

DESIGN AND ACCESS STATEMENT : SIR WILLIAM FOX HOTEL

Prepared by BHA

RES736 SIR WILLIAM FOX HOTEL APARTMENT SCHEME

RES736-BHA-DOC-00-XX-A-1901 Rev P06

Project introduction



SIR WILLIAM FOX HOTEL, VIEW FROM WESTOE VILLAGE

Application details:

Applicant: Lee Brown, Sir William Fox Hotel,
0191 456 4554
5 Westoe Village, South Shields NE33 3DZ

Agent: Blake Hopkinson Architecture LTD,
11 New Quay, North Shields, Tyne and
Wear NE29 6LQ

Site: Sir William Fox Hotel, 0191 456 4554
5 Westoe Village, South Shields NE33 3DZ

Pre-application advice: Application No:
ST/0370/19/FENQ

This document has been prepared to support the application for change of use and remodelling of Sir William Fox hotel into seven self-contained apartments, split into 1nr one-bedroom apartment and 6nr two-bedroom apartments along with dedicated parking facilities located to the rear of the building.

The scheme seeks to enhance the prominent building in Westoe Village Conservation Area. The proposal consists of change of use of the Sir William Fox Hotel from C1 (Hotels) to C3 (Dwellinghouses). The scheme will create seven self-contained apartments, with shared parking facilities.

The proposed apartments are two bedroom flats. The Core Strategy Policy SC4 identifies a need for 2-bed upper-floor flats for owner-occupation within the area of South Shields. Additionally, the Core Strategy Policy ST 1 seeks to maximise the number of re-use developments of previously built-up areas.

The proposed development will provide an attractive mixture of apartments, required in the area, whilst revitalising an existing built-up site.



