but are not yet ready to return home. People are supported to develop their independent living skills so that they may be able to return home or transition into living in a place of their own.

Voyage Care support individuals to co-create personalised support plans focusing on each individuals' interests, priorities and skills; enabling them to have the best quality of life outcomes.







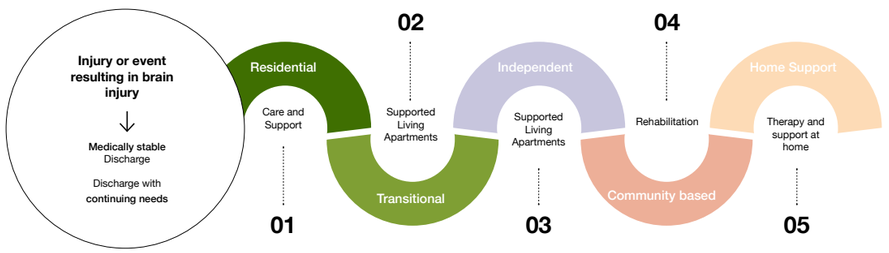


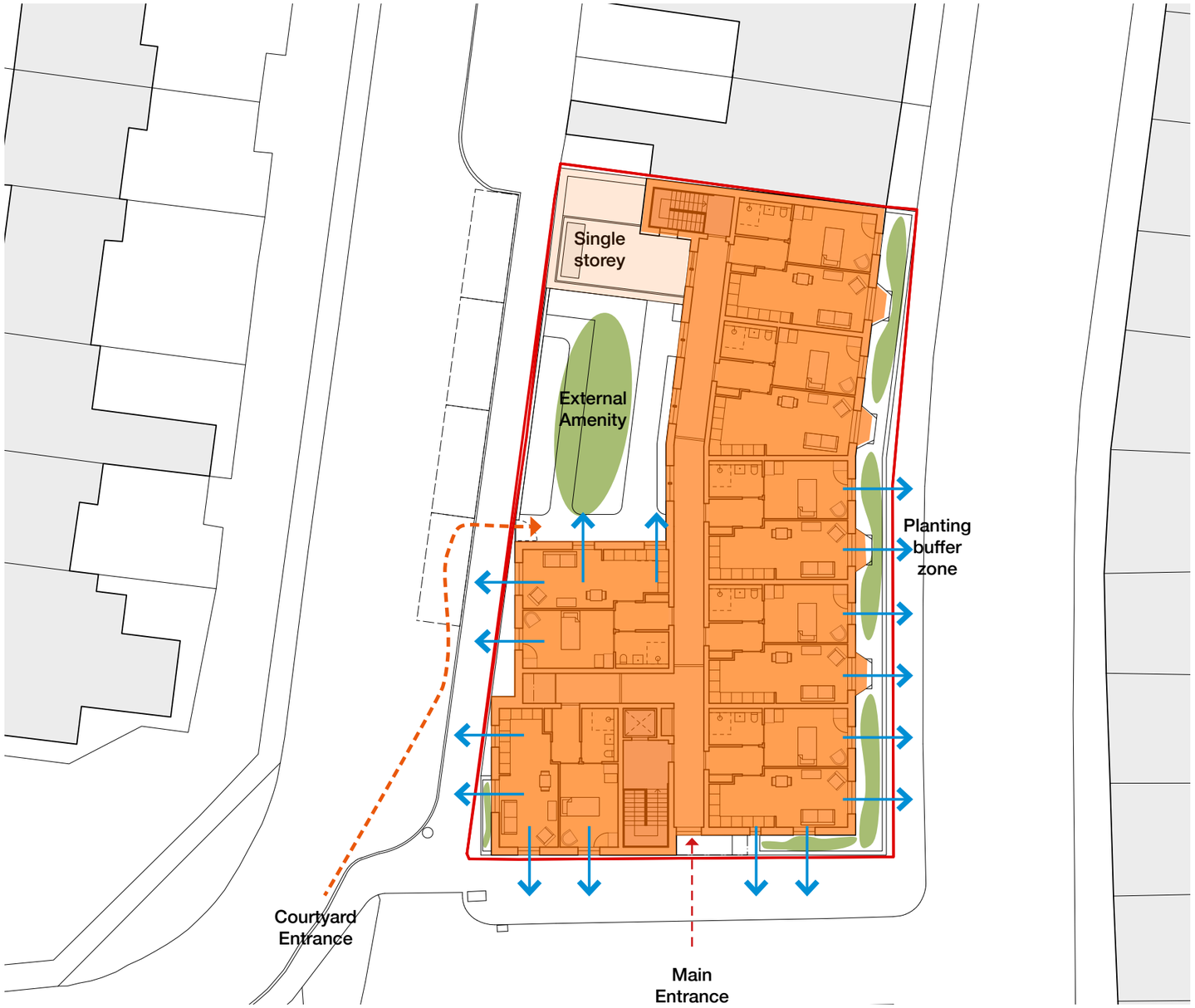
Diagram depicting the pathway to recovery. The proposed development is for independent transitional living apartments circled in blue above.

