Boldon Colliery,
Brain Injury Rehabilitation Service

Minor Design Amendment
Prepared for South Tyneside Borough Council

January 2025

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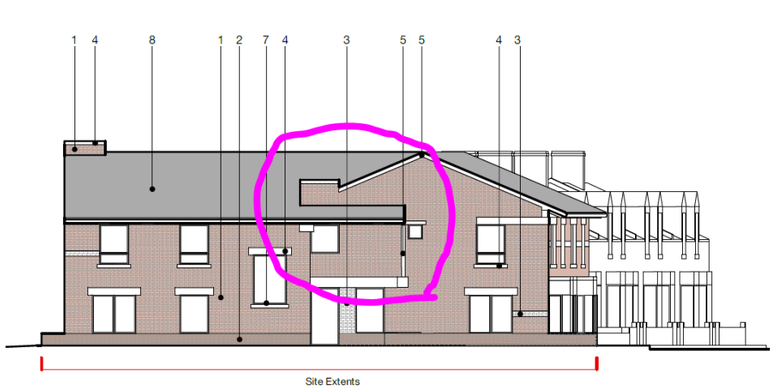
1.1 Proposed South Elevation - Initial Feedback

On the 20th December 2024, initial feedback was received on the proposal for twelve supported living accommodation on the site at Station Road, Boldon Colliery, NE35 9HN from South Tyneside Council.

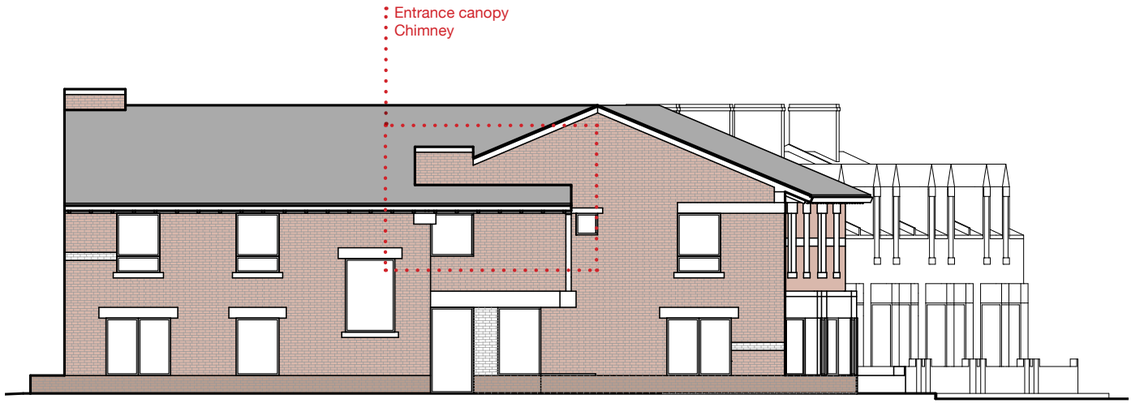
The comments made by South Tyneside Council on the design are quoted below:

> *Design – can you see if any improvements could be made to the appearance of the southern elevation, for the part marked up on the attached PNG file, as that part has a bit of a clumsy appearance?*

The following pages aim to address the comment raised, justify the design proposal and propose an amendment to strengthen the design.



