

Boldon Golf Club Development

Design and Access Statement - 14 | 03 | 25



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1.0 Introduction

This design and access statement has been prepared on behalf of Boldon Golf Club in support of a full planning application at their existing Clubhouse, Dipt Lane, Boldon.

The proposed scheme includes the demolition of the existing clubhouse, with the refurbishment and extension of the existing Pro Shop to create a new clubhouse. In addition the proposal includes the construction of six, four bedroom houses.

This document should be read in conjunction with information by:

Castle Design: Architectural
iTransport Planning: Transport Statement
RWO Engineering: Flood Risk and Drainage Impact Assessment
Litchfields: Planning Statement
DP Landscaping: Landscape Design
Elliott Consultancy Ltd: Arboricultural Report

2.0 Vision

Our vision for the site is to develop a high quality clubhouse meeting the needs of the existing golf club, the balance of the site will be developed into a bespoke housing development consisting of six homes. The existing car park within the site will be revised to create designated parking for the residential scheme as well as the club, with associated gardens and landscaping.

This scheme aims to build a modern clubhouse which will provide the club a low maintenance facility, with the development of the housing scheme securing the future of the golf club as a viable entity and long standing community facility.

With a holistic design approach, Castle Design will endeavour to bring together the various design considerations including surrounding residential amenity, highways access and ecology, whilst being sensitive to locality, with a particular focus on views in to the site from the golf course.

3.0 Site Location And Description

3.1 Site Location

The site is located on the southern edge of East Boldon. It lies to the north of Boldon Golf Course which stretches south to the Downhill and Hylton areas of Sunderland. The area surrounding site is residential in nature with a mix of property styles. The site's locality is within a walking distance of the shops and transport links in East Boldon centre.

3.2 Site Context

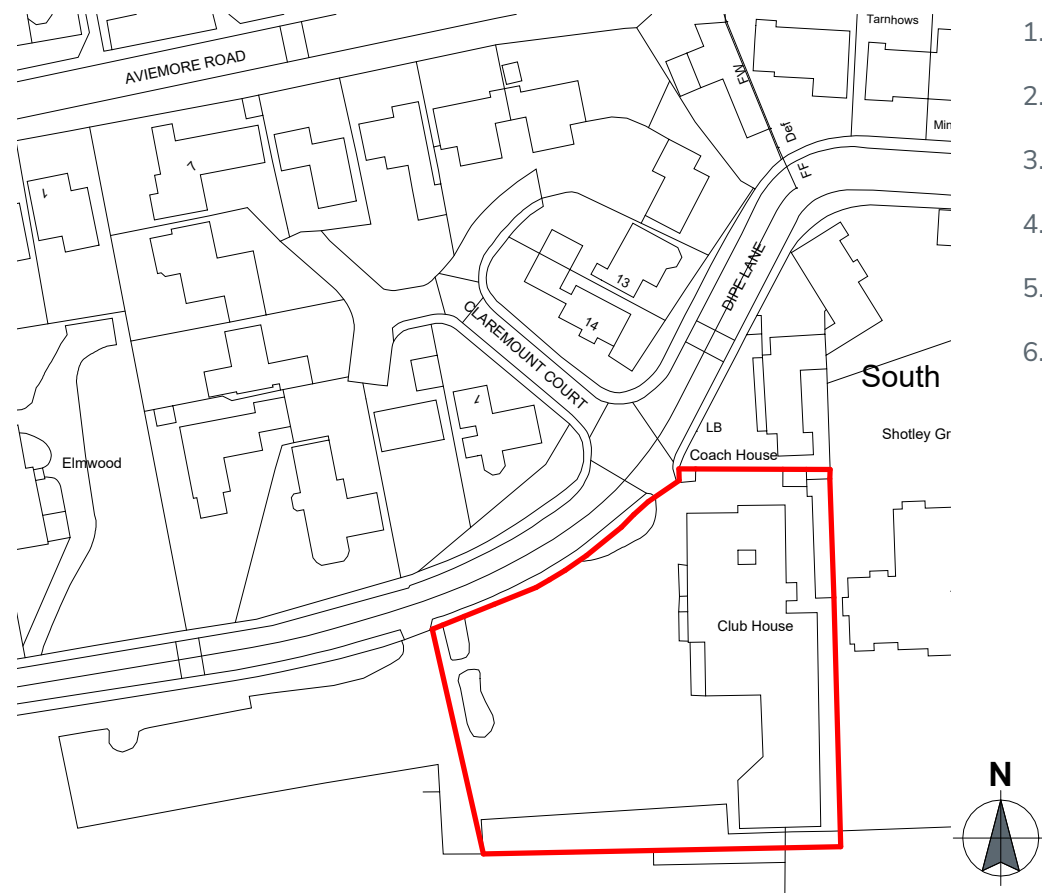
Directly to the north of the site is the Coach House (1) an existing residential property which has been refurbished in a modern style, to the east is Shotley Grove (2) a traditional style property divided into a number of maisonettes. Directly to the south of the site is the golf course (3) itself, with a small number of ancillary maintenance buildings (4).