SIR WILLIAM FOX HOTEL, FRONT ELEVATION



SIR WILLIAM FOX HOTEL, REAR CAR PARK



SIR WILLIAM FOX, REAR CAR PARK

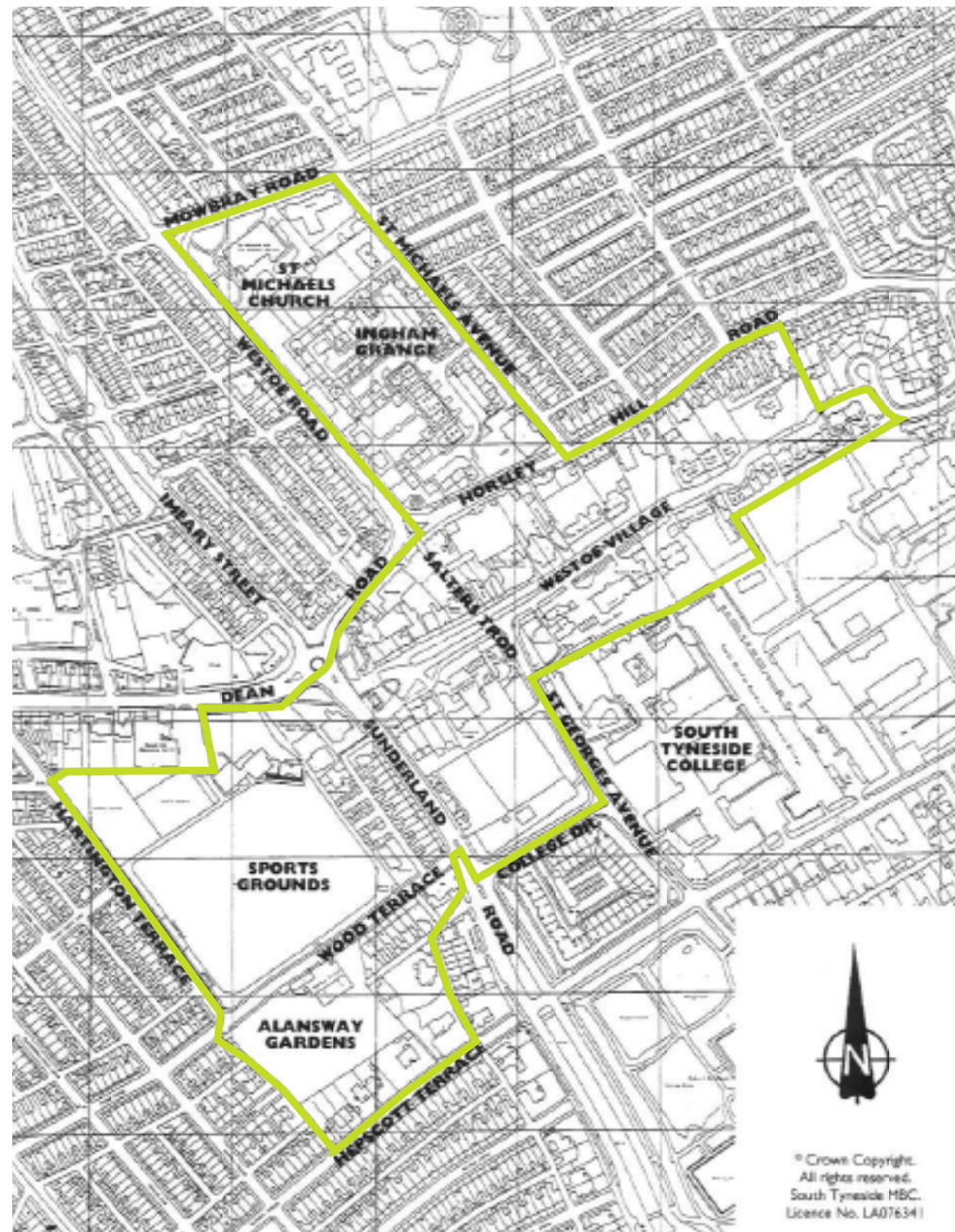


SIR WILLIAM FOX, REAR ENTRANCE

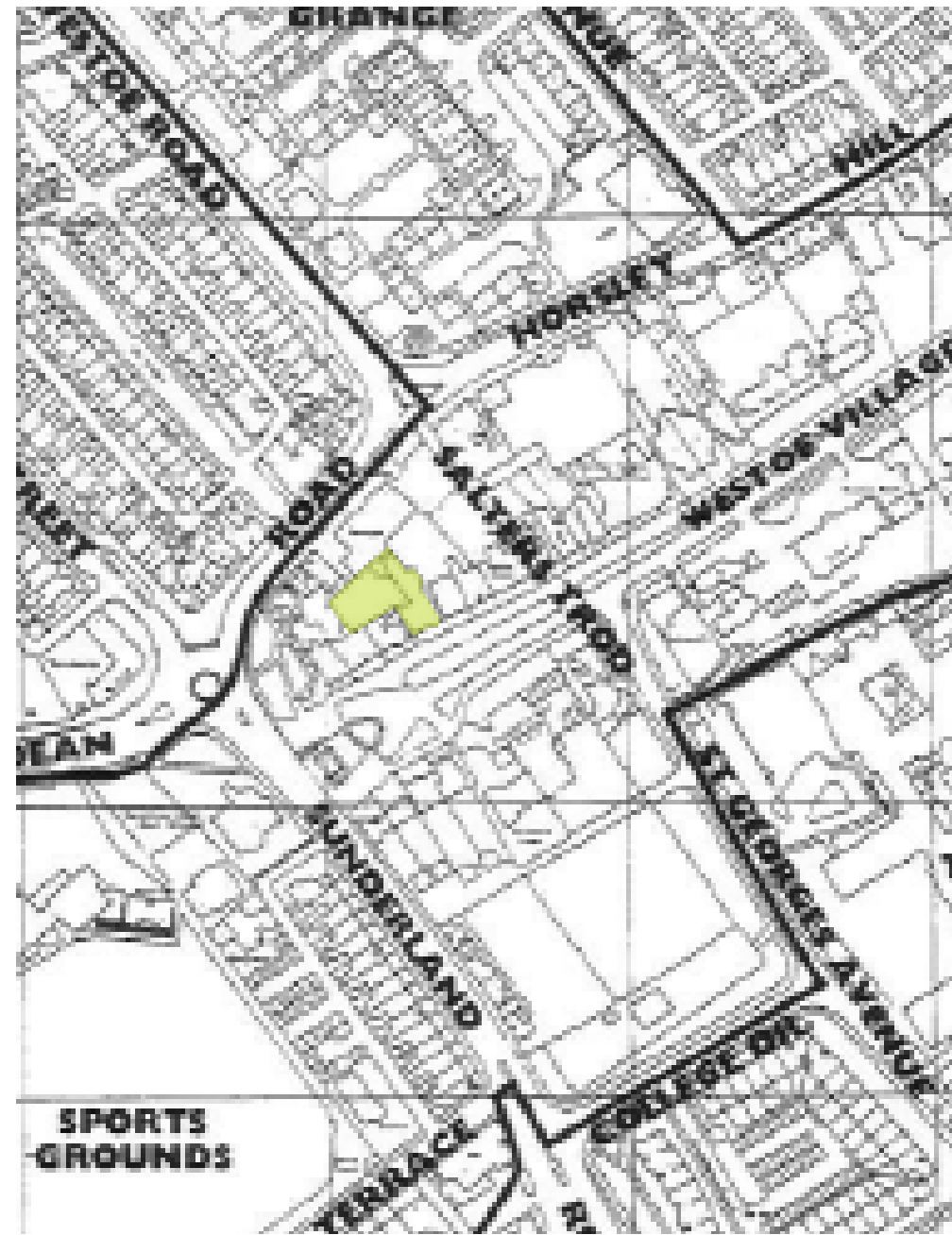


SIR WILLIAM FOX, FRONT ENTRANCE

Site location and description



WESTOE CONSERVATION AREA



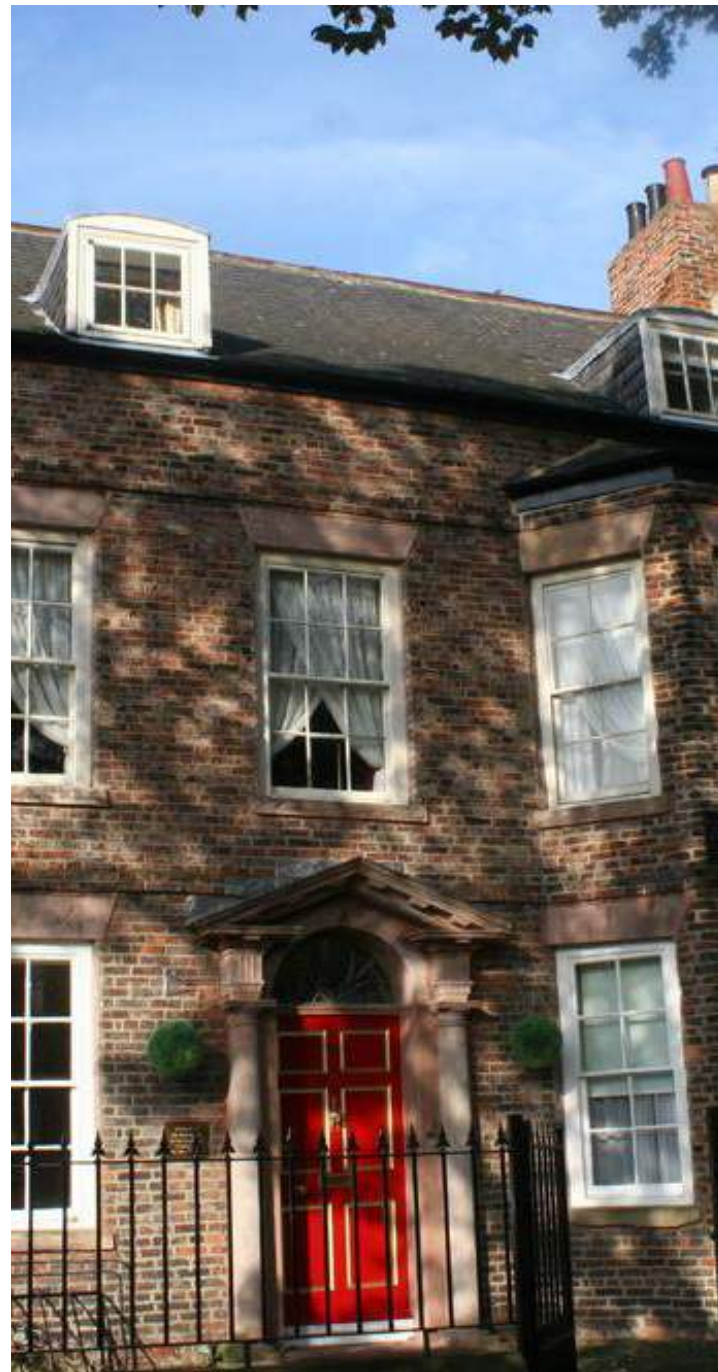
LOCATION OF SIR WILLIAM FOX HOTEL

The application site is located at the heart of the Westoe Conservation Area, in South Shields. The conservation area centres on Westoe Road, an ancient street containing an exemplary collection of eighteenth and nineteenth century houses set around a central tree lined green. Westoe Village was first established as a farming settlement on the main trading route between the Tyne Estuary and Sunderland. The settlement was gentrified during the eighteenth and nineteenth centuries. As industrialisation flourished and South Shields rapidly expanded the wealthy industrialists saw Westoe as a place to live away from the grime and dirt of the river banks. New villas and townhouses were built and remain at the heart of the conservation area today. South Shields continued to expand and by the early Twentieth century Westoe Village was cocooned by the further expansion of South Shields but the grand rural street has survived amongst the planned terraced houses. Westoe Road was designated as a conservation area in 1971 and the extent of the area expanded in 1975 and 1981 to include surrounding estates with related character. The Sir William Fox Hotel occupies a position on the western end of Westoe Road.