Excerpt of marked up Elevation issued by South Tyneside Council

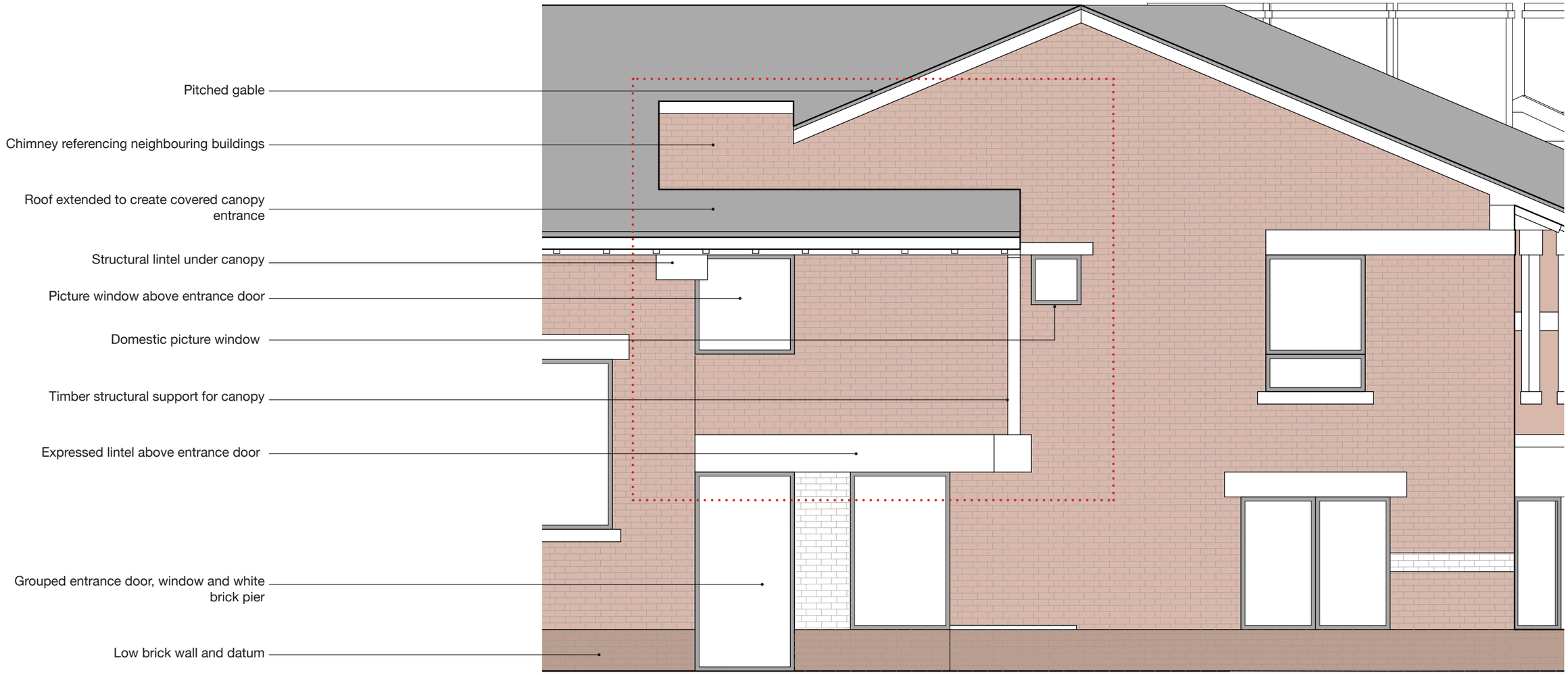


South Elevation, facing cul-de-sac road



View of the elevation from Wilton Gardens South

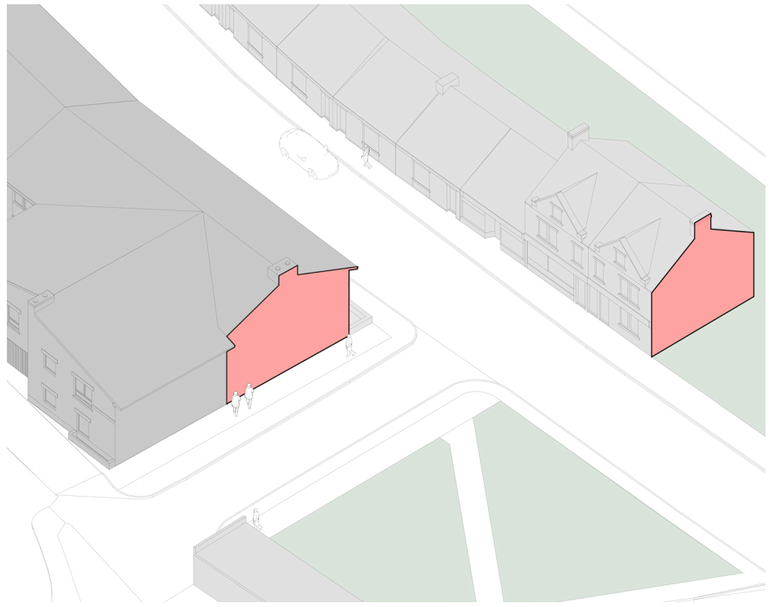
1.2 Proposed South Elevation - Architectural Details



