

Design, Access & Flood Risk Statement

**Proposed Alterations &
Extension to Guest House,
3-5 Lawe Road, South Shields**

Rev C Jan 2017

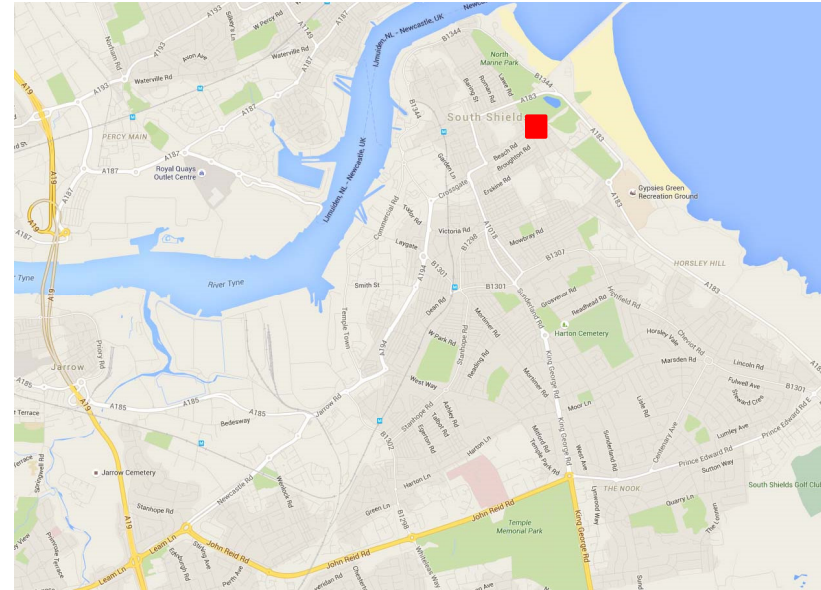
Introduction

This Design and Access statement is provided to accompany an application for full planning permission for Extension and Alterations of an existing Guest House at 3-5 Lawe Road, South Shields.

Site Location

The site is located at the southern end of Lawe Road, South Shields at the junction with Ocean Road. To the immediate East is North Marine Park and beyond this 300m away is Littlehaven Beach.

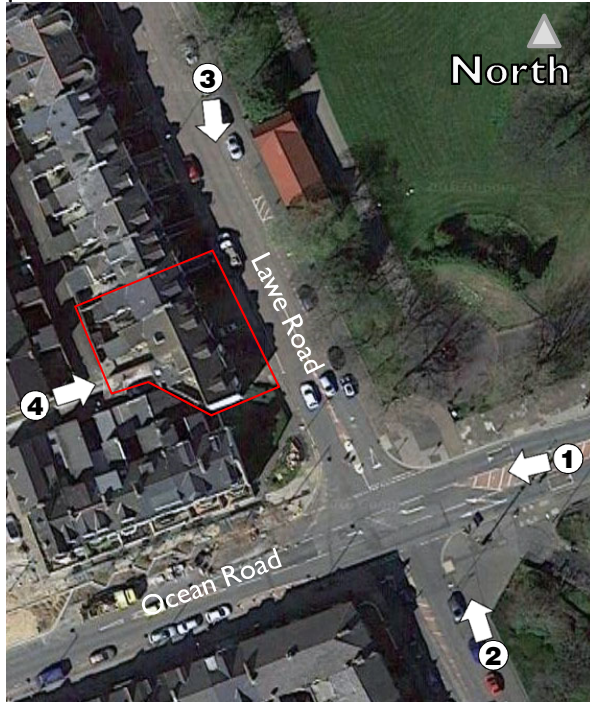
Lawe Road continues North from the site up to the Lawe Top with commanding views over the River Tyne. To the South East is South Marine Park and to the West are a series of terraced streets and rear lanes.



Existing Context

Lawe Road is the Easternmost extent of South Shields town centre, beyond which is the North and South Marine Parks and the harbour and beaches. The site is at a key position on the junction of Lawe Road with Ocean Road, the latter provides the main thoroughfare from the town centre to the harbour and is densely populated with bars, restaurants and Guest Houses serving the tourist industry.

As such the site has an important role to play visually and economically in the area in terms of its prominence and its contribution to the tourist and visitor offer. Additionally the site plays a key role in the streetscape of Lawe Road as the southern extent of the terrace of 3 storey properties which front onto the North Marine Park.



Existing Plans Elevations

The existing site area is 464m² (0.0464Ha) the existing building is three storeys with a further roofspace level.

