

**Design & Access Statement
for
Proposed Childrens Driving Centre
at
Ocean Beach Pleasure Park
South Shields**

Produced By:

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DESIGN & ACCESS STATEMENT

BACKGROUND INFORMATION

SITE HISTORY : Faiground and amusements.

SITE AREA : Approximately 392 square metres.

SITE LOCATION : Ocean Beach Pleasure Park South Shields NE33 2LD

CLIENT : Oasis Amusements

AGENT : KB Design, Suite 3, Town Hall Chambers,
7 Beach Road South Shields,NE33 2QA





INTRODUCTION

The applicant currently owns Oasis Amusements, The Blue Marlin and The Smugglers Cove Adventure Golf.

The site is owned by the council and is currently responsible for the upkeep and maintenance of the site including the grass, paving and litter bins.

The site is presently in a state of disrepair and is in need of improvement and redevelopment.

Planning approval was granted to redevelop the Oasis Amusements a few years ago but due to the downturn in the economy secure funding has not been possible. However in the interim the applicant would like to develop and improve the site with the installation of a themed driving school attraction.

CONCEPT

The driving school concept allows young children between the ages of 4-12 years to experience the road in their very own vehicle. Along with manouvering around the roads and roundabout the children would enjoy stopping at junctions then setting off again to traffic lights. On completion of the session the children would be presented with their very own driving licence. This type of attraction has mainly been constructed in major theme parks such as Legoland and Alton Towers and the applicant would like to introduce the first attraction of its kind to South Shields

DEVELOPMENT

1. Installation of purpose built driving school attraction.
2. New 1200mm high perimeter black galvanised mild steel fencing and access gates to match the style of fencing on the adjacent Smugglers Cove Adventure Golf attraction.
3. Erection of purpose built kiosk.
4. Installation of two number 5 metre high poles each with 4 number 150 Watt flood lights.
4. New paving and landscaping.

STORAGE

At the end of each day the cars will be stored in an existing secure compound within the fairground.

LANDSCAPING

The proposed road layout will be constructed with concrete kerbs and tarmac roads complete with road markings and the islands will finished with artificial grass with cordyline planting in the middle. In addition new paving and walkways will be formed around the attraction and in between the applicants existing businesses, The Blue Marlin and Smugglers Cove Adventure Golf.

The existing picnic tables and planters will be removed and new litter bins will be installed.

ACCESS

Controlled queuing and access will be located in front of the proposed kiosk which will be located on the paved area between the proposed attraction and the existing Smugglers Adventure Golf.

STREET SCENE

It is considered that the proposed development will not affect the existing street scene being already part of an established pleasure park.

CONCLUSION

The applicant pride themselves on providing a quality experience for the residents and visitors to South Tyneside and feel confident that this type of attraction would be very popular for children visiting the seafront during the summer season.

The proposed development is considered to be in accordance with Local Authority Planning Policies.