

**1-3 BEACH ROAD
SOUTH SHIELDS
DESIGN AND ACCESS STATEMENT
SEPTEMBER 2021**



Contents

SECTION 1:	INTRODUCTION	3
SECTION 2:	CONTEXT ANALYSIS	5
SECTION 3:	DESIGN PRINCIPLES	10
SECTION 4:	DESIGN PROPOSALS	14
SECTION 5:	REFERENCES	24

SECTION 1

INTRODUCTION

1 Introduction

1.1 Project Overview

Our aim is to make alterations to provide four high quality apartments at 1 Beach Road and a 1 bed apartment and 3 bed maisonette at 3 Beach Road. The objectives for the proposed works are to:

- Futureproof 1, 3 and 3a Beach Road
- Conversion of 1 Beach Road from office lets to residential apartments
- Improve the existing facilities to make the dwellings more marketable
- Ensure the buildings are appealing to residents
- Improved landscaping of the site

The following, specific objectives for the project were identified:

- Preserve the historic fabric and futureproof the use of 1,3 &3a Beach Road
- Improved provision for city centre residential dwellings
- Modernising to meet the requirements of residents



View of Grade II Listed 1 and 3 Beach Road

SECTION 2

CONTEXT ANALYSIS

2 Context Analysis

2.1 Site Analysis and Location

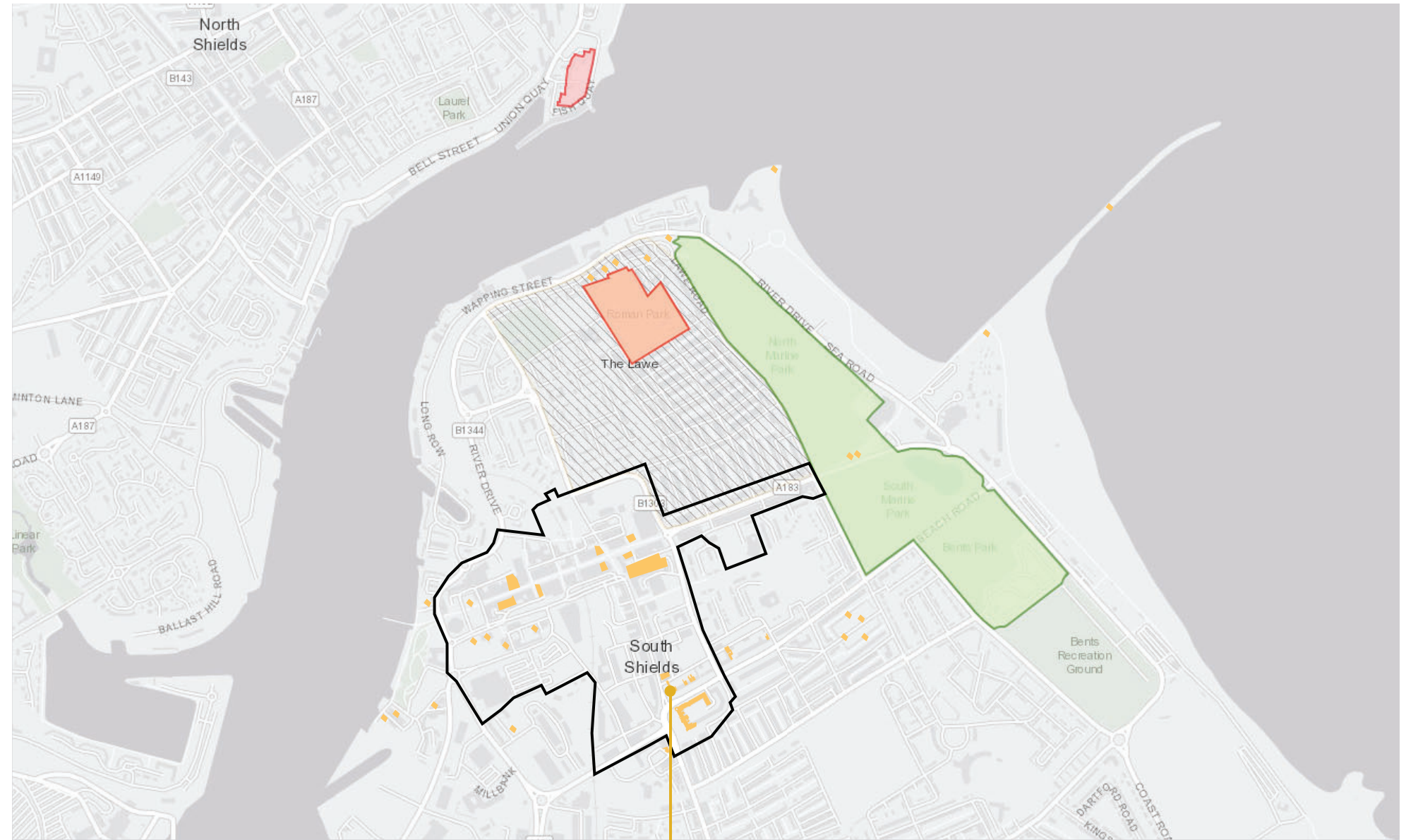
1, 3 & 3a Beach Road sit within South Shields Town Centre, a coastal town at the mouth of the River Tyne approximately 3.7 miles downstream from Newcastle Upon Tyne. It has six miles of coastline and three miles of river frontage dominated by the north and south Tyne piers and is sandwiched between the river Tyne and River Wear within the metropolitan borough of South Tyneside.

