

DESIGN & ACCESS STATEMENT

PROPOSED CHANGE OF USE AND CONVERSION OF PROPERTY TO A RESTAURANT ON THE GROUND FLOOR AND FIRST FLOOR 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 A5.

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 September 2015.

Existing use: Class use A1 shop over 3 storeys

Proposed use: Class A3 restaurant, snack bar or café on ground floor and first floor, Takeaway A5 on ground floor only.

Footprint of site: Approx 161.5sqm

Scale: Proposed Class use A5 (ground floor) area – 149sqm footprint
Proposed Class Use A3 ground floor, first, – 157.5sqm footprint
(Second floor used for storage)

Designation of site: A5 ground floor and A3 Ground and first floor.

Level site with private level access to A3 restaurant from Ocean Road and delivery from rear lane. 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, the plans allow wheelchair access to the ground floor only.

Natural features

There are no natural features of note within the site boundaries. Drainage will be taken to existing public sewers.

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 and A5 take away.

Development type.

Class A3 restaurant, snack bar or café on ground floor and first floor and takeaway on ground floor. The requested opening times of the Restaurant are 12pm – 5am. 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.

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 an A3/ A5 restaurant / café, carry out facility typical of the ground and first floor premises along Ocean Road.

Public Consultation:

There has been no public consultation.

DESIGN PRINCIPLES

Consideration to SPD 21: Locally Significant Heritage Assets

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Layout

Internal arrangement on ground floor A3/A5 unit to comply with Part M and the Equality Act (BS8300).

Fit out to comply with Approved Document B.

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.

Alan Holmes DipSurv, MRICS, MCIAT, MCIQB