Travelling to the east there is Boldon Lawn Tennis Club (5) as well as the local amenities of Front Street (6).

3.3 Site Description

The site currently occupied by the existing two storey clubhouse along with the single storey pro-shop and a number of ancillary storage units. The remaining area is hard landscaped to accommodate an element of the club's car parking.

There are a small number of established trees providing a buffer between the car park, first tee and golf course beyond.



1. Coach House
2. Shotley Grove
3. Boldon Golf Course
4. Ancillary Maintenance Building
5. Boldon Lawn Tennis Club
6. Front Street

Location Plan



Site Context Plan

4.0 Site Analysis

4.1 Site History

Boldon Golf Club was founded in 1912 with the original 'Old Vale Course', a 9 hole layout. The club moved to its present site in 1926 when six time Open Champion, Harry Vardon, was commissioned to design a course on the current site. Boldon is one five courses in the north east of England laid out by Vardon, the course itself covers gentle terrain.

4.2 Views Into Site

Approaching from the north east there are limited views into the site the existing gable and tree line are prominent (View 1), from the west there is a strong view of the existing build context (View 2). The existing Pro Shop is visible from the first tee, with wider site screened by the existing tree line.

Longer views north from the golf course into the site are limited due to the site topography and established tree line (Views 3 - 5).

4.3 Views From Site

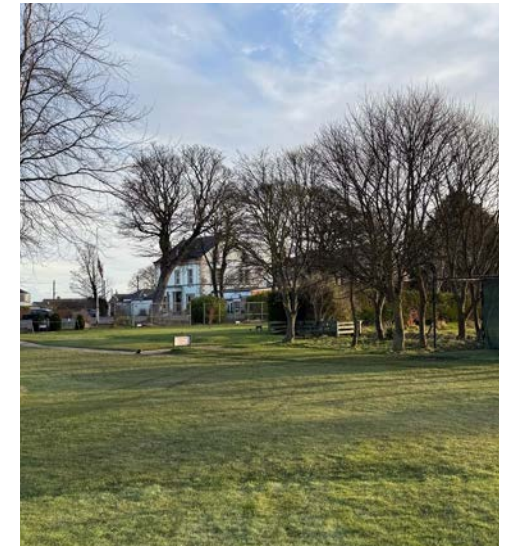
The site is afforded long views to the south across the golf course. To the north, west and east these are shortened due to the residential nature of the area, trees to the west and east limit the views and offer an element of privacy.



View Point 1



View Point 2



View Point 3



View Point 4



View Point 5

4.0 Site Analysis

4.4 Environmental Consideration

The site is located within the established Green Belt, however, as the site is currently developed the proposed development is now classed as Grey Belt under the NPPF.