3.2 Site Strategy

The proposal aims to complete the urban corner by establishing a U-shaped layout on the site. The building is set back to align with the terraced houses on Station Road and follows the kink in the road. The building then steps out to demarcate the main entrance of the building, which is accessed via the cul-de-sac road where the pavement is at its most generous.

A single storey portion of the building is located to the rear of the site, responding to the smaller rear extensions of the terraced housing.

A private courtyard is created and bounded by a boarded fence.



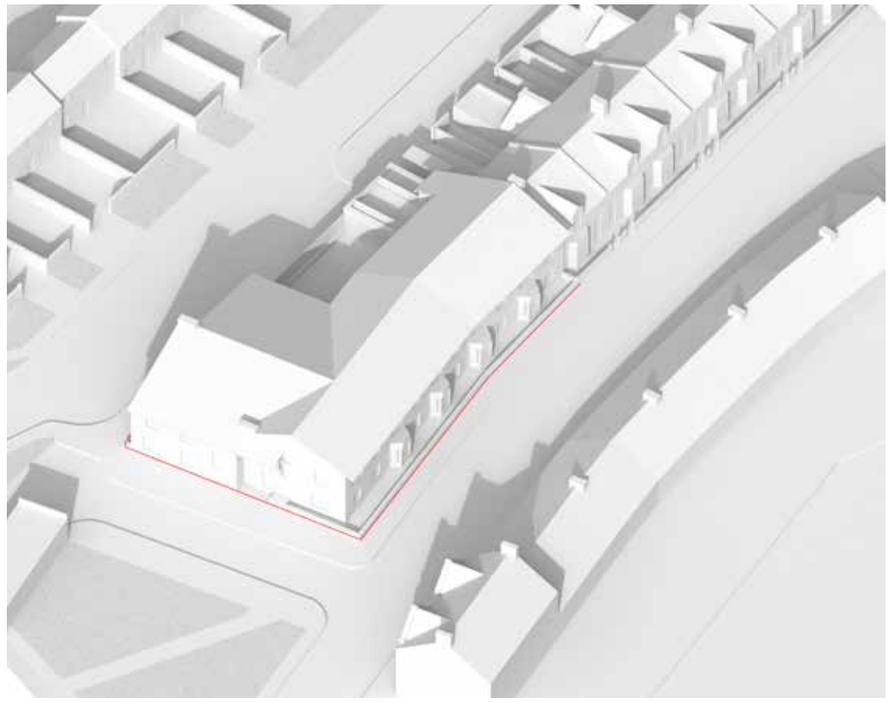
Site Strategy Plan. The application boundary is marked in red.

