

# Jack`s Yard

## Clover & Wolf External Terrace

### Design and Access Statement

#### ***Brigham Place, South Shields***

#### **Overview**

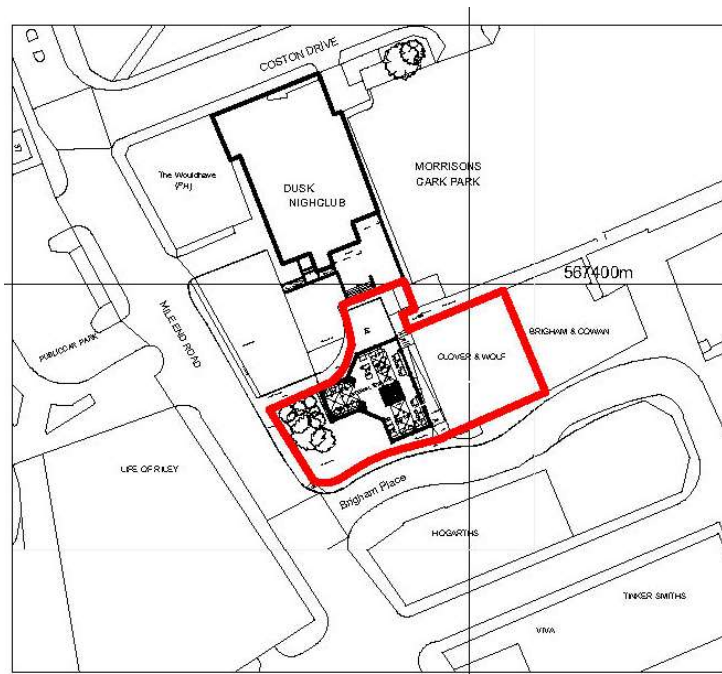
Development of the existing External terrace area involving siting of shipping containers with associated development including a roof canopy, stairs, external decking, other associated structures and external alterations to create a two storey mixed use development comprising of retail (Class A1), restaurant/cafe (Class A3), drinking establishment (A4) and assembly and leisure (D2) uses for a temporary period of no more than 15 years.

**Site Location/Background:** The site is currently used as an external drinking terrace serving the Clover & Wolf public house.(Class A4)

The site is located on the corner of Brigham place and Mile end road. The building is surrounded by a number of public houses, The Wouldhave to the Northeast and Dusk Nightclub to the North with Hogarth`s bar located to the south. To the Northeast is Morrison`s Carpark with a public carpark to the west elevation.

The wider area beyond this is a mix of residential and retail/café bars.

At present the building can be accessed off mile End road or Brigham place.



## **Use**

The proposal is to provide a mixed use development of shipping containers for the use of retail, food and drink units in the external terrace courtyard area. The retail units are to be identified for business start-ups in order to work in balance with the High street and create a vibrant retail and entertainment hub for the new container Yard.

### **Amount**

5 No. Retail units – Each 12m<sup>2</sup> Total 60m<sup>2</sup>

1 Ground floor Bar Unit – 12m<sup>2</sup>

1 First Floor Bar unit – 5m<sup>2</sup>

Food unit – 12m<sup>2</sup>

Ancillary /Storage- 5m<sup>2</sup>

Toilets -12m<sup>2</sup>

The proposed new site area – 466m<sup>2</sup>

## **Existing Appearance**

The building is attached to Brigham Social club which is a brick building built in the 1960's with the brick now painted grey. Windows are Dark grey Aluminium. The external terrace is formed with low brick walls and aluminium glazed terrace screening sitting between the brick piers, there is a bar servery hut located centrally in the terrace. To the west has a grassed area with Trees.

## **Proposed Appearance**

It is the intention of this development to demolish the terrace area and level this out to allow for the shipping containers with aluminium fencing to form the building fabric and boundary. The shipping containers and existing building are to be painted in new artwork and signage with new glass and door inclusions. New aluminium railings are proposed painted to match the containers. A large tensile canvas canopy is proposed to cover the courtyard. Festoon and accent lighting is proposed that will enliven and enhance the yard at night.

## **Scale/Layout**

The layout and scale of development is to sit within the existing footprint of the external terrace with additional land owned by the applicant to the south east corner used to accommodate the proposed scheme.

The Development is to have a central courtyard surrounded by shipping containers to comprise of primarily retail with food and drinks unit on the ground floor and drinks servery and dining on the first floor balcony. The main entrance is proposed on the south elevation (Brigham Place) accessed via a ramp into the central courtyard. The Shipping containers along the south elevation are to be accessed by a level access walkway. The East elevation is to contain a food and bar servery container serving the courtyard with a toilet block container located on the north Elevation.

The central courtyard is to have loose furniture to allow for terrace dining and pop up events.

The first floor is to be accessed via a set of steps accessed adjacent the containers on the south and East elevation. The first floor balcony would sit over the ground floor containers and be utilised for terrace dining with a large container stacked vertically containing bar unit and disabled toilet on the ground floor.

## **Landscaping**

The ground area is to be levelled with new hardstanding tarmac areas and artificial grassed areas. The first floor balcony and walkways are to comprise of timber stained decking with artificial grass areas incorporated.

Soft planting in rustic timber containers are proposed to soften the aesthetic and the vertical containers will benefit from a living green wall.

## **Proposed Events & Operation**

From time to time the site may be utilised for, sporting occasions `pop up `events in the courtyard with family events and fun days. The space will remain flexible for its many possible uses by utilising free standing flexible seating furnishings and fittings. Events will be organised in such a way so as limit any potential disturbance of similar offerings being arranged elsewhere in the borough.

Hours of operation will depend on the particular event itself, however, events will be focused initially on those most popular days for public visits i.e. weekends - Friday, Saturday and Sunday and Bank Holidays.

Normal licensing hours of operation will be proposed with consultation with the local authority.

Social media will be the primary marketing route

## **Toilet provision**

Toilets are to be provided on the ground floor. Toilets have been designed to be unisex /mixed use  
One disabled toilet is located on the ground floor. Additional toilets will be utilised also inside the public house during opening hours.

## **Site access**

The main public entrance to the site would be located on the south elevation (Brigham Place). This side of the building would be also used for the loading/unloading of vehicles, outside of operational hours.

The site is located in the centre of town and therefore has good access in terms of both public transport (bus, metro, ferry, taxi & private car) and is easily approached by foot.

There is an abundance of parking in the immediate vicinity and there are numerous car parks with public transport nodes within the town centre.

In order to greatly improve disabled access it is the intention to allow for level access and DDA compatible entry.

## **Maintenance and longevity**

The site is to be seen as an eye catching development for South Shields and therefore the developer would see this proposal be in place for at least 15 years. A review process of every twelve months will be implemented by the developer in order to address any maintenance and neglect issues in the building fabric or site.

## Conclusion

Many City centre and coastal resorts up and down the country are embracing the successful contribution made by shipping container developments.

Following the planning policy NPPF February 2019 paragraph 7 the development is seen as a progressive step in supporting the vitality of the town centre.

This development will allow the opportunity to offer affordable start up units for new local businesses. This will support the growth of the high street and address the need for response to the rapid change in the retail and leisure sector as identified in the NPPF.

The proposed change of use of this site, is an opportunity to establish a vibrant business and entertainment hub, through job creation and engaging with local businesses, this venue will bring vitality and appeal to the local community and attract new visitors to South Shields.



Artist's impression





All artwork indicated is indicative and may not be representative of final image by artist

JACKS  
JYARD

SOUTH SHIELDS



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