



Gandhi's Temple, Sea Road
South Shields
Design and Access Statement
including Heritage Statement

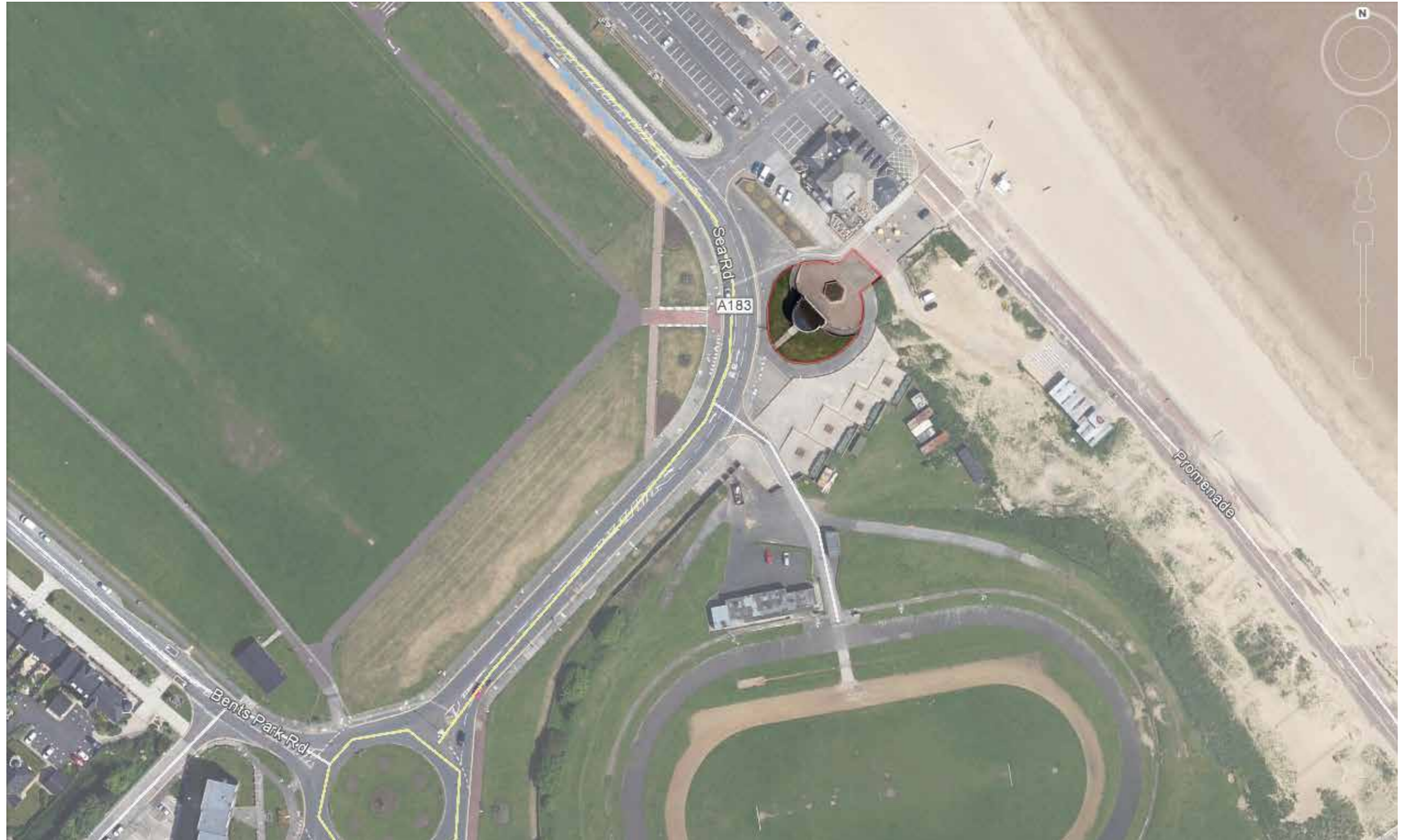
Background Information

Project and Team Information

PROJECT DESCRIPTION	Proposed conversion of existing public toilet facility with new build elements into restaurant with ancillary bar.
SITE ADDRESS	Site of Gandhis Temple Sea Road South Shields Tyne & Wear NE33
SITE LOCATION	N 54.995801" W -1.4094606"
ARCHITECT	Fitz Architects The Place, Athenaeum Street, Sunderland SR1 1QX
PLANNING CONSULTANT	TBC
STRUCTURAL ENGINEER	BDN Ltd
MECHANICAL & ELECTRICAL	NEECO Ltd

Site Location

OS plan



Site Details

Site appraisal and Surroundings

The site is situated in South Shields on Sea Road adjacent to the coast in an area used for recreation. The flat roofed temple structure to be renovated/extended is currently used as a public toilet, and comprises well sealed brick work and rendering. The windows and doors are covered with metal security fittings.

The site is bounded by:

North – Sand Dancer public house

East – South Shields Promenade and beach

South - Gypsies Green recreational ground

West – Sea Road A183.



Site Photos

Photos of the existing site and adjacent land



Site Photos

Photos of the existing site and adjacent land



South Tyneside Historic Records

Southtynesideimages

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Ref No: STH0006373
Image Date: 1991
Title: Gandhi's Temple
Description: black and white photograph
Date Period: 19_The_1990s
Town Village: South Shields
Photographer Artist: Bardwell Keith
Collection: southtyneside

Further Information: Gandhi's Temple, Sea Road; a bandstand with toilets below.

Keywords: Buildings_and_Structures Band Stand Natural_World_Landscape_and_VIEWS Coast

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Tyne and Wear HER(9557): South Shields, Sea Road, bandstand and lavatories - Details

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HER Number:

9557

District:

S Tyneside

Site Name:

South Shields, Sea Road, bandstand and lavatories

Place:

South Shields

Map Sheet:

NZ36NE

Class:

Gardens Parks and Urban Spaces

Site Type: Broad:

Site Type: Specific:

Bandstand

General Period:

Modern

Specific Period:

C20

Form of Evidence:

Structure

Description:

This bandstand and lavatories was built for people using the sands and is known locally as Gandhi's Temple. Its photo appeared in the Shields Gazette in 1931.

Easting:

3777

Northing:

6712

Grid Reference:

N737776712

History of the site

Within the past few month of preparing this planning application there has been a number of articles written about the former bandstand building some of which provide an insite in to the history of the building. One of which was written by Janis Blower and published in the Shields Gazette Thursday 26th March 2015. (<http://www.shieldsgazette.com/cookson-country/gandhi-s-temple-brought-1920s-elegance-to-south-shields-1-7178184>)

The article reads:

It dates from an era when Shields was one of a number of resorts, in the 1920s and 1930s, that sought to capitalise on the improved holiday entitlement and increased mobility of people - made possible by trains, charabancs etc - that allowed them to visit the seaside on a regular basis.

I am of the generation that can still remember features of the by-then broken-down promenade which used to run along the south foreshore.

Opened in 1927, when it provided much-needed work during the slump that followed the First World War, its carved pillars and balustrades sought to bring elegance to the seafront, where previously there had only been informal huts etc selling refreshments and the like.

Forty years later, war, neglect and the weather had pretty much done for the old prom. Weeds grew through the cracks, and the balustrades lay in bits.

Exotic Gandhi's Temple - photographed for the first time in the Gazette in 1931, so far as anyone has been able to tell - was left marooned at one end, little more than public lavatories ensconced in a wedding cake.

One interesting thing about it, though, is how the architecture shares some of the features of the impressive bandstand on the front at Scarborough.

I mention this because Shields is supposed to have been known locally, at the time it was built, as Scarborough-on-Tyne.

There are numerous speculations as to where the phrase Gandhi's Temple comes from but one suggestion was raised in an article written by Lisa Nightingale from North East press the suggests that 'at some stage, locals began to refer to it as Gandhi's Temple, presumably as a tribute to Mahatma Gandhi, the lawyer and peace campaigner who promoted Indian nationalism and the end of British rule in the country, through non-violent protest, from the 1920s until his assassination in 1948.'

South Shields Sea Change Programme

The former Bandstand sites at the end of the South Shields Foreshore that has recently been upgraded with the help of a £2million funding programme.

Press Release 24th March 2010

It's all change at South Shields sea front as a tremendous £2million transformation project gets underway.

The project is joint-funded with a £1million contribution from South Tyneside Council being matched by the Government's Sea Change programme, which is regenerating England's seaside resorts by investing in arts, public space, cultural assets and heritage projects.