3.3 Mass and Scale

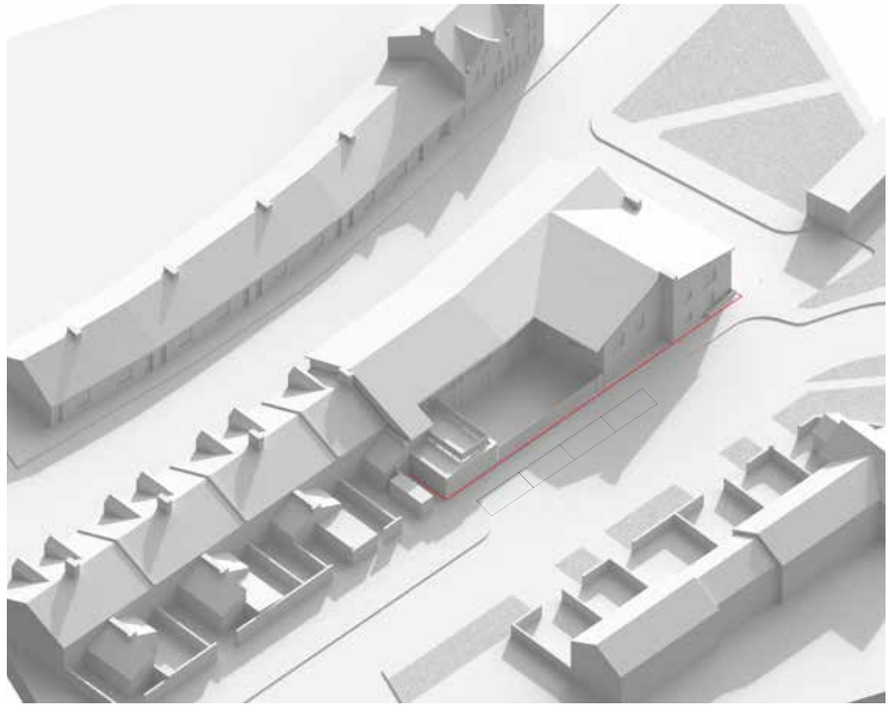
The buildings align with the adjacent terraced housing and projecting window bays repeat the rhythm on Station Road. The use of pitched roofs and articulated gables provide a clearly domestic quality to the proposed building. The entrance is expressed with the joining of the two pitched roofs.

The massing steps in and out and the two gabled ends to further reduce the scale of the building.

The proposed massing and orientation of the building on the site ensures that the potential for overshadowing to neighbouring windows and amenity space is kept to a minimum.