Site location and description



VIEW TOWARDS WESTOE VILLAGE, SOUTH SHIELDS



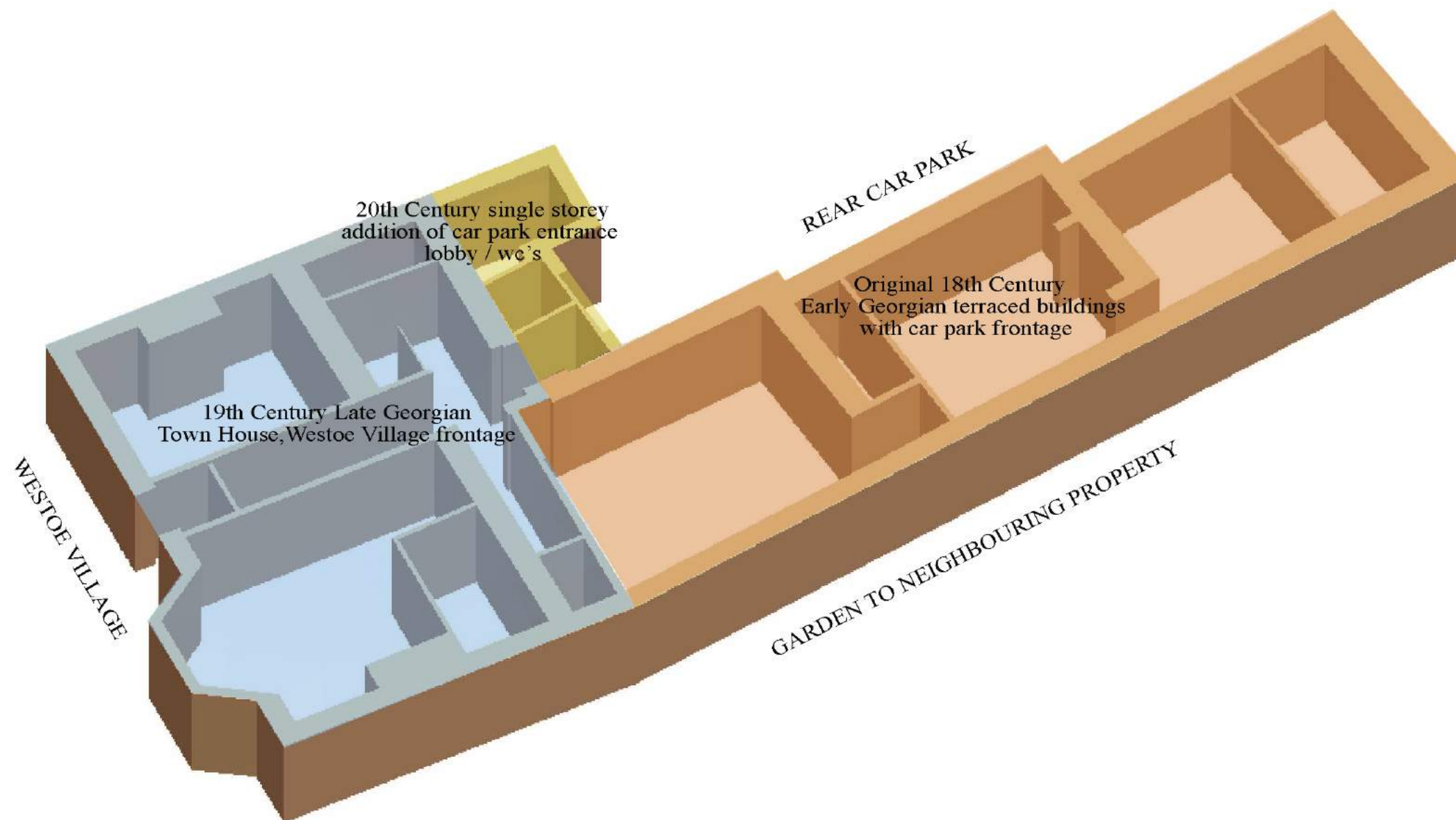
FRONT FACADE OF SIR WILLIAM FOX HOTEL

The building is named after the four times former Prime Minister of New Zealand who was born in the building. The hotel is made up of a composition of buildings linked over time. The frontage building towards Westoe Road is an elegant late nineteenth century Georgian townhouse. It is a three storey building with brick facing and includes a double height brick bay window, a smart solid panelled door and elegant Tuscan stone surround and fanlight. The delicate windows, small dormer windows and stone and brick detailing add further intricacy to the composition and street scene. As part of the owners commitment to the building they have undertaken some restoration works to this façade working with the local authority's Conservation and Historic Building's Officer to ensure that the work was carried out in an appropriate manner. This public side of the hotel forms the main body of the hotel but it is not the oldest or original part of the building occupying the site. To the rear is a group of what would have been three early Georgian terraced houses. The main house has been added to these with the earlier building used as a service wing to the grander townhouse. It is believed that Sir William Fox was born in one of these properties. Unfortunately this building group has lost many of its original features and in its current state is barely recognisable as a building of this period. The

original stone and brick facades have been over rendered possibly to address damp penetration issues. Many of the original window openings have been altered, original windows replaced with cheaper modern windows styles and new window openings have been added. The facades are further spoilt by the high amount of external drainage pipes and extract ventilation terminals that have been added to service guest bedrooms. The original natural slate roof is still in place though some work is required to bring it back into a good state of repair. This part of building fronts onto the hotel's service court. This is also the main vehicular access point and parking area for guests. Nevertheless, there are still many existing features within the buildings and evidence of original features that have been lost that could be reinstated.

The building group is completed by a small twentieth century lean to extension at the meeting point of the Georgian buildings. This was added to form a rear entrance lobby into the hotel and whilst it serves a function it is a nondescript addition architecturally. The service court is accessed via a narrow lane from Dean Road. The court is a patchwork of tarmac but it is fully enclosed with various original brick walls and could with some landscape works become an attractive space. Generally the identity and the quality of the hotel is not evident from the rear.

Listed building status



The hotel is divided into three phases of historic build. As far as we can establish, the oldest part of the hotel, and birthplace of namesake Sir William Fox is the rear offshoot of late 18th century three storey terraced townhouses. It is the later addition of the 19th century 3 storey town house which forms part of the impressive Westoe Village frontage.

The listing covering the site is set out below.

No 5 Westoe Village - Circa 1788
GV II and Article 4 Directive Class I and II

Red brick, slate roof. Two storeys, 3 bay, stone heads. Two storey bay window to the east bay. All windows sashed, with glazing bars. Fine Tuscan doorcase (half columns) with broken pediment, good fanlight. Brick course above the ground and first floor window heads.

Photographic survey



VIEW OF EXISTING SOUTHEAST ELEVATION- ELEGANT GEORGIAN FRONTAGE ONTO WESTOE VILLAGE



DETAIL VIEW OF THE MAIN ENTRANCE DOOR AND TUSCAN STONE PORTICO



DETAIL VIEW OF THE EXISTING DOUBLE HEIGHT BRICK BAY WINDOW



EXAMPLES OF THE EXISTING TIMBER SASH WINDOWS



DETAILED VIEW OF THE MAIN ENTRANCE PORTICO



VIEW OF THE COMMEMORATIVE PLAQUE AT THE HOTEL ENTRANCE

Photographic survey



VIEW OF EXISTING WEST ELEVATION FACING INTO THE REAR COURTYARD



JUNCTION BETWEEN EARLY AND LATE GEORGIAN BUILDINGS



VIEW OF THE EXISTING VEHICULAR ACCESS FROM DEAN ROAD



VIEW OF THE COURTYARD LOOKING SOUTH TOWARDS REAR OF THE RED HOUSE



VIEW OF THE COURTYARD LOOKING WEST TOWARDS THE BOUNDARY WITH 2 AND 3 WESTOE VILLAGE



VIEW OF THE CURRENT ENTRANCE

Photographic survey



VIEW OF THE REAR AND SOUTH WEST SIDE ELEVATION OF THE MAIN GEORGIAN TOWNHOUSE AND ITS ABUTMENT WITH RED HOUSE



VIEW OF THE ORIGINAL BRICK AND STONE BOUNDARY WALL LOCATED TO THE NORTHERN BORDER OF THE SITE



EXISTING STEEL FRAME FIRE ESCAPE LOCATED AT THE REAR OF THE EARLY GEORGIAN TERRACED UNITS



INTERNAL VIEW OF THE EXISTING LOBBY AT THE MAIN ENTRANCE FROM WESTOE VILLAGE



VIEW OF THE EXISTING STAIRCASE



DETAILED VIEW OF THE ROOF STRUCTURE SHOWING THE DISINTEGRATED MORTAR BED TO THE UNDERSIDE OF THE SLATES

Appearance

The scheme seeks to enhance an elegant and prominent building in South Shields. The work will in the main be limited to the rear and interior areas of the building.

Selected works to the frontage onto Westoe Village are proposed within this application including the introduction of a basement window to an existing opening and a wall vent at first floor level. The majority of the proposed works to the building's exterior are planned for the early Georgian terrace wing at the rear of the building.

Some initial scoping work has been carried out to investigate the potential to remove the existing render. The exposed areas have indicated that the original buildings were built from either brick or natural stone. The exposed areas seem to be in good condition. The existing render is not an original feature and is in a poor state of repair. It is hoped that once the render will be removed, the original facing brick and stone will be in good enough condition to repoint it and leave it on show.

The current rear courtyard facade has a mix of original and non original openings, the proposal is to replace all uPVC windows with double glazed hardwood timber ono over one sash windows to minimise the visual impact of the works on the current facade.

The internal refurbishment has been carefully laid out to allow the proposed apartments to be co-ordinated with the existing exterior elevation.

Additional external amendments include an existing door opening on the ground floor

of the rear courtyard is to be replaced with a window for the proposed bedroom in apartment nr.3.

