

8 Derby Terrace, South Shields
Planning Proposal Covering Letter 8th Sep 15
Dr Michael Maughan

This document is designed to give background information for the former Unitarian Church building on Derby Terrace, South Shields.

Proposed use of the Lower Ground Floor

The building is currently classified as a D1 non-residential institution and accommodation is over three floors. The lower ground floor comprises four separate office rooms, twin WC and kitchen area and has its own separate entrance accessed via an enclosed courtyard area. We propose converting the lower ground floor to B1 Light Industrial use to accommodate the offices and electronics workshops of local technology company MAC SciTech Ltd, a company owned by the applicant, Dr Maughan, the property will be used for the daily tasks of MAC SciTech which will include electronic repair, design, CAD work and light industrial tasks which are compatible with residential areas as well as electronic R&D and general office administrative tasks all of which uses fall into the categories B1a-c. The business component of the building will total 148sqm.

MAC SciTech Ltd currently has offices in Bede Industrial Estate, Jarrow, employs three members of staff and has been trading since 2013, and for the four years prior to 2013 Dr Maughan ran an electronics and technology company, MAC Electronics, as as Sole trader. MAC SciTech currently has fully owned intellectual property for novel electrochemical energy storage technology and fuel cell technology and a wide range of clients including several multinational companies and the Ministry of Defence. Dr Maughan plans to use this new premises to continue to grow the business and exploit the technologies it owns.

Proposed Use of the Ground Floor and First Floor

The ground floor comprises a kitchen, main hall and meeting room as well as twin WC and entrance lobby with entry to the building via the main church front door and access to the rear yard via stairs to the rear door. Stairs lead to the lower ground floor and first floor. The first floor comprises two office rooms with Velux windows. We propose conversion of the ground floor and first floor to C3(c) residential use for a single family. Changes to the internal building will include conversion of one of the WCs on the ground floor into a family bathroom and the offices on the first floor being refitted to two separate bedrooms as shown in the attached plans. A partition and lockable fire door will be installed to the staircase leading to the lower ground floor. Repairs and renovation of the

exterior of the church will include the repair of the main church door and repairs to existing slate roof, repair and maintenance of brickwork and pointing where necessary. The residential component of the building will total 174 sqm and be accessed via separate entrances to the downstairs business component.

Double gates will be installed to the rear of the property to allow off-street parking for two cars and a storage area for wheelie bins.

Conclusion

To summarise, I feel that this building presents the ideal opportunity to create a new and distinctive residence in an area of South Shields which is currently composed of a mixture of residential, community and commercial buildings. The business component will bring more employment to the town centre in a company which works in areas of science, electronics and technology. I am excited about the South Shields 365 project and this building is on the edge of that development. Currently our visiting clients, such as representatives of the MOD, tend to take hotels and are entertained in Newcastle city centre but I can imagine a time where we can entertain visiting UK and international clients in a newly modernised South Shields and offer top class overnight accommodation at the hotel complex proposed by the 365 project nearby.