Aerial View from South looking North



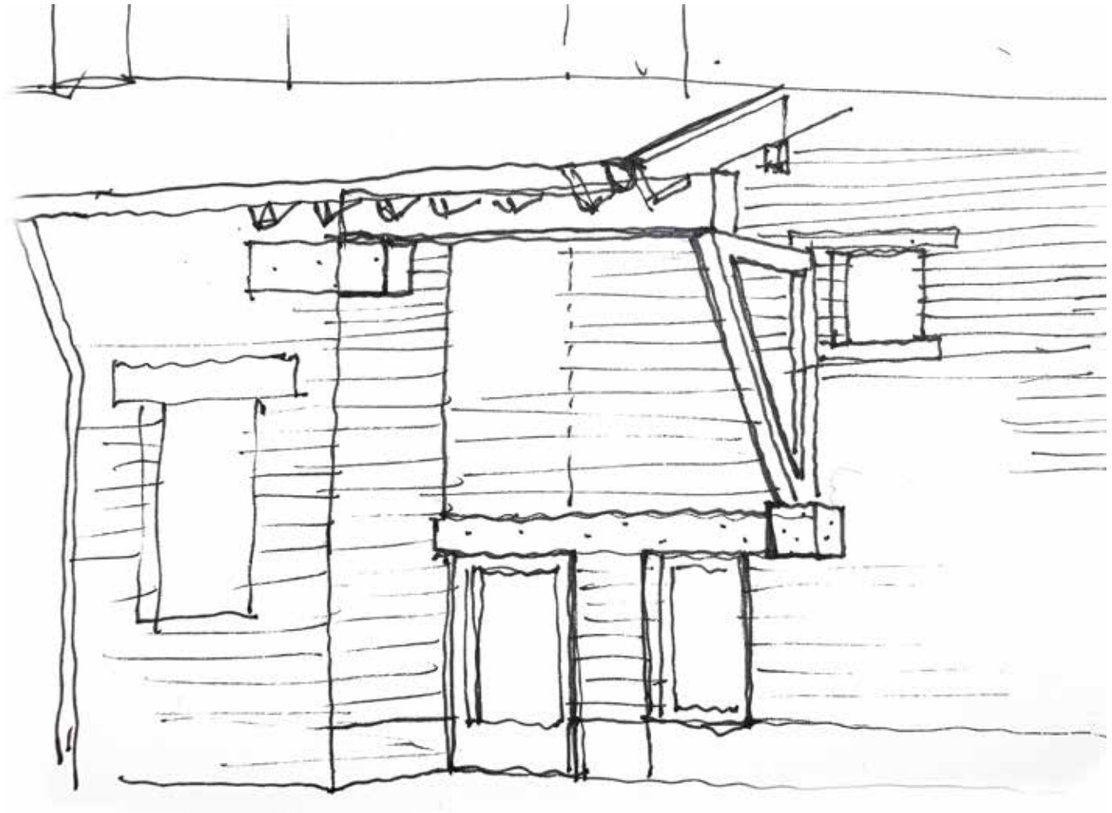
Aerial View from North looking South

site boundary

3.4 Design Process

The design is worked through an iterative process, where the key constraints and opportunities of the site are analysed to inform the massing. We test ideas in relation to the context as evidenced in the images adjacent. The massing is refined in order to respect the scale and proportion of the neighbouring buildings.

We are interested in an architecture that is generated through careful consideration of the locale. We do this by referencing the architectural charactertistics of the housing typologies nearby and celebrate it through key moments along the elevation. This results in highly specific proposals that we hope 'root' our buildings in their locations.



Sketch proposal of the main entrance





Sketch views of initial massing options, from South looking North





Sketch views of initial massing options, from Station Road looking south

3.5 Local Character

The photographs on this page show a selection of local housing typologies, identifying key architectural characterestics which can inform the design.

By studying the local context, design decisions can be made that draw on qualitative moments of local design. The material palette, the character and the articulation of the building envelope have been developed to sit comfortably within the context, taking cues from the neighbouring residential buildings.

The predominant material in the surrounding area is red facing brick and grey roof tile. White lintels, cills and banding appear as architectural features, contrasting with the red facing brick.

Projecting Bays



Coronation Terrace



Hedworth Lane

Horizontal Banding



The Terrace / North Road



Hedworth Lane

Expressed lintels and Chimneys



Brockley Terrace



Hedworth Lane

Entrance Canopies





3.6 Proposed Materials and Character

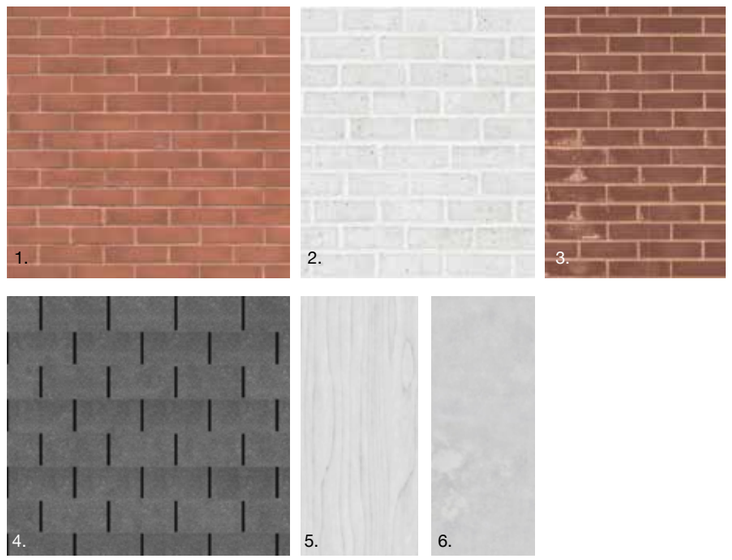
An engineered red facing brick is proposed as the main material for the building, picking up the red brick tones of the surrounding context, with a soft brown clay brick for the low level wall. A grey roof tile is proposed on the pitched roofs.

Projecting bay windows run along the main elevation facing Station Road and the fenestration rhythm repeats the neighbouring houses.

White concrete lintels and cills are expressed at each window opening. White brick banding references both the datum line of the houses adjacent and the banding used on houses in the area. This is carried through at each corner in order to unify the proposal and celebrate the corners.

