

Planning Group.  
Town Hall & Civic Group.  
Westoe Road,  
South Shields.  
Tyne & Wear.  
NE33 2RL  
19-04-15

Dear Sir.

**Design and Access Statement for the conversion of an existing Gym/vacant Secondary Control Building into a Neighbourhood Policing Team Accommodation block, on the site of Hebburn Community Fire Station, for the Tyne and Wear Fire and Rescue Authority.**

The above-mentioned full planning application is for the Change of Use of an existing stand alone building on the site of Hebburn Community Fire Station.

## **Introduction**

The existing Community Fire Station sits on a site of approximately 1.05 acres and is located off Victoria Road West, Hebburn, Tyne & Wear. The proposals are for the "Change of Use" of an existing Gym/vacant Secondary Control Building into an accommodation unit to house the Northumbria Police's Neighbourhood Policing Team.

The Gymnasium portion of the building will be sub-divided to create a Bicycle Store, Interview Room, Locker Room and CS Gas Store, the Secondary Control Room will be used as a Briefing Room/Office.

The Fire Authority have carried out an assessment of the existing accommodation within the Fire Station itself at Hebburn with a view to providing the above-mentioned facilities for the Police, but have been unable to find any areas that meet with the Police's requirements..

Three additional parking spaces will be provided at the front of the main building off Victoria Road West, over and above the existing spaces used by the Fire Authority at the rear of the building. These additional spaces will be marked up on new Block paved hard standing and will be provided for use by the Neighbourhood Policing Team and Police Visitor vehicles only. No additional on-site staff parking will be provided for the Police.

Northumbria Police has needed to make £91.9m of savings during the CSR1 to 2014/15. Further savings of an additional £40.5m are to be identified and delivered up to 2017/18. In this context, and in common with the majority of public sector organisations in the region, the Force has undertaken a fundamental review of its property assets and is seeking to collaborate and co-locate in terms of property assets with other organisations where this will result in a reduction in overall cost to the taxpayer. Hebburn Fire Station has suitable surplus accommodation and offers the opportunity for both the Police and Fire

and Rescue Service to share accommodation and costs without any reduction in services to the public.

### **Setting.**

The 1.05 acre site currently houses three structures being, the main Community Fire Station and Training Tower, Gymnasium and vacant Secondary Control building and Portocabin type Community Building. The Fire Station and Gym were built in 1965 of traditional construction, and all in red facing brickwork with flat roof coverings.



**Hebburn Community Fire Station**

The site has Victoria Road West to its South/Eastern boundary, Housing/Industrial Units to it's Northern Boundary, housing to it's Western Boundary and a commercial garage to it's South/Western Boundary. The "Change of Use" building is on the South/Western side of the site, opposite the commercial garage. The new parking spaces are to be located on a portion of land that is currently soft landscaped, to the front of the Fire Station, off Victoria Road West. The existing site access/egress will be used to access the new parking provision.

### **Appearance**

The existing Gym/vacant Secondary Control Building is a flat roofed single storey, brick built structure, with upvc windows and doors. Currently the two rooms have separate entrances, with level access to both to comply with part M of the Building Regulations. The windows/access door to the Control Room will be maintained as existing. Of the three floor to ceiling windows/access door in the Gym, the centre unit with the door will remain as existing as it complies with

the current DDA regulations, one window will be blocked up (new Locker Room) and have a white render finish applied, the remaining window (Bicycle Store), will be part blocked up with a new secure door built in, for external access to the Store.

**Access.**

Access to the new Accommodation will be via the existing main site entrance/exit onto Victoria Road West for vehicles and foot traffic will be via a new access gate on the Southern gable end of the main building. General public visiting the site will be accompanied by a police officer at all times.

**Accommodation Building.**

The new layout of the Police accommodation building is designed to comply with part M of the Current Building Regulations. The Police staff working out of the building will use the existing welfare facilities within the adjacent Fire Station Building which currently comply with Part M of the Current Building Regulations.

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