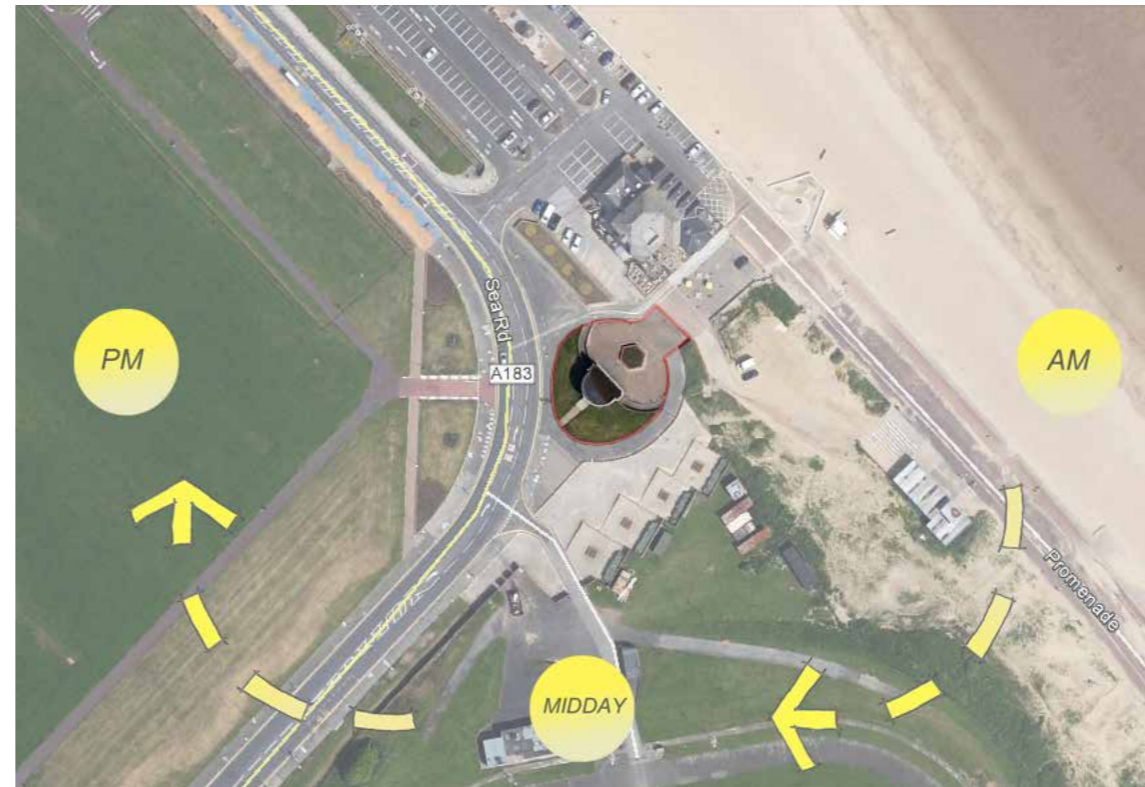
In South Shields the improvements are taking place to the Foreshore with work on the promenade. This includes high quality designs in paving, seating lighting, art and sculptures. There will also be new spaces for performances throughout the year for theatre, buskers, dance and artists. When not used by performers these spaces will act as outdoor classrooms for educational visits and can be used by community and voluntary groups.

Council Leader and Chairman of the Foreshore Working Group, Councillor Iain Malcolm, said: "I'm delighted to see this work starting; it's great for South Shields and great for the Borough as a whole. Last year we had more than 1.7 million visitors and I'm convinced more will come to our fantastic Foreshore this year which in turn will help to bring about economic growth and greater prosperity for South Tyneside."

The scheme is expected to be complete in August and will be supported by improvements to Sea Road with the aim of making the whole stretch from South Marine Park to Gandhi's Temple more pedestrian friendly.

Councillor Michael Clare, Lead Member Jobs, Enterprise and Regeneration added: "We are fortunate that we have a wonderful natural environment in our coastline and, though this in itself attracts visitors, it is our job to maximise the potential of this asset by driving forward the cultural and creative regeneration of the area.

Site Analysis



Top Image - Sun Path

Bottom Image - Primary Wind Flow

Site Context

Site Appraisal and Survey

The former bandstand built in the 1930s is a key landmark structure on the South Shields foreshore that is site in between Gypsies Green recreational ground and the Sand Dancer public house.

GEOLOGY, CONTAMINATION AND POLLUTION

A geological site investigation has been carried out prior to submission of this application and results conclude that the site is not considered to be at risk from shallow coal mining and contaminates. There are also no signs of air or water pollution.

LANDSCAPE CHARACTER

The site is formed merely of hard standing material. Landscape works will result in reducing existing ground levels to allow pedestrian access around the perimeter of the building. To the West of the building the existing landscape areas will be enhanced with maintenance free landscaping incorporating external lighting to up light the building.

Policy Issues

The site has been allocated for development within the SS1 Strategic vision for South Shields Town Centre and Waterfront and SS9 Entertainment, Leisure and Community Facilities Opportunities in South Shields

The Bandstand itself is not a listed structure however it is a locally Significant Heritage Asset (SPD21) and also a well loved structure to the local residence and visitors to the area. We have developed a design that seeks to respect and contribute to the local character and distinctiveness of the area. We seek to retain the existing building structure as much as possible and reinstate the current degraded tuscan columns that are currently present on site. With the use of a structural glazing system forming the external leaf of the new floor area we look to retain as much as possible the existing colonnade of Tuscan columns forming the facade of the building. This will help retain the original appearance of the columned structure with the compliment of a new glazing contemporary structure set within the temple building itself. We feel that the proposal enhances the heritage asset and in no way harm the appearance but conserve the special character.

We have focused on the development principles of HA1 and HA2 set out in the SPD21: Locally Significant Heritage Assets.

We feel that the development responds as follows:-

HA1 Alterations to a heritage asset

The development we feel is appropriate in terms of the scale and proportions. With the use of large areas of glazing we have managed to retain the openness of the existing bandstand building. This will help provide transparency to the infill work to the new proposed bar area. The new build areas will use materials that complement the existing bandstand structure in the form of contemporary structural glazing system and a mix of red brick and white render which match the existing colours forming the temple structure.

Whilst the new first floor structure forms an integral part of the building design effort has been given to ensuring that the overall scale of the new build remain subservient to the existing structure. This has been achieved by reducing the height of the new build to sit below the existing bandstand roof line and a reduced width of the new proposal at the junction that forms the access between new and old.

HA2 Setting of a heritage asset

We feel that the effect of this development is a positive outcome for the former bandstand as it will help restore and conserve the heritage asset. Due to the existing open nature of the building and its close proximity to the coast line there has been a significant deterioration of the building which has become more evident over the past few years. The client has commissioned a structural survey of the building which highlights a number of areas where remedial works need to be carried out to maintain the integrity of the structure. This involves the replacement of the entire roof along with main structural column that sits within the centre of the first floor bandstand area.

Replacement of these elements will maintain the integrity of the existing external columns which are to be stripped back to the original stone, repaired where necessary and sealed with suitable external treatment to help preserve the building and the steelwork set within the concrete columns.

We also feel the design complements the structure by having a clear new and old appearance. This iconic building will form an end stop to the existing promenade works and provide a place for the general public to call in for a refreshment and also create / open up views to the North / South and East of the development site.

Development response to Policy DM1 Management of Development

A - The development, including the new building area and alteration to the existing building, is designed to ensure sensitive consideration of its surroundings, and enhances the local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing as previously commented on in HA1.

D - The development provides a well-designed external spaces in the form of a new hard landscaped seating area that will wrap around the new build element of the structure. Soft landscaping will be provided to a high quality, helping improved visual amenity, enhance community activity and support the provision of priority natural habitats and species.

Policy Issues

The Client has commissioned a HRA assessment that concluded that the proposed does not result in a significant impact on disturbance levels the area.

E - Retaining the existing building provides a focal point and results in a landmark building to aid recognition and legibility of the townscape and streets cape.

G - An element of the proposal will result in the construction of a new access drop kerb to facilitate deliveries and waste pick up preventing the need for vehicles to park on Sea Road. This will ensure there are no adverse impacts on highways capacity and safety;

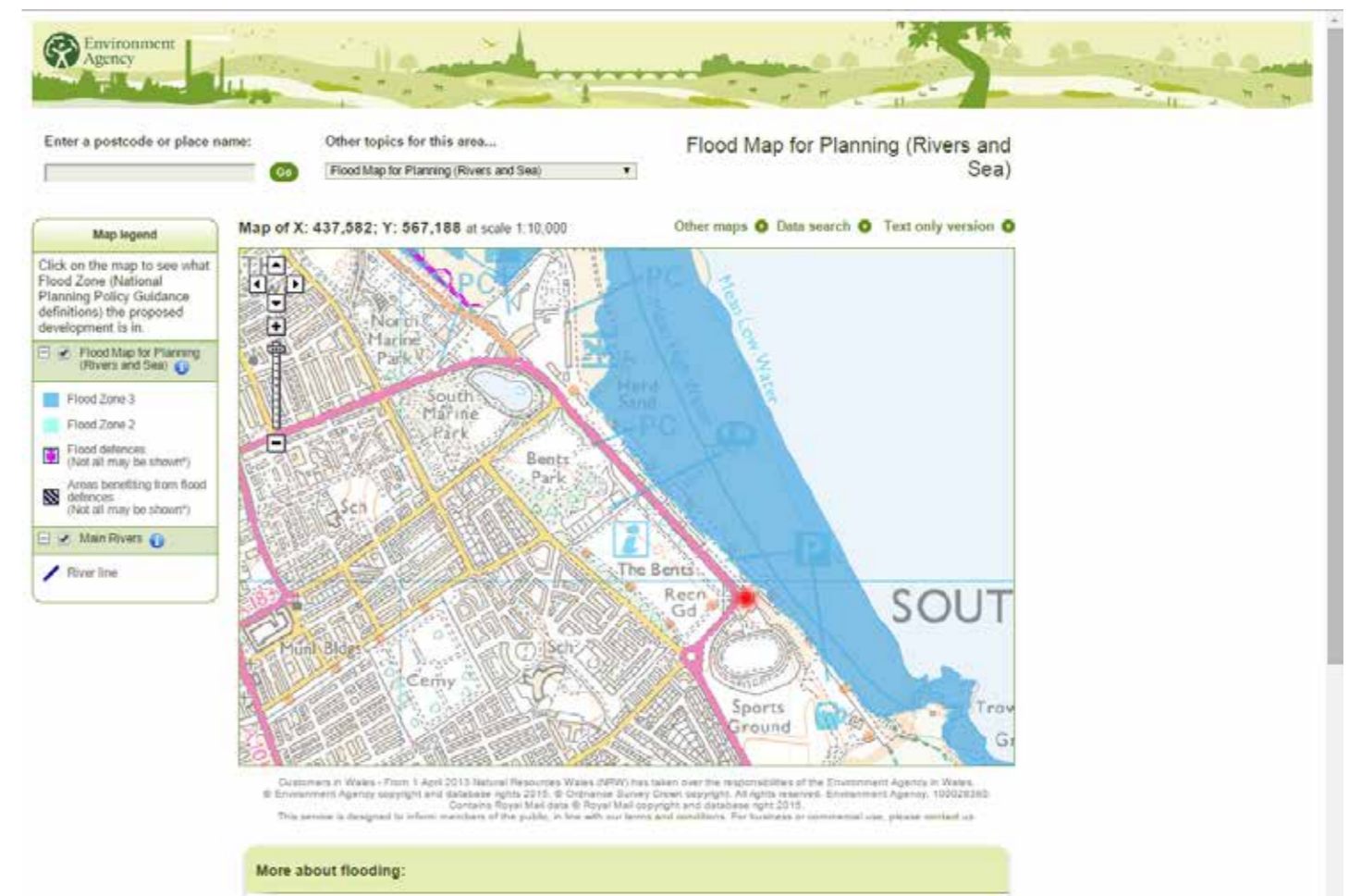
H The scale of the building have been design in such a way to keep the footprint to an absolute minimum ensuring safe routes between facilities, and prioritise movement by pedestrians and cyclists both around and beneath the building;

I - The needs of all users for access around sites and into buildings for public use are considered as an integral part of the development;

J - The buildings envelope with be design to achieve a high level of thermal efficiency. With the use of natural ventilation from opening windows providing natural / cross ventilation this will reduce the overall demand of the mechanical and electrical systems. Cooling and extract systems will need to be provided which can be submitted for approval once a full M&E strategy is available.