Inland from the river ferry terminal lies the market place and Old Town Hall which extends eastwards along the pedestrianised main shopping street, King Street. Typical of seaside towns the main street continues on to ocean road with views towards the North Sea. The town centre sprawls southward to connect with other residential areas such as Westoe.

Views along roads which continue along to the seafront are key elements of the character of the coastal town as well as the retained features of the shipping docks which contribute to the feel of the area and are embedded in the landscape character of South Shields. The area has a significant amount of intact historic buildings, structures and parks, despite being heavily bombed during the world wars which all contribute to the history of the area.

2.2 1, 3 & 3a Beach Road

The immediate surroundings of 1-3 Beach Road includes the South Shields Town Hall, whose clock tower is identified as the most prominent feature of the urban landscape. Positioned at the joining point of Fowler Street and Beach Road, 1-3 Beach Road are at the joining point of the concentrated shop fronts of Fowler Street and the more residential nature of the east of Beach Road and likewise neighbouring Broughton Road.



South Shields Area Character Map

1-3 Beach Road

KEY

- FRONTIERS OF THE ROMAN EMPIRE WORLD HERITAGE SITE
- WORLD HERITAGE SITE BUFFER ZONE
- NORTH AND SOUTH MARINE PARKS AND BENT PARKS LISTED
- LISTED BUILDING
- SOUTH SHIELDS TOWN CENTRE

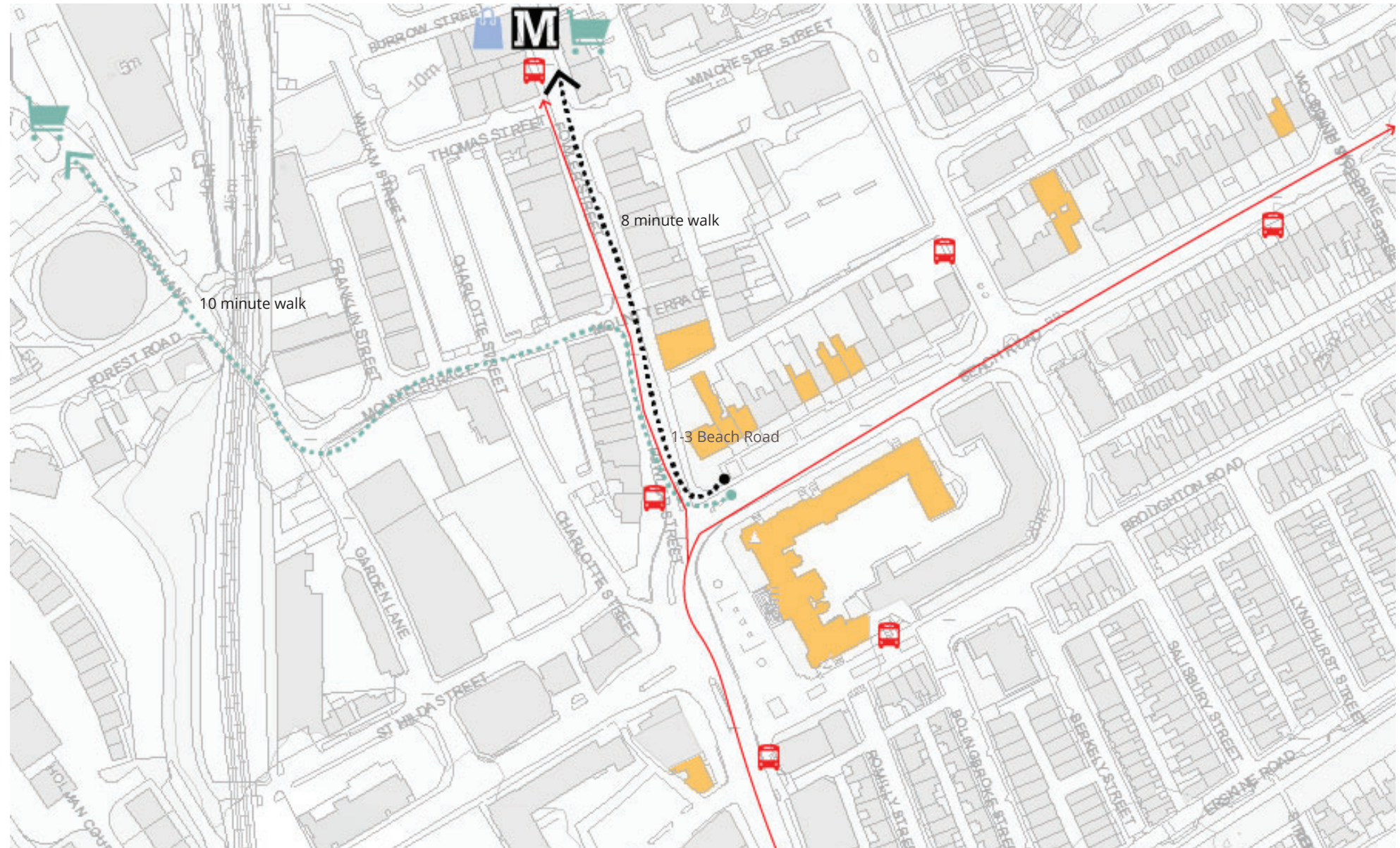
2 Context Analysis

2.3 Local Amenities

1, 3 & 3a Beach Road is only an 8 minutes walk from the main shopping from street King Street allowing a number of amenities including grocery stores within 10 minute walking distance. Equally south shields town centre has excellent public transport links to Sunderland, Gateshead and Newcastle City Centre.

