

Middlesbrough Council

Development Brief for

Middlesbrough College

Kirby Campus



1.0	INTRODUCTION	1
2.0	STRATEGIC CONTEXT AND AIMS Middlesbrough College The Relocation Proposals The Need for Development Briefs The Development Brief Preparation Process Scope, Structure and Purpose of the Development Brief	2
3.0	SITE AND SURROUNDINGS Site Location Site Description Existing Access Ownerships and Other Interests Planning History	4
4.0	POLICY FRAMEWORK Middlesbrough Local Plan Tees Valley Structure Plan National Planning Policy Guidance	7
5.0	CONSULTATIONS Feedback from Statutory Consultees Sport England Public Comments	11
6.0	DESIGN CONCEPT AND DEVELOPMENT PRINCIPLES Acceptable Land Uses Overall Approach to Development Retention and Reuse of Existing Buildings Design Requirements Density, Diversity and Heights Privacy and Spacing Standards Open Space and Landscaping Access, Parking and Movement Pedestrian Links	12
7.0	IMPLEMENTATION Status and Role of Development Brief Submission Requirements	16
8.0	CONTACT LIST	17

INTRODUCTION

- 1.1 This document has been prepared by Nathaniel Lichfield & Partners on behalf of Middlesbrough Borough Council and Middlesbrough College.
- 1.2 The document represents a Development Brief, prepared to assist Middlesbrough College's proposals to relocate to a new single-site campus at the Middlehaven regeneration site in central Middlesbrough.
- 1.3 The document is structured as follows:
 - Strategic Context and Aims (Section 2.0)
 - Site and Surroundings (Section 3.0)
 - Policy Framework (Section 4.0)
 - Consultations (Section 5.0)
 - Design Concept and Development Principles (Section 6.0)
 - Implementation (Section 7.0)

STRATEGIC CONTEXT AND AIMS

- 2.1 The information in this section is presented as follows:
- Middlesbrough College
 - The Relocation Proposals
 - The Need for Development Briefs
 - The Development Brief Preparation Process
 - Scope, Structure and Purpose of the Development Briefs
- 2.2 Each matter is now explained in turn.

Middlesbrough College

- 2.3 Middlesbrough College has existed in its present form since 1st August 2002, following the merger of Middlesbrough College and Teesside Tertiary College. The college is currently based on four campuses at Kirby, Longlands, Marton and Acklam.
- 2.4 The strategic aims of the College can be summarised as follows:
- Provide a responsive, relevant and accessible curriculum to meet the needs of its learners
 - Ensure effective learning and high levels of achievement through excellent teaching and support
 - Enable all staff to develop their skills and acquire knowledge to meet the changing needs of learners, employers and the wider community
 - Implement an infrastructure and physical environment that supports excellence in teaching and learning
 - Embed equality and diversity in all its activities
 - Contribute to the development of the Tees Valley Vision and Regional Economic Strategy
- 2.5 However, the ability of the College to achieve its strategic aims is inhibited by a number of factors including:
- Obsolete teaching accommodation not compliant with modern standards
 - Obstacles to access for the disabled
 - Unsustainable running and maintenance costs
 - Duplication of facilities – diseconomies of scale
 - Various constraints to expansion at existing sites
- 2.6 Taken together, these constraints result in both a learning and teaching environment that is outdated and unacceptable.

The Relocation Proposals

- 2.7 Middlesbrough College is therefore proposing to relocate from its existing four campus sites and consolidate its operations on a single-site purpose-built facility at Middlehaven.
- 2.8 Middlehaven is a 250 acre riverside site that is to be the focus of a major regeneration initiative to create a mixed-use development, connected to the town centre and beyond by improved transport links. Within the redevelopment area a site has been identified for a new campus. Middlesbrough College believes that the site represents the optimum location, being highly accessible to existing and future students. The proposals, if successful, would enable the expansion and development of the existing portfolio of courses in modern teaching accommodation, compliant with up-to-date standards. This would allow greater choice to students and provide a better learning environment. In addition to teaching facilities, the new campus is proposed to include a nursery and other support services that will benefit the wider population.
- 2.9 The move to Middlehaven has the full support of Middlesbrough Borough Council and Tees Valley Regeneration, the drivers of the Middlehaven initiative. The partners believe that in addition to delivering the vital teaching improvements outlined above, the creation of a new College at the site would, as a key development component, inject early impetus into what is a key flagship project for the wider area. Furthermore, as a result of its proximity both to the town centre and to the other planned developments at Middlehaven, 'spin-off' benefits to local businesses are anticipated.
- 2.10 Key to the success of the College proposal is the securing of an adequate level of funding from the Learning and Skills Council (LSC). In this regard Middlesbrough College submitted an outline bid for funding at the end of March 2004.

The Need for Development Briefs

- 2.11 Through early discussions between representatives of Middlesbrough College and officers of various departments of Middlesbrough Borough Council it was agreed that the most appropriate approach was one of joint-working towards the preparation of a Development Brief for each of the existing sites.

