

DESIGN & ACCESS STATEMENT

PROPOSED CHANGE OF USE AND CONVERSION OF PROPERTY TO A RESTAURANT ON THE GROUND FLOOR AND FIVE / SIX BEDROOMED HOUSE IN MULTIPLE OCCUPATION ABOVE AT 38 OCEAN ROAD, SOUTH SHIELDS, NE33 2HZ

DESIGN & ACCESS STATEMENT IN SUPPORT OF FULL PLANNING APPLICATION FOR CHANGE OF USE FROM CLASS USE A1 TO A3 AND A1 TO C4.

Scheme information

Scheme name: Change of use 38 Ocean Road, NE33 2HZ.

Client: Mr Mohammad Kassai and Mr Chris Mordey, 38 Ocean Road, South Shields, NE33 2HZ.

Date: 12 June 2015.

Existing use: Class use A1 shop over 3 storeys

Proposed use: Class A3 restaurant, snack bar or café on ground floor and Class use C4 Houses in multiple occupation to first and second floor with separate ground floor entrances.

Footprint of site: Approx 161.5sqm

Scale: Proposed Class use A3 (ground floor) area – 149sqm footprint

Proposed Class Use C4 (HMO) part ground floor, first and second floor – 157.5sqm footprint

Designation of site: A3 ground floor and C4 HMO.

Level site with private level access to A3 restaurant from Ocean Road and delivery from rear lane. Separate level access to entrance lobby to C4 HMO off Ocean Road and means of escape route with separate egress door onto rear lane. No wheelchair access to HMO (stairs both front and rear). Intercom entry system at Ocean Road entrance.

Boundaries: Directly onto Ocean Road and rear Lane, no open space or garden. No ecological or visual benefit from change of use.

MicroClimate

Most prevailing winds from north and east are sheltered by existing terrace of buildings. The site is exposed to southerly winds across open ground. The proposed change of use will have no impact on Micro Climate and will not affect current shelter.

General History

Pet shop with public access at ground floor and storage above. No waste storage area.

Planning History

None known.

Infrastructure

All local services are available in Ocean Road and rear lane. There is no service strip. Sewer connection as existing into rear lane public sewer, unaffected by development. Public highway and adopted roads unaffected by development. No current parking. Bin collection in rear lane.

Access

Access compliant with Part M of the Building Regulations, but there are stairs immediately from the entrance lobby to upper floors therefore there is no wheelchair access.

Natural features

There are no natural features of note within the site boundaries. Drainage will be taken to existing public sewers. There is no landscaping, tiled entrance to HMO off Ocean Road.

Ecology

Nothing of note on the site. No bird nest sites, no suitable bat roosts.

Others

No contamination of land known. Not in known flood warning zone.

Land use

Currently A1 Shop. Proposed A3 restaurant with HMO (C4) above.

Development type.

Class A3 restaurant, snack bar or café on ground floor and Class use C4 Houses in multiple occupation to first and second floor with separate ground floor entrances. Replacement of shop front with similar style powder coated aluminium and double glazed entrance, with double or large entrance door to restaurant for wheelchair access from Ocean Road. Part M compliant access (level thresh) from Ocean Road to HMO entrance.

Reference to SPD 21: Locally Significant Heritage Assets and new development should consider and respect local character and distinctiveness. Windows, external joinery and rainwater goods on Ocean Road elevation to be overhauled / replaced with Conservation area consent, using softwood window frames and cast iron rainwater goods. Proposed plastic double glazed windows on rear elevation opening up and bringing back into use the previously bricked up original openings and



plastic rainwater goods. Window predominantly south and north, north elevation onto Ocean Road shops (Morrisons) and rear (South) not over looked. The scale of the building is unchanged from its current development footprint.

Roofscape

As existing. Twin pitched slate clad main roof with dormer constructions, both front and rear dormers are in a dilapidated condition with water ingress. The front Dormer to be reconstructed in similar style to approval of Conservation officer with single ply clad and insulated flat roof over dormer and the rear dormer to be re-roofed in slate with new lead valleys.

Bitumen felt clad flat roof over rear of shop (proposed kitchen area).

Street pattern

Front to match others on Ocean Road.

Urban Grain

Shopping, restaurant and bars on Ocean Road, some effort at Living Over The Shops. Dominating 4 storey corner late 19C building, to left of 38 Ocean Road, property of similar, late 19C style to left. Both are currently A4 bars. Morrisons opposite in 1990's construction.