2.4 Public Transport

There is number of bus stop located at the doorstep of the site including at the junction of Fowler street opposite Beach Road visible from the site including the number 20 which arrives at Sunderland Interchange which operates daily every 12 minutes between approximately 6am and 11.30pm. South Shields metro station is also located with a 5 minute walk which has links to gateshead and Newcastle every 12 minutes daily.



Local Amenities

2 Context Analysis

2.5 SWOT ANALYSIS

This analysis looks to identify strengths and opportunities along with any aspects which may threaten the proposed development. The analysis is based on information provided as part of the project brief as well as on site observations.

Strengths

- Proximity to South Shields town centre, local amenities and public transport.
- Listed buildings provide a high quality environment for users.
- Secures derelict buildings to rear of site previously used for antisocial activity.
- Excellent views of the town hall.

Weaknesses

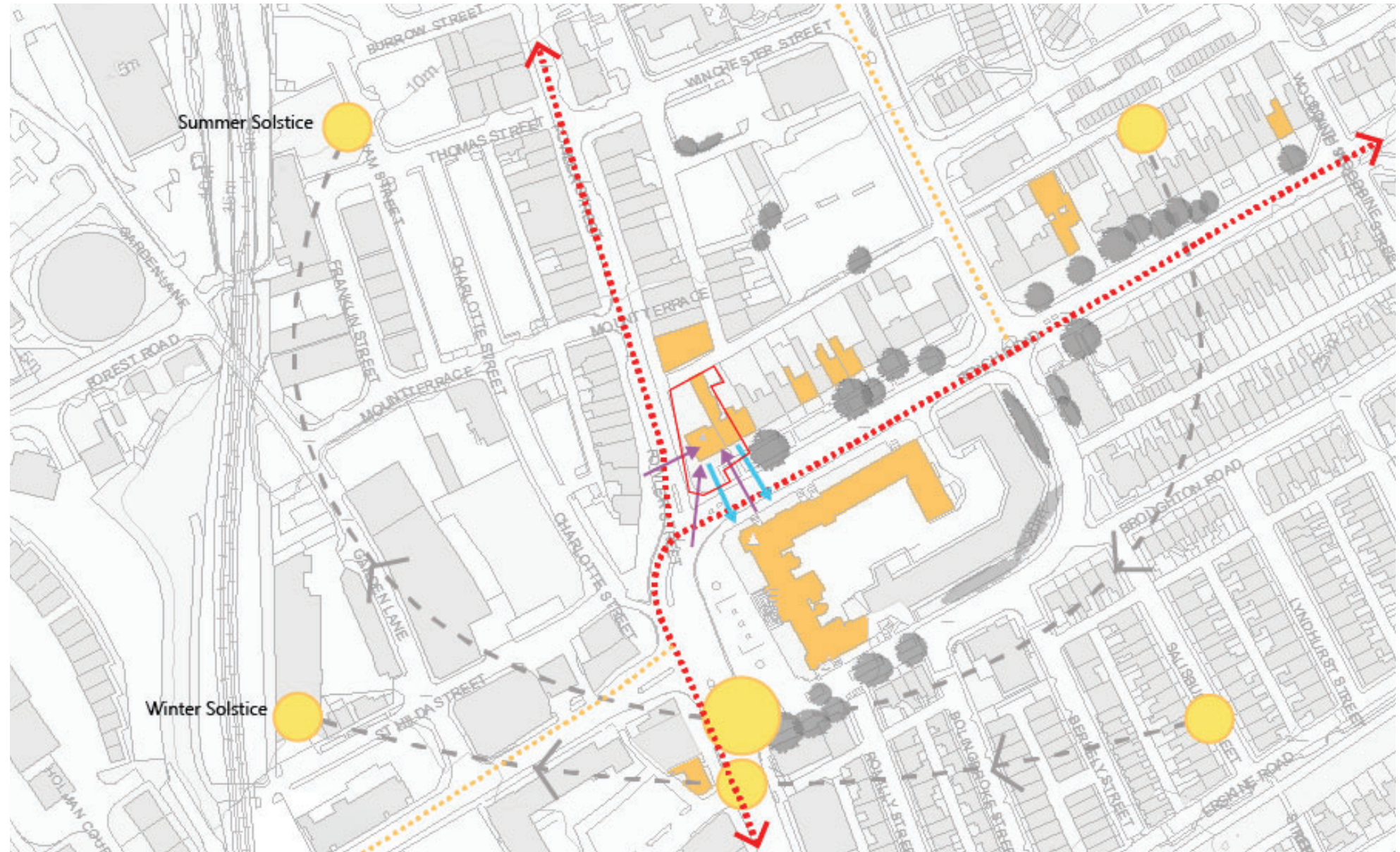
- Noise from Fowler Street and Beach Road.
- Proximity to poor quality facades of shops along Fowler Street.