The existing walls are painted render and stone details to the primary elevation to Lawe Road with facing red brick at the rear elevation to the lane (see photos right and below) Existing windows are a mixture of timber and uPVC, the roof is interlocking concrete tile.

There is there is no boundary wall to the eastern area fronting on to Lawe Road, instead this has been hardsurfaced into a parking forecourt.

As the site plan below there is room for 4no standard sized spaces although there is evidence to indicate that more than four cars have been parked historically resulting in encroachment over the footpath.

The building has been unoccupied for several years and is falling into disrepair. Additionally the open court frontage is at odds with the general streetscene of private gardens to Lawe Road and the wider context of environmental improvement through extensive hard and soft landscaping to Ocean Road.

The site in its current state detracts from this initiative.

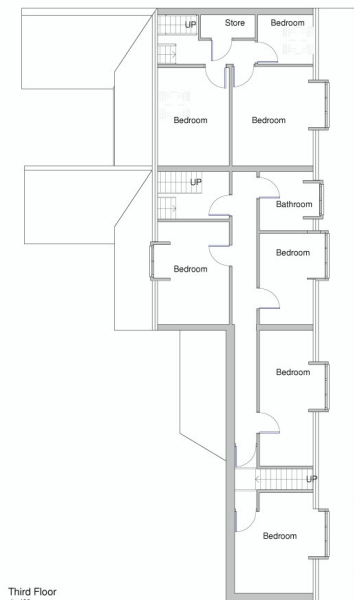
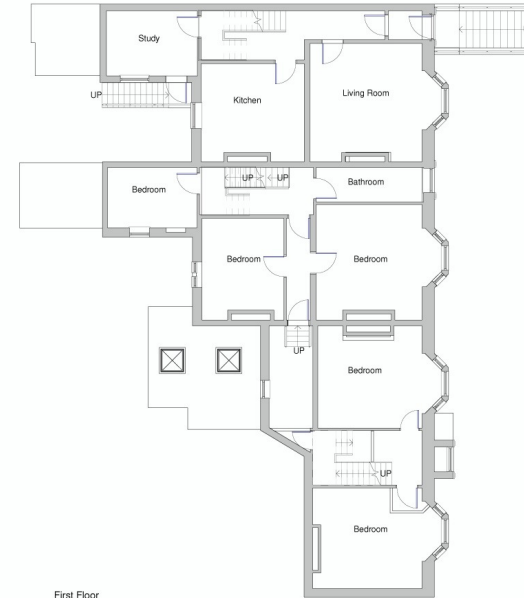
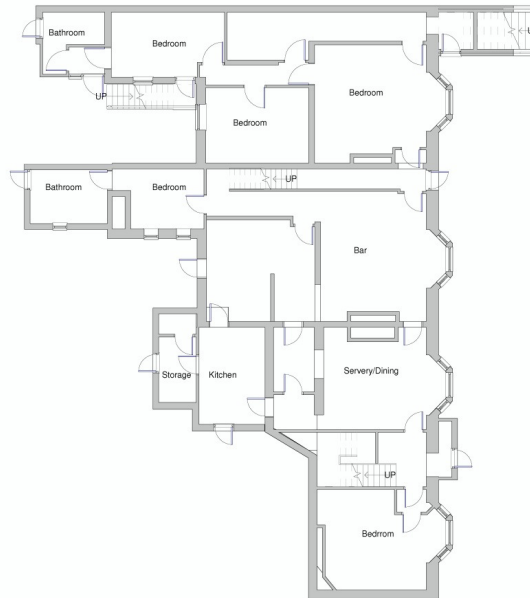
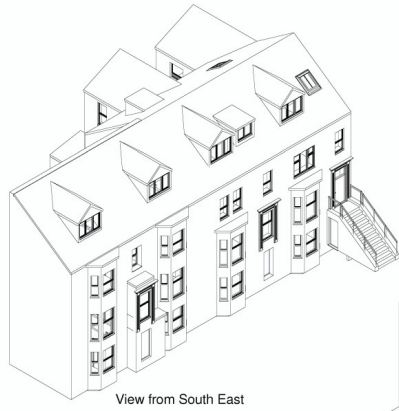


Existing Plans

The existing layouts clearly indicate the ad hoc historical conversion of the property from 3 different postal address 3,4 and 5a Lawe Road. To form the Guest House of 20 bedrooms. Additionally the proposal is for the existing 5 bed dwelling at 5 Lawe Road to be incorporated.

The existing 3d views below indicate the disjointed nature of extensions and alterations to the property. First floor door openings and surrounds are visible although the external stairs serving them have been removed.