Notwithstanding its position within the Grey Belt, there is also very special circumstances which underpin this application and need for development to secure the future of Boldon Golf Club as a key community facility.

The site is currently subject to a provisional TPO, covering a number of trees within the site. This TPO was issued in January 2025, following a response from the project arborist to the original TPO issued in August 2024, this latest TPO ensures poor quality trees were excluded and key trees identified individually. The proposed scheme looks to remove three trees from the rear of the Pro Shop for arboricultural reasons, please reference arborist report for further detail.

4.5 Existing Built Context

The site houses a number of built structures including the main club house, varying extensions and the pro-shop.

The clubhouse is traditional in form and materiality including a slate pitched roof, stone water table and render facade with stone details, the building has generous floor to floors over two stories with habitable rooms in the roof space. This building is in a poor state of repair, with no level access, meaning it is no longer fit for purpose as a modern club house to support the golf course. The building has been extended to create a lounge, bar and external seating area, this single storey extension is of a functional nature with poor quality design features and again requires significant maintenance.

The existing pro-shop creates an irregular footprint which matches the generous floor to ceiling proportion of the main club house whilst being utilitarian in its single storey brick work form.



Broadleaved Tree Group



Existing Club House & Pro Shop

4.6 Transportation and Amenities

The location of the site provides good access for both vehicle and pedestrian use. It is within walking distance (10 - 12 minutes) the A184 and Front Street, East Boldon (1) where local amenities include public houses, cafe / take away facilities and a local store with Post Office. Front Street also provides transport links to the wider region with bus stops for local routes.

For vehicle use, there is a route to the A19, a major motorway, which is a 5 minute drive from the site allowing for easy commutes into Newcastle and Sunderland.

Dipe Lane and the connecting residential streets have pedestrian footpaths to both road sides allowing a safe pedestrian route to local amenities.

Within a 6 minute drive or 30 minute walk is the larger retail and leisure facilities of Boldon (2) which include a large supermarket, restaurants and cinema.

For a more detailed transportation assessment please refer to the Travel Plan and Transport Assessment.

4.7 Topography

The existing topography of the site is relatively flat in nature, with a fall / step where the existing hard standing and buildings finish and the site drops to the first tee.

The proposals look to maintain the existing typography with localised adjustments to allow level access into the club house and dwellings.

4.8 Biodiversity Net Gains

The existing site is predominately existing structures and hard standing with the exception of the existing trees and small area of planting to their base, as a whole the site has less than 25m² of on-site habitat, none of which is classed as a priority habitat. There is no hedgerow within the proposed site.

Due to above it has been determined that a de minimis exemption to biodiversity net gain (BNG) applies to this development as it will have minimal impact on any habitats.

4.9 Ecology

As the site is predominately existing buildings and hard standing, it is of a minimal ecological value. The existing trees within the site do have an ecological value and have been addressed separately with a survey completed by an arborist to review their condition.



5.0 Design Development

This section provides a commentary on the design approach which has been adopted to inform the final submitted proposals.

5.1 Chronology

As part of initial planning discussions, a pre-application submission was made to South Tyneside Council in March 2024. This proposal was developed by others and constituted the full demolition of the existing facilities to allow the erection of a new two storey clubhouse and seven terraced town houses, with associated works to the on site car parking layout.

The pre-application included a planning meeting on 7th June 2024 with a formal response received in July 2024.

Following receipt of the feedback for South Tyneside Council a provisional TPO was issued on 15th August 2024. Comments and objection were made to the council on 11th September 2024. A revised TPO was issued in January 2025 to which the proposed scheme responds.