- 2.12 The function of the Development Briefs is to provide clear guidance from Middlesbrough Borough Council to Middlesbrough College on the type and form of development that is considered appropriate in the context of its Adopted Local Plan, and other relevant planning policies. In doing so, the Development Briefs provide Middlesbrough College with the necessary degree of certainty to enable an accurate funding submission to the LSC, based upon a realistic development.
- 2.13 The Development Briefs have been approved by Middlesbrough Council's Corporate Management Team and the Council's Executive and are therefore afforded the status of official Council planning documents. The Development Briefs will represent a significant material consideration in the determination of any planning application for the development of each site.
- 2.14 As a major academic institution which is deeply engrained within the community it serves, Middlesbrough College is keen to ensure that it can be proud of the redevelopment of each of its existing sites. Middlesbrough Borough Council is also keen to see that opportunities for high quality development at the sites are fully realised, within the context of relevant planning policy. The Development Brief approach is considered to represent the best means of ensuring the delivery of these goals.
- 2.17 This Development Brief sets out the aims and requirements for the redevelopment of the Kirby Campus site. It provides information on:
- The physical and historical context of the site
 - The relevant planning policy framework against which proposed uses should be considered
 - Guidance on suitable future uses
 - Guidance on suitable design influences and principles, and
 - The information required to support a planning application for the redevelopment of the site
- 2.18 The Brief should be considered in conjunction with Middlesbrough Borough Council's adopted Local Plan and related Supplementary Planning Guidance Notes (SPGs). This document has been prepared in line with 'Planning and Development Briefs: A Guide to Better Practice' (DETR, 1998) which was based on research work carried out by Llewellyn Davies and Drivers Jonas. Whilst it does provide design guidance it is not intended to fulfil the role of a detailed Design Brief and it should not be used as such.

The Development Brief Preparation Process

- 2.15 In order to assist in the preparation of the Development Briefs, Planning Consultants and Urban Designers, Nathaniel Lichfield & Partners (NLP), was commissioned by Middlesbrough Borough Council and Middlesbrough College. This was made possible by funding from the Tees Valley Partnership.
- 2.16 In the preparation of each Development Brief there has been close liaison between NLP, officers of the various departments of Middlesbrough Borough Council, and representatives of Middlesbrough College and its own appointed professional team of advisors. The Development Briefs have also drawn upon comments made by Council members at an interim stage in the process, and also the comments of the wider public, obtained via a series of manned community engagement events held at the respective College sites.

Scope, Structure and Purpose of the Development Brief

Kirby Campus

SITE AND SURROUNDINGS

3.1 The information in this section is presented as follows:

- Site Location
- Site Description
- Access
- Ownerships and Other Interests
- Surrounding Area
- Planning History

3.2 Each matter is now considered in turn.

Site Location

3.3 Figure 1, below illustrates the location of the site.

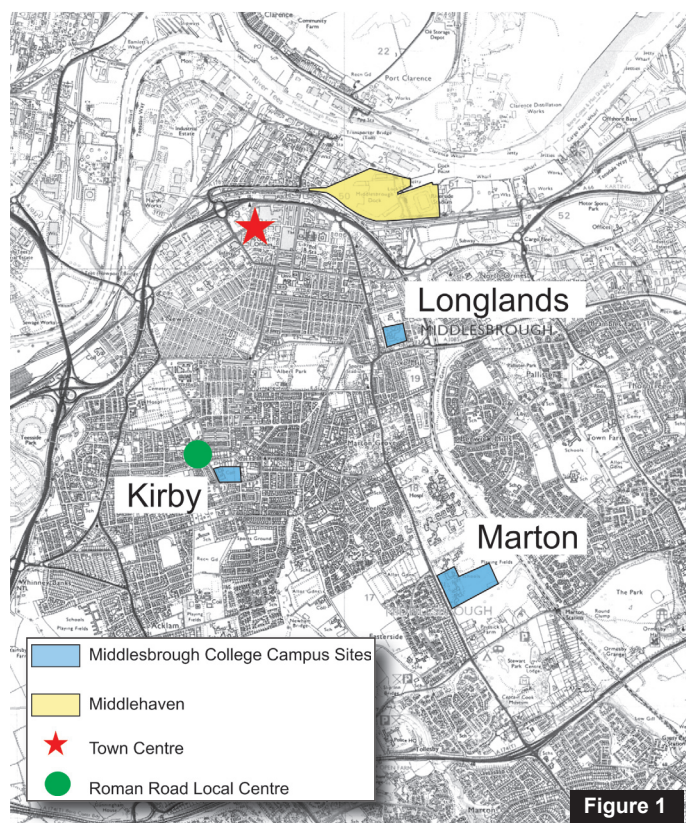


Figure 1

3.4 The Middlesbrough College site at Kirby lies in the Linthorpe area, to the south west of the town centre. The site occupies a corner position at the intersection of Orchard Road and Roman Road in the heart of the Linthorpe Conservation Area.

3.5 The northern boundary of the site is formed by residential properties, to the east the site is bound by a bowling green and bowling club buildings, to the south by Orchard Road and to the west by Roman Road. The entire site is designated as an area of Secondary Open Space in the adopted Middlesbrough Local Plan, the policy implications of which are considered in later sections.

3.6 The area within which the site lies is predominantly residential in character and consists of large Victorian and Edwardian villas and terraces, though some of these properties have been converted to form hotels and residential institutions. The Roman Road Local Centre lies to the north west of the site.

3.7 The areas to the south of Orchard Road and to the west of Roman Road consist of Edwardian and Victorian Terraces and large villas with mature landscaping which make a significant contribution to the character and appearance of the Conservation Area (Photograph 1). Along the northern boundary of the site is a row of large detached and semi-detached properties with large and long rear gardens adjoining the site. At the western end of this row is the Linthorpe Hotel, which is a large Edwardian building set in spacious grounds. Two bowling greens and their associated clubhouses are situated along the eastern side of the site.



Photograph 1: The character of the Linthorpe Conservation Area

3.8 The Roman Road Local Centre consists of terraces of traditional shopfronts with residential accommodation to the upper floors fronting onto the junction of Roman Road and Oxford Road. The centre provides a range of shops serving the convenience needs of the local community as well as several services and food and drink establishments.