Opportunities

- Opportunity to create a high quality apartments.
- Improvement landscaping visible from Fowler Street and the town hall.

Threats

- Damp ingress needs resolving.



SWOT Analysis

KEY

- PRIMARY ROUTE
- SECONDARY ROUTE
- ➔ NOISE FROM TRAFFIC
- ➔ KEY VIEWS OUT
- ESTABLISHED TREES
- - - SUN PATH
- LISTED BUILDING

2 Context Analysis

2.6 Site Photographs



South Facade viewed from South Shields Town Hall



North View and proximity to Victoria hall (left)

SECTION 3

DESIGN PRINCIPLES

3 Design Principles

3.1 Design Evolution

1, 3 & 3a Beach Road are listed buildings and their listing details, local significance and a list of alterations is provided in the Heritage Statement. The approach to the design is centred around retaining as much of the historic fabric as possible as well as maintaining the character of the existing layouts. Where alterations have been proposed the most minimal interventions have been considered and to be detailed in a way to preserve historic features including including ceiling cornicing and panelling to bay windows. The proposals also look to improve the site plan and landscaping, currently viewed from Fowler street as a tarmac car park and derelict coach house and external store beyond. In terms of the elevations, the terraces will require a number of small alterations. These changes will be discussed further in the design proposals.

3.2 Views To, From and Through Site

The views from the south-east contribute most strongly to the character of the street, along with the secondary south-west elevation of 1 Beach road which can be seen alongs Fowler Street. The Beach Road terraces compliment the the grander architecture of the grade II listed town hall with contrasting architectural styles. The north facing elevations are of much lesser importance, adjoining the rear access street or adjoining the terrace. The rear elevations are generally in poorer condition and of more modest architectural detailing including a later extension to 3 & 3a Beach Road which has seen alterations including a rotten timber dormer. To the rear there is a former coach house of pitched design with gabled ends which sits in a derelict condition, overgrown by self-seeded shrubery and inaccessible in parts due to the condition of the structure. The main views out are south-east and south-west looking across Beach Road towards the town hall. There are limited views out to the rear access road due to the existing layout fenestration.

3.3 Architectural Style: Building Features and Materials

Beach Road, formerly known as Ogle Terrace is characterised by largely retained early 19th century Georgian terraces detailed with stepped approaches, half basements with lightwells, tuscan/doric door cases with fanlights which sit back from the street buffered by front lawns and a number of mature trees stretching along the route to the seafront. The terraces are characterized by their symmetrical facades, door and window placement as well as their material palette. A variety of tones of red brick, and hipped slate roof with retained chimneys and dormers. The rain water goods and downpipes used on Ferens House are black in colour and are constructed from a variety of uPVC and cast iron. The windows of the terraces to the principal elevations are generally white painted timber casement and bay windows with retained white painted panelling internally to the bay windows. To the rear there are a number of smaller windows are visible and a large arched sash window provides light to the central stairwell.

The replacement with unsympathetic modern materials is minimal and is significant to the symmetry of the facades. At 3 Beach Road the previous addition of the textured pebble dash render detracts from the overall appearance of the building however the general Georgian appearance is retained despite this.



Proposed South-East Facade



Proposed South-West Facade (inwards from yard retaining wall)

3 Design Principles

3.4 General Design Principles

- Retain the original features to create a quality environment for residents
- Simple, legible layout for residents retaining the character of the original plan
- Provide good quality natural daylighting
- Traditional doors and ironmongery
- Sympathetic additions where alterations are required

3.5 Spacial Arrangement

The layouts as is, align well with the proposal of residential dwellings due to the generous central circulation and the appealing room proportions. It is proposed that the main access for all 1 Beach Road apartments shall come through the proposed communal garden, communal lobby / post area and adjoining central staircase. Similarly 3a Beach Road will be accessed off the external yard following from the carparking to the rear. 3 & 3a Beach Road will retain its original stepped entrance to the south-east elevation, similarly the ground floor apartment of 1 Beach Road will benefit from the original stepped access a pathway will be provided through the garden to the front of the house to connect the car parking spaces and communal areas.

3.6 Car Parking

Parking is available to the residents on the north of the site allowing a provision of 9 parking spaces. Guidance from the South Tyneside Local Development Framework suggests that for use Class C3 (Dwelling Houses) within South Shields Town Centre details that there is no automatic expectation for parking provision due to the exceptional public transport, cycling and footpath links, however 1 space per dwelling would be considered sufficient. The 9 spaces would allow for 1 per dwelling plus an addition 3 spaces for visitors.