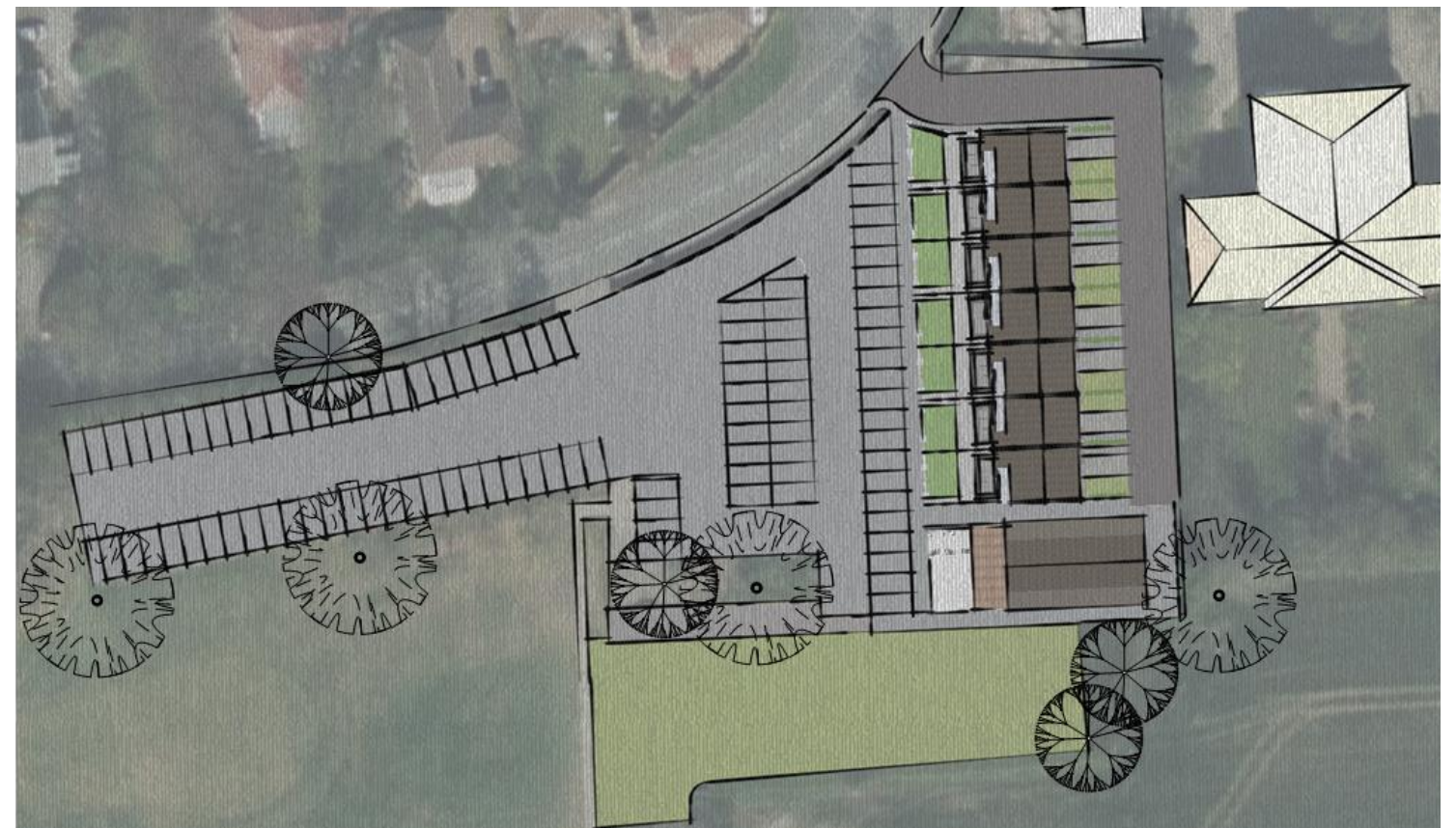
5.2 Pre-Application

The proposal submitted consisted of a terrace of seven three storey town houses situated on the eastern portion of the site, they included enclosed gardens to the west with access and car parking to the east.

A two storey clubhouse was proposed with changing rooms, office and shop at ground floor and a lounge, bar and kitchen at first floor. There would also be a balcony to the western facade, with views over the 1st Tee.

