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21/7/15

ACCESS AND DESIGN STATEMENT

PROPOSED FLATS AT THE FORMER BEACON PUBLIC HOUSE, 100-101 GREENS PLACE, SOUTH SHIELDS

The work proposed is the demolition of the vacant 'Beacon' public house and the construction of seven apartments which will include the use of part of the existing cellar area as living accommodation, with front boundary railings and light wells, the provision of 3no. parking bays, a refuse collection area, and a roof top garden to the penthouse accommodation.

The amount of development is as specified above - 7no. apartments on 4/5 floors due to the cellar and split levels created by the existing sloping site.

The layout consists of two bedsits on the lower ground level with kitchen/dining areas in part of the pub cellar. The cellar area will need to be deepened by 1m. to achieve a suitable head height. In any event exploratory excavations are expected to take place as outlined in the Archaeological Assessment attached.

The existing cellar hatch will be used to create a light well to the cellar area which will be mirrored in the construction of the second lower ground floor maisonette. Boundary railings will be provided to the frontage, similar to other properties in Greens Place.

At 'ground' level are 2 more apartments and the car parking and refuse provision outlined previously, All of the flats are characterised by balconies and largely glazed frontages, both to provide a limited amount of external amenity area and to enjoy the views of the river and Lawe Top.

There are 2 more apartments with a similar layout at first floor level and a penthouse apartment at 2nd floor level which incorporates a roof light access to a roof top garden which will be artificially grassed.

In terms of scale, current Building Regulations require level access, where it can be achieved, which together with the sloping site make it impossible to maintain original floor levels or to match to the floor heights of the adjoining dwellings. As a consequence, a deliberate decision was taken to provide modern storey heights and create a building which would totally differ from, and stand out from, the older properties in Greens Place, creating a visually prominent end to the terrace.

The appearance of the building will create a 3/4 storey frontage with dormers in the pitched grey slate front roof with the substantially glazed balconies previously referred to. The walls will have a crisp white render finish with contrasting dark grey frames and glazed balcony rails.

The pitched roof will mask the roof top garden to the rear, and the rear elevation will appear as 3 storeys, again incorporating a lot of glazing and balconies typical of this type of modern accommodation where sea/river views exist.



Regulated by RICS

Managing Director G. Craig M.R.I.C.S.
Company Secretary J. Craig
REGISTERED IN ENGLAND AND WALES
Company No. 4774134

There are no proposals for any landscaping as it is not considered practical to provide it, but no doubt the occupants will introduce planting in pots to the balcony areas.

Other relevant information:-

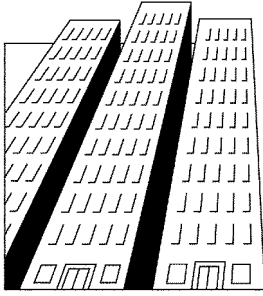
The public house has fallen into disrepair and has few or no original features, externally or internally, so its demolition is considered to be justified.

Due to its location near to the Town Centre and access to existing off street parking, public transport, cycle and pedestrian routes, there is not considered to be a need for additional parking.

An Archaeological Assessment has been provided and appropriate exploratory excavation will take place. Both the Archaeological Assessment and local knowledge indicate that the ground conditions are naturally clay and sand/gravel ballast. There is no evidence of contamination on the site and no further investigation is considered necessary in this respect.

The proposed development is located next to 103-107 Greens Place (Guillmot House) which is comparable in height and also of modern design. The new building is therefore considered to complement the existing townscape and is of a much more desirable appearance than the existing derelict public house. For these reasons it is not considered to adversely affect the setting of the Roman Fort.

It is recognised that the building proposed will differ in most respects from the existing properties on the remainder of the Greens Place Terrace (although some relevant materials and features are replicated), but this is a deliberate decision to create a unique building in this unique location, and is therefore considered to be justified.



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HERITAGE STATEMENT

PROPOSED FLATS AT THE FORMER BEACON PUBLIC HOUSE, 100-101 GREENS PLACE, SOUTH SHIELDS

A Heritage Statement has been provided due to the proximity of the proposed building to the Arbeia Roman Fort and Listed buildings/features in Greens Place/The Lawe Top.

The work proposed is the demolition of the vacant 'Beacon' public house and the construction of seven apartments which will include the use of part of the existing cellar area as living accommodation, with front boundary railings and light wells, the provision of 3no. parking bays, a refuse collection area, and a roof top garden to the penthouse accommodation (totalling four storeys above ground, including roof space accommodation).

An Archaeological/historical assessment has been provided which confirms that the public house has fallen into disrepair and has few or no original features, externally or internally, so its demolition is considered to be justified.

The site is located approximately 30m. diagonally way from the rear corner of the site of the Roman Fort and is located next to an existing 3 storey residential block. As such it has no direct effect on the setting of the Roman Fort, and given that the existing public house has an inappropriate and untidy appearance, particularly to the rear, it could be considered that its replacement with a modern residential block is an improvement to the existing situation.

The Listed houses in Greens Place are located further along the same terrace and are therefore unaffected by the proposed development.

As such the proposed works are considered to contribute positively to the street scene, are not considered to have any adverse impact on the Roman Fort or Listed Buildings, and are therefore considered to be justified.



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