3.5 Wider Site Plan

A key part of the proposals was to improve upon the rear yard, currently an unmarked tarmac car park with self-seeded shrubery growing from derelict outhouses. The site currently includes a dilapidated coach house and have the potential to form a risk to the public as detailed in a letter from South Tyneside Council in May 2021. Following a structural survey it was deemed that around 75% of the original fabric would need to be replaced that would result in a loss of the buildings significance. Therefore it is proposed to demolish the coach house and also the later constructed rotten timber store behind. The car parking is to be demarked along the rear access road with the large remaining yard to be transformed into an enclosed communal walled garden with low maintenance planting for use by the residents. A secure bin area will be enclosed for use by both 1, 3 and 3a Beach Road which sits to the north of the site for good access to the bin collection point along the access road. These are proposed to be individual 240ltr waste and recycling bins per dwelling. Secure bike store provision is proposed within the communal area of 1 Beach Road to store 4 bicycles.



Proposed Site Plan

3 Design Principles

3.13 Security

A full access control system will be incorporated within the building to improve resident safety. Residents are secure within the building with an additional communal yard for the storage of postboxes and bicycles.

3.14 Accessibility

Whilst we may not be able to comply with all parts of Part M of the Building Regulations for each unit due to the nature of the terraces being listed buildings, improvements will be made wherever possible and alterations will be to match or where possible to improve existing circumstances.

3.14 Ecology

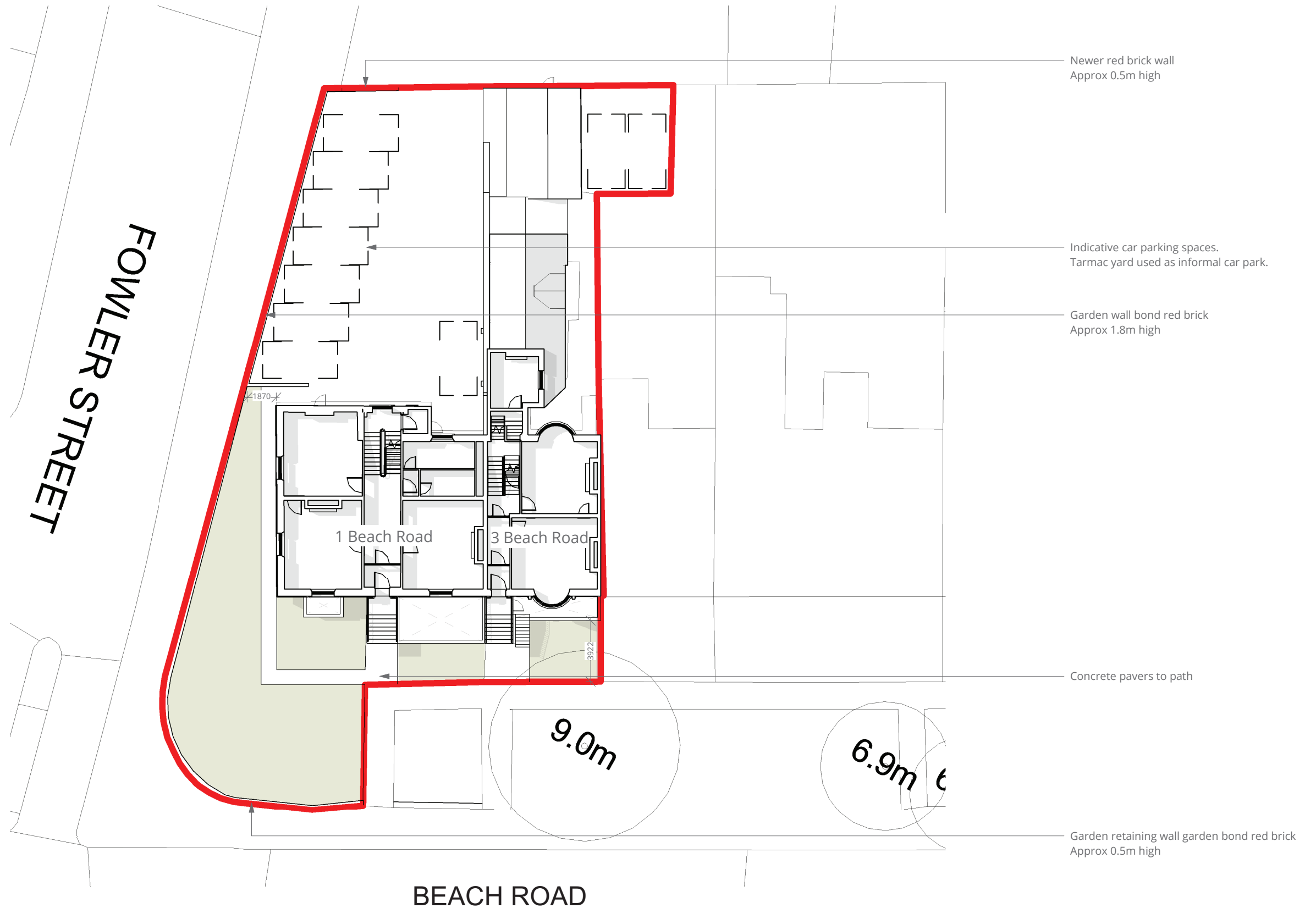
The requirement for a bat survey was discussed with South Tyneside Council in September 2021. It was deemed not necessary as confirmed by Rowshon Uddin.