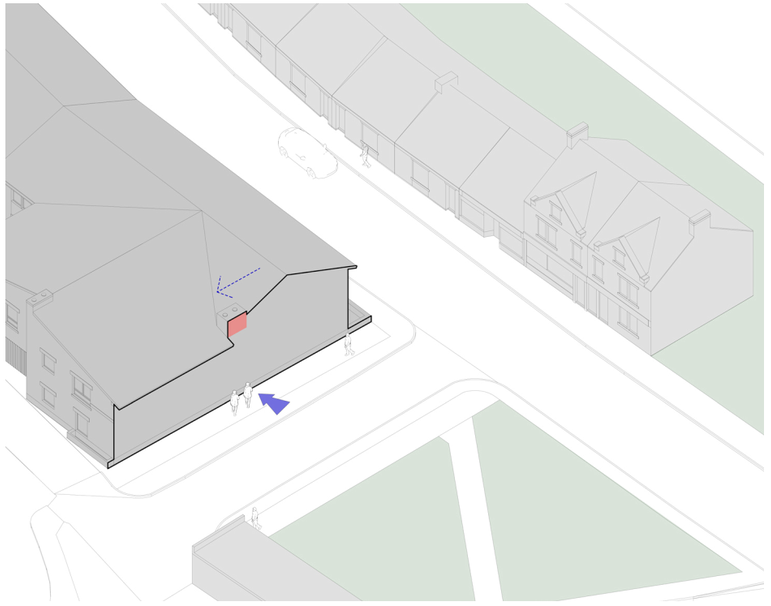
Proposed South Elevation Close Up of Entrance

1.3 Strategic Design Stages

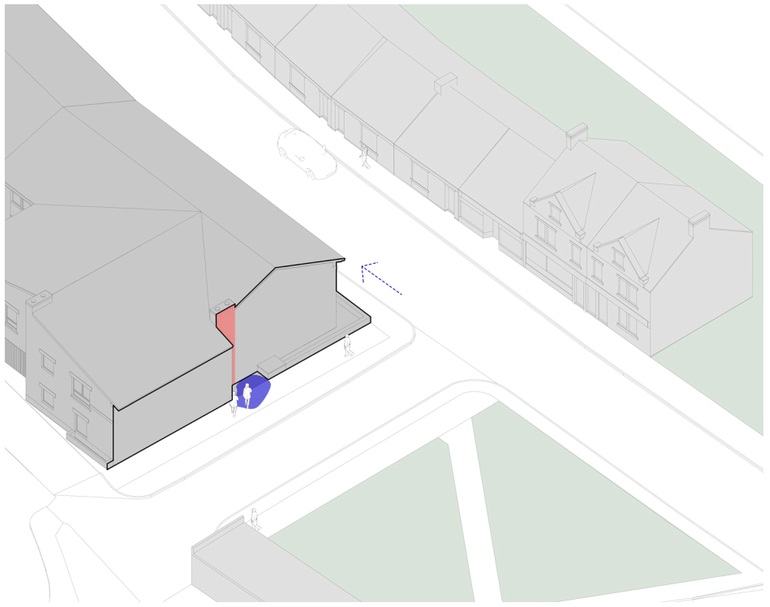
The diagrams illustrate the strategic design principles considered on the south elevation.



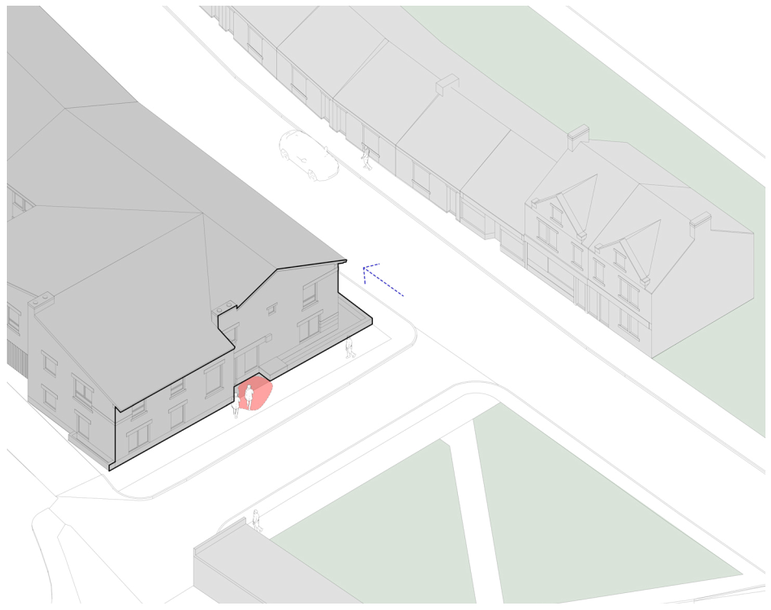
1. Gable and chimney referenced from neighbouring bulding