Open land opposite rear lane.

Height

Proposal do not alter height.

Building lines

Unaffected by development.

Density

Surrounding streets area with commercial use and low housing densities. The development will house will not significantly increase commercial or housing density.

Landmarks

Ocean Road conservation area and any external alterations to obtain consent from South Tyneside Planning.

Architectural style & Detail.

No reference to the building in SPD 21: Locally Significant Heritage Assets

Late 19C period style, with timber oriel bay window at first floor and dormer inset into roof. using render finishes and timber cladding with Juliet type balcony over front bay. Flat roof dormers to west roof slope.

Proposals involving the alteration of locally significant heritage assets must be appropriate in terms of scale and proportions, alignment, form, use of materials and architectural detailing. Where original fabric has deteriorated, repair rather than replacement will be the first option. Any replacement materials on Ocean Road elevation will respect the age and character of the asset.

Topography:

Level site. No garden or private enclosures. Boundaries direct onto highway.

Open Space:

None. No car parking.

Street Network:

Cul de sac rear lane for Bin collection deliveries. Foot traffic from Ocean Road only and no through traffic.

Pedestrian movement:

These are generally up the pedestrianised Ocean Road. These will be undisturbed by the development.

Parking:

Unaffected by development.

Public transport:

Development does not affect current modes of public transport.

Servicing Agreement:

Public utilities in Rear Lane highway direct into building at rear.

Street frontage:

Urban street frontage.

Background

The site is a former commercial use, no known land contamination.

Public house either side of 38 Ocean Road.

Property is within the Conservation Zone.

Development Objectives:

The development is for a simple change of use at ground floor to a A3 restaurant / café, carry out facility typical of the ground floor premises along Ocean Road.

HMO above the A3 unit will bring residential use in accordance with Living Over The Shops.

The Living over the Shop (LOTS) project was set up in 1989 in Great Britain to demonstrate the feasibility and economic viability of using vacant space above shops and to demonstrate ways in which wasted space can be brought back into use, usually for affordable rented housing.

The re-use of existing vacant space is a cost-effective means of creating additional housing accommodation with other benefits to the social life and economic vitality of the town. For example the fabric of the property is put into good repair and maintained, there may be increased security for commercial premises, and public may be available for repair and renovation. The combination of these practical improvements, and the subsequent rental income, enhances the capital value of the property. The supply of housing is increased; town centres remain populated outside business hours; a resident population may increase economic activity in the town; pressure on green field sites is reduced; and the preservation of buildings of architectural and historic interest may be assisted.

LOTS schemes could make a significant contribution to the enhancement of town and village centres and offer opportunities for supporting urban regeneration policies.

The proposed development will provide much needed short term housing needs with 5 / 6 individual apartments with communal shower / kitchen facilities and a utility with washing and clothes drying facilities. The repair to the building fabric, the opening up of bricked up windows in the rear elevation and new shop frontage will improve the general appearance of the property and Ocean Road itself.

Public Consultation:

There has been no public consultation.

DESIGN PRINCIPLES

Consideration to SPD 21: Locally Significant Heritage Assets

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Layout

Designed with complete separation between the ground floor A3 unit and the C4 HMO above.

Internal arrangement on ground floor A3 unit to comply with Part M and the Equality Act (BS8300).

Internal arrangement of upper accommodation C4 use is to comply with current living standards for HMO and licencing arrangements.

Fit out to comply with Approved Document B.

Sound insulation between A3 and C4 and between individual apartments within C4 to meet Approved document E – resistance to sound.

Built Form

Existing footprint unaltered and minimal disturbance of the building fabric.

Details of materials i.e facade treatment, roof scape, materials and colours.

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PVCu frames and rainwater goods on rear elevation. .

Landscape (i.e open space, streetscape, planning)

None.

Sustainability

High levels of sound and thermal insulation. Limiting as far as possible the Carbon footprint for buildings and ensuring comfort for the residents.

Drains

As existing, taken to public sewer.



Impact (i.e neighbours, travel patterns, historic features, characters or regeneration area)

In my opinion the change of use at ground floor from A1 to A3 will have no impact on the existing neighbourhood.

The creation of C4 (HMO) on the first and second level will improve the area by bringing short term residential use back into the heart of the Town centre, it will have no adverse affect on neighbours and the fabric repairs will improve the general aesthetics of the area.

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