Site Description

3.9 The site itself is 3.8ha in area and consists of four distinct sections. The sections can be identified as follows:

- The educational buildings located in the western section of the site along the Roman Road frontage. These buildings also include a nursery used by the staff and students of the College and local residents

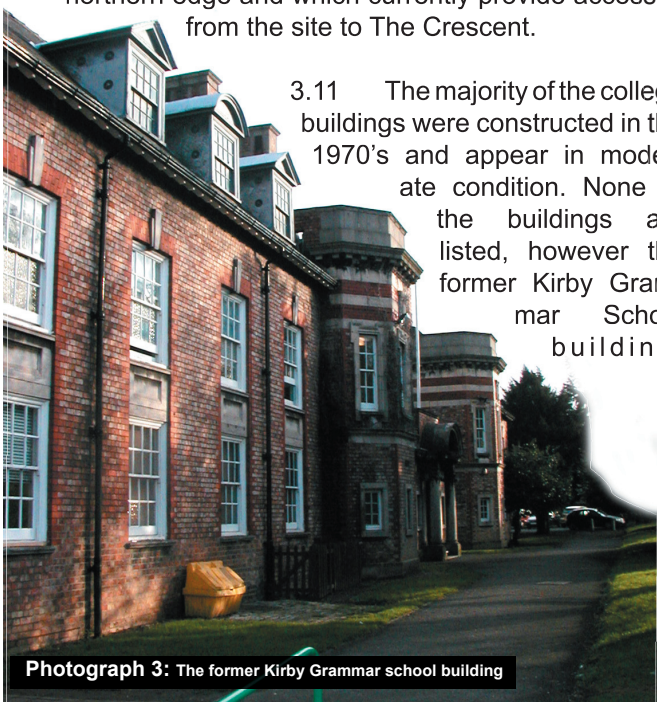
Kirby Campus

- a large rectangular area of open space which effectively splits the site from north to south (Photograph 2). At the northern edge of this section is a privately owned house that does not fall within the site area



Photograph 2: The existing area of open space

- An area of surface car parking in the north eastern corner of the site, beyond which lies the College caretaker's house and garden
 - A large detached former dwelling known as The Barns and currently used as offices in the south eastern corner of the site. To the west of this building is a parcel of land featuring several large, mature trees
- 3.10 The site also includes three relatively narrow strips of land between the residential properties along its northern edge and which currently provide accesses from the site to The Crescent.



Photograph 3: The former Kirby Grammar school building

3.11 The majority of the college buildings were constructed in the 1970's and appear in moderate condition. None of the buildings are listed, however the former Kirby Grammar School building,

originally constructed in 1911, has significant townscape value (Photograph 3). The building occupies a prominent corner location within the site and is a significant local feature within the Linthorpe Conservation Area. Constructed of polychromatic brickwork with concrete dressings and Welsh slate roof, the building also features Baroque dormer windows to the front elevation facing Roman Road.

- 3.12 Whilst the area of open space was, in the past, used on a sporadic basis for recreational activity, such use ceased in the early 1990s, with no pitches laid out on the site since that time. The large boulders that are visible around the edges of the space were installed to discourage sporting activity for reasons of its incompatibility with the College buildings, the car park and the access road, all of which are in close proximity. The majority of the site has subsequently been set aside as a wildflower meadow for use in conjunction with College courses.
- 3.13 The western section of the site is densely developed with buildings varying between two and five storeys with only limited areas of landscaping around and between the buildings. The remainder of the site is far more open with only the partly wooded area adjacent to The Barns providing a sense of enclosure.
- 3.14 The mature trees in the area adjacent to The Barns are not protected by Tree Preservation Orders; however they represent a significant feature within the Linthorpe Conservation Area. The Orchard Road and Roman Road frontages are planted with a large hedge and mature trees that represent a particular characteristic of the Linthorpe Conservation Area. The northern boundary is partially planted with mature trees and shrubs that provide a screen to the private gardens beyond.
- 3.15 The college buildings are intensively used throughout the day by students and members of staff as well as members of the public visiting facilities such as the café and hairdressers. The buildings are also used during the evening by staff and students attending night classes.

Existing Access

- 3.16 Vehicular access to the site is presently gained via three points, one on Roman Road and two on Orchard Road that lead directly to the car parks serving the site. The site is well located for access to Middlesbrough Town Centre, and the areas to the south and west. Access to the A19 and A66 can be gained to the west of the site.

Kirby Campus

3.17 The position of the site at the junction of Roman Road and Orchard Road affords it good access to the local bus network, with stops close by. Orchard Road is identified as a Bus Priority Corridor in the adopted Middlesbrough Local Plan.

3.18 The nearest railway station is in central Middlesbrough, on the northern edge of the town centre. From Middlesbrough Central Railway Station, direct services are provided to locations including Stockton, Darlington, Billingham, Northallerton, Redcar, Whitby, Durham, Hartlepool, Sunderland and Newcastle.

Ownerships and Other Interests

3.19 Middlesbrough College has owned the entire site since the merger of Middlesbrough College and Tees-side Tertiary College in August 2002.

3.20 There are no designated public rights of way within the site.

Planning History

3.21 The site has been used for educational purposes since planning history records began in the 1970's. Since then, planning permission has been granted for a range of ancillary temporary and permanent buildings and car parking. There have been no planning applications that are considered to have a significant bearing on the guidance set out in this document.

Kirby Campus

Design and Appearance

4.11 In relation to the design and appearance of new development, Policy E30 (enclosed at Appendix A) of the Plan lists a number of principles to which redevelopment proposals should have regard. These include:

- the space between buildings
- durability of the visual attractiveness of buildings
- the character of the area
- frontages to major routes and public spaces
- the impact on open land at the urban edge
- views and vistas
- opportunities taken to provide landmark buildings
- attractiveness and convenience of pedestrian movement
- design for the needs of the elderly and those with restricted mobility

4.12 Policy E1 also lists a number of factors to which the Council will have regard when determining planning applications, including external appearance, layout, the effect on the environment, protected open space, amenity, and highway safety and infrastructure.

4.13 Policy HO8 sets out a number of similar requirements specifically for new residential developments, including measures to reduce potential noise pollution from neighbouring uses. Policy E31 also explains that development should incorporate measures to reduce the opportunities for crime, and Policy E32 requires landscaping to be integrally designed.