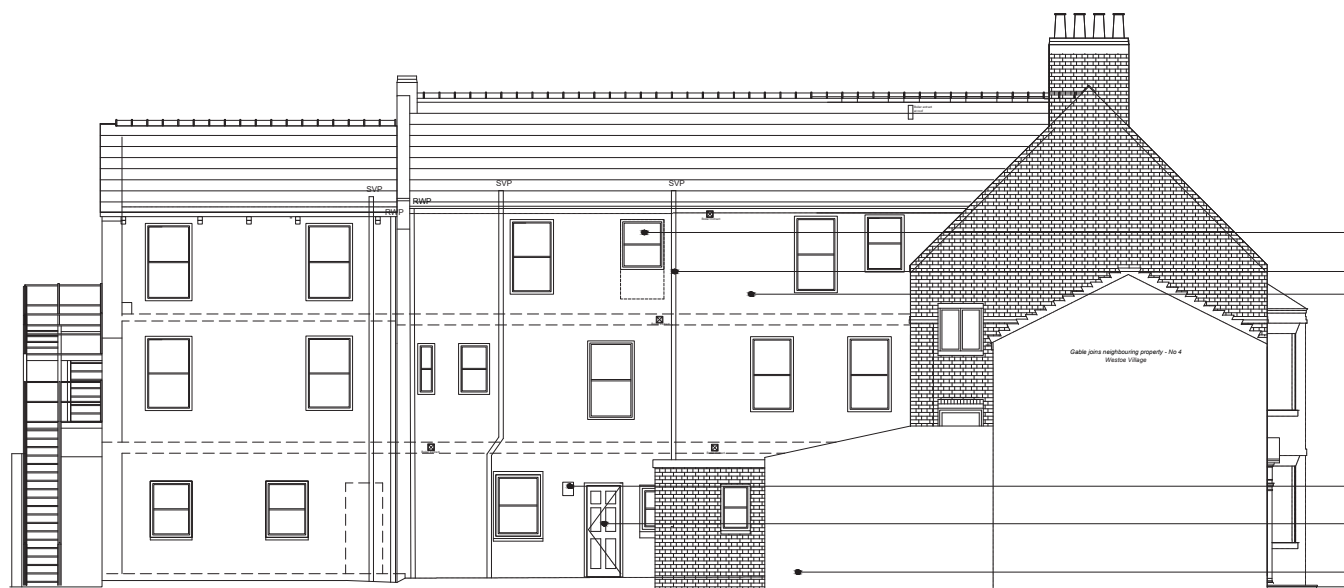
A further component of the proposed elevation works in the rear courtyard is to remove and rationalise the excessive foul and surface drainage pipes, extract fan outlets and TV aerial lines that blot the elevation.

The proposal seeks to provide an improved rear access from the parking court. The current single storey offshoot will be extended to accommodate a kitchen alongside a new single storey extension housing a bathroom for apartment 2, as well as provide rear residential access to the building.

The proposal will see the sensitive restoration of the main building groups. The intention is to retain the listed building group in its original composition but ensuring its longevity for future generations by refurbishing the buildings to serve its new function as an apartment block. The conversion does require a remodelling of the rear extension, however the design does not have a major visual impact onto existing building.



EXISTING ELEVATION TO THE REAR COURTYARD (RES736-BHA-00-XX-DR-A-0560 EXISTING ELEVATIONS)



PROPOSED ELEVATION TO THE REAR COURTYARD (RES736-BHA-00-XX-DR-A-1601 PROPOSED ELEVATIONS)

Appearance



EXISTING FRONT ELEVATION (RES736-BHA-00-XX-DR-A-0560 EXISTING ELEVATIONS)

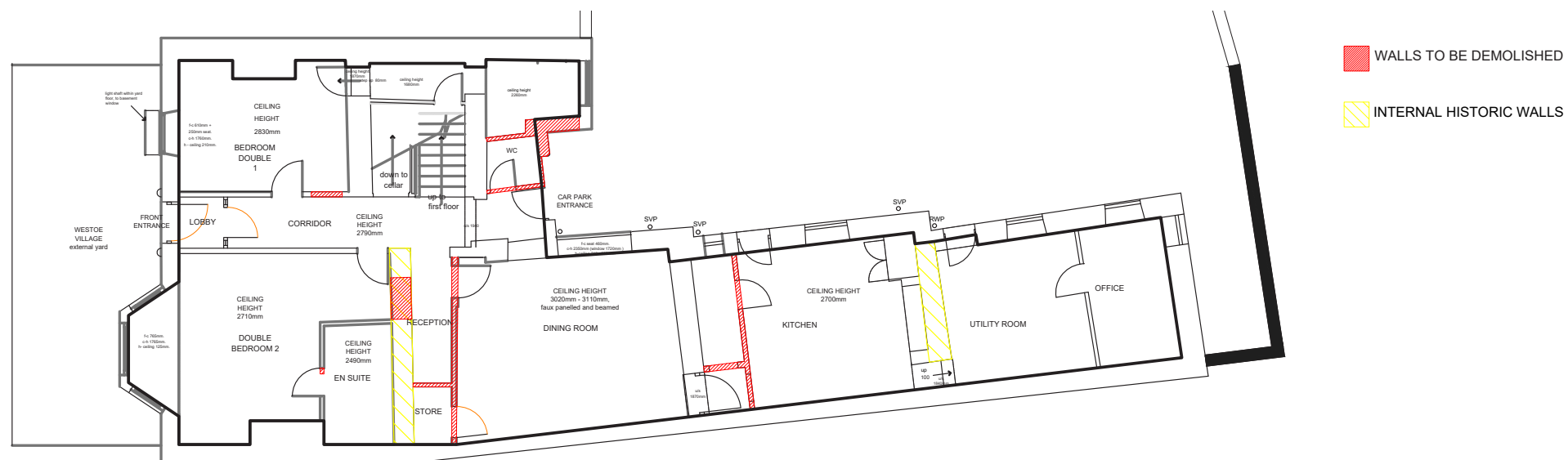


PROPOSED FRONT ELEVATION (RES736-BHA-00-XX-DR-A-1601 PROPOSED ELEVATIONS)

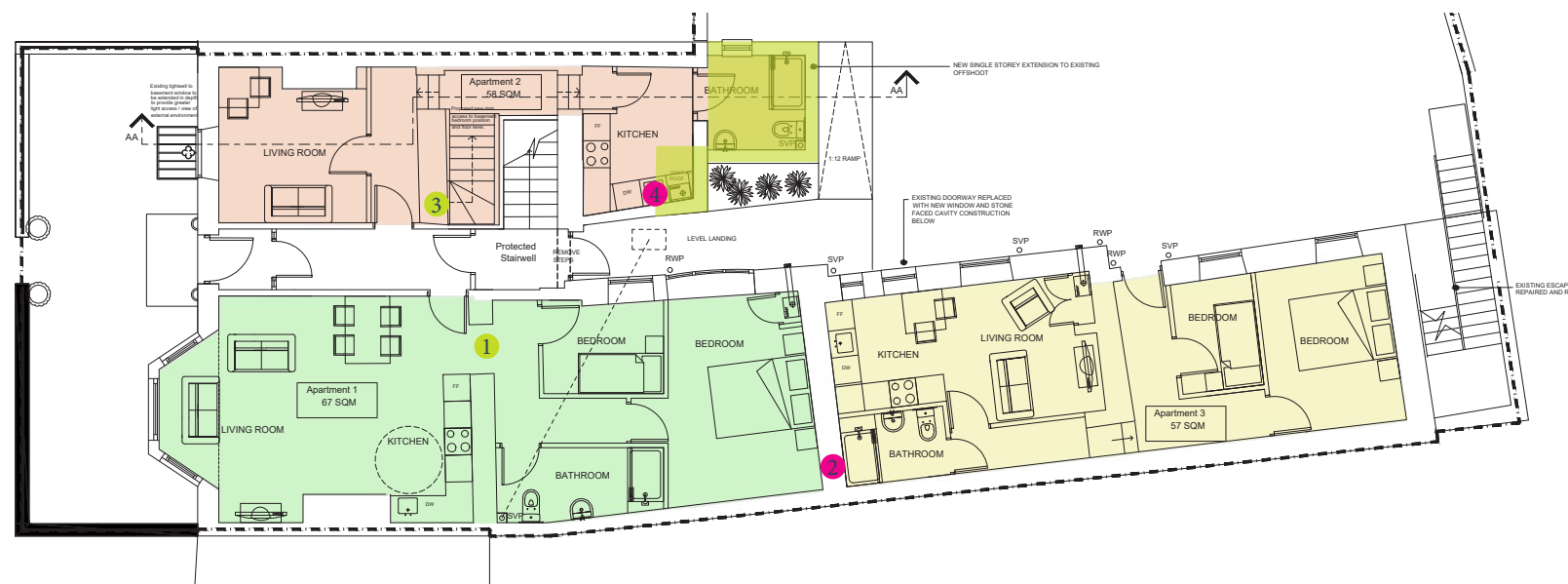
The proposed restoration works to the Early Georgian Building will be carried out on a like for like basis reinstating original features and materials in this manner. The work to this wing is very much dependant on the condition of the original facing materials behind the existing render. It is hoped that the removal of the render will reveal largely intact facing to the façade.

