



Gary Craig Building Services Ltd.

Registered Office:
10 Fulmar Walk
Whitburn
SR6 7BW

Tel: 01915294964
Fax: 01915294142
Mob: 07941525602

Email: gcblldgservices@fiscalii.co.uk

17/3/16

ACCESS AND DESIGN STATEMENT

PROPOSED 'CYCLE HUB', SITE OF FORMER 'FRANKIES' CAFE, SEA ROAD, SOUTH SHIELDS

The work proposed is the construction of a timber cabin to provide a bicycle hire service, bicycle servicing and repair, and a small cafe (A3 Use) with provision to take away hot and cold food (A5 Use).

In terms of Access, an entrance ramp and double doors are to be provided with no/low level thresh.

The cabin is intended as a temporary solution to accommodate the cycle hub. Future proposals may include a more permanent replacement building occupying the footprint of the former 'Frankies' cafe.

The amount of development is a single storey timber cabin measuring 9.2m.x3.5m. designed to look like three beach huts in keeping with its seaside location.

The internal layout has not been fully determined, but the unit is quite small so cooking will be on a domestic scale with only a few tables and chairs to be provided.

Cycle racks of an agreed type (Sheffield or similar) will be provided in front of the building for up to 40 cycles, but no covered cycle storage is proposed due to the risk of vandalism when unattended.

The scale of construction is limited to a single storey with a maximum height of 3.7m. By dividing the building with three roof peaks the scale and height of the building has been kept to a minimum.

The appearance, as previously stated, is intended to replicate the look of three traditional beach huts with the intention of making a bright and positive impact on this locally important site.

No landscaping is proposed, preference is given to maintaining the natural landscape of the beach side location.

The cycle hub is currently located in a rather cramped and inconspicuous location under the nearby elevated walkway. The 'Frankies' location will make the operation more visually prominent and include the new provision of simple refreshments for the patrons of the cycle hub and other visitors/passers-by.

It is envisaged that in peak season the hub will be open form 7.30.a.m. to 8.00p.m., 7 days a week, creating up to three full time jobs.

The cycle hub is seen as a valuable community facility, and it's relocation to the 'Frankies' site should help to expand and improve the service to benefit both visitors to South Shields and local residents.

The site is being made available with the full knowledge and support of the Council's Regeneration Team who recognise the benefit of having cycle hire and a meeting place for cycle enthusiasts available from this location.

As previously stated, catering will be on a limited/domestic scale. There is no proposal to install a commercial cooking range or extract flue that would in any event spoil the appearance of the building.

The intention is to provide hot and cold drinks and sandwiches and a limited amount of hot food such as burgers and the like.

The applicant will undertake to provide litter bins and carry out a 'litter pick' at the close of business, and dispose of their own refuse. Deliveries would be very limited in nature and would be made off-road from the adjoining car park.

For all of these reasons the proposed development is seen as a positive addition to the vitality of the promenade, providing a eco-friendly, community based, facility which will benefit local tourism, and is therefore considered to be justified.