Conservation Area Guidance

4.14 Due to the Conservation Area designation of the site, there are additional design issues to be considered.

4.15 Policy E43 of the Local Plan states that:

“demolition within Conservation Areas will only be approved where it can be demonstrated that the loss would not be detrimental to the character or appearance of the Conservation Area. Where it is clear that the demolition of a building is to be followed by redevelopment, the Council will require that the application for demolition will need to be accompanied by acceptable and detailed plans for redevelopment.”

4.16 Policy E41 states that development, within or adjoining a Conservation Area, will be permitted only where the Council is satisfied that the proposed use, location, design layout, scale, materials, colours and other factors contribute to the preservation or enhancement of the character and appearance of the area. In particular, development must:

- Respect the character of existing architecture by having regard to the positioning and grouping of buildings, their form, scale, detailing, use of materials and quality
- Respect existing hard and soft landscape features which contribute to the character of the area, including open space, trees, hedges, walls, fences and surfacing
- Normally relate to traditional plot boundaries;
- Not generate traffic levels, parking, noise or environmental problems which would be detrimental to the character of the Conservation Area, and
- Not adversely affect the significant views into or out of the area

4.17 A Conservation Area appraisal for Linthorpe is currently being prepared. Upon completion this document will form a key source of guidance to inform the detailed character and appearance of new development on the site.

Transport

4.18 In relation to transport, Policy TR1 indicates that planning permission for substantial developments outside the town centre will only be granted where adequate public transport provision is made, or exists, and no building is more than 400m walking distance from a bus stop or rail halt.

4.19 Policy TR9 states that permission will only be granted for new residential developments where traffic-calming measures are incorporated into the design and layout of internal roads. Policy TR10 also states that new development should, where appropriate, include safe, convenient and attractive pedestrian routes, provision for cyclists in new developments, where possible connected to the existing network, and TR13 requires secure provision for cycle parking. In addition, Policy TR14 requires reasonable and practical provision for the movement of people with disabilities.

Energy Efficiency

4.20 Policy E56 confirms that energy efficiency will be a material consideration when assessing proposals for all forms of development. A high standard of energy efficiency will be sought, with regard to the following design principles:-

- i) The siting, form, orientation and layout of buildings to maximise the benefits of passive solar heating and natural lighting and air conditioning
- ii) The use of landscaping to increase summer shading and to reduce heat loss in winter, and
- iii) Be designed for long life, flexibility of use and ease of maintenance

Tees Valley Structure Plan

- 4.20 The Tees Valley Structure Plan is the strategic plan for the Tees Valley area, which includes Middlesbrough. The Structure Plan was formally adopted by the five constituent boroughs in February 2004.
- 4.21 Policy H1A of the Structure Plan states that the target for the proportion of housing development to be provided on previously developed land and buildings is 60% by 2008 and 65% by 2016. Policy H4 explains that higher densities should be sought in accessible locations. Policy H6 states that, where appropriate, proposals should provide for a range of house types.
- 4.22 Policies T5, T6 and T25 state that development should be located and designed to give priority to pedestrians, cyclists and public transport provision. Policy T27 explains that contributions towards funding for public transport, walking and cycling improvements will be sought from developers, where appropriate, and Policy T26 states that maximum parking standards will be imposed at new developments.

National Planning Policy Guidance

- 4.23 National planning guidance is provided in Planning Policy Guidance Notes (PPGs), to be replaced in the future by Planning Policy Statements (PPSs), some of which have recently been published in draft form. This section of the Development Brief therefore concentrates on the relevant guidance of the finalised PPGs. Nevertheless it is important for prospective developers to acknowledge the future amendments to the PPGs and the emerging system of PPSs that may be in place at the time of any future planning application.

PPG 3: Housing

- 4.24 PPG3 provides guidance in relation to new housing development. Its principle aim is to promote more sustainable patterns of development, prioritising the development of previously developed land and con-

version of existing buildings within urban areas to provide new housing.

- 4.25 PPG3 also encourages more efficient use of land, by developing at densities of between 30 and 50 dwellings per hectare, particularly at sites close to good quality public transport facilities.
- 4.26 The guidance states that new developments should help to achieve a better social mix, by assessing local housing needs and delivering affordable housing. The design and layout of new housing must be informed by the wider context, having regard to the townscape and landscape of the wider locality.

PPG 13: Transport

- 4.27 PPG13 provides advice in relation to transport and accessibility. Its key objectives are to:
- promote more sustainable transport choices
 - promote accessibility to facilities including shopping and leisure by public, transport, walking and cycling, and
 - reduce the need to travel, especially by car
- 4.28 Local authorities are encouraged to actively manage the pattern of urban growth to make the best use of public transport. New development should help to create places that connect with each other sustainably, providing the right conditions to encourage walking, cycling and the use of public transport.

PPG 15: Planning and the Historic Environment

- 4.29 The overarching aim of the Government's guidance on Planning and the Historic Environment is to sustain a sense of local distinctiveness. Although PPG15 recommends that local authorities take into account the need for development for the economic and social needs of the community when considering applications for development within conservation areas, a conservation area designation can be protected for its own sake. In considering such development, local authorities should reconcile the need for economic growth with the need to protect the historic environment.
- 4.30 Patterns of economic land use inevitably change over time and it would be unrealistic to prevent such change by the use of planning controls. Instead, it is the aim of national and local government, to identify what in the historic environment is special and define, through the development plan system, its capacity for change.