All new windows and doors will be purpose made hardwood joinery. The windows will be one over one sash style.

Amount of development and scale



EXISTING GROUND FLOOR PLAN (RES736-BHA-00-ZZ-DR-A-0550 EXISTING BUILDING PLANS)



PROPOSED GROUND FLOOR PLAN WITH REMODELLED EXTENSION (RES736-BHA-00-ZZ-DR-A-1501 PROPOSED BUILDING PLANS)

WALLS TO BE DEMOLISHED

INTERNAL HISTORIC WALLS

Amount of development

The scheme shows a very limited amount of new development on the site. The main works are concerned with refurbishing and restoring the historic early Georgian Building and landscaping. The proposal shows remodelling of the rear single storey offshoot, it will be enlarged by 2 sq. metres to accommodate the kitchen for apartment 2 with a new build single storey extension providing bathroom accommodation. The amount of demolition is demonstrated on the existing floor plans.

Scale

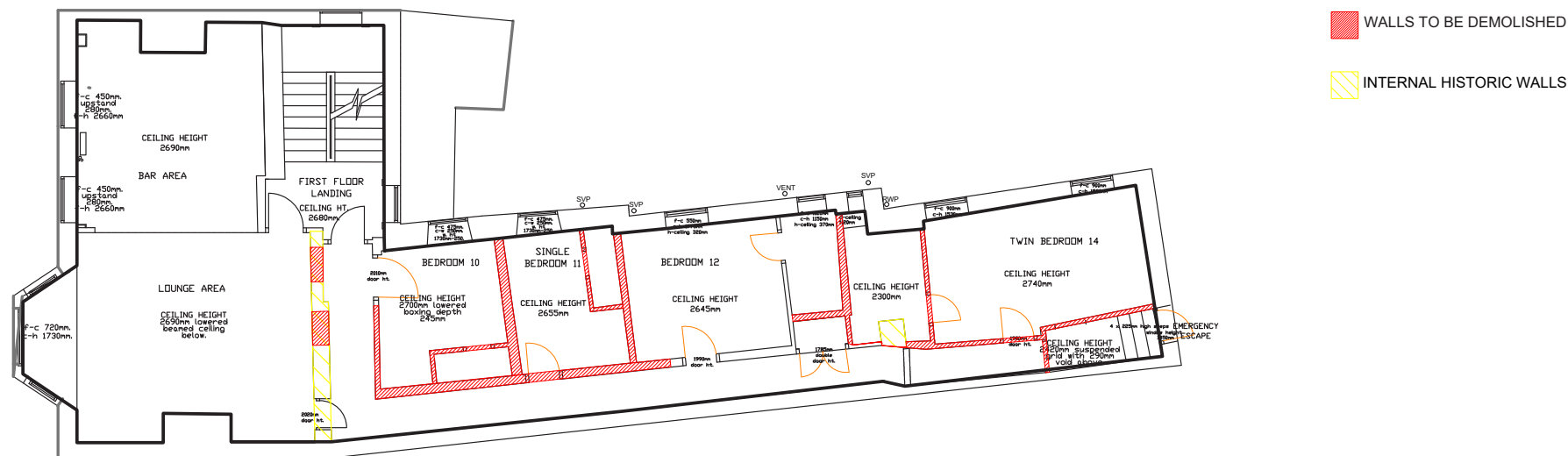
The proposal seeks to retain the existing building composition and scale as the dominant building group on the site. New development is limited to internal refurbishment, changes to the facade and remodelling of the rear extension, however they do not have an impact on the overall scale of the building. The proposed extension remodelling will retain the existing height and scale, and the proposed extensions will be subservient to the existing buildings.

The main street frontage towards Westoe Village will be unaffected by the proposal.

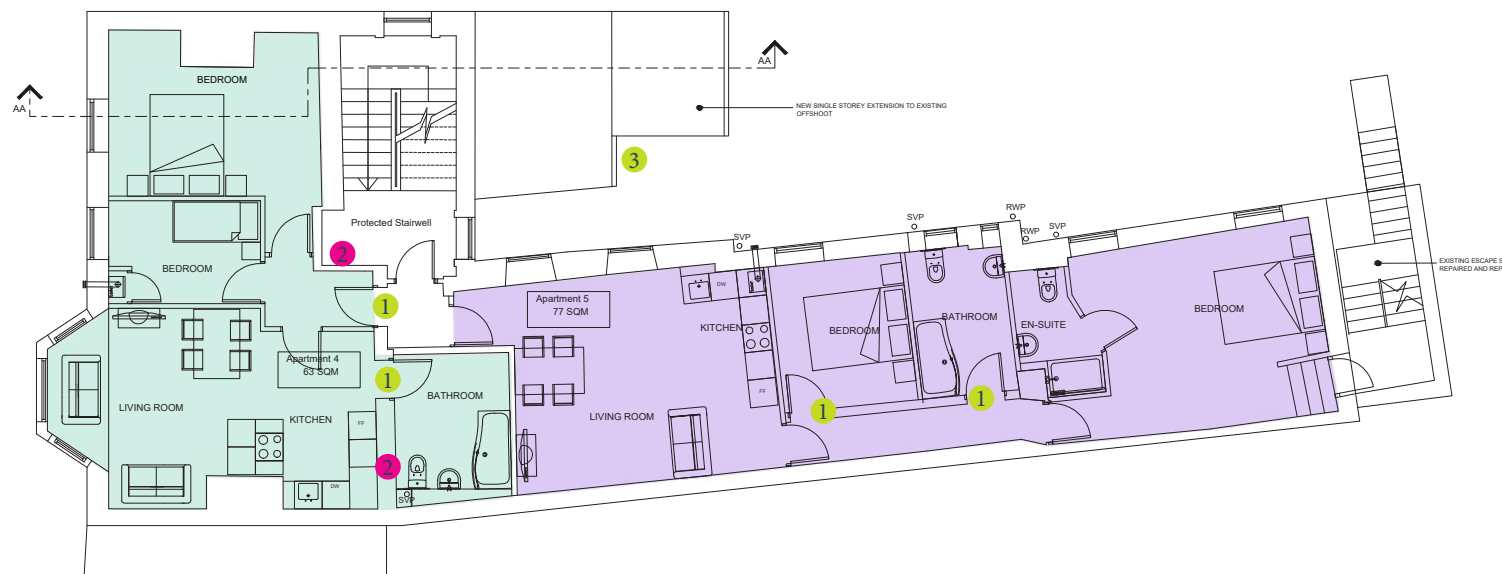
GROUND FLOOR

1. Proposed opening
2. Existing opening to be blocked off
3. Existing stairs leading to the cellar blocked off from the main corridor and adapted into storage access stairs for caretakers room.
4. Existing lean to extension remodelled to accommodate a kitchen and new bathroom.