SECTION 4

DESIGN PROPOSALS

4 Design Proposals

4.6 Existing Site Plan



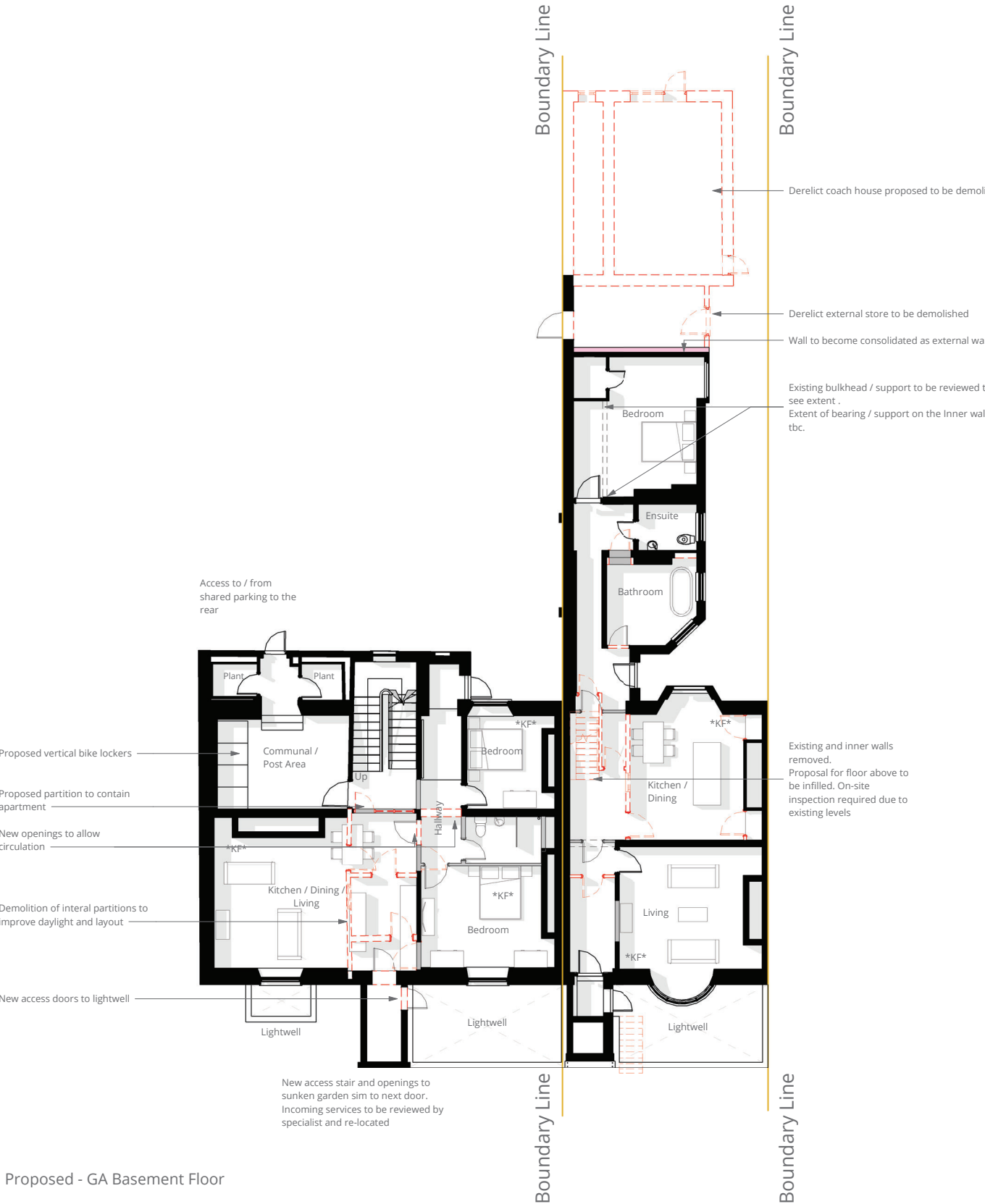
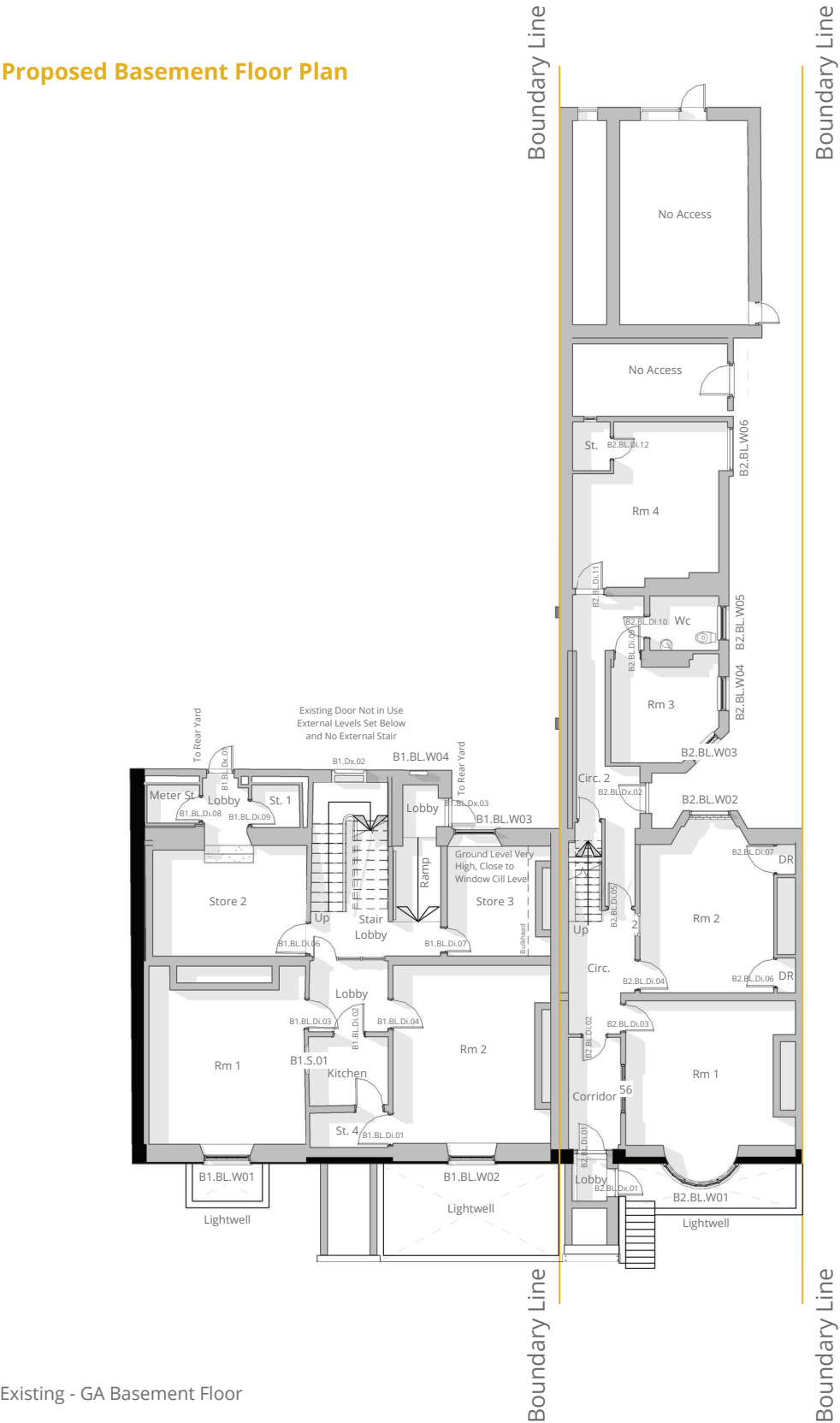
4 Design Proposals