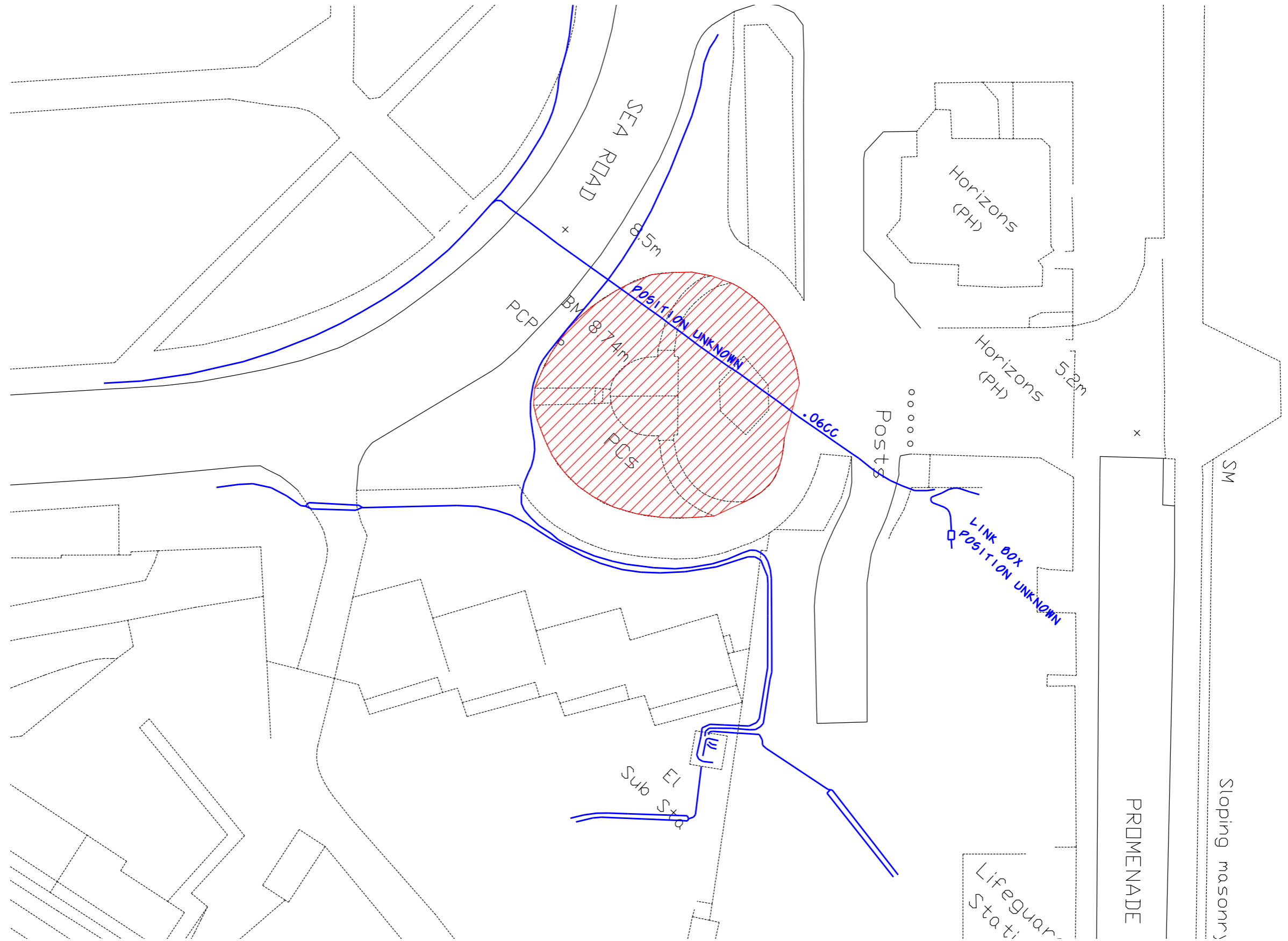
K The site does not lie within a flood zone which can be illustrated on the map to the left.

M - A ground investigation report has been carried out and the result of the survey confirmed that there was no recorded contaminates within the ground.