Amount of development and scale



EXISTING FIRST FLOOR PLAN (RES736-BHA-00-ZZ-DR-A-0550 EXISTING BUILDING PLANS)



PROPOSED FIRST FLOOR PLAN WITH REMODELLED EXTENSION (RES736-BHA-00-ZZ-DR-A-1501 PROPOSED BUILDING PLANS)

FIRST FLOOR

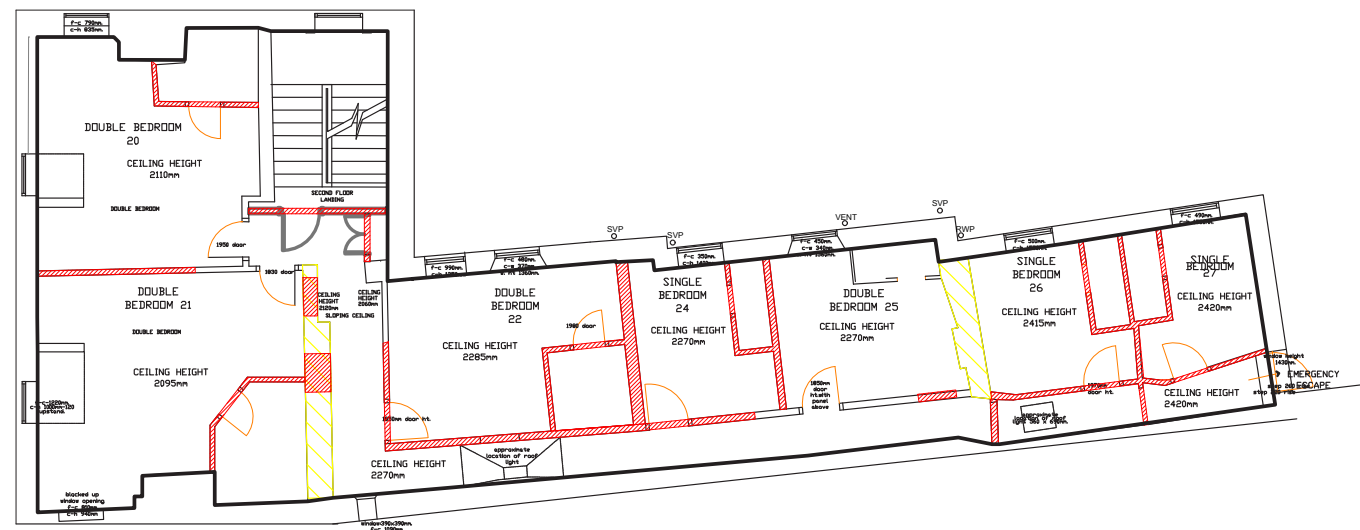
1. Proposed opening
2. Existing opening to be blocked off
3. Existing pitch roof extended over kitchen extension and new flat roof finish over bathroom extension.

The internal refurbishment works consist of reconfiguration of an existing hotel layout into self-contained residential apartments. The general principle seeks to realign the building to the Georgian character, reinforcing the identity and appeal of the building. The proposal aims to retain the period features as well as the ability to read the original layout.

The proposed scheme has been laid out to work within as many of the original features and walls as possible, however there is a need to create new openings in original walls to create links between the rooms and entrances to the apartments. Existing door openings have been worked into the proposal so that they can be retained in their original position, however some doors have been relocated to suit Building Regulations. This is demonstrated in the below email extract:

The Stairs would have to be provided with a lobby to create a sterile smoke free stairwell. When it comes to conservation preservation in my opinion life safety is more important. We would not relax fire safety requirements for conservation matters unless a fire engineer provides a report to outline a suitable alternative fire strategy and possibly recommend compensatory features such as sprinkler protection.

Layout

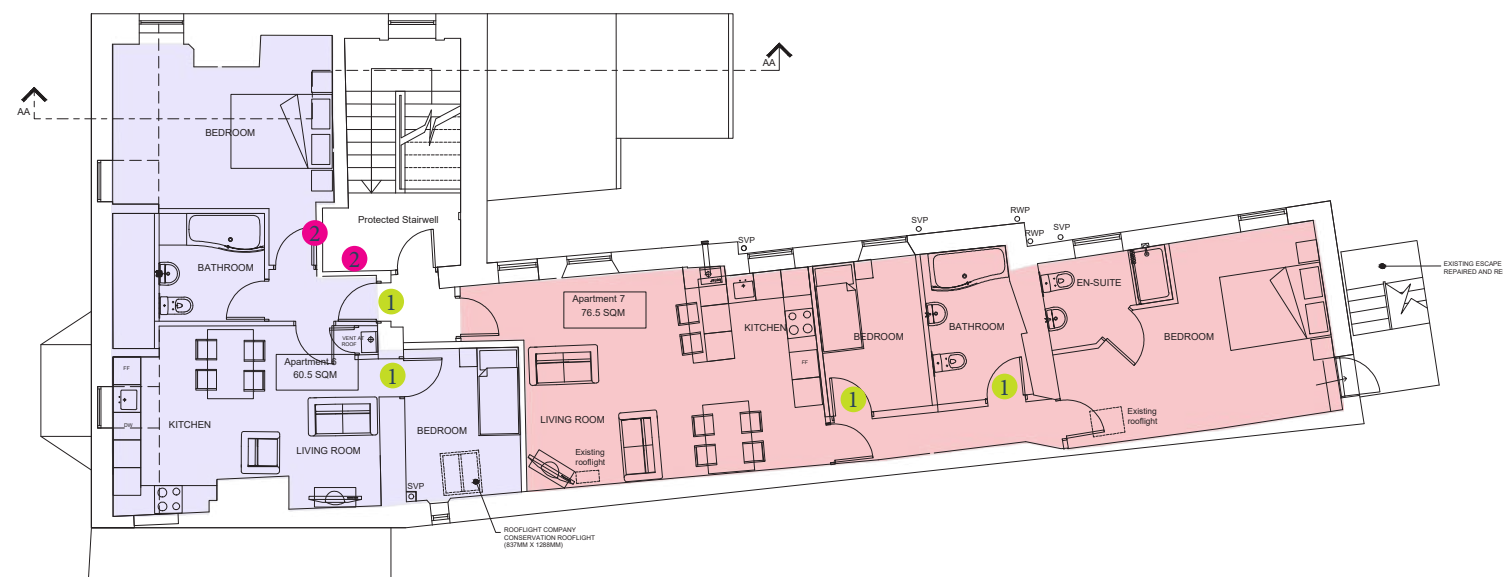


- - - WALLS TO BE DEMOLISHED
- INTERNAL HISTORIC WALLS

The same applies to the original window openings. The extent of the demolition to take place is demonstrated on the existing floor plans.

The proposed scheme aims to reuse existing circulation area, therefore there is no changes proposed to the main staircase. The stairs leading from the ground floor to the cellar, within apartment 2 will be changed to provide access to the proposed bedroom located in the basement.

EXISTING SECOND FLOOR PLAN (RES736-BHA-00-ZZ-DR-A-0550 EXISTING BUILDING PLANS)