4.6 Proposed Site Plan



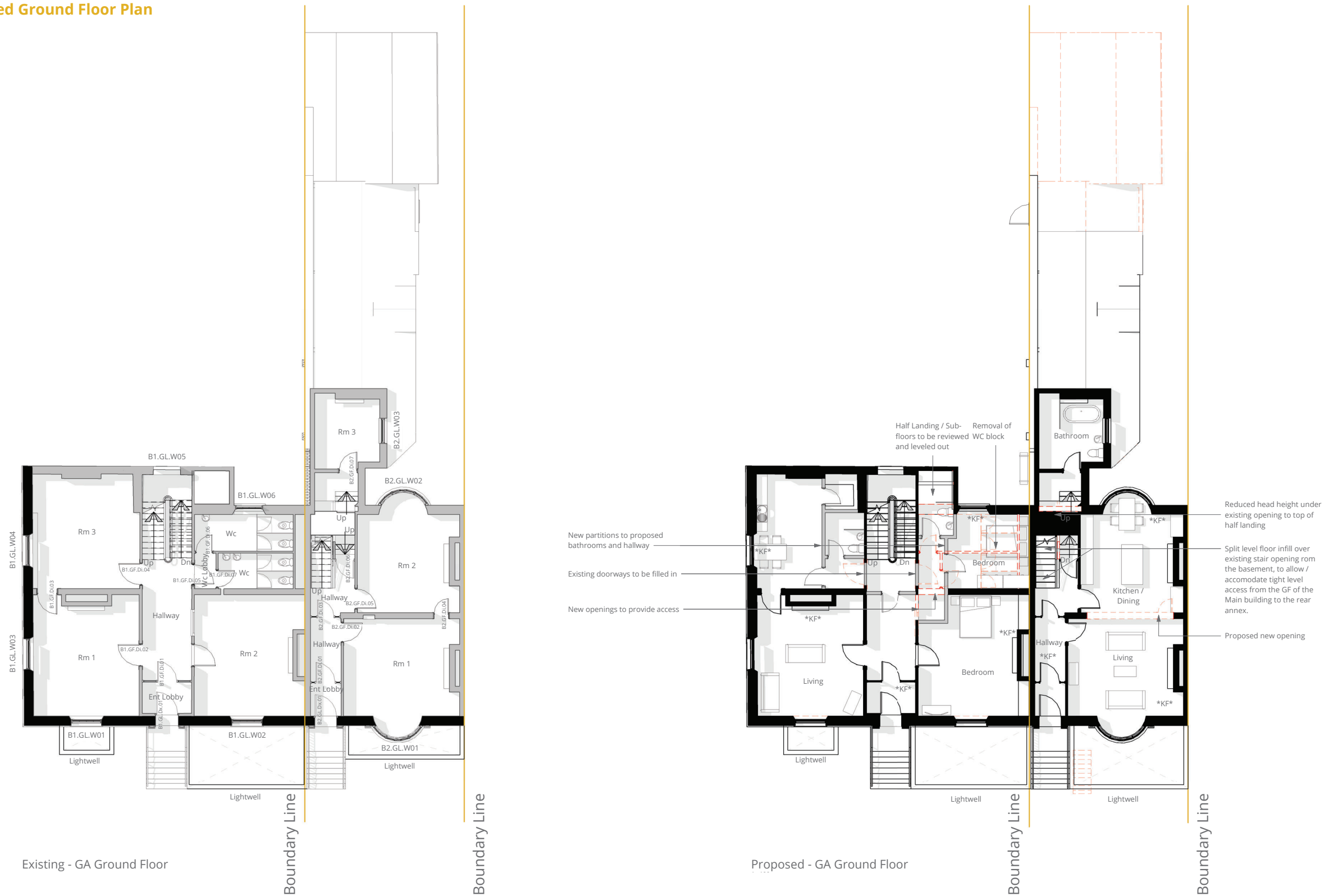
4 Design Proposals

4.8 Existing and Proposed Basement Floor Plan