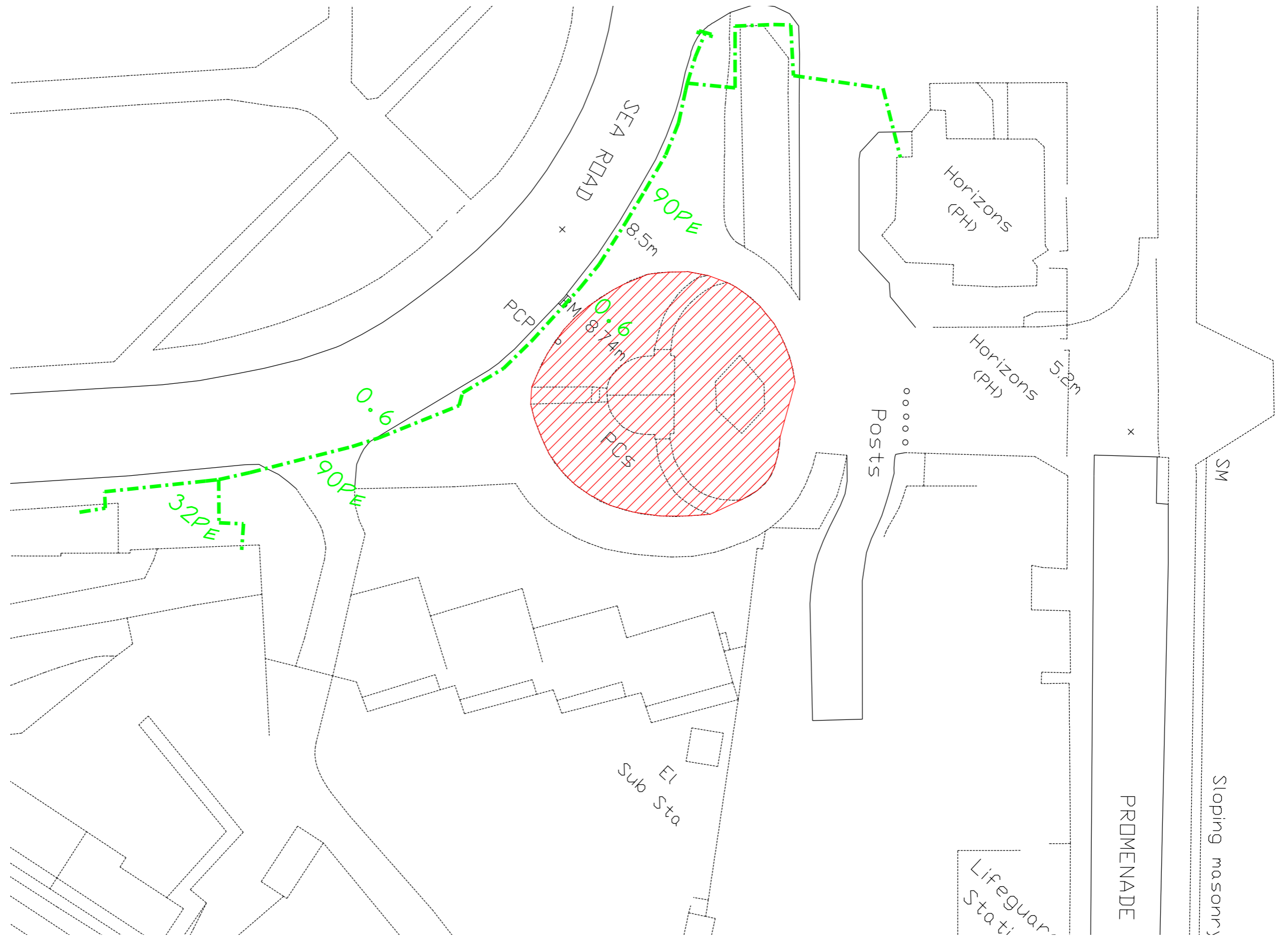
Indicative Service layouts

NEDL Electrical layout



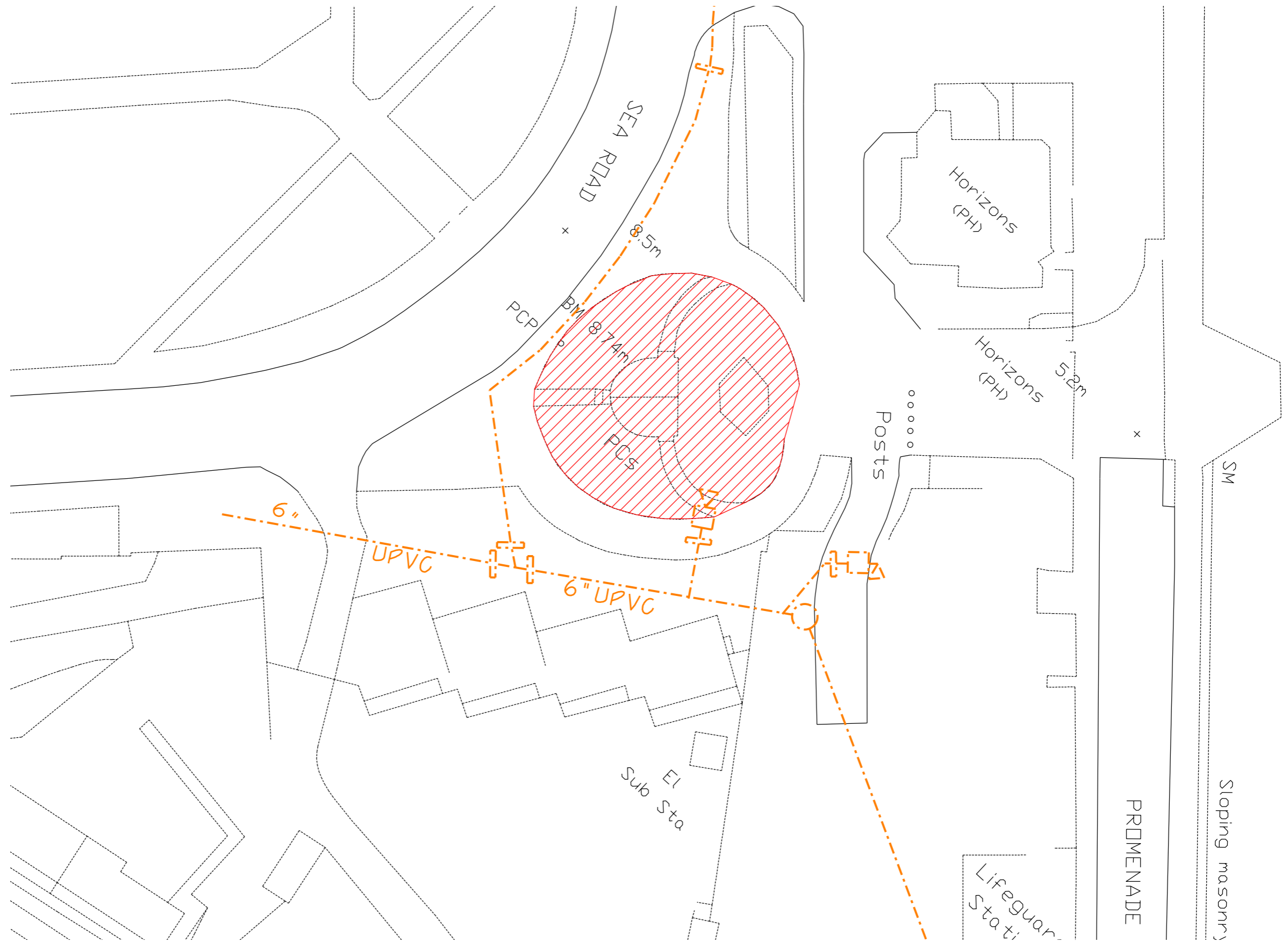
Indicative Service layouts

Northern Gas layout



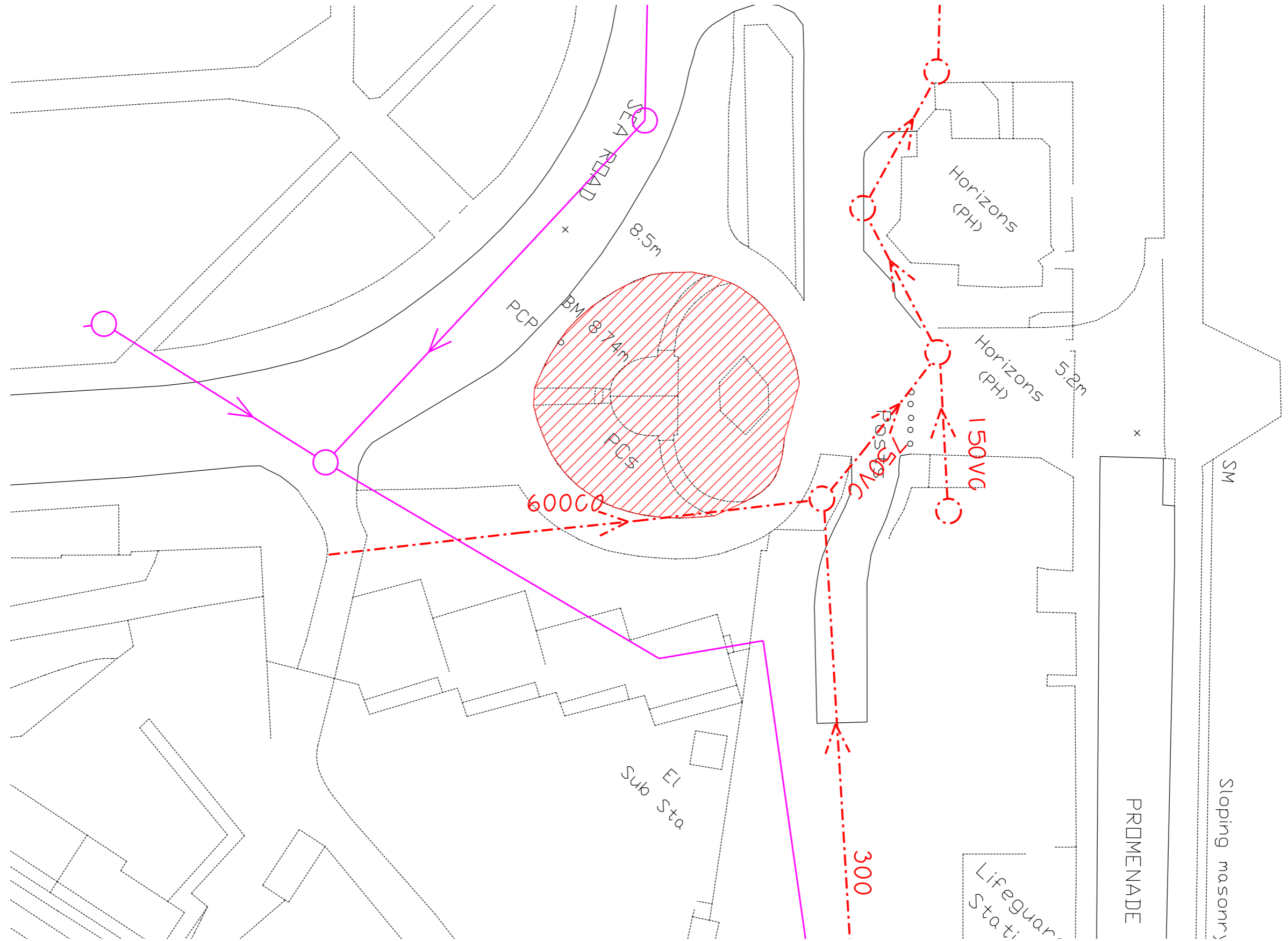
Indicative Service layouts

NWL Water
Mains layout

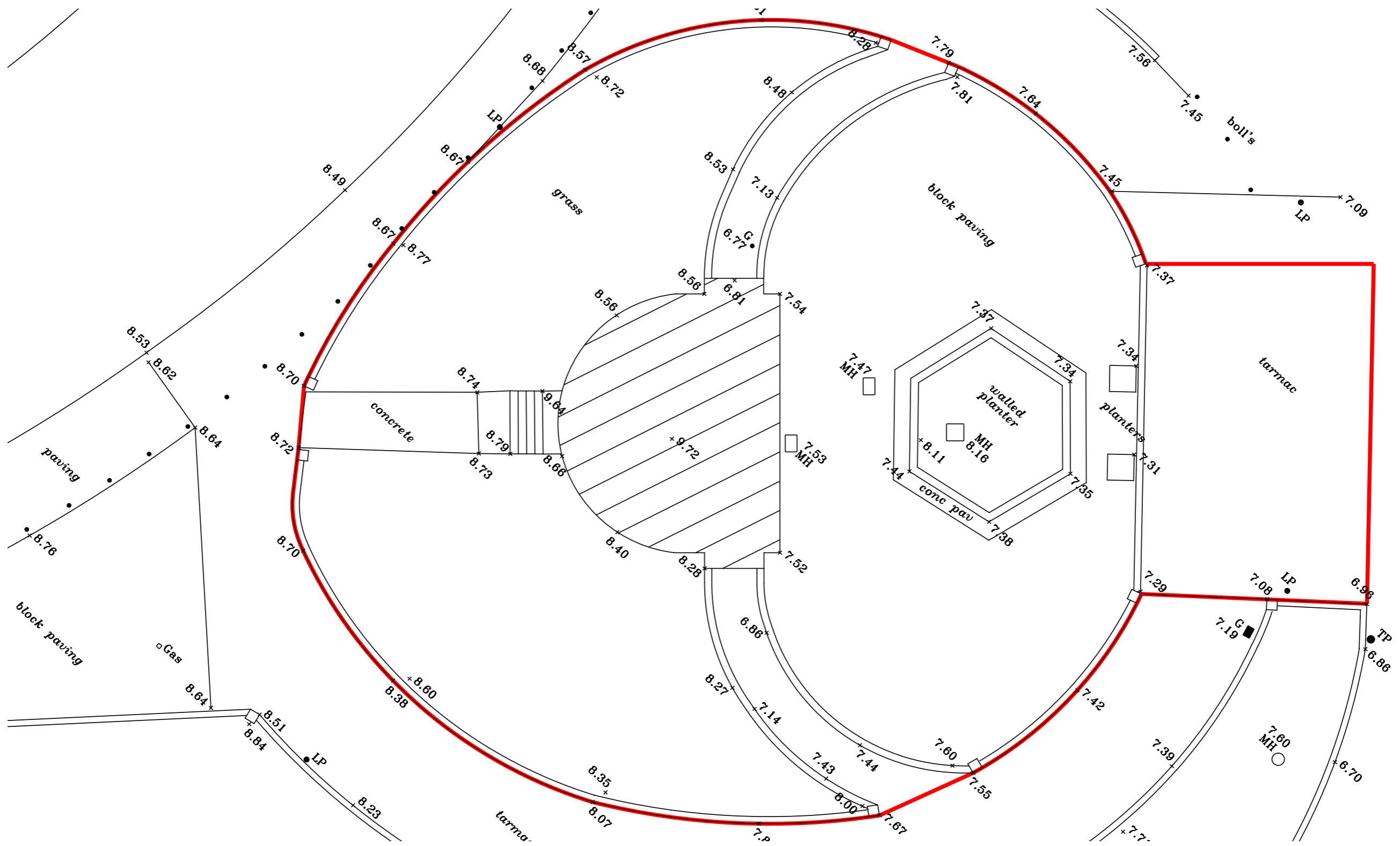


Indicative Service layouts

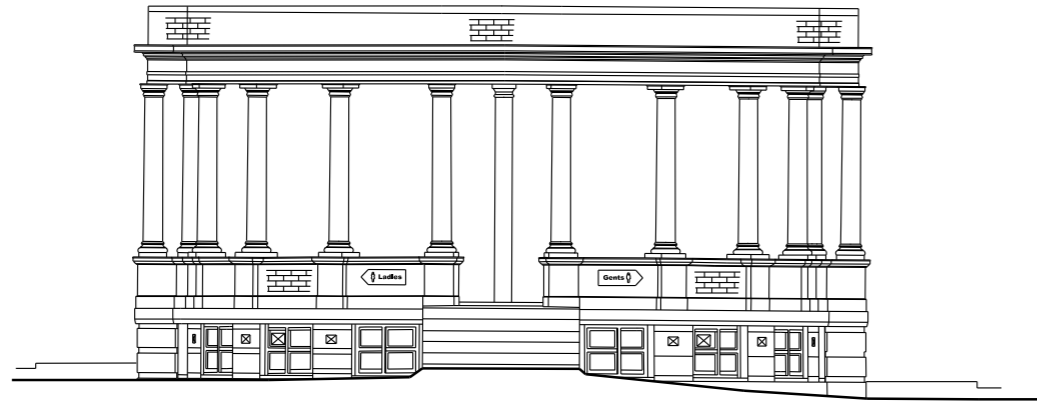
NWL Sewers layout



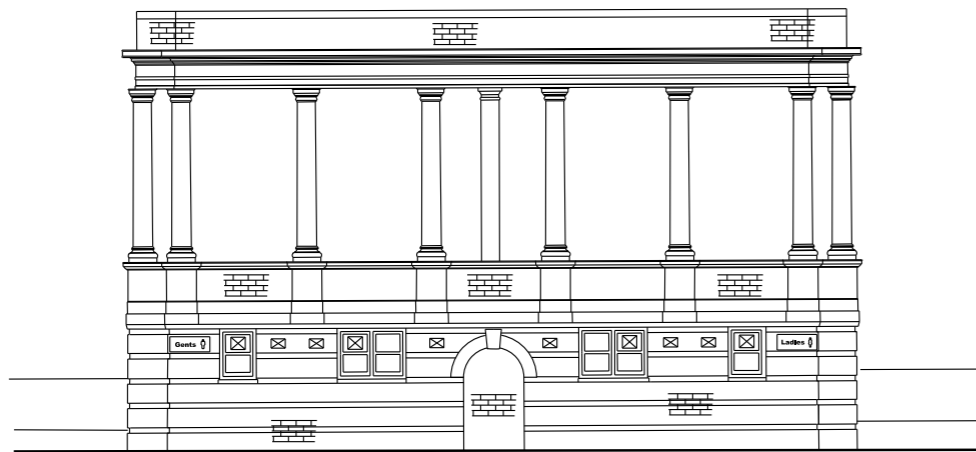
Existing site plan and levels



Existing Elevations



West Elevation

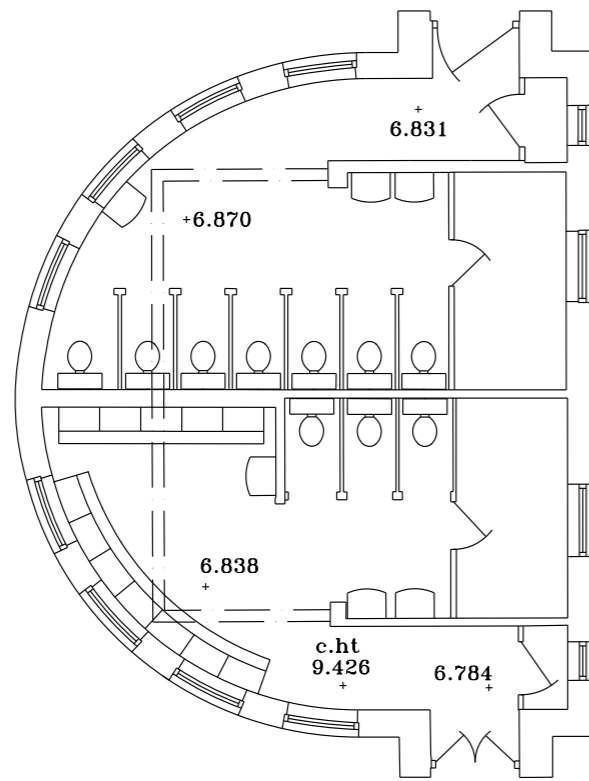


East Elevation

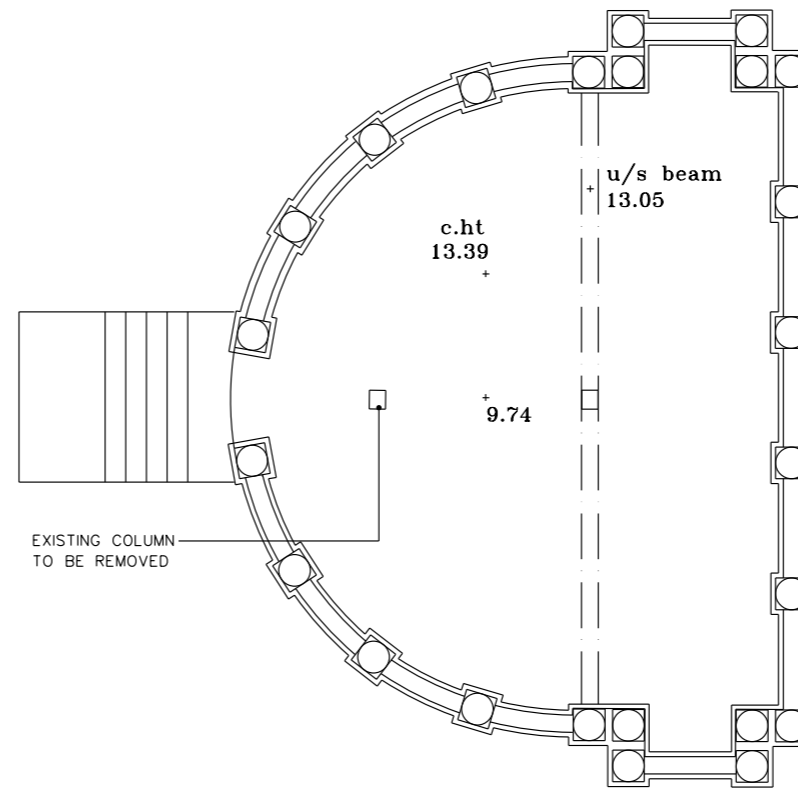


South Elevation

Existing Plans



EXISTING LOWER FLOOR PLANS



EXISTING UPPER FLOOR PLANS

Design Concept

CLIENTS REQUIREMENTS

- Ground floor accessible seafood take away facility with suitable arrangement for access through all seasons
- Exclusive high quality first floor new build restaurant and conversion of existing bandstand building into luxury bar with associated toilets at ground floor level.
- Improved access for the general public
- Visible from both coastline and Sea Road
- High quality materials
- Maximise views of coastline from restaurant

ARCHITECTURAL RESPONSE

- Creating a landmark building

The Design for the redevelopment and conversion of the Gandhi's Temple site is to be high quality, distinctive and instantly recognisable acting as a focus for the South Shields coastline.

- Complementing sea views

The aim is to complement existing views whilst also providing new views of the sea and surrounding area.

The proposed scheme includes significant levels of glazing to the upper floors. As a consequence, providing elevated new views out to sea and overlooking the existing coastline.

- Acknowledging site context

The Design will address the site's constraints and incorporate measures to protect the building from flooding, debris and high winds without compromising the design qualities of the scheme itself.

- Improving access to all

The Design will both protect and enhance the pedestrian experience.

- Improving Public Realm

Public realm and landscape improvements to all of the identified site.