The main entrance into the building is identified in the stepping of the facade, a generous opening with lintel above and the roof canopy, propped by a timber truss. Chimneys project from the main entrance junction and side gable.

The rear facade has an ordered rhythm with white brick in between the ground and first floor windows. Pitched/sloping roofs are introduced to be in keeping with the surrounding residential buildings.



1. red brick
2. white brick
3. brown brick
4. grey tile
5. white painted timber
6. white/grey pre-cast concrete



South Elevation, facing cul-de-sac road



East Elevation, facing Station Road



West Elevation, facing Wilton Gardens

3.7 Proposed Views



View of the entrance from Brockley Terrace / Station Road



Oblique view of the elevation along Station Road



View of the elevation from Wilton Gardens South

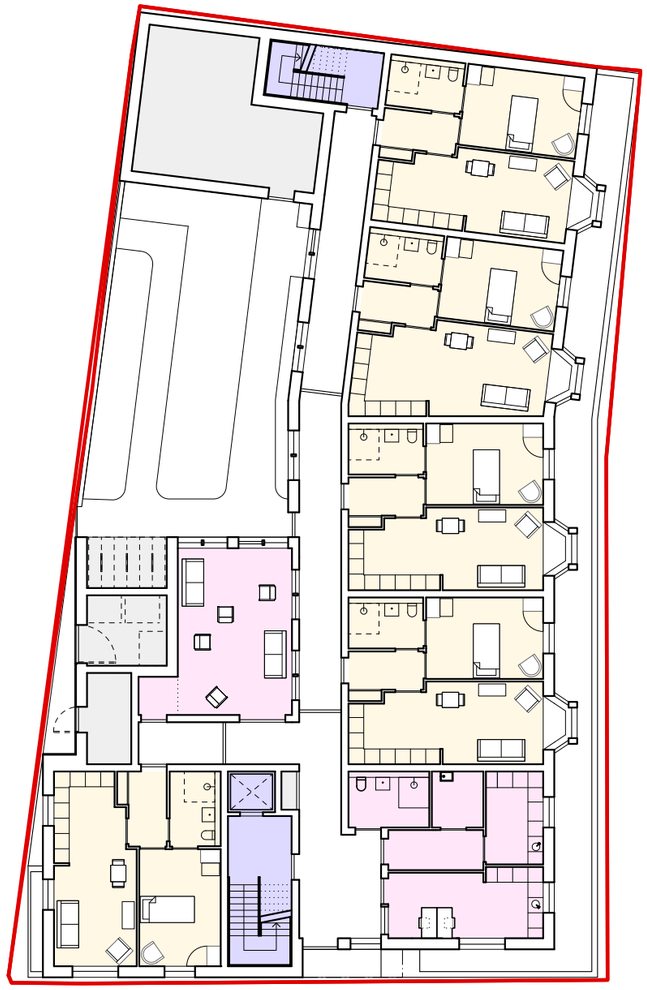
3.8 Internal Arrangement

12no. accessible transitional living apartments are provided within the proposal, 5no. at ground floor and 6no. on the first floor. The rooms are organised as a stacked arrangement to provide a simple structural solution.