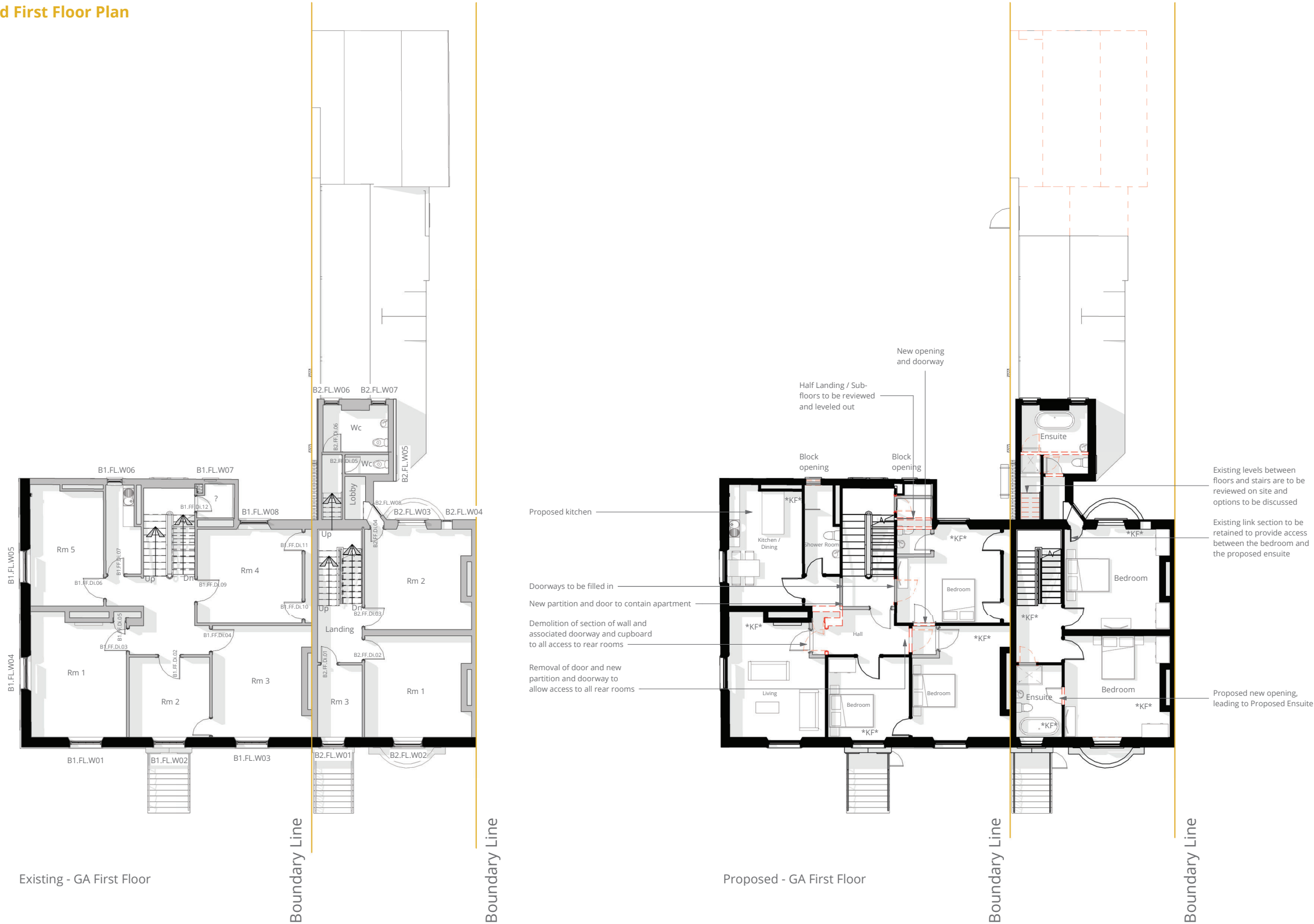
4 Design Proposals

4.9 Existing and Proposed Ground Floor Plan