Kirby Campus

- 4.31 Designation of a conservation area introduces control over the demolition of unlisted buildings. Any application to demolish a structure within a conservation area will require Conservation Area Consent. Such applications will be subject to consultation with English Heritage. Authorities considering applications for development within conservation areas should have special regard to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 4.32 In the past the Courts have held that there is no need to protect a conservation area from all development that does not enhance its character as long as it does not harm it. Indeed, there may be gap sites or buildings within a conservation area that make no positive contribution to the character or appearance of the area. Development that replaces these should be of high quality design and enhance the area.
- 4.33 If any tree in a conservation area is intended for felling, topping or lopping, 6 weeks notice must be given to the local authority. This gives the option of making the tree/s the subject of a Tree Preservation Order. The visual amenity and historic contribution of the tree/s will be taken into account in their designation and in the local authority's decision.
- 4.36 PPG17 also provides guidance on the enhancement of existing open space, advising that local authorities should seek opportunities to improve the value of existing facilities and that usage might be improved by better management or by capital investment to secure improvements.

PPG17: Sport, Open Space and Recreation

- 4.34 PPG17 introduces a new requirement for LPAs to undertake assessments of the existing and future needs of their communities for open space, sports and recreational facilities. Middlesbrough Borough Council has recently commissioned such an assessment; the findings and recommendations of which are anticipated to be published later this year. PPG17 advises that existing open space should not be built upon unless an assessment has been undertaken which has shown that space to be surplus to requirements, including all functions that an open space can perform. In advance of an LPA assessment being finalised, as is currently the case, the onus is on the applicant to demonstrate that the site is surplus. The applicant is also required to consult with the local community and demonstrate that their proposals are widely supported.
- 4.35 PPG17 advises that when considering planning applications for development within or adjoining areas of open space local authorities should weigh the benefits being offered to the community against the loss of open space that will occur.

CONSULTATIONS

5.1 This section provides details of the responses of those parties that were consulted during the preparation of this Development Brief.

Feedback from Statutory Consultees

5.2 The following organisations were consulted with regard to the potential redevelopment of the site during the preparation of this Development Brief:

- Northumbrian Water
- The Environment Agency
- British Telecom
- Transco
- Northern Electric
- Tees Archaeology
- Middlesbrough Borough Council Community Protection Service
- Cleveland Police

5.3 Copies of the responses received from each organisation are available from Middlesbrough Council. At this stage it is not considered that any of the requirements are unduly onerous, however the statutory bodies will require to be consulted again in the event of a detailed planning application for the development of the site.

Sport England

5.4 Early discussions highlighted the need to fully understand the status of the open area within the site, and the potential requirement for Sport England to be notified as a statutory consultee in the event of a planning application for its development. Accordingly, a meeting was held between representatives of NLP and Sport England's Planning Manager for the area. Following the meeting and subsequent discussions and correspondence, Sport England confirmed by way of a letter (See Appendix B) that no such consultation would be required.

Public Comments

5.5 A public exhibition was held at the College site on 9th March 2003, manned by officers of Middlesbrough Borough Council and representatives of NLP and Middlesbrough College. Comments made both at the exhibition and subsequently, via the comments slips provided included:

- The means by which the 'Kirby' name should be retained in any development should be explored
- Opportunities for the formalisation of public access to the existing open area within the site should be considered
- There is a need to retain the mature trees within the site
- The College students could produce an art feature as a focal point for the area of open space.
- There is a need for a high quality design for new buildings within the site

Kirby Campus

DESIGN CONCEPT AND DEVELOPMENT PRINCIPLES

6.1 This section sets out the issues to be considered and the principles to be followed when preparing a design concept for the Kirby site. The guidance is set out under the following headings:

- Acceptable Land Uses
- Overall Approach to Development
- Retention and Reuse of Existing Buildings
- Design Requirements
- Density, Diversity and Height
- Privacy and Spacing Standards
- Open Space and Landscaping
- Access, Parking and Movement

Acceptable Land Uses

6.2 Following an analysis of relevant national and local planning policy guidance and a site assessment, housing was identified as the preferred land use for the Kirby site. The site consists of previously developed land within an urban area and performs well against the tests set out at paragraph 31 of PPG3. In this context, proposals for residential development in accordance with the relevant policies of the Middlesbrough Local Plan, as outlined earlier in this report, would be acceptable in principle on the site.

6.3 The existing nursery use should be retained within the redevelopment of the site. The new nursery should provide at least as many places as the current facility.

6.4 An element of open space will also be necessary within any redevelopment proposals. More detailed guidance on the location and appearance of the open space within the site is provided later in this section.

6.5 Uses that would not be appropriate for this site include industrial development and retail development. Such uses are considered unacceptable for a number of reasons including their potential effect on existing residential amenity, and their likely conflict in principle with national policy which directs 'key town centre uses' to more centrally located sites. Emerging national planning policy proposes to extend the list of 'key town centre uses' to also include uses such as offices, hotels and health clubs.

Overall Approach to Development

6.6 The site should be developed and designed as a whole to ensure that the layout and form of new development preserves and enhances the character

and appearance of the Linthorpe Conservation Area. The piecemeal development of the site could result in groups of buildings that do not relate well to each other and create an overall effect that is detrimental to the Conservation Area. It is important to recognise that the Secondary Open Space designation at Kirby covers both the existing built portion of the site and open undeveloped land within its curtilage. Development proposals should therefore consider both of these elements in a comprehensive approach.

6.7 When considering the layout of new development within the site the requirements of Policy TR1 should be adhered to, ensuring that no new building is more than 400m from a bus stop or similar access to public transport.

