

Sustainable Urban Drainage (SUDS) 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: Feb 2016

SUSTAINABLE URBAN DRAINAGE (SUDS) STATEMENT

1. Introduction

The use of Sustainable Urban Drainage (SUDS) within built up Urban locations becomes difficult and in some cases unviable than in less densely developed locations. The existing Mecca Bingo along Dene Road, South Shields is situated within a highly developed area.

2. The Existing Site.

The existing Mecca Bingo was originally designed as a Cinema for the Town folk of South Shields in 1935. The property is situated in the town centre and surrounded by a mix use of properties, tarmacadam carparking, tarmacadam roads and flagged pavements. The existing building is connected to the existing mains drainage for both Foul and Surface Water.

3. The proposal.

The change of use of the existing building to accommodate ground floor commercial units and upper floor apartments is intended to serve and uplift the area. Low cost family homes in the area are in decline and this development hopes to offer an element of Affordable homes and low cost housing. Within this densely developed area, the use of SUDS would be unrealistic and potentially commercially unviable. The cost of incorporating SUDS would increase the cost of the development therefore increasing the cost to the end user which intern results in not being able to provide low cost housing in an area where low cost housing is already in decline.

4. Summary

The use of SUDS within this built up Urban location would be very difficult and costly to incorporate and would result in this development becoming unviable, thus resulting in the loss of much needed affordable homes and low cost housing in the area.