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Design & Access Statement



Boundary Outlet

Park Lane

Shiremoor

March 2024

Kirkwells

The Planning People

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1. Introduction

1.1 This Design and Access Statement has been prepared by Kirkwells on behalf of Libra Textiles to accompany the full planning application for the

Extension providing 1767m² of replacement floor space to an existing retail store. Demolition of a detached retail unit totaling 2048m². Remodelling the existing car park.

1.2 This statement responds to the requirements of the Town and Country Planning Order for planning applications to be accompanied by a Design and Access Statement that explains the design principles and concepts that have been applied to the development and how issues relating to the access to the development have been dealt with.

2. Assessment of the Site and its Context

Site and Surroundings

Figure 1: Context of Application Site



- 2.1 The application site is located to the north of the A191 in Shiremoor and is currently occupied by Libra Textiles operating as Boundary Outlet.
- 2.2 The site comprises of two buildings along with associated parking hardstanding and landscaping. The site also includes areas of grassland and mature landscaping and trees on the boundary with Park Road (West of the site)
- 2.3 To the north, the site is bounded to the rear gardens serving Angerton Avenue.
- 2.4 The site is accessed from Park Lane which is accessed from the north from the A186 and from the south by the A191.
- 2.5 Currently the site is adjacent on two sides by open land, however, a planning application is currently pending decision for the following development:

“Residential development of up to 2,700 dwellings comprising: Full planning application for 683 residential dwellings, a new spine road, road bridge, and

associated highways, drainage infrastructure and landscaping. Outline planning application sought for up to 2,017 dwellings, a primary school, up to 1000sqm of retail floorspace, new metro station and associated highways, drainage, site wide servicing, landscaping infrastructure and demolition works (Amended description and revised plans/documents November 2023)”

2.6 The site is relatively flat, with no sudden level changes, so no steps or ramps would be required on site and at the approaches to the site.

2.7 There are currently two buildings on the site, Boundary Outlet and a smaller retail unit.

Accessibility

2.8 The site is accessible by a choice of means of transport.

2.9 A network of pedestrian footways helps to link the site to the surrounding areas for those travelling on foot (including residential areas to the north, east and south). The site is located adjacent to bus stops on Park Lane where there are services provided to nearby residential areas, as well as other areas further afield.

2.10 The site is also easily accessible by car from the A191 Whitley Road, which runs from east to west to the south of the site, which connect to the A19 as well as the A186, which runs to the north of Park Lane which connects to the A191 via a roundabout to the south-west. These roads provide access to and from surrounding areas of as well as other parts of North Tyneside and Newcastle upon Tyne.

3. Use, Layout and Amount

3.1 The proposed development is for the following:

Demolition of an existing detached retail unit with a floorspace of 2048 m², the erection of an extension to the front of Boundary Outlet, providing 1767 m² of replacement floor space and the remodelling and landscaping of the existing car parking areas.

3.2 The resultant store will have gross floorspace of 10,248 m², and parking as follows:

492 spaces
51 disabled spaces
10 EV Chargers
3 Coach spaces
8 cycle

3.3 The proposed main use of the extension would be within Use Class E – Commercial Business and Service as set out in the Town and Country Planning (Use Classes) Order 1987 (as amended).

3.4 The proposed additional landscaping will provide a biodiversity net gain.

Access

3.5 The overall access strategy utilises the existing site entrance and provides a secondary site entrance to the north. There are pedestrian routes within the car park with appropriate lighting

4. Scale and Massing

4.1 The proposed extension will be stepped forward of the front elevation of the existing store, and will be the same height and materials

4.2 Design proposals have been directly influenced and informed by the operational requirements of Boundary Outlet. These requirements have been considered to suit the surrounding land uses and site constraints. Additionally, national, and local policy have also been taken into consideration for the design proposals.

4.3 As outlined in the North Tyneside Local Plan 2017, development should be based on an understanding of the local area and respond to its context, therefore the extension has been positioned to the front of the existing building to be complimentary in scale to the existing development.

4.4 By locating parking to the front of the store, prospective customers are offered a view of available car parking which is inviting and convenient

5. Appearance

5.1 The proposed materials will match the existing building in every way.

- 5.2 The proposed profile sheeting will be white to match the existing colour and dimensions. The bull nose cladding will follow through the extension and any openings will be provide in the same materials to the existing.

6. Landscaping

- 6.1 In order to achieve the required 10% biodiversity net gain, the proposed design incorporates the following elements:
- An extension to the front of the retail unit demolition of a detached retail unit and remodelling of the car park.
 - Changes to the amount of grassland on site including a small reduction in area along the entrance drive and provision of a new grassland area to the west and north of the site.
 - Loss of the existing introduced shrub planting and establishment of new introduced shrub planting within the car park.
 - A number of trees will be removed along the entrance drive and other trees will be planted along the second entrance drive.
 - A new mixed native species hedgerow will be planted along the east side boundary.
 - A new mixed native species hedgerow will be planted between the car park and new grassland along the north site boundary.

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