6.8 Figure 3 below, provides guidance as to what is considered to be the extent of the developable area within the site.

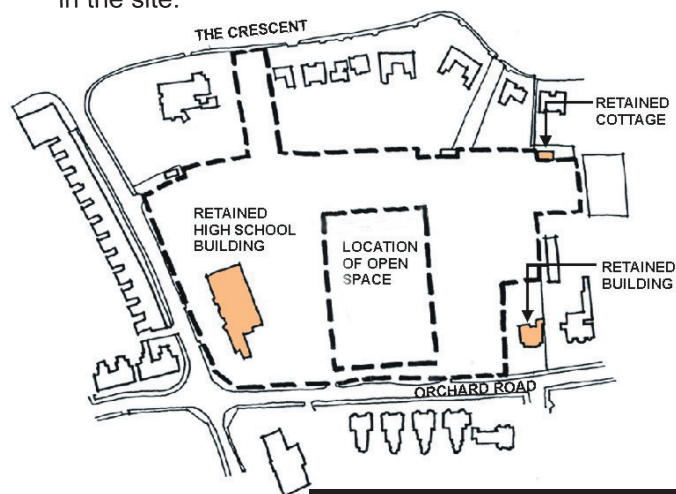


Figure 3. The Developable Area

Retention and Reuse of Existing Buildings

6.9 The façade of the former Kirby Grammar School building should be retained as an integral part of any redevelopment proposals. The interior of the building was extensively remodelled to provide more modern educational facilities and will require significant alterations to facilitate its use as residential accommodation. Any works to the building should seek to preserve and enhance the existing features and, where possible, reinstate elements lost through previous conversions.

6.10 The Barns could also be converted to residential use. There may be scope to develop the adjacent part-wooded area to provide either a single detached property with similar proportions to The Barns, or a pair of semi-detached residential properties of the kind that bound the site. The ability of the part-wooded area to accommodate such development will need to be justified with reference to an arboricultural report, given

Kirby Campus

the likely need for tree loss to facilitate such development.

Design Requirements

- 6.11 All new buildings should be sympathetically designed and located to preserve and enhance the Victorian/Edwardian character and appearance of the Linthorpe Conservation Area. Consideration should be given to design details and the use and colour of materials to ensure that new buildings are appropriate for the Linthorpe Conservation Area in terms of its character and appearance. The part of the site between the Grammar School building and the Linthorpe Hotel and that part adjoining Orchard Road are particularly sensitive in this respect.

Density, Diversity and Heights

- 6.12 The Grammar School building is considered to provide the necessary architectural 'statement' at the corner of Roman Road and Orchard Road. For this reason it is considered that any adjacent new building should appear subordinate to the existing building that is to be retained.
- 6.13 Notwithstanding the above, the areas around the Grammar School building should be developed at a relatively high density to complement the proportions of the retained building. New buildings to the north and east of the Grammar School building and around the northern and eastern edges of the open space should be a maximum of 2.5 storeys in height. The north eastern corner of the site, currently used as a car park, should provide a mix of housing types to a maximum of 2.0 storeys in height. The built form in this area could be arranged in a variety of layouts including courtyards and mews. New development along the northern boundary of the site should 'frame' the area of open space that is to be retained (See later in this section). New buildings should be orientated towards the centre of the site to minimise the overlooking of the existing residential properties to the north.
- 6.14 The overall density of residential development at the site should be a minimum of 30 dwellings per hectare, taking account of PPG3 guidance provided at its Annex C on the exclusion of certain areas for density calculation purposes.
- 6.15 Attention is also drawn to the need to respect established building lines on both Roman Road and Orchard Road. These lines are indicated on Figure 4 (top right) which also provides guidance on the disposition of different storey heights within the development.

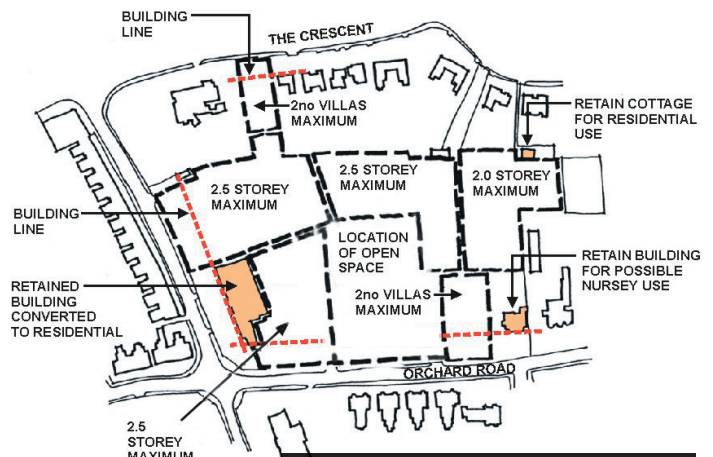


Figure 4. Building Heights and Lines

- 6.16 Residential development should include a mix of housing types. In this regard it is considered that the site has the scope to deliver a diverse mix including apartments (particularly in the conversion element), townhouses and detached and semi-detached dwellings.
- 6.17 The need for affordable housing will be considered at the time of a planning application. Any necessary requirement will be determined in the light of the most up-to-date information on housing needs in Middlesbrough.

Privacy and Spacing Standards

- 6.18 Due regard should be had to the design standards set out in the Middlesbrough Local Plan, including adherence to the well established minimum distance of 21m between habitable rooms of existing dwellings adjacent to the site and new dwellings within the site.
- 6.19 The Council is prepared to relax this standard within the site (i.e. new dwelling to new dwelling) for development on the interior of the site, where the developer can demonstrate that it is necessary in order to meet other requirements of the brief such as necessary development densities or where it would bring about other planning benefits.
- 6.20 The form and layout of new buildings and open space should be prepared in line with the guidance provided by the Secured by Design Guides, Circular 5/94 on Planning Out Crime and Safer Places – The Planning System and Crime Prevention. The Middlesbrough Police Crime Prevention Design Advisor should also be consulted at an early stage of the design process to identify site specific issues arising from the proposals.

Kirby Campus

Open Space and Landscaping

6.21 In order to achieve the most satisfactory site layout, it is considered appropriate to permit the development of the northernmost part of the existing open area within the site. This would enable the creation of a rectangular open space which is the Council's preferred approach to development in this part of the site (See photograph below). It is envisaged that the retained area could take the form of a new landscaped park, with natural surveillance from adjacent new dwellings.