There are several ground floor rear offshoots of very poor build quality and the principle ground floor level is approximately 600mm below the entrance levels negating suitable disabled access.



Proposed Plans

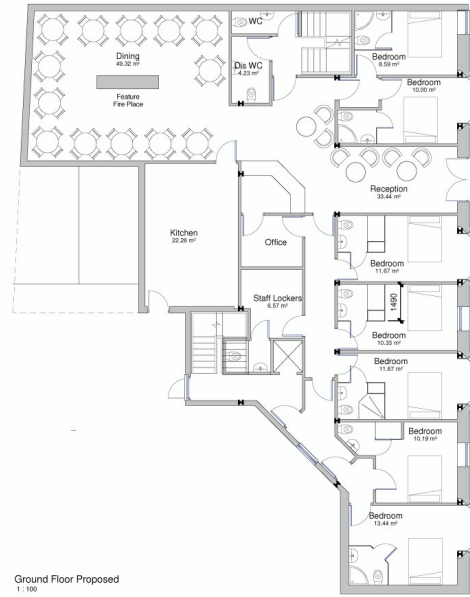
The proposal is to completely strip out the interior floors of the existing Guest House and replace with a new internal structure with purpose designed concrete floors to create a refurbishment to newbuild standards of quality and acoustic separation providing 43 rooms of unparalleled quality to the local offer.

The new arrangement will stay within the maximum extents of the existing envelope and involves a simple re ordering of the roof space dormers in favour of gables and increase in height of existing offshoots to the rear.

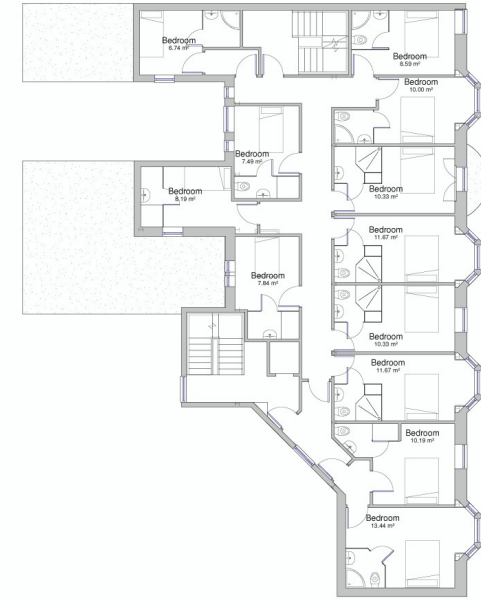
The design respects the existing privacy distances between habitable windows while providing the increased level of accommodation through more efficient floor to floor levels resulting in a lower third floor level than the existing.

This floor replacement strategy also allows the development to provide level access for the disabled which is augmented by the provision of a platform lift for the upper floors.

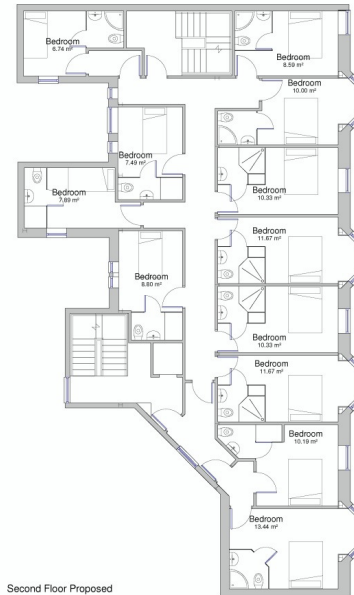
The site planning seeks to obviate parking issues of cars over the footpath by providing a new boundary wall and recreating the original garden feature. Existing car parking will be maintained and augmented with by re-introducing roadside parking spaces



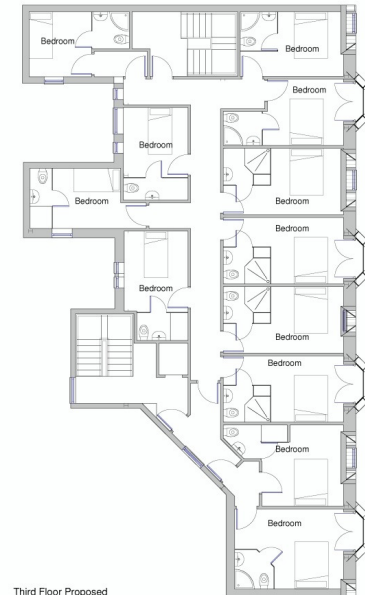
Ground Floor Proposed
1 : 100



First Floor Proposed
1 : 100



Second Floor Proposed
1 : 100



Third Floor Proposed
1 : 100

Proposed Scale & External Appearance

The external form and appearance seeks to augment the strengths of the original by creating a stronger rhythm of bay windows capped with a gablet and formed into a balcony to the third floor rooms taking a cue from the existing gablet and extended bays at the other end of the terrace as the photograph below.