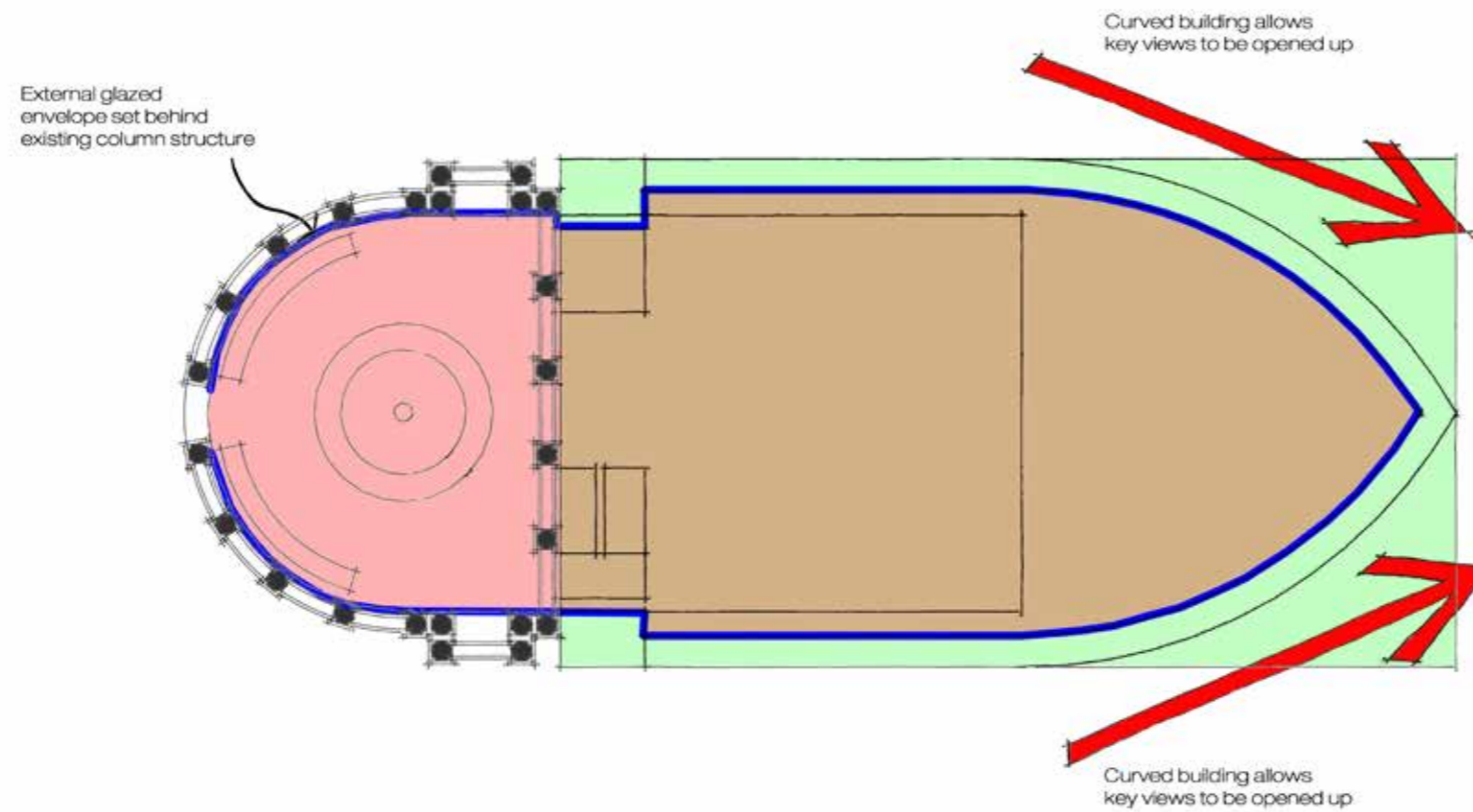
- Preserve and enhance existing building

The development will seek to preserve the special qualities of Gandhi's Temple as a key landmark Structure.

We proposed to use glazing as a sensitive external thermal barrier to the new build element of the proposal resulting in a sympathetic approach to the construction and retaining the existing features of the 1930 temple.

Design Concept

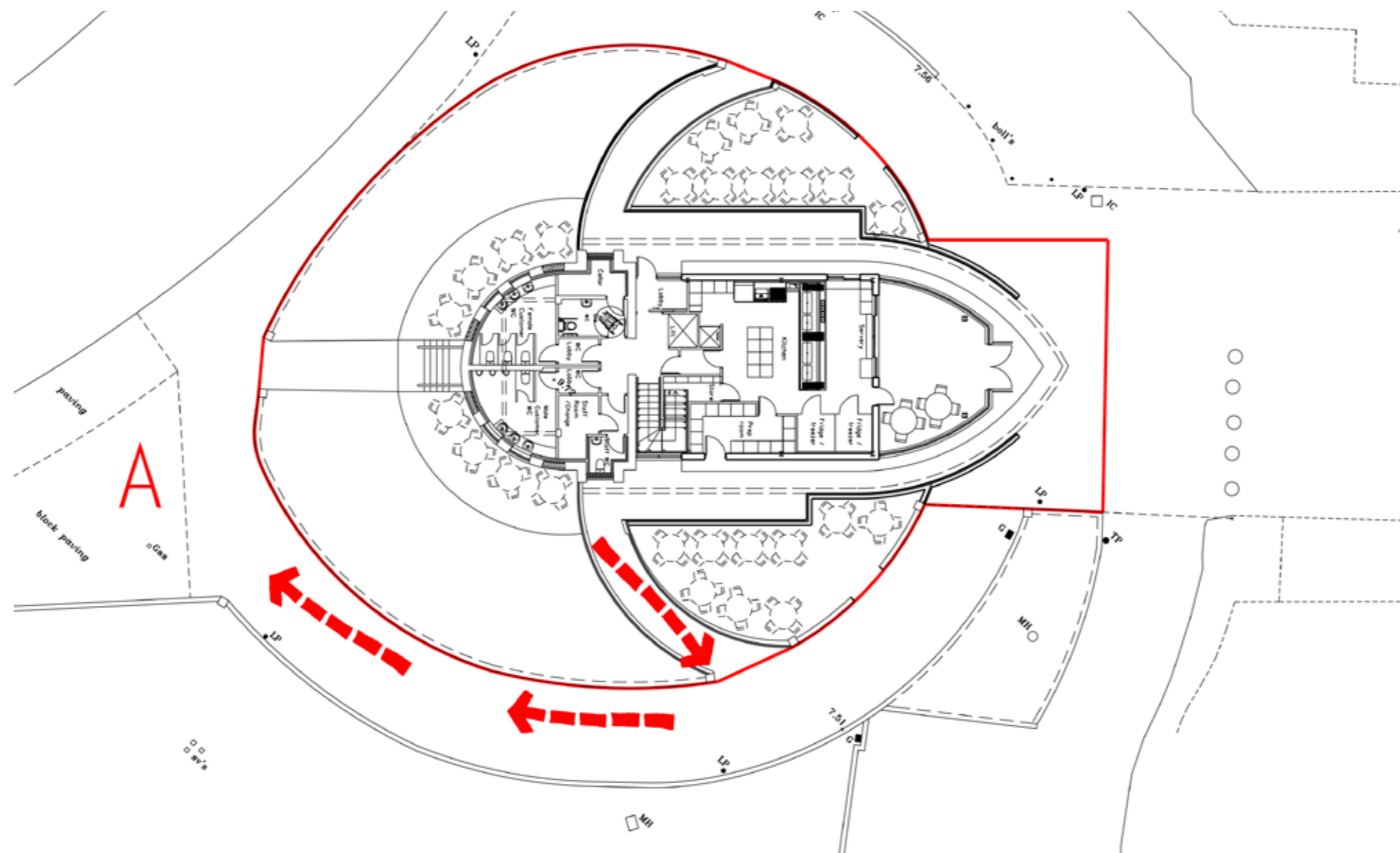
The shape of the new build element of the first floor restaurant areas has been created in such a way that help maximise the view from both within the building and also outside. By providing a curved facade this retains views of the ocean from Sea Road. This is demonstrated within the image below.



Design Concept

Refuse will be located to the rear of the building (South) to help screen this away from the public. The site plan illustrates a area where the 1200ltr bins which allows easy access from the kitchen area.

The below drawing illustrates how the bins will be moved on collection day and positioned on Sea Road to allow for collection (A). There is also an alternative route which allows the facility to utilise the same arrangement as the nearby public house and bin can be collected near their refuse area if necessary.



Design Concept

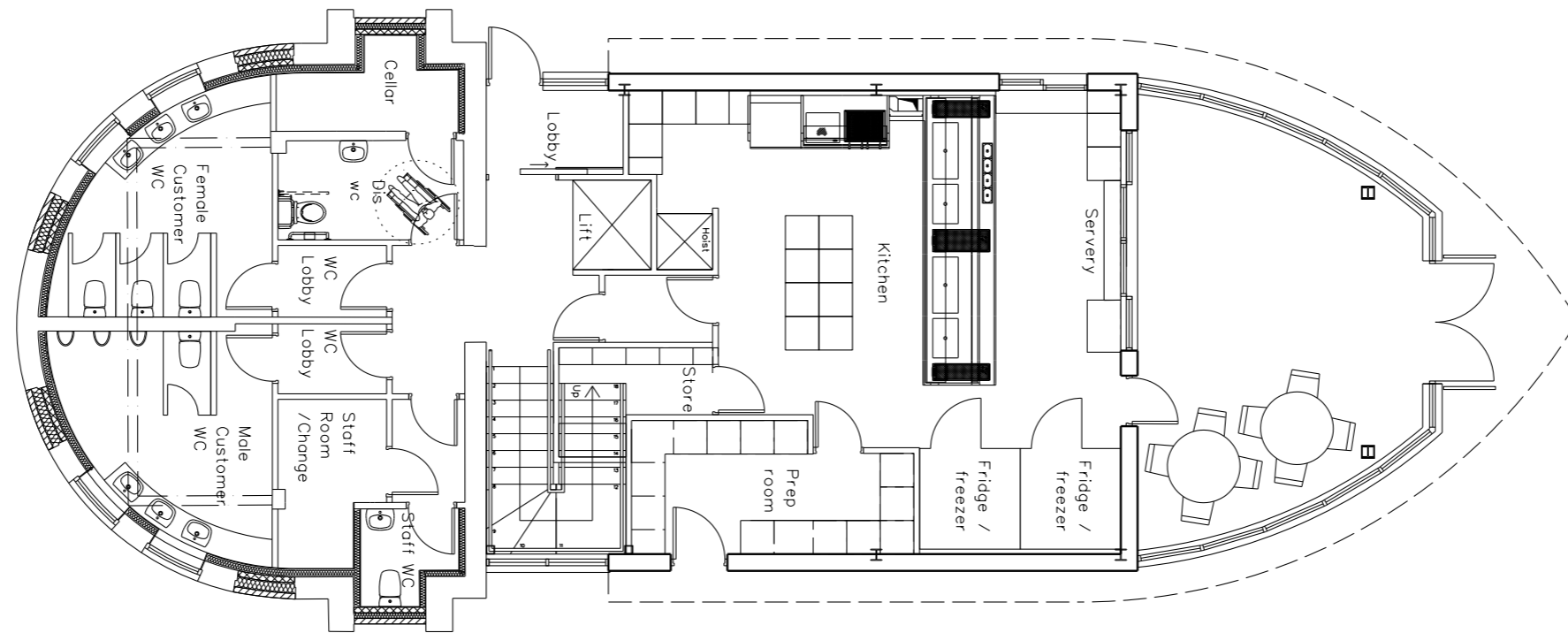
We feel that the proposal will have a positive impact on tourism as it will provide an iconic building at the end of the foreshore improvement works and as a result generate further interest in the Southern section of the promenade.

