

Design and Access Statement

Vacant Mecca Bingo Club
52 - 60 Dean Road
South Shields
NE33 4DZ

Project: Proposed conversion of Vacant Mecca Bingo Club to form 5 commercial units and 56 self contained residential apartments to 52 – 60 Dean Road, South Shields NE33 4DZ

Our Ref: L015010

Date: October 2015

DESIGN AND ACCESS STATEMENT

1. The Application

This Design and Access Statement has been prepared to accompany an application for the conversion of the vacant Mecca Bingo Club to form 5 new commercial units and 56 self contained residential apartments to 52 – 60 Dean Road, South Shields.

2. The Site / Buildings

2.1 Location

The property is situated on Dean Road in the town centre and approximately 3 miles east of Jarrow.

2.2 Context

The property is a five storey brick built building which was opened in 1935 .

2.3 Features

The property is brick built with prominent feature stone surroundings to windows on the upper floors.

2.4 Social Context

The proposed amendments will have no significant adverse impact on the amenities of neighbouring properties or local residents. The renovation of this dilapidated property could, in fact, uplift the area.

2.5 Economic Impact

The proposed amendments will have no adverse impact on the local economy. The development will provide a range of low cost family houses of different sizes, types and design, and it is expected that the development will be within reach of most of the local community even with less than average earnings.

3. Heritage Statement

The Regent Cinema was opened on 21st October 1935 with Leslie Howard in "The Scarlet Pimpernel". Described as 'South Shields' Super Luxury Cinema', it was built for and operated by the independent chain Thompson's Enterprises Ltd. of Middlesbrough. It was designed in a Neo-Classical style by architect John Cecil Clavering of architectural firm J.H. Morton & Son.



The Regent Cinema had a fully equipped stage, with fly tower, which was put to good use over the years.

On 24th May 1943 a 500kg bomb fell on Dean Road causing extensive damage to shops, houses and the Regent cinema.



The cinema was closed in September 1966, and immediately was converted into a Mecca Bingo Club, which closed on 14th September 2014. The building has remained vacant to this day.



4. Consultation

Pre Application Advice was given on 14/10/2015, reference ST/0817/15/FENQ.

5. Design

5.1 Accommodation

The Ground floor will be retained as Commercial and the upper floors will comprise 56 new self contained apartments. Bin stores are located within an existing fenced compound close to the car park area. Bicycle parking has also been provided within the car parking area.

5.2 Appearance

The main frontage of the property will be cleaned up and windows to be replaced with new giving new life to this vacant property.

6. Access

Access to the property has not been altered. All existing pedestrian entrances will be retained. The site is sustainable due to its close location to major local transport routes, shops, schools and other local amenities.

6. Planning Policies considered

Paragraph 14/15 of The National Planning Policy Framework places a presumption in favour of sustainable development and states 'development which is sustainable should be approved without delay'.

ST1 Spatial Strategy for South Tyneside (LDF Core Strategy) sets out the spatial strategy for the development of South Tyneside to ensure that development maximises the community benefits of regeneration including maximising the re-use of previously developed land in built up areas whilst avoiding or minimising environmental impacts and congestion and safeguarding natural and cultural assets, and that the use of planning obligations is essential to the delivery of the overall strategy. The proposal includes 5 Ground Floor Commercial Units with the upperfloors being converted for apartments which conforms to ST1.

ST2 Sustainable Urban Living (LDF Core Strategy) promotes the highest standards of design, environmentally sound practices, (including on site generation of renewable energy) and sustainable drainage, gives priority to alternative modes of transport to the private car, addresses the need to design out crime and eliminate the fear of crime and promotes biodiversity interests. The proposal provides suitable use of a vacant property using an existing drainage system, is located within the town centre close to local public transport networks with residential properties accessed via separate entrance lobbies within a building that also incorporates commercial to eliminate the fear of crime providing a positive contribution to the local area. Therefore the development conforms to ST2.

DM1(J) Energy Efficiency and Resilience to the Affects of Climate Change (LDF Development Management Policies) is to ensure that developments are designed to achieve lower carbon emissions and to have greater resilience to the affects of climate change. The proposal is to convert the building for commercial and residential use, therefore all thermal elements will be upgraded to conform to the current building regulations to achieve lower carbon emissions. Therefore the proposal conforms to DM1(J).

7. Summary

The scheme will not have a detrimental effect on the external appearance of the Building and will not affect the integrity of the existing structure. Every effort has been made to match existing features.

The building has been a prominent focal point in the local community since it was built 1935 and with it being vacant since September 2014, the proposal will put the building back in to good use for the local community. This building in its current state is in urgent need of regeneration which would benefit the area as a whole and this proposal should be encourage.

Therefore it is considered that the proposed scheme is acceptable and we would respectfully request that the council support the proposals by granting planning permission.