The provision of a new boundary wall and landscaped garden seeks to provide an overall environmental improvement that is consistent with the ongoing landscaping works in the area



East Elevation
1 : 200



North Elevation
1 : 200



South Elevation
1 : 200



West Elevation
1 : 200



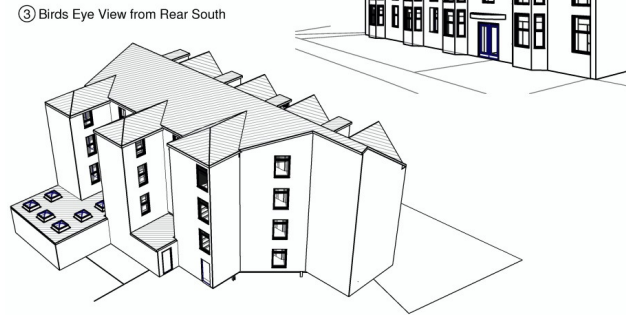
North Elevation 2
1 : 200



① View from Lawe Road South



② View from Lawe Road North



③ Birds Eye View from Rear South



Parking and Servicing

The existing in curtilage parking spaces are proposed to be expanded through the partial demolition of existing box bay adjuncts to the building in conjunction with the additional space provided by unit 5, the existing resident only parking area of which is proposed to be removed and a new drop kerb provided to access the 2no additional parking bays within the curtilage.

In addition a further 2no spaces are proposed to the rear, these spaces are cut into the curtilage to provide a 6m backing out area across the Keep Clear section of the Highway to provide compliant access. These 11no in curtilage spaces are compliant with town centre levels of parking as defined in SPD6 which applies a reduction in parking to 25% of that required in out of town areas reflecting the greater availability of sustainable transport to town centre development.

While the exact position of the town centre boundary is unclear from the pdf documents available online it would appear that at least a part of the site is actually on if not within the boundary. What is very clear is that the site benefits from access to the same transport infrastructure as the other existing Guest Houses located only a few feet away and has two bus stops within 30m of its primary entrance, as such and reflecting the comments made regarding National policy within SPD6 the application of the town centre parking level ratio is entirely appropriate for this application.

Notwithstanding the in curtilage parking provided and discounting all resident spaces and those on Ocean Road used by existing Guest Houses there are almost 150 spaces available with 3mins of the site to the Eastern side of Lawe Road and Seaview Terrace and Haven point car park ensuring no loss of amenity to existing business and residents.

The proposed floor level adjustments provide a marked improvement in the existing servicing arrangements allowing some if not all of the servicing to take place from Lawe Road due to the newly created level access.

Contamination & Flood Risk

The site area is less than a hectare and as such does not require a formal Flood Risk assessment. The site does not lie in a flood zone as indicated on the EA map below. The existing use as a Guest House is maintained and the proposed conversion of the dwelling at 5 Lawe Road does not create any flood risk concerns.

Although the site area is small with a very limited external area the application includes a Contamination Desk top study in accordance with perceived potential risk emanating purely from the residential use.



Conclusion

The existing derelict Guest House is an eyesore and as such is detracting from both the economic and environmental aspirations for the area. The application has received strong support as the letters submitted by local residents and businesses.

The proposal represents a major investment to boost the tourism offer in the town and provide a significant improvement to the perceived quality of the streetscape at a key junction of the sea front route. Additionally the proposal involves an increase in economic activity through local employment and services.

The form and design seeks to transform an incongruous existing elevation into a cohesive whole to make a positive contribution to the streetscape of Lawe Road and the retention and upgrading of the existing building represents the least possible environmental impact in creating quality additional accommodation to the area

The development improves on the existing in curtilage car parking to a level consistent with Town Centre requirements for a new built property despite it being an existing building and use.

The development does not involve any increased flood risk to the surroundings and there is no loss of amenity to existing neighbours as a consequence of the proposal.

The proposal complies with national policy with regards to sustainable development and presents an opportunity to secure this site as a sustainable asset to the local offer and deliver substantial improvements in the streetscene aligned to the wider regeneration initiative within the town centre