Notwithstanding the fact the site falls within the Green and Grey Belt, which would need to be carefully addressed within any application, a number of observations were made by the planners on the proposal which included:

- concern that the scale and mass of the proposed housing would impact visual amenity
- orientation of the dwellings to be flipped;
 - to increase active frontage to car park
 - increase security to car parking associated with dwellings
 - provide further setback from existing residential properties to the east
- proposed two storey clubhouse would likely be deemed acceptable
- proposed materiality (render and timber cladding) would add interest to the scheme design
- review of noise / extraction requirements of the kitchen equipment
- mitigation required for noise emitted from the golf club (particularly the balcony)
- acceptable in principle from Highways, with consideration of the following required:
 - access arrangements, visibility splays and servicing
 - parking / cycle storage standards
- review of impact from tree removal as well as approach to Biodiversity net gain (potential for de minimis exemption)



Proposed Site Plan



Proposed CGI's



5.3 Design Development

Following receipt of the pre-application advice from the planning authority, Castle Design were appointed to review and develop proposals for a full planning submission.

As well as responding to the Council's comments a full review was undertaken of the Boldon Golf Club's existing requirements along with in depth discussions on how to develop a clubhouse that would be suitable for a modern golf club now and in the future. This process created an accommodation schedule as a basis for the clubhouse design moving forward.

In addition to the review of the clubhouse a number of options for the residential development were created, these options were appraised architecturally to ensure designs would be appropriate should they be selected, along with a cost and market appraisal in conjunction with a main contractor and local estate agent.

5.4 Site Plan Options

Option A looked to respond to the planning comments and altered the orientation of the housing as well as separating the terrace to reduce the impact of the scale and mass. However, this option did not allow the existing trees to be retained and following receipt of the provisional TPO and further client discussions was discounted.

Option B looked to reduce the number of dwellings by creating 3 larger detached properties, whilst this further separation of the properties was again an improvement for the overall scale and massing this option was not supported by the full scheme appraisal and was therefore developed to achieve Option C.

Option C achieved the same improvements on scale and massing as Option B whilst improving the viability of the scheme overall. A review of the pedestrian routes were required to ensure the existing tree group was unaffected.

Option D began to explore a smaller footprint for the clubhouse. It was hoped that it would be possible to meet the requirements of the Golf Club whilst utilising the site more effectively. Ideally creating a single storey clubhouse which in part utilising the existing Pro Shop, thus minimising the demolition and mitigating impact on view into the site even further.

These options provided the basis of discussions and development into the final proposal.



Proposed Site Plan - Option A



Proposed Site Plan - Option B



Proposed Site Plan - Option C



Proposed Site Plan - Option D

6.0 The Proposed Development

6.1 Use

The proposal is to transform the site into a mixed use development providing a bespoke high quality residential development and leisure / community facility with a new club house for the established golf course

This scheme proposes the erection of 6no. semi- detached houses, each with four bedrooms spread across three stories providing sufficient living space for a dwelling this nature.

Each dwelling exceeds the Nationally Described Space Standards and has allocated parking, enclosed rear garden with cycle and refuse storage.

The proposed club house has been developed to utilise the footprint of the existing pro-shop with an extension to ensure all club requirements are met on a single level.

6.2 Layout

The surrounding context of the site has been carefully considered when positioning both the residential properties and club house. Responding to the existing residential properties to the north and east of the site, the housing development has been sited to the north east respecting necessary privacy distances from Coach House and Shotley Grove. Utilising the existing site exit, a one way vehicle access point has been created to these properties, with allocated parking opposite and separate pedestrian route provided.

To the south east of the site the golf clubhouse has been positioned providing a strong connection to the first tee and easy access to the existing car park.

An automatic gate has been provided between the two areas.

These positions have been selected to mirror the position of the existing structures on the site thus mitigating perceived negative impact of development within the green belt.

The layout maintains the existing tree group, including an individual tree at the new residential access, the car park layout has been modified to allow distinction between residential and club parking as well as appropriate routes for service vehicles including emergence services and refuse collection.