Photograph 4. New Housing Framing an Open Area

6.22 This area of open space should be formally defined by the highways, walls and railings. A combination of formal hard and soft landscaping should be used with seating areas incorporated into the layout. It is envisaged that this open space will be the focus for a 'Percent for Art' contribution.

6.23 This approach is also consistent with the Secondary Open Space policy that affects the whole of the site and which requires the retention of the site's existing green character.

6.24 At present the entire site and therefore the open area is in private ownership with no authorised public access. The new open space area should be made public. Given the size of the proposed area to be retained and the intention to allow public access, the Council will not be seeking to secure off-site contributions from a developer towards any other open space or recreational targets.

6.25 Other smaller areas of open space should be incorporated elsewhere within the new development utilising the existing mature landscaping where appropriate. The mature landscaping along the frontages with Orchard Road and Roman Road should also be retained due to their contribution to the character and

appearance of the Conservation Area.

6.26 The strip of land between the Linthorpe Hotel and the first residential property on The Crescent could be developed to provide a detached or semi-detached residential property with similar proportions to the other properties on The Crescent.

6.27 The other strips of land between properties on The Crescent should be landscaped to provide Greenways for pedestrians and cyclists. Consideration should be given to the access arrangements and amenity of the occupants of the detached house on the northern boundary of the site, adjacent to the landscaped pedestrian link to The Crescent. The front door of that property currently opens directly onto land within the development site, leading to potential amenity problems if new development in this area is insensitively designed. An area of land in front of the southern elevation of the property should be retained as open space to preserve the residential amenity of its occupants.

6.28 As indicated, Local Plan policy requires that the green character of the site is maintained. The developer should therefore produce a detailed landscape scheme for the site. Particular attention should be paid to the treatment of the retained open space and the potential for features such as decorative railing or a central art feature. In the latter regard, there may be scope to work alongside College students.

6.29 The existing mature landscaping around the boundary of the site at the junction of Roman Road and Orchard Road should be protected and enhanced.

6.30 Elsewhere within the site, new landscaping and planting should be used to create smaller squares as focal points within the courtyards created by new development and to soften areas of car parking.

6.31 As indicated earlier, any removal of trees at the site will need to be justified with reference to an arboricultural survey. Six weeks notice must be given to Middlesbrough Borough Council prior to the felling,

Kirby Campus

topping or lopping of any of the trees within the site.

6.32 Private arrangements for the management and maintenance of all areas of open space and landscaping within the site for an agreed period should be made by the developer, and subject to a suitable agreement, to be confirmed with Middlesbrough Council.

Access, Parking and Movement

Access

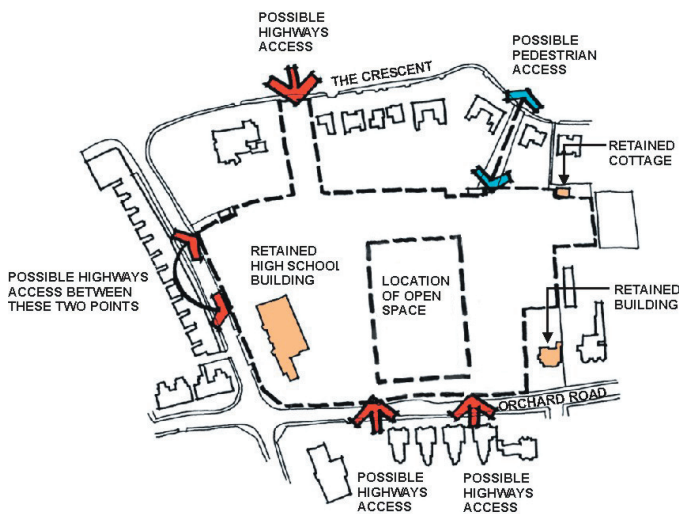


Figure 5. Potential Access Points

Parking

6.37 Parking should be provided in accordance with the requirements of the Middlesbrough Local Plan and Design Guide and Specification for Residential and Industrial Estates Developments. This states that the requirement is for 2 spaces per household, which in a conventional development will consist of a garage and a drive of 6m in length. In a flatted development 1.5 spaces per dwelling is the maximum provision. This reflects the Government's emphasis on securing a sustainable residential environment.

6.38 Cycle parking and storage facilities should be provided at appropriate locations within the site in order to encourage the use of non-car modes.

Movement

6.39 It is essential that the level of traffic generated by the proposed development does not exacerbate the existing traffic patterns in this area. Traffic counts have been carried out to ascertain the current traffic flow at the site. The TRICS database has been used to determine the level of traffic that would be generated by a residential development in this location. Using this information in conjunction with the traffic counts has resulted in an estimation of an acceptable number, in highway terms, of residential dwellings. It is felt that this site can accommodate some 150 dwellings, accessing via Orchard Road and/or The Crescent, without prejudice to the highway network.

Pedestrian/Cycleway Links

6.40 Pedestrian/Cycleway links will be required to allow access to other sustainable modes of transport and local services. It will therefore be necessary for access points to be located on the Roman Road and Orchard Road frontages. The existing pedestrian access route from the northern boundary of the site to The Crescent could be landscaped and retained to provide a Greenway for pedestrians and cyclists. Adoption of these routes will be required.

6.33 Figure 5 below indicates the location of new access points that are acceptable to the Council.

6.34 On Roman Road the existing access could be retained to serve only that part of the site which comprises the Edwardian school building.

6.35 Access into the remainder of the site may be provided from either:

- a) two access points on Orchard Road, or
- b) either of the two access points on Orchard Road and the access point on The Crescent with no through linkage

6.36 From a layout perspective option a) is preferred, as this would better enable the creation of the 'square' that is envisaged. Furthermore, it would release for development the existing strip of land linking the north western corner of the site to The Crescent.