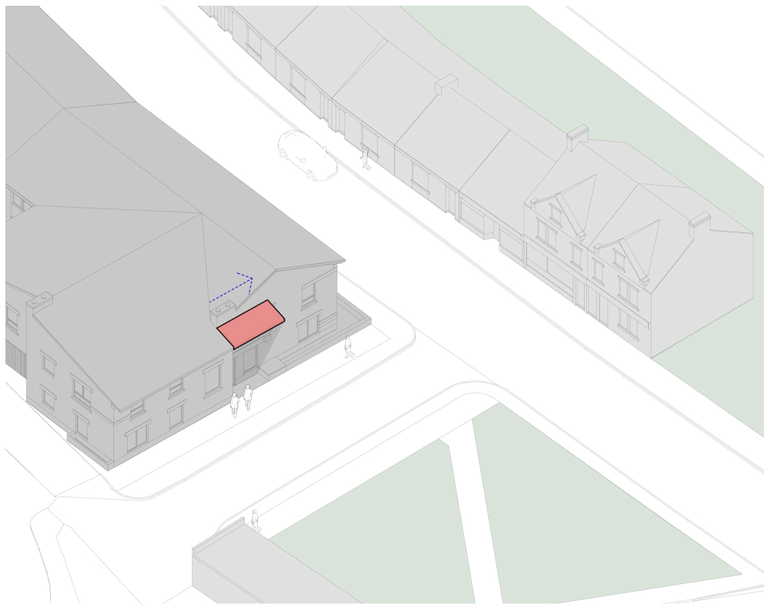
2. Chimney offset to define entrance and conceal ductwork, as part of the M&E strategy of the building



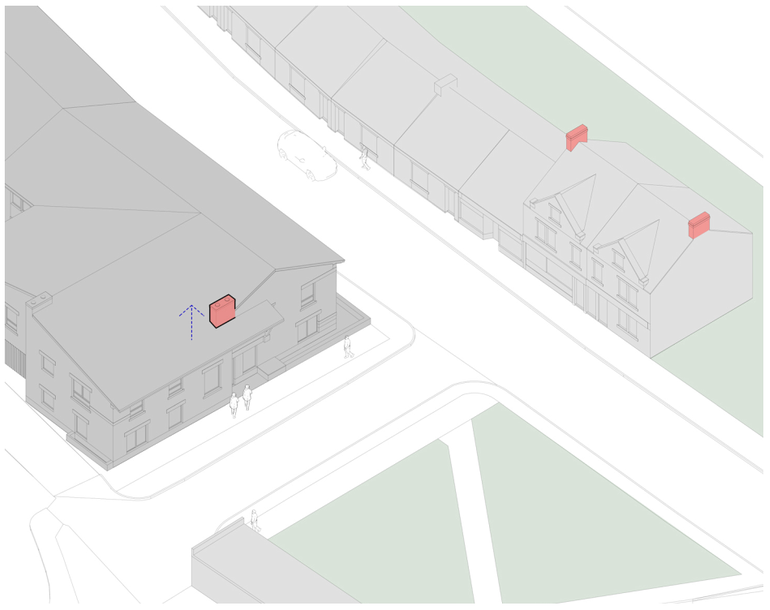
3. Gable end recessed to provide welcoming entrance from the street



4. Fenestration added



5. Roof extruded to extend over entrance and provide a covered entrance canopy



6. Chimney height increased in response to comments

1.4 Proposed South Elevation

Scale and Proportion

The south elevation aims to sensitively reference the local building vernacular through scale and proportion, by emphasising the pitched gable as the main entrance. This is recessed; separating the mass from the low pitched elevation to provide a protected and welcoming entrance from the street. The building eaves reflect the neighbouring building heights, fitting into the local context.

Architectural Details

Canopy:
The entrance canopy provides a covered entrance for residents and visitors. It references the domestic scale of the surrounding canopied entrances on Wilton Gardens South. In order to homogenise the design further, the adjacent pitched roof is extended, allowing the canopy to become an integral part of the building, immediately connected to the main roof structure. This increases the robustness of the entrance canopy design.