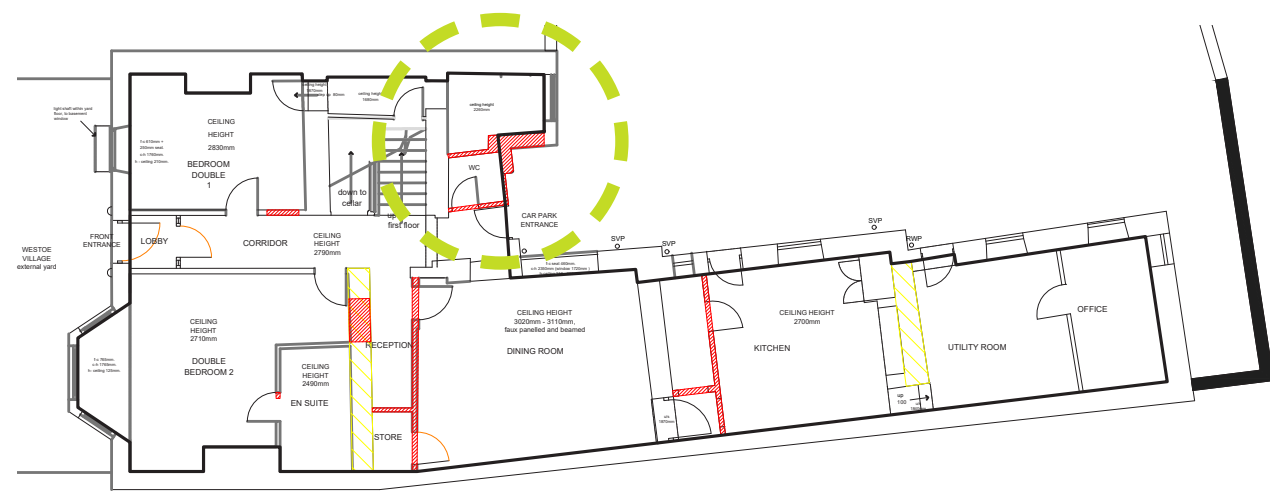


SECOND FLOOR

1. Proposed opening
2. Existing opening to be blocked off

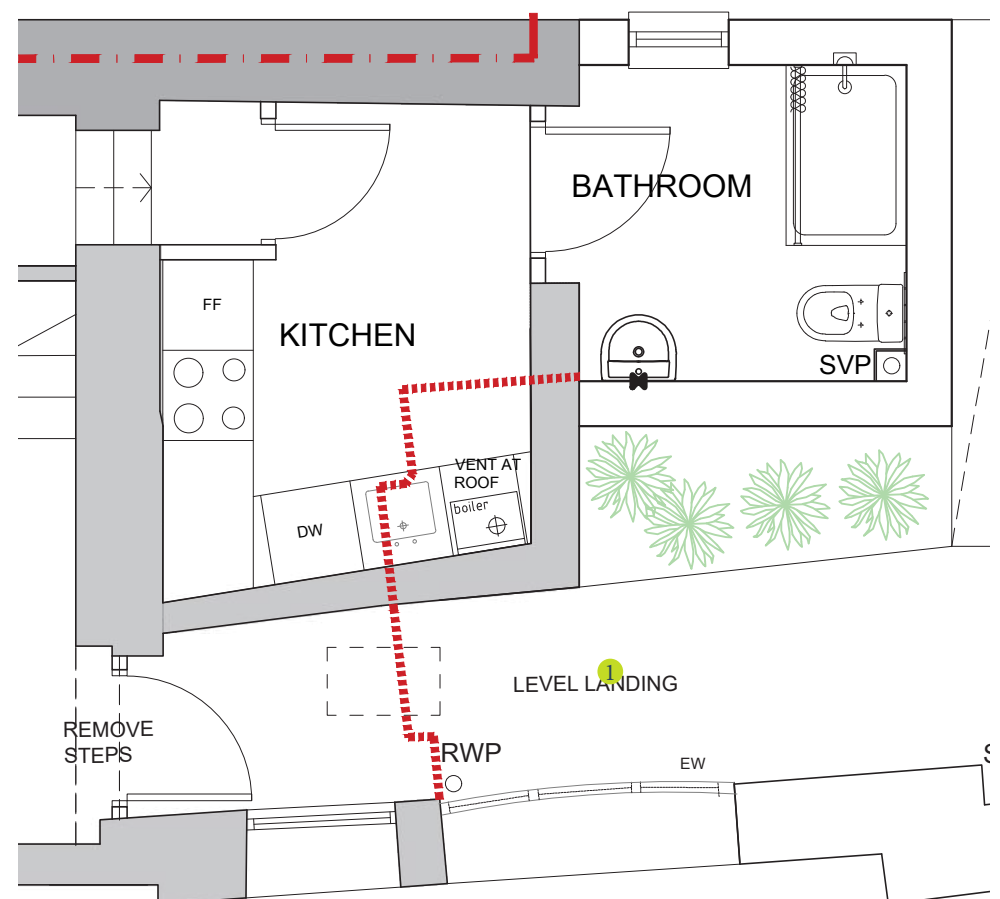
PROPOSED SECOND FLOOR PLAN WITH REMODELLED EXTENSION (RES736-BHA-00-ZZ-DR-A-1501 PROPOSED BUILDING PLANS)

Layout rear extension

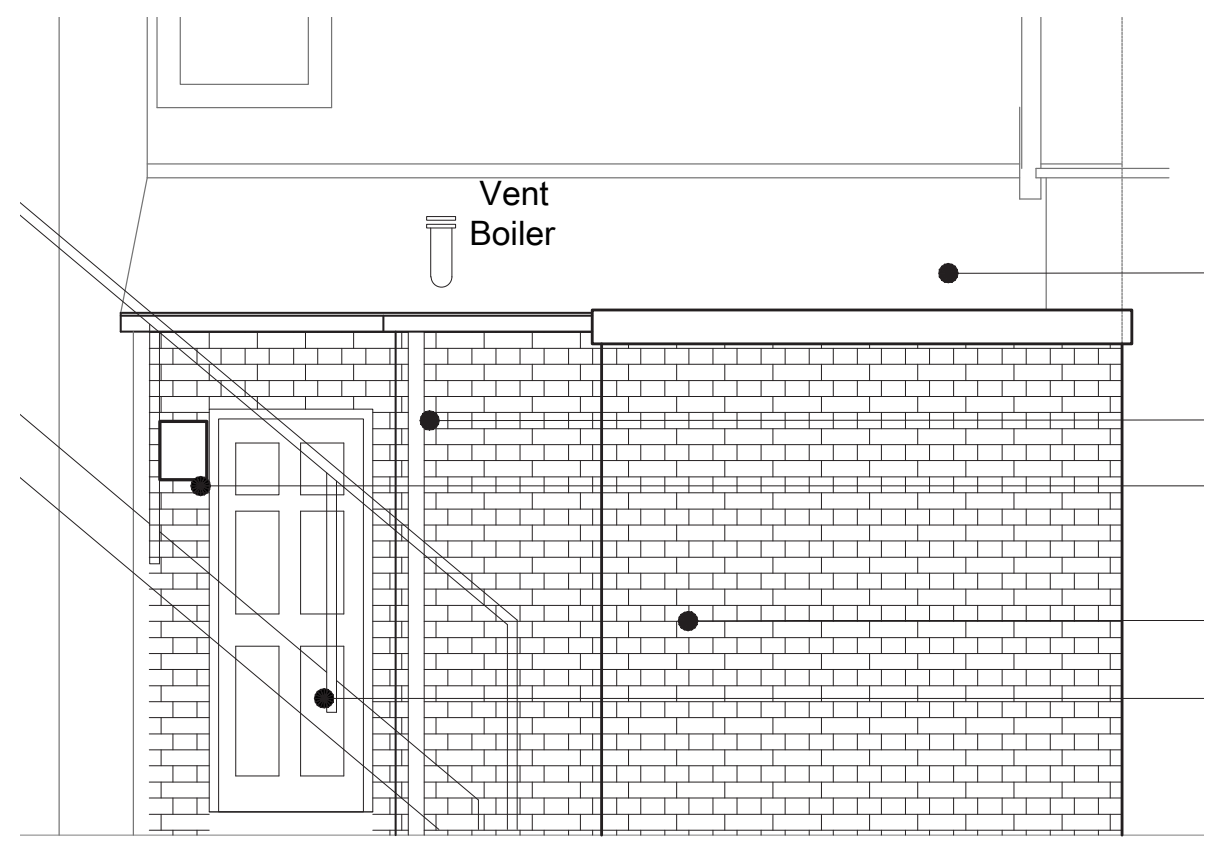


The proposed extension to the rear of the building will extend the existing WC and store room to provide a kitchen to apartment 2. This is supplemented with a single storey extension to provide a bathroom for the same apartment.

The proposed extension will comprise of brick to match the existing property, with an obscured glazed window to match the proposed windows to this facade and a new hardwood traditional style entrance door.



PROPOSED GROUND FLOOR PLAN WITH REMODELLED EXTENSION (RES736-BHA-00-ZZ-DR-A-3003)



PROPOSED ELEVATIONS WITH REMODELLED EXTENSION (RES736-BHA-00-ZZ-DR-A-3003)

Access and landscape

SOFT LANDSCAPE PLANTING KEY

PLANTING SYMBOL	APPEARANCE	TYPE
		SAXIFRAGACEAE: ASTI BE CHIENSIS HARDY PERENNIAL HT 30-45CM (2-5 YEARS) LOAM-PH. ACID, ALKALINE, NEUTRAL
		ADOXACEAE: VILBURNUM TUNIS 'EVE PRICE' HARDY EVERGREEN HT 3-2.5M (10-20 YEARS) LOAM, CLAY, SAND, CHALK-PH. ACID, ALKALINE, NEUTRAL, FULL/PARTIAL SUNSHADE
		MAGNOLIACEAE: MAGNOLIA 'MIRABEL' HARDY PERENNIAL HT 3-2.5M (20-30 YEARS) LOAM, CLAY, SAND, PH. ACID, NEUTRAL, PRUNING: MID-SUMMER, FULL SUN PARTIAL SHADE/SHeltered

NOTE: INSTALLATION OF PLANTING BY SPECIALIST LANDSCAPE CONTRACTOR, DURING DORMANT PERIOD.
MAINTENANCE REGIME TO BE DETERMINED BY LANDLORD. REGULAR PRUNING TO BE UNDERTAKEN TO ENSURE LARGER PLANTS ARE CONTAINED.