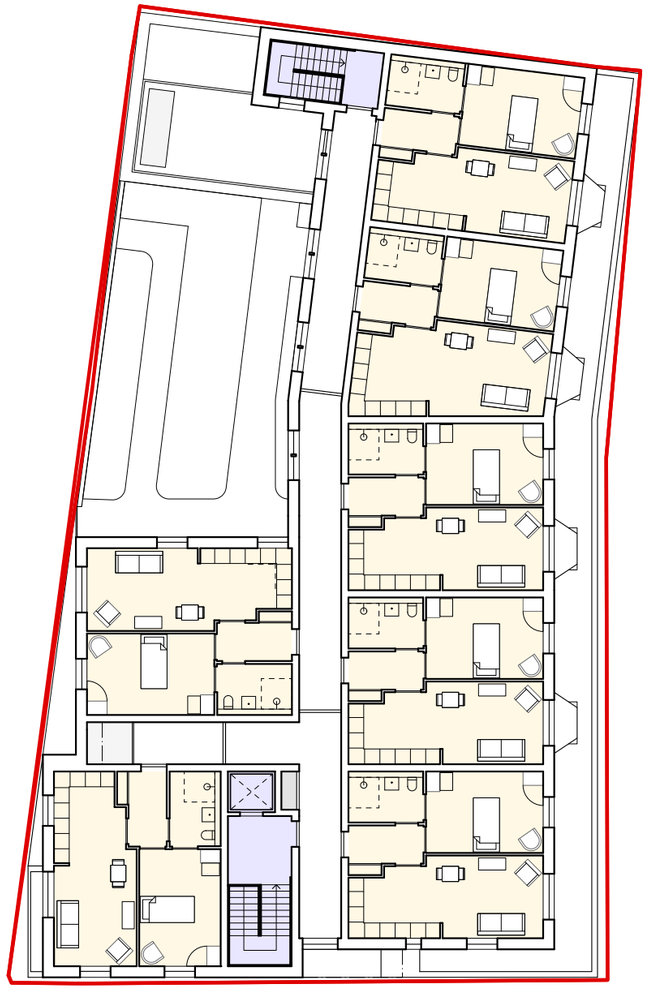
The supporting facilties are grouped adjacent to the entrance. The main stair core is easily accessible from the entrance lobby. The main communal lounge is connected to the landscaped courtyard. The refuse and smaller plant room is acccessed from Wilton Gardens South and the cycle store is accessed from the courtyard.

Schedule of Accommodation

12 no. transitional living apartments, (100% wheelchair accessible)	50 sqm
Communal areas	
Lounge	32.0 sqm
Accessible WC/Shower room	7.0 sqm
Cleaner's cupboard	4.0 sqm
Office	16.0 sqm
Meds room	8.0 sqm
Staff storage	2 sqm
Utility	
Refuse store	6.6 sqm
Plant store 01	6.6 sqm
Plant store 02	35 sqm
Cycle provision	



Proposed Ground Floor Plan



Proposed First Floor Plan

3.9 Landscaping Strategy

Landscaping between the proposed buliding and the proposed low level wall on Station Road consists of a mixed native scrub. This is continued to the south eastern corner onto Wilton Gardens South.

The courtyard compises hard and soft landscaping. A pathway wraps round the courtyard, with grouped seating to the north and benches within the landscaped areas. Raised planter beds for the residents to grow fruit and vegetables are adjacent the shared seating area. The soft landscaping includes mixed native scrub, low level flower beds and silver birch and Rowan trees. A green wall is proposed along the plant room elevation. Bird and bat boxes are located on the western elevation.

The boundary conditions vary on each axis. A low level brick wall starts adjacent the terraced housing and terminates at the main entrance. A low level planter wall is also locted south-east of the site. A timber fence wraps round the western boundary with a low level wall and timber fence above between the courtyard entrance and one storey section of the building.

Planting

P01. Mixed native scrub (hawthorn, hazel, crab apple, field maple, dogwood)

P02. Low-level flower bed

P03. Green wall with native species

T01. Silver birch (Betula pendula)

Hard landscaping

H01. Paving

H02. Permeable brick pavers

H04. Bat box, placed high up close to the parapet/eaves

H05. Bird box, placed high up close to the parapet/eaves

H06. Raised planter for residents to grow fruit and vegetables

H07. Benches

H08. Seated group activities area

H09. Proposed bird bath feature

H10. Potting shed

H11. 500mm low level brown brick wall

H12. 2100mm (total) timber board fence



4.0 Other Planning Matters

4.1 External Amenity

Shared external amenity space is provided on the western side of the site. This area is an easily guarded and defensible space. The area is approximately 104 sqm. Part of the external amenity is reserved for raised planters for allotments.

4.2 Parking

Due to the nature of their injuries people supported are unlikely to be drivers and most local journeys will be undertaken on foot. The very low car ownership levels can be well evidenced by Voyage Care with data from similar sites/ facilities.

Therefore there is no car parking provision on the site. Visitor and staff parking is encouraged to use the existing parking bays on the western boundary on Wilton Gardens South. 6no. cycle parking is provided within the proposal for staff and visitors.