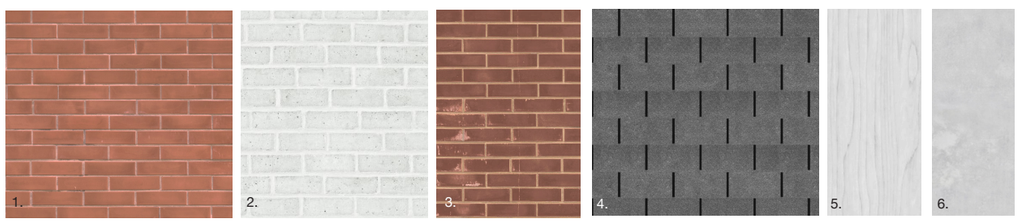
Chimney:
Chimneys have historically been a moment of character and detail despite their utilitarian purpose. As they feature strongly in the local context, we have considered the contemporary equivalent, by integrating the ductwork within the chimneys as part of the M&E strategy. The chimney not only provides a visual marker to the entrance, but has a functional use within the ventilation strategy of the building.

Through this design analysis and further study of the adjacent buildings, we have increased the height of the chimney. We believe this gives more prominence to the entrance by elongating its proportions, separating it further from the entrance canopy.

Materials

The materials proposed are referenced from the local context with red masonry brick as the primary buiding material.

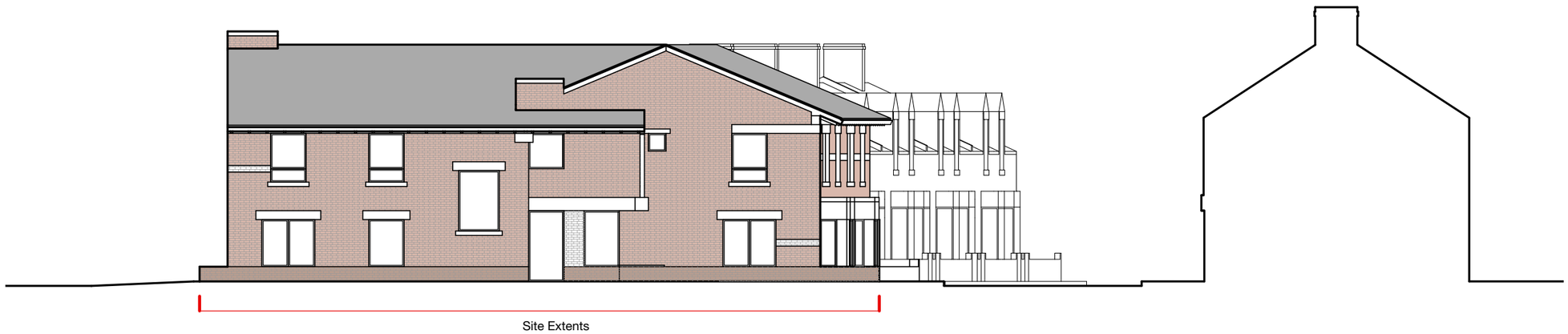




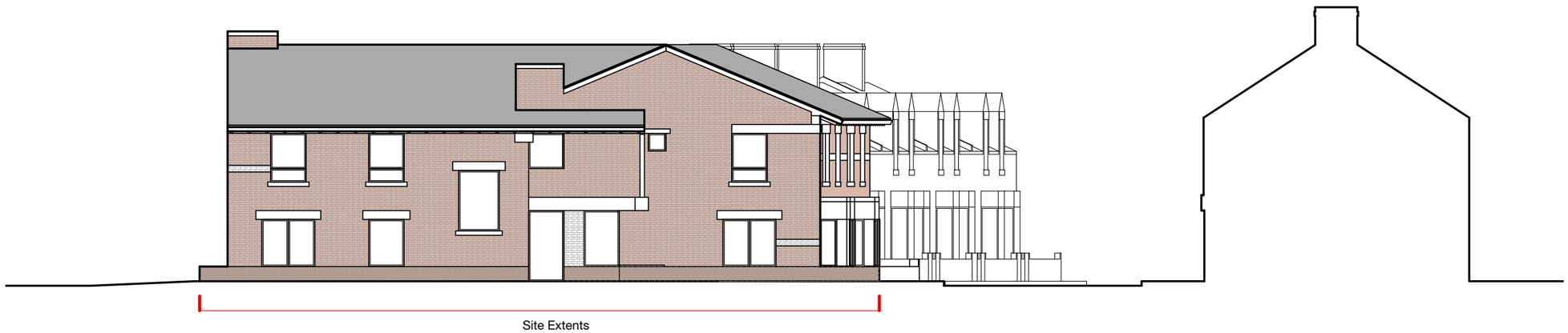
1. red brick
2. white brick
3. brown brick
4. grey tile
5. white painted timber
6. white/grey pre-cast concrete

