

# The Wouldhave

40-42 Mile End Road, South Shields, NE33 1TA  
and The Ranch House, Mile End Road, South Shields, NE33 1TA

DESIGN AND ACCESS STATEMENT  
FOR CHANGE OF USE & ALTERATIONS  
TO EXTEND THE PUBLIC HOUSE



PREPARED FOR J D WETHERSPOON PLC  
By ARCHITECT CT – June 2018

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## DESIGN & ACCESS STATEMENT

### Outline

Proposed demolition of former nightclub and construction of new extension to adjacent public house with external dining terrace, including change of use to class A4

### Amount

The current proposal is to incorporate the adjacent former nightclub into an extended The Wouldhave public house. This involves demolishing the rear of the existing former nightclub building to re-configure the space closest to Coston Drive, with a large portion of the former nightclub constructed to create an external terrace area for the now extended pub.

The existing public house is 674m<sup>2</sup> gross floorspace across two storeys including back of house areas.

The existing former nightclub is 1171m<sup>2</sup> gross floorspace across two storeys including back of house areas.

The total existing gross floorspace is therefore 1845m<sup>2</sup>.

The current proposals mean that the total built floorspace for the extended The Wouldhave public house will be 1,118m<sup>2</sup>, plus 251m<sup>2</sup> of associated external terrace.

### Existing Layout

The site is on the edge of the South Shields town centre within close distance to the metro station.

The existing The Wouldhave pub has 2 entrances (from Mile End Road and Coston Drive) to a ground floor bar area and currently additional customer area, toilets and kitchen at first floor, but no external amenity area.

The existing, now vacant former nightclub is currently a large open plan building, with the rear area proposed to be demolished and reconfigured as part of the current scheme.

### Proposed Layout

The proposed layout involves demolishing the rear of the existing former nightclub retaining the existing roofs over the remainder of the nightclub building to create a striking full height space over much of the extended customer area. A new rear wall is to be constructed with full height glazing & doors leading onto a new external terrace area for the now extended pub.

The customer area and kitchen are located on the ground floor extending into the former nightclub, with new large windows facing Coston Drive. Part of the front of the nightclub is pulled further back from Coston Drive to create an external bin store with a brick boundary wall.

The bar is repositioned opposite the main entrance on Coston Drive, whilst the space above the new kitchen will be used to house the mechanical plant internally.



As part of the re-configuration the existing first floor area to The Wouldhave pub is altered for enlarged customer WCs and back of house areas, with a new staircase inside the Coston Drive elevation & a new fire exit on the splayed corner.

Also as part of the current scheme an external terrace area is proposed to be created to serve the pub and will feature planters and planting as part of the landscaping proposals.

### **Scale**

The proposals to remove the rear area of the former nightclub represent a significant reduction in the scale of the development on the existing site, with the new rear wall lining through with the existing rear wall of the pub.

The massing of the existing buildings seen from Coston Drive will remain similar to existing.

### **Landscaping**

The new external terrace will have new durable paving/flagstones, with planters and an external covered canopy.

### **Biodiversity**

The proposed scheme will not significantly affect the biodiversity of the site. However as demonstrated by the existing photographs below and our survey of the site, there is limited biodiversity, whereas the proposed scheme with increased planting and garden area will contribute positively to the biodiversity of the area.

### **Appearance**

The surrounding area consists mainly of brick/stone, but also features buildings with more contemporary timber/metal cladding. The Wouldhave pub is brickwork to the ground floor level with render above, whilst the former nightclub has a mix of brickwork & render with unattractive timber/metal doors & panels to the Coston Drive elevation.

The proposed built elements of the scheme will be a combination of brick sympathetic to the existing brick of The Wouldhave pub and surrounding buildings and a proposed blackened timber/timber look cladding. The proposed cladding has been designed in a chevron pattern influenced by the coastal location, whilst the black colour references the coal mining heritage of the area.

The proposed black cladding will effectively express the customer front of house areas to the extension and provide a contemporary addition to the site sitting alongside the existing The Wouldhave pub.



## Access

The existing entrance off Coston Drive has level access to the main customer area, with an accessible wc at this level, & a staircase to the lower entrance off Mile End Rd.

The existing customer toilets & further customer area are at first floor with an internal staircase & escape stairs to the front & rear.

The former night club has level access off Coston Drive, & external steps to the lower rear area, whilst internal staircases give access to the first floor areas.

The proposal retains the existing level access entrance to the pub off Coston Drive, together with staircase to the lower entrance off Mile End Rd, whilst a new fire exit on the splayed corner leads to a new staircase to first floor.

The accessible wc is repositioned to the rear of the ground floor, & the customer toilets at first floor reconfigured, together with the back of house areas.

Much of the first floor of the former nightclub is removed to create a full height customer area, & a new plant room created over the new kitchen, with a staircase from ground floor.

Externally a platform lift is proposed to provide disabled/ambulant access to the raised external terrace area which will be level with the internal floor.



Existing Site photographs



*Existing vacant nightclub  
Viewed from the rear*



*Existing The Wouldhave public house  
Viewed from Mile End Road*





*Existing The Wouldhave public house  
Viewed from corner of Mile End Road and Coston Drive*



*Existing vacant nightclub building adjacent to The Wouldhave pub  
Viewed from Coston Drive*



*Existing vacant nightclub building adjacent to The Wouldhave pub  
Viewed from Morrisons car park via Google Earth*