HARD LANDSCAPE MATERIAL KEY

HATCHING	TYPE
	TARMAC COLOUR 1 - TO BE CONFIRMED
	TARMAC COLOUR 2 - TO BE CONFIRMED. DOTTED LINES DEMARK WHITE LINING



PROPOSED LANDSCAPE LAYOUT (RES736-BHA-00-ZZ-DR-A-1421 PROPOSED LANDSCAPE PLAN)

The scheme will retain the existing vehicular access to the rear courtyard from the Dean Road. The access is narrow and the visibility is impaired however it is an existing situation.

The proposal includes landscape improvements to the existing courtyard. It is integral part of the strategy to uplift the visual appearance of the rear of the building and create shared parking facilities for future residents. The existing courtyard surface is a homogeneous tarmac with no notable features; outside the existing main entrance a small timber deck provides a sitting out area for guests. The proposed change of use results in the outdoor sitting area no longer being required and can be replaced by additional parking spaces as well as landscaped green area.

There are two areas of proposed soft landscaping, providing opportunity to soften the appearance of rear courtyard, as well as providing privacy to those apartments on the ground floor. The landscape scheme includes re-surfacing the entire courtyard with new tarmac in differing colours to distinguish between vehicle and pedestrian hardstanding areas. White lining will provide a visual division between the spaces. A new paved level access entrance will be provided. The different surfaces will create visual separation of vehicular and pedestrian zones.

Parking and facilities



The scheme will constitute of 1nr one bedroom and 6nr two bedroom apartments. The SPD6 states that there is a maximum provision in 2 spaces per dwelling plus 1 spaces per 3 dwellings for visitors. The proposal provides 8 parking spaces, one for each of the flats plus 2 visitors spaces. There will be a provision of one accessible bay located in proximity to the rear entrance to the building. Additionally, we have been advised that there is currently capacity for accommodating another 7 parking permits in Westoe Village. The Sir William Fox Hotel is also positioned in a sustainable location, with a bus stop to the rear on Dean Road and within walking distance to the metro facilities.

The proposed scheme provides 8 sheltered cycle spaces in the courtyard, in order to promote and encourage use of cycles as a means of transport.

A dedicated refuse store will be provided to the rear car parking area also. The store will provide space for 2nr 1100 litre wheelie bins, one for household and the other for recycling, along with an additional 240 litre bin for newspaper and cardboard recycling.

Sustainability Statement

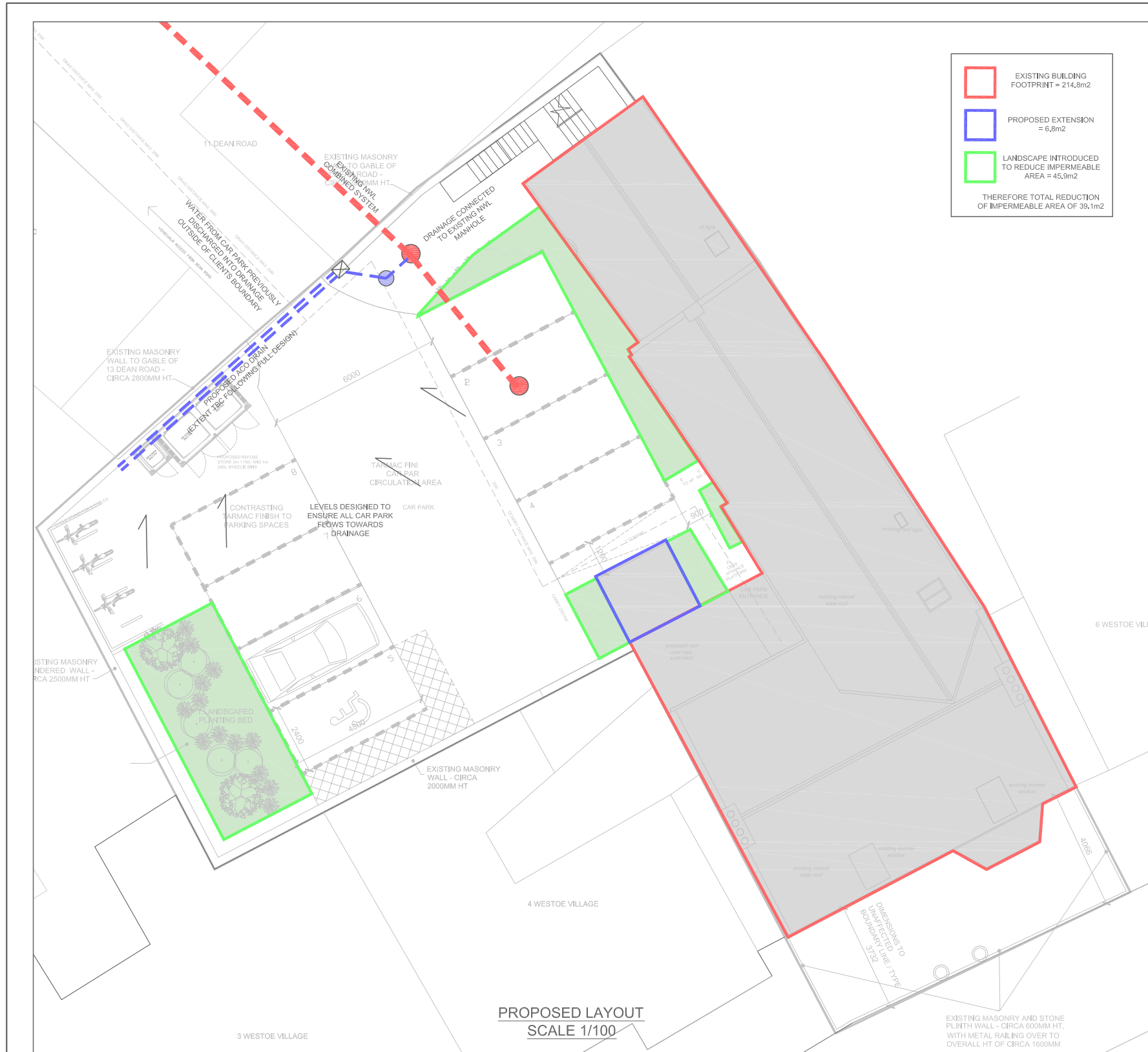
The proposed amendments to the existing building will give an old building a new lease of life.

Each apartment will be provided with their own A grade boilers, replacing the old boiler currently using to run the whole building.

The proposal seeks to replace the existing windows to the front and rear with modern, upgraded double glazed windows.

The proposal, as part of upgrading the building, will seek to upgrade the insulation throughout the building to meet building regulation requirements.

Drainage proposals



THE SITE IS SHOWN TO BE WITHIN FLOOD ZONE 1



THE SITE NOT IN A ZONE AT RISK FROM SURFACE WATER FLOODING



THE SITE NOT IN A ZONE AT RISK FROM RESERVOIR FLOODING

Drainage scheme

The engineer involved in the project have discussed the site with NWL and the local drainage officer and both confirmed that SUDs will not be needed and a free discharge rate will be available for the site.

The engineer has calculated that although the building is proposed to be extended, the introduction of the landscaped areas will reduce the impermeable area of the site overall.

Conclusion



The refurbishment of the Sir William Fox Hotel preserves its rich history while creating an attractive new residential property, with a mixture of one and two bedroom apartments that reflects the local housing needs. The building has a significant importance in creating the distinctive visual appearance of the Westoe Village.

The proposal seeks to maintain the visual character of the front Georgian facade facing the street. Additionally, by removing the non-original render from the rear of the property, the refurbishment will allow to reintroduce the original visual appearance of the dwelling.

In addition to this the proposal will retain original, distinctive architectural features both internally and externally, as well as retain the layout that reflects the history of the dwelling.