Aerial view of South Elevation

1.5 Proposed South Elevation



Proposed South Elevation



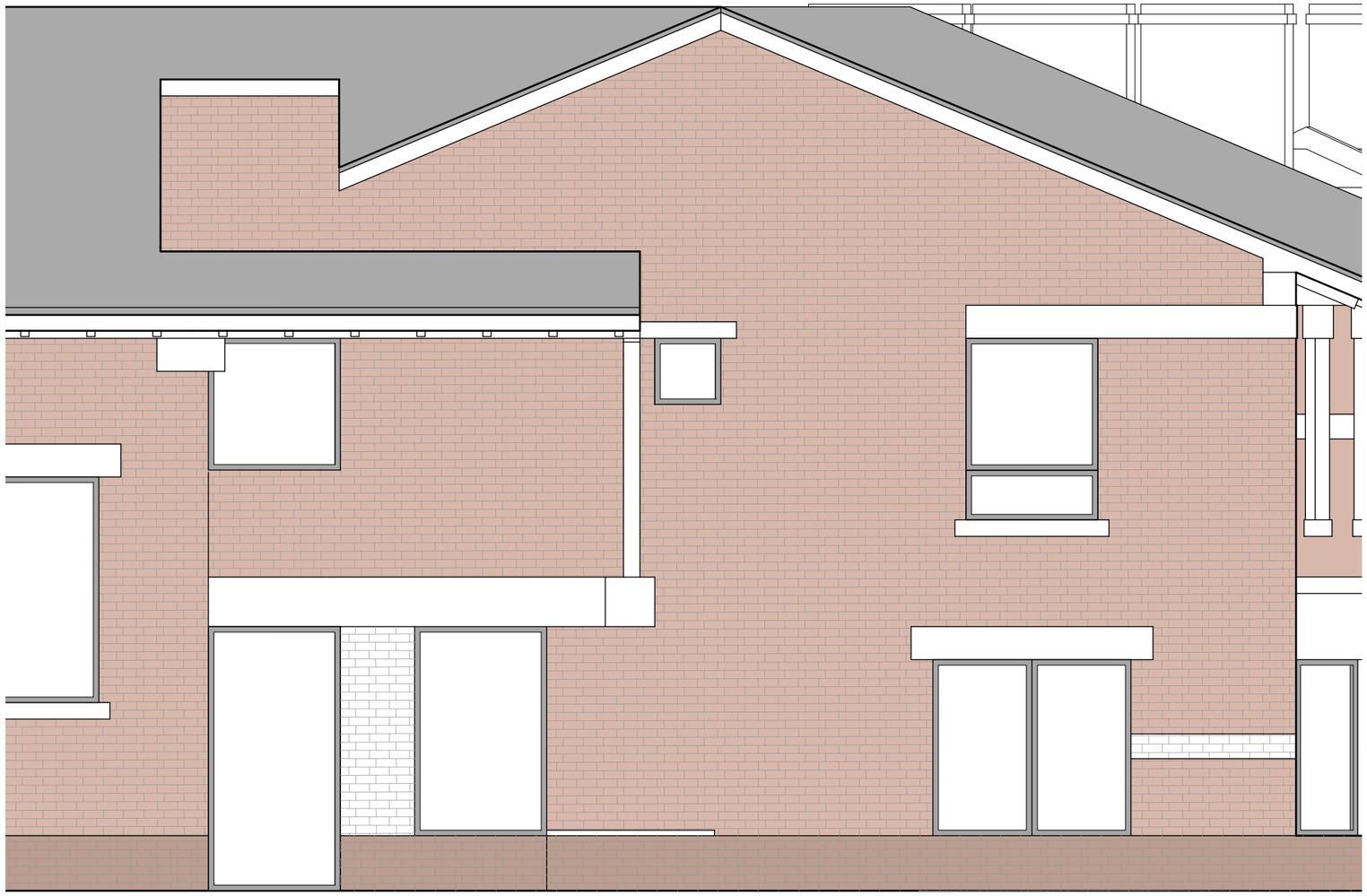
Amended Proposed South Elevation

1.6 Design Changes Summary

In Summary, the amendment to the height of the chimney has been proposed in order to:

- define the entrance
- tie into the ventilation strategy of the building
- reference the proportions of the neighbouring buildings
- further separate the chimney from the entrance canopy

We believe that this amendment to the design, alongside the strategic design moves set out in the document, provides a strong justification for the entrance facade on the South elevation. The design considers scale, proportion, materials and architectural detailing, contributing positively to the surrounding area.



Proposed South Elevation Close Up of Entrance

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