

# Tinker Smiths

## Design and Access Statement

*Former Rear unit of Viva Public House, Stanhope Street, South Shields, NE33 1TS*

### 1.0 Amount of Development

It is the intention for this application to seek planning permission for the change of the external appearance of the façade to allow for creating a new shopfront appropriate for the use of a public house. The site is currently used as a store area for Viva public house and it is intended to trade as a new unit as a separate public house. There is an opportunity to propose new signage which would be resolved under a separate application.

The site is situated in the Stanhope Street, and is not registered as a listed building. The building is surrounded by a public houses, retail, cafes/restaurants and office units.

Opening hours are proposed to be from 10am to 1 am.

### 2.0 Access/Layout

Entry to the ground floor would be accessed by enlarging the current access off Stanhope Street and forming a new entrance door and shopfront. Fire escape doors are positioned on the North east (rear of the building) leading to the back lane. The doors forming the new main entrance lobbies are to be manually openable, fully glazed where shown and of sufficient size to conform to the requirements of the DDA and Part B of the building regulations. Large easy to operate handles will be fitted.

The existing ground floor layout is to be remodelled internally to create a drinking and dining area, new bar servery and public toilets all to allow the unit to operate as a public house. Staff and ancillary areas are to be located in the basement.

Deliveries would be to the back lane south of the unit.

### 3.0 Scale

The layout and scale of development is to sit within the existing footprint of the building.

### 4.0 Landscape

No works are proposed other than amendments to external appearance to the façade of the building.

### 5.0 Appearance

The appearance of the building in terms of the materials and form will generally remain as existing. New openings are proposed to Stanhope street elevation at ground floor to allow for installing a glazed shopfront and new entrance .The new shopfront is to sit sympathetically within the scale of the building and where possible sit within the current architecturally features.

The shopfront windows and doors are proposed to be in black metal framed doubled glazed units with black glazed tiling below window cills.

New metal wall bracket lighting and flood lighting to the large wall panel bays are proposed to enhance the building along with concealed fascia signage lighting.

### 6.0 Conclusion

It is intended that the proposed works will greatly improve the street scene of Stanhope Street. Through the creation of a new eating and drinking establishment this will benefit the local economy through job creation, an enhanced building and bring vitality through its broad appeal to shoppers, office workers and other users of the town centre.