IMPLEMENTATION

Status and Role of Development Brief

- 7.1 This Development Brief has been prepared to complement and provide more detailed site-specific advice for potential developers than the Middlesbrough Local Plan.
- 7.2 Proposals for the development of the site must be able to demonstrate that the guidance has been followed and that the proposed development fully complies with the requirements of this Development Brief.

Submission Requirements

- 7.3 Given the location of the site within a Conservation Area a full planning application will be required; outline applications will not be acceptable.
- 7.4 In addition to the standard requirements of a planning application and application for conservation area consent, the minimum requirements of submission material are:
 - A detailed plan illustrating the proposed development including all buildings, roads, footways, landscaping, walls and fencing as well as information regarding the phasing of development
 - A detailed design statement, supported by graphical material, to illustrate how the development preserves and enhances the character and appearance of the Linthorpe Conservation Area
 - For housing development the following information should also be included:
House types (including details of floor areas, bedrooms and persons per dwelling);
Density (dwellings per hectare);
The number of garages/parking spaces; and
Materials
 - A transport assessment examining the impact of the proposed development in terms of traffic generation and the effect on nearby junctions
 - An arboricultural survey of all existing trees identifying those that are healthy, those that require maintenance and those that require felling
 - 1:500 landscaping layout plan indicating plant mixes, species, size and spacing. The landscape layout should also indicate the details, including height and materials of proposed boundary enclosure treatment (e.g. wall, fencing or railing)
 - An indication of likely drainage routes (subject to detailed design information)

- 7.5 Supplementary Planning Guidance Note No.1 'Planning Obligations' provides a framework upon which the Council will use planning obligations in appropriate circumstances. In relation to this site, planning obligations should be expected in relation to:

- A contribution towards education services in the locality. The exact amount required will be dependant upon the form and scale of residential development proposed
- The provision of art and craft design features within the terms of 'Percent for Art'

Kirby Campus

CONTACT LIST

Northumbrian Water
Abbey Road
Pity Me
Durham
DH1 5JR
Tel: 0191 301 6816

Transco
1 Emperor Way
Doxford International Business Park
Sunderland
SR3 3XR
Tel: 0191 201 2384

Tees Archaeology
Sir William Gray House
Clarence Road
Hartlepool
TS24 8BT
Tel: 01429 523 455

Northern Electric
Records Information Centre
Kepier Farm
Durham
DH1 1LB
Tel: 0191 333 5918

Environment Agency
Coverdale House
Aviator Court
Amy Johnson Way
Clifton Moor
York
YO30 4UZ
Tel: 01904 692 296

British Telecom
National Notice Handling Centre
PP 404B, Telecom House
Trinity Street
Hanley
Stoke-on-Trent
ST1 5ND
Tel: 0800 800 865

Sport England
North Region
Aykely Heads
Durham
DH1 5UU
Tel. 0191 384 9595
Fax. 0191 384 5807

Middlesbrough Council
Community Protection Service/Education Department
PO Box 65
Vancouver House
Central Mews
Gurney Street
Middlesbrough
TS1 1QP
Tel: 01642 245 432

Police Architectural Liaison Officer – Mr M McGravey
Middlesbrough Police Crime Prevention Design Advisor
Middlesbrough District Police Office
Dunning Road
Middlesbrough
TS1 2AR
Tel: 01642 303 171

Nathaniel Lichfield & Partners Ltd

Generator Studios
Trafalgar Street
Newcastle-upon-Tyne, NE1 2LA
T: 0191 261 5685
F: 0191 261 9180
E: newcastle@nlplanning.com

www.nlplanning.com

Appendix A

E30 Built Form and Urban Design

Where development proposals are in accordance with policies elsewhere in this Local Plan, the quality of design will be treated as a material consideration in the determination of the planning application. New development will only be permitted where it is demonstrated to be appropriate to its setting in terms of scale, landscaping, layout and accessibility. Where appropriate, regard will be had to the following design principles:

- i) Spaces between buildings are of the utmost importance. Development should create a series of linked and varied spaces defined by buildings and integrating buildings and landscape design, and having clear and specific functions;
- ii) New buildings should be designed to have a durably attractive appearance and be appropriate to their location, an especially high quality design will be expected in the town centre and in conservation areas;
- iii) Within existing areas of distinctive and attractive character, development will be expected to reinforce the established pattern of the built form;
- iv) Development adjoining public spaces or routes (eg roads, squares, parks, major open space, railways, the river) should provide positive and attractive built frontages to them;
- v) Development on or near the urban edge should be so located and designed as to minimise adverse impacts on open land uses, including agriculture;
- vi) Visual interest should be created in details of design as well as overall concept, and opportunities taken to create landmark buildings in appropriate locations, whilst respecting existing views and vistas and the character of their surroundings;
- vii) Developments should provide for attractive and convenient pedestrian movement, whilst minimising opportunities for crime; and
- viii) Design should consider the needs of elderly people, people with disabilities, and others whose mobility is restricted.

Other relevant policies include: listed buildings (E37toE40) conservation areas (E41); energy conservation (E56)

Appendix B

David Graham
Nathaniel Litchfield and Partners
Generator Studios
Trafalgar Street
Newcastle Upon Tyne
NE 1 2LSA

Our Ref: NE/MG/2004/5467/P
Your Ref: NE2347/dg

01 April 2004

Dear David,

MIDDLESBROUGH COLLEGE PROPOSALS

I refer to our recent meeting and telephone conversation regarding the above site and the issue regarding the open space currently available at the Kirby campus site.

Following on from my site visit and based on the information supplied by you I can confirm that it is my opinion that the open space at the Kirby site does not fall within the statutory definition of a playing field. With this in mind Sport England will not be a statutory consultee for the disposal of the grassed open space area.

I trust this clarifies Sport England's position on this scheme. Should you require any further information please do not hesitate to contact me.

Yours sincerely

Marie Higgins MRTPI
Senior Planning Manager