The existing site access has been widened to provided access and egress with appropriate radii and viability splays.



Proposed Site Plan

6.0 The Proposed Development

6.3 Scale and Massing

The scheme has taken cues from the scale and mass of the existing structures on site. The clubhouse is reflective of the existing single storey pro-shop and lounge extension, negating the impact of any increased storey height to the south aspect of the site.

Whilst the houses follow the traditional form of the existing clubhouse with its pitched roof and residential fenestration. Due to the large floor to floor heights of the existing building it has been possible to achieve three residential stories whilst matching the existing ridge height.

6.4 Appearance

The traditional form of the housing has been reflected within a high quality material palette including an ashlar type stone to the front facade, with horizontal banding and details to the head and cill of the windows. This simple classic detailing continues with the inclusion of water tables and chimney features to each. The remaining façades are finished in a weathered buff brick.

Sash style windows with white frames with anthracite rainwater goods.

The more modern aesthetic of the clubhouse identifies it as separate to the residential properties, the pavilion style design is simple, focusing the eye on the main entrance and timber beams to the soffit. Materiality has been restricted to create a high quality palate of dark grey cladding and dark grey framed fenestration, with a small element of feature stone referencing the residential properties and soften with the inclusion of timber beams.

Whilst the clubhouse and properties are distinct in appearance the materiality has been selected to compliment each other, creating a cohesive approach.



6.0 The Proposed Development

6.5 Landscape Strategy

The underlying principles of the landscape design for the site are to create an attractive and well considered external environment for the development that contributes positively to the wellbeing of its users and enhances biodiversity.

Existing trees and vegetation to the west of the site, around the existing car park will be retained as this area is not being altered as part of the works. The remaining trees [T1 to T8], covered by TPO ref: 408 [2025] will be retained and protected with the exception of T7 which is being removed for arboricultural reasons.

The only other trees affected by the proposals are within a group of conifers located to the south of the new club house. The western end of this group [approx. 2no trees] will need to be removed to accommodate the club house terrace. The remainder of this group will be retained as the new club house is located on the same line as the previous single storey brick building.

In order to mitigate the loss of these existing trees and vastly improve biodiversity on the site, new native tree and shrub planting is proposed along with native hedges and native structure planting.

The amended car park moves cars away from the boundary with Dipe Lane, allowing space for substantial new trees and native structure planting. This will provide some valuable screening, a softer boundary generally and create new ecological habitats, improving the biodiversity of the site.

Native hedging is proposed around the residential parking spaces. This creates a degree of separation as well as providing nesting opportunities for birds. New trees and shrub planting, including species known to benefit wildlife are used appropriately around the site. This will soften parking areas and building frontages as well as adding to site ecology.

In addition to this, the amended parking layout moves hard surfacing away from TPO'd trees T2 to T4, thus improving their current restricted ground conditions.

Hard landscape materials have been chosen to reflect the architectural palette and provide a quality appearance to the development.