4.3 Transport

Buses passing the site have good connections to a number of local train stations.

4.4 Fire Tender Access

Emergency access is possible from the adjacent roads.

4.5 Crime Impact Strategy

The proposal has been designed to meet Secured By Design standards using the SBD ‘Homes 2019’ and ‘Commercial Developments 2015’ Design Guide specifications. Potential Risk Factors as indicated in the Crime Impact Statement have been addressed to prevent opportunities for crime and disorder.

A perimeter fence is proposed on the western boundary adjacent the courtyard. The building itself largely shields the private external amenity areas and is surrounded by the communal lounge, providing natural surveillance.

The main entrance canopy will be well lit underneath and constructed in such a way as to make climbing difficult. These canopies are also located in places with high natural surveillance.

4.6 Refuse and Recycling

A refuse store is located on Wilton Gardens South to facilitate kerbside collection. The refuse store has been sized to allow for weekly arisings based on BS 5906:2005.

The supported living apartments are calculated as individual 1-bed dwellings and the calculations applied as follows.
number of dwellings × {(volume arising per bedroom [70 l] × average number of bedrooms) + 30}

(12) × {(70 × 1) + 30} = 840l

3 no. 1100l bins are proposed divided between: One Blue Bin (glass bottles and jars, cans and plastics), one Grey Bin (cardboard and paper) and one Claret Bin (waste that cannot be recycled). The additional allowance considers staff and visitor provision.

An additional brown bin will be provided for composting garden waste within the allotment area.

4.7 Passive Design and Sustainability Summary

The development has been made as efficient as possible through passive design, reducing the demand for energy use. The passive design strategy is outlined below:

A ‘fabric first’ approach will be taken to the design and construction of the proposed building. This approach to building design involves maximising the performance of the components and materials that make up the building fabric itself, reducing the demand for energy use

The building form and orientation creates a barrier to the road, minimising noise pollution within the development.

External vertical shading such as roof overhangs, nature-based solutions like tree and shrub shading and internal blinds further prevent the building from overheating.

The architectural language and materials proposed aim to provide a suitable contextual response to the site, while minimising the embodied carbon. The strategy incorporates traditional load bearing construction. This simplifies the build using the facade as structure, with minimal on-site waste.

4.8 Energy efficiency

This passive design approach will be supplemented by low carbon / renewable technology in the form of Air Source Heat Pumps (ASHP) and Photovoltaic Panels (PV). As the carbon intensity of grid supplied electricity decreases over the lifetime of the system, the strategy will provide a very low carbon heating strategy.

4.9 Drainage

A Drainage Strategy has been prepared and is enclosed with the application. The site is not within a flood zone and is of very low risk from flooding from existing sources.

The following SUDS methods are used within this development:

• Porous pavements

A water attenuation tank will be implemented to reduce the discharge flow rate and to improve the flood risk to the site.

4.10 Ecology

An Ecological Assessment of the site and proposed works has been carried out and enclosed with the application. The majority of the site is currently of low ecological value. The proposed landscape strategy incorporates the recommendations made in the Ecological Assessment to enhance the site ecology including:

• Incorporating Trees
• Areas of native scrubs and grassland
• Ground-based green wall
• Ground level planters

5.0 Summary

We believe that the emerging proposals outlined in this document for a new care home with transitional living apartments is a suitable use for a currently vacant site.

We believe the proposal outlined in this document demonstrates careful consideration—from an initial strategic assessment of the specific site constraints and massing through to a detailed contextual solution that positively contributes to the immediate area. This document has sought to demonstrate the following points:

- The client's ambition to create a building of high quality contemporary design adding to their provision of specialist care facilities of great benefit to the wider community;
- The design is a well considered response to the site, responding to the more domestic scale around the site;
- Careful use of materials and detailing produces a buildings that is sensitive to its surroundings and that enhances the streetscape;
- The proposed buildings and associated external spaces have been designed to be accessible to all; and
- The proposal offers sustainable development with the proposed design seeking to minimise the operational energy needs over the buildings lifetime as well.



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