Car parking for the facility is available in the nearby pay and display car park as illustrated below.

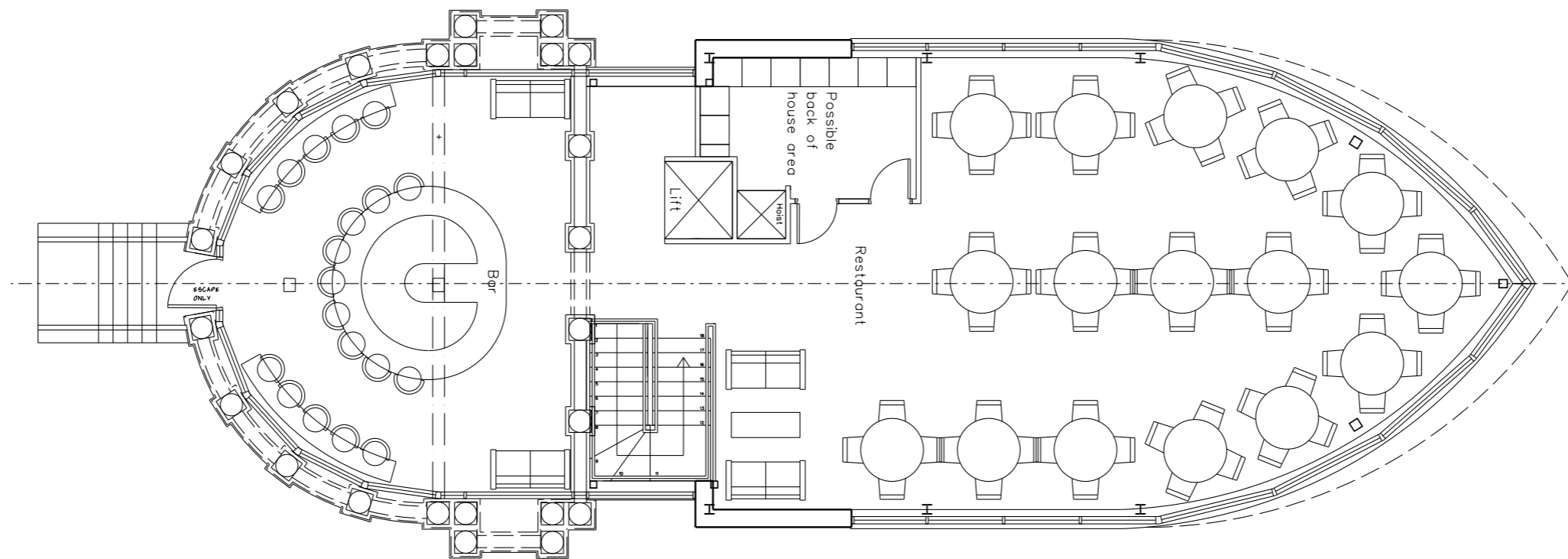


DRAWINGS

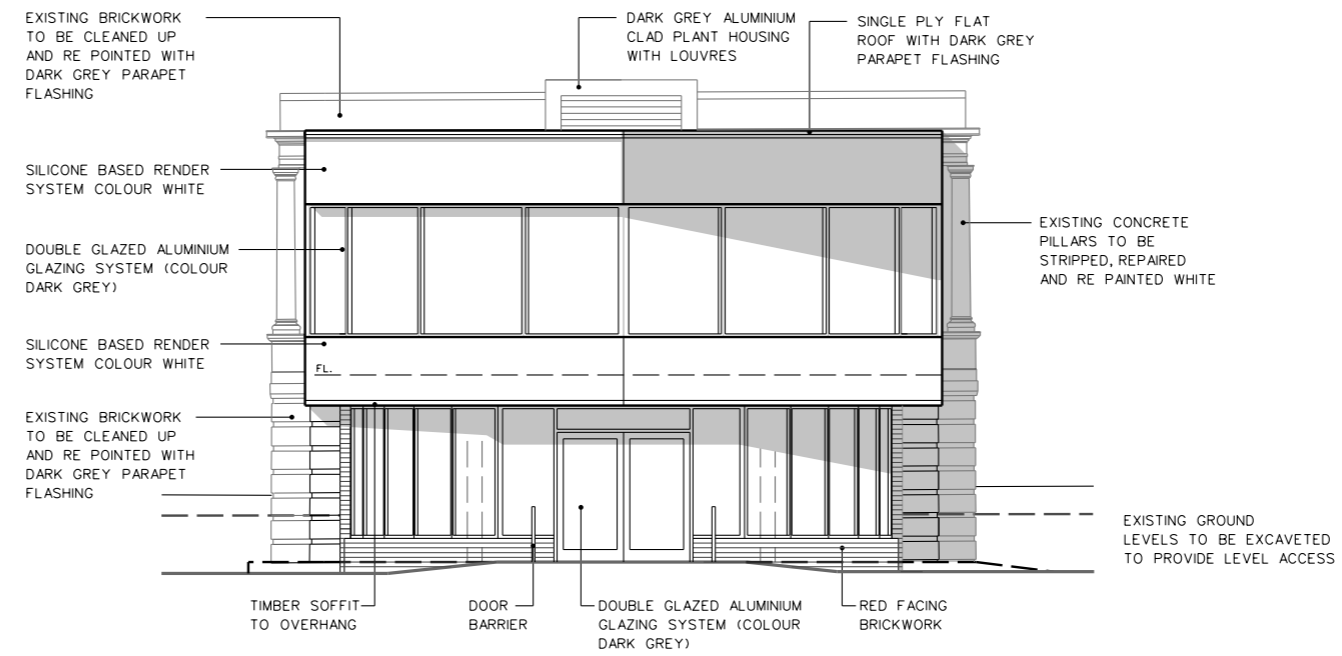
PROPOSED GROUND FLOOR



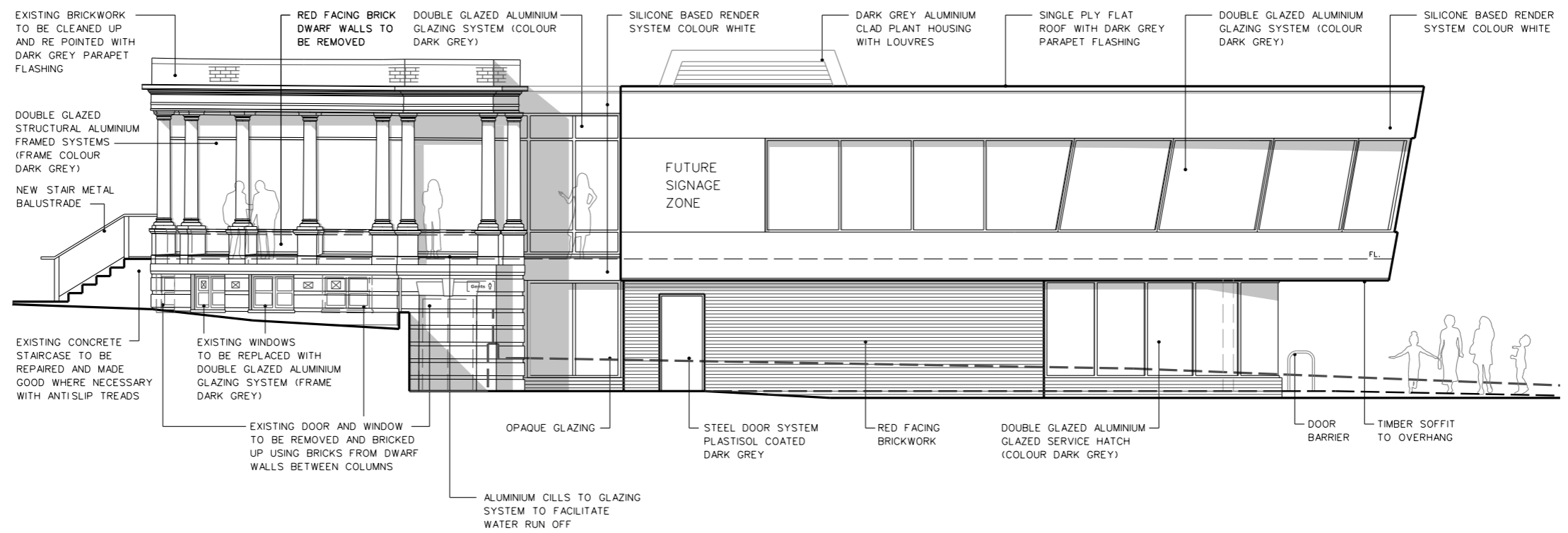