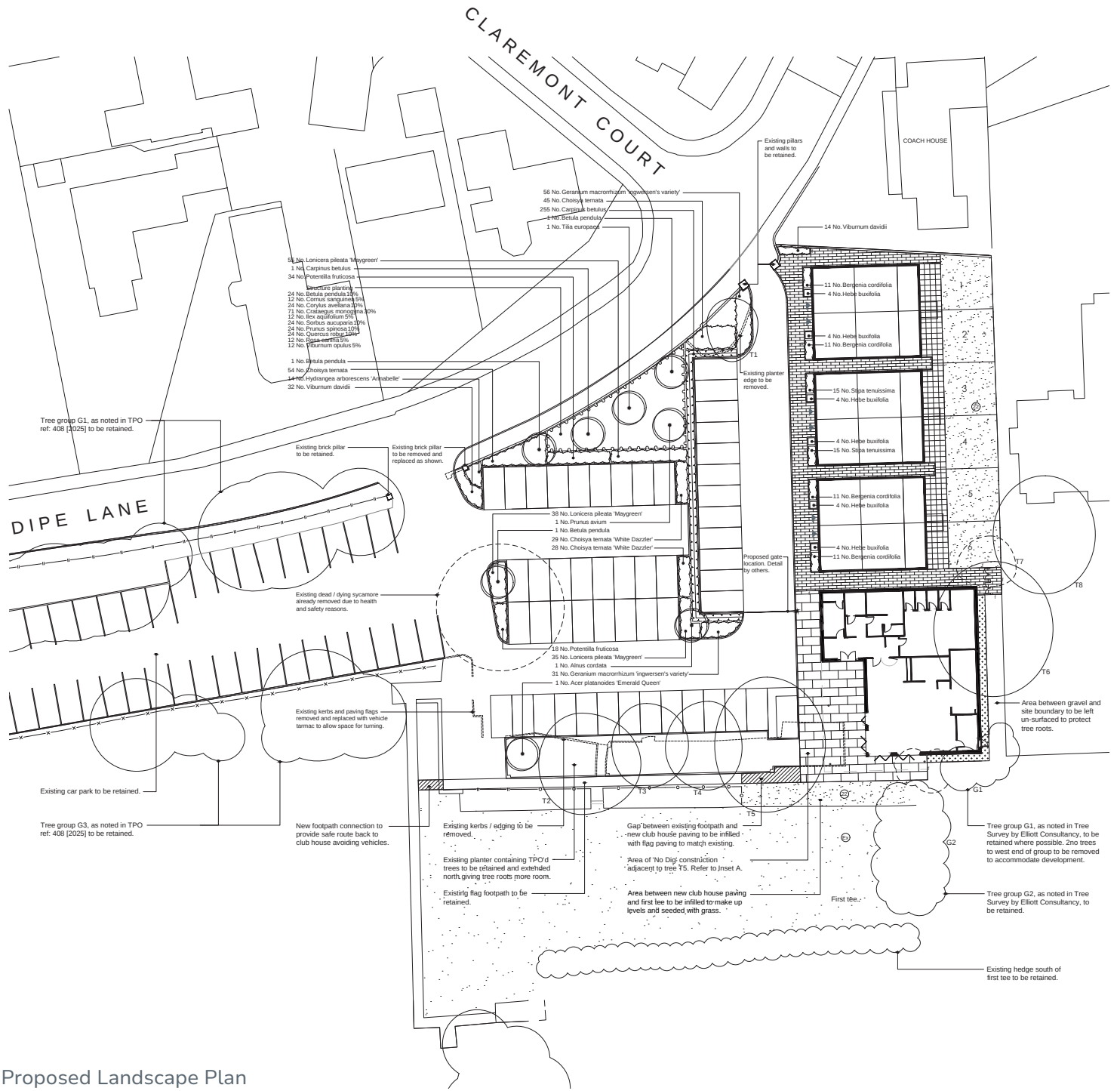
Prunus Sargentii



Choisya White Dazzler



Stipa Tenuissima



Proposed Landscape Plan



Marshall's Charnwood Textured



Marshall's Scoutmoor



7.0 Conclusion

In conclusion this Design and Access Statement has been prepared to support the full planning submission for the proposed scheme includes the demolition of the existing clubhouse, the extension and refurbishment of the existing Pro Shop to create a new clubhouse along with 6no. new build 4 bedroom houses.

The purpose of the document is to demonstrate the care and consideration that has been given to the development of a scheme within the existing Green and Grey Belt and that read in conjunction with the supporting documents illustrates that the development is necessary and will not cause significant harm to the green belt.

It is hoped that when viewed in comparison with the existing development that the proposal is understood as providing longevity to an important community facility in the form of the new club house, with the residential development supporting this.

By developing within the context of the existing structures it can be demonstrated that there is no significant impact on views into or out of the site.