PROPOSED FIRST FLOOR



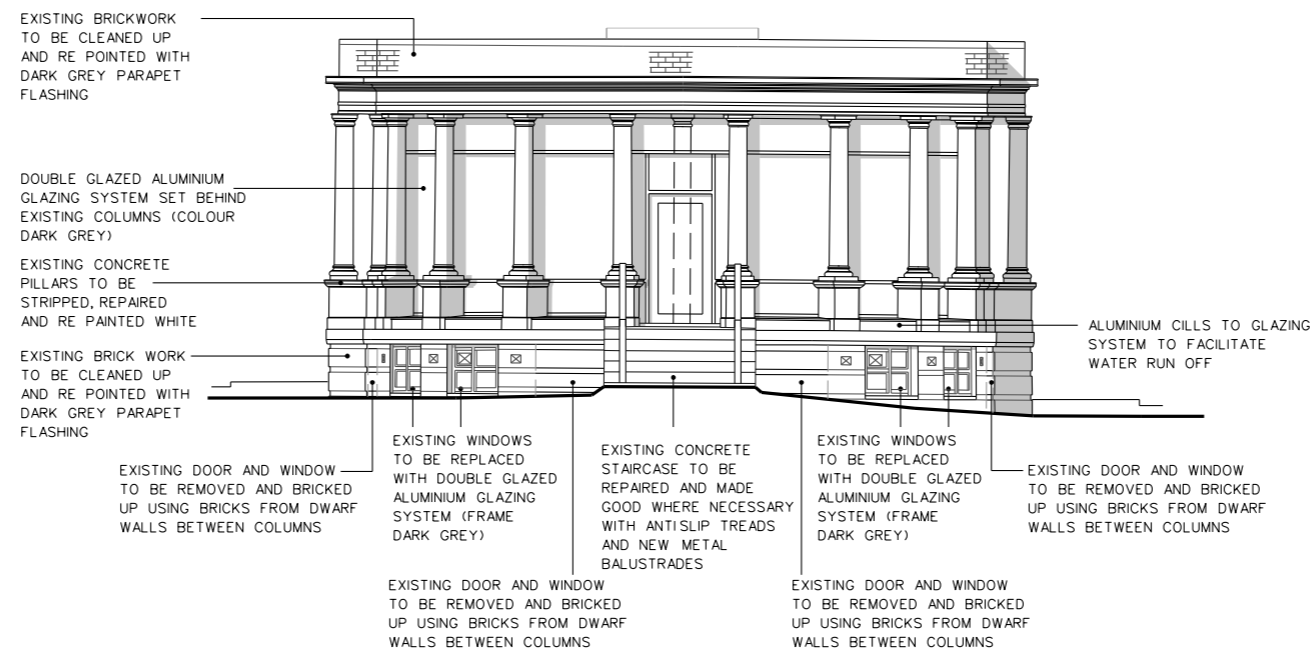
PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

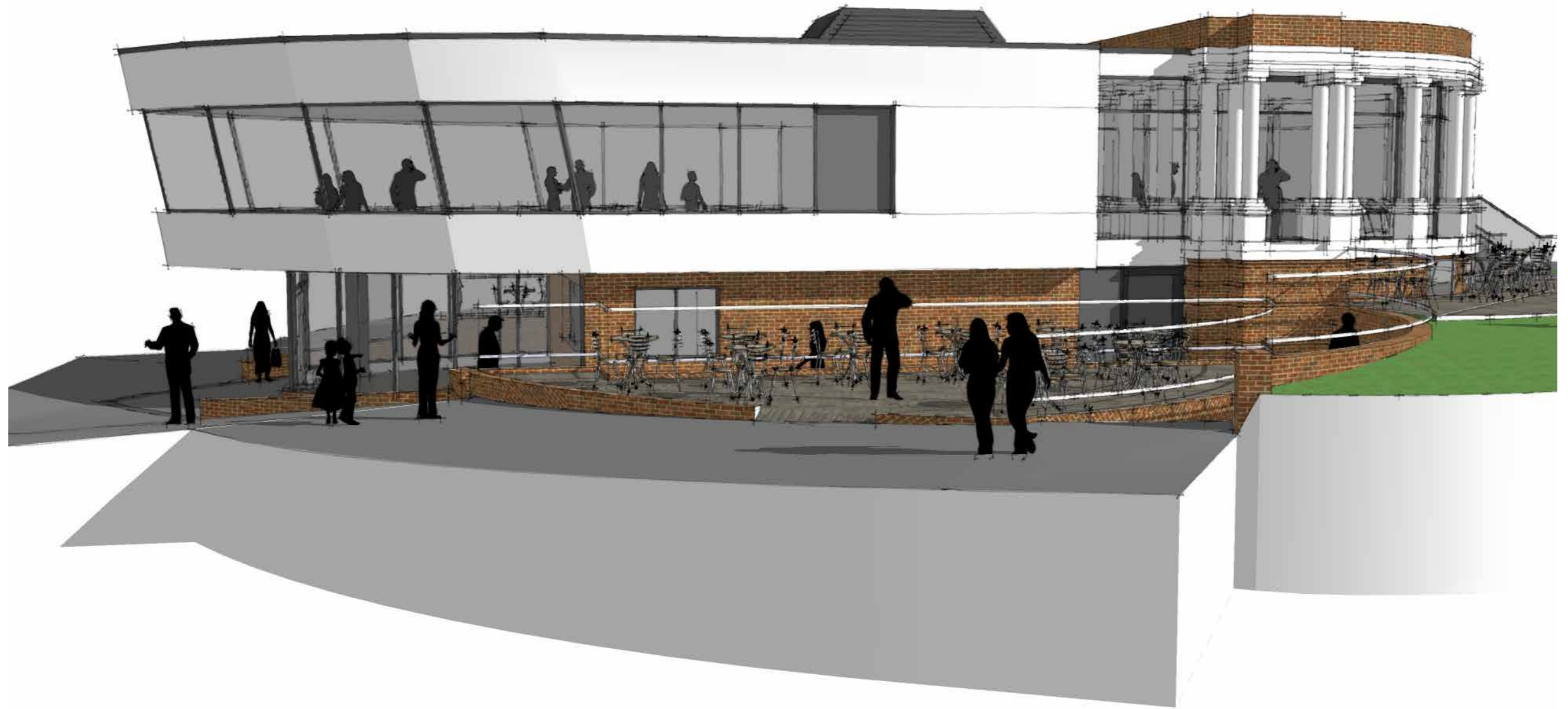


CONCEPT IMAGES



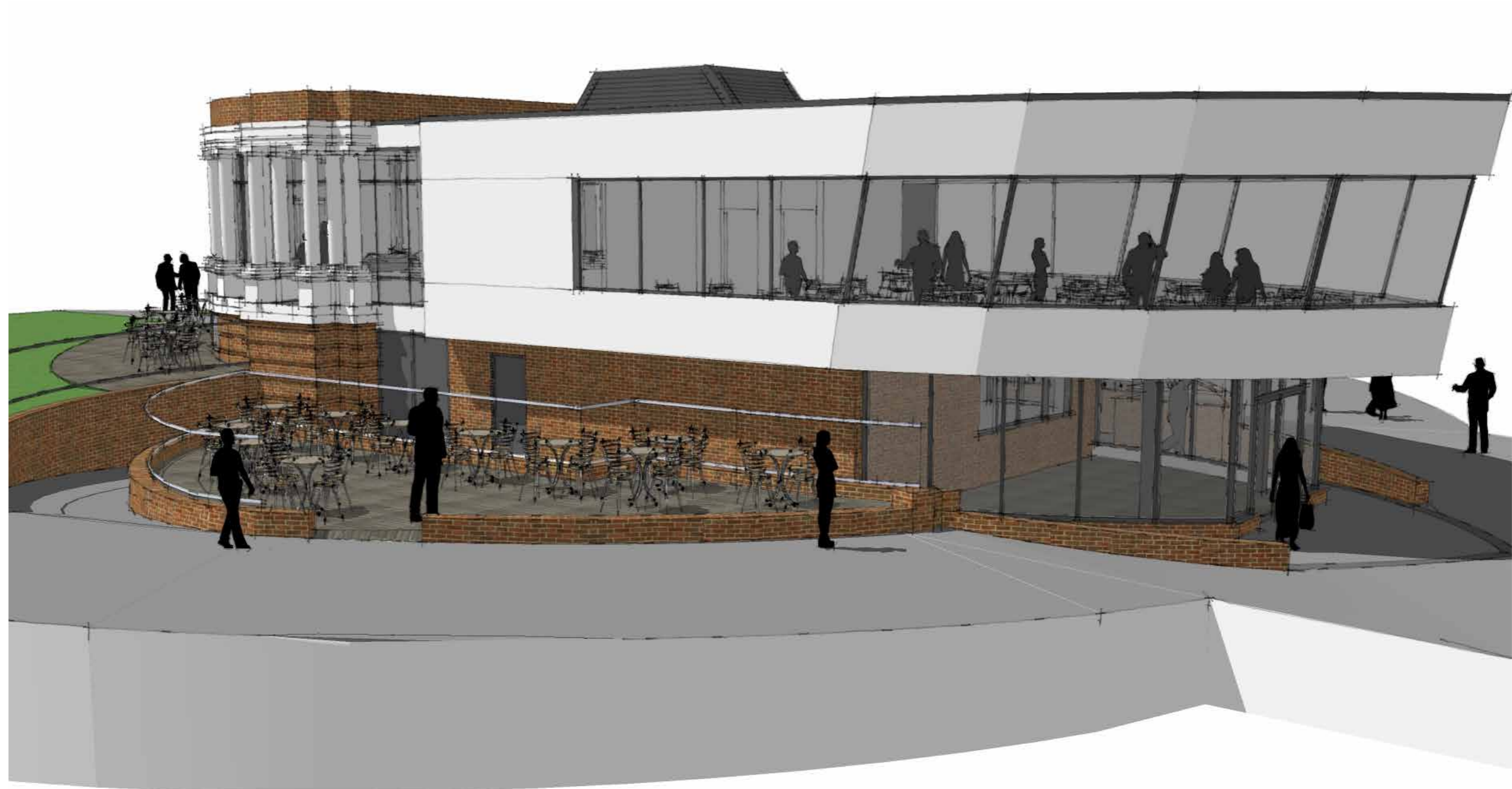
















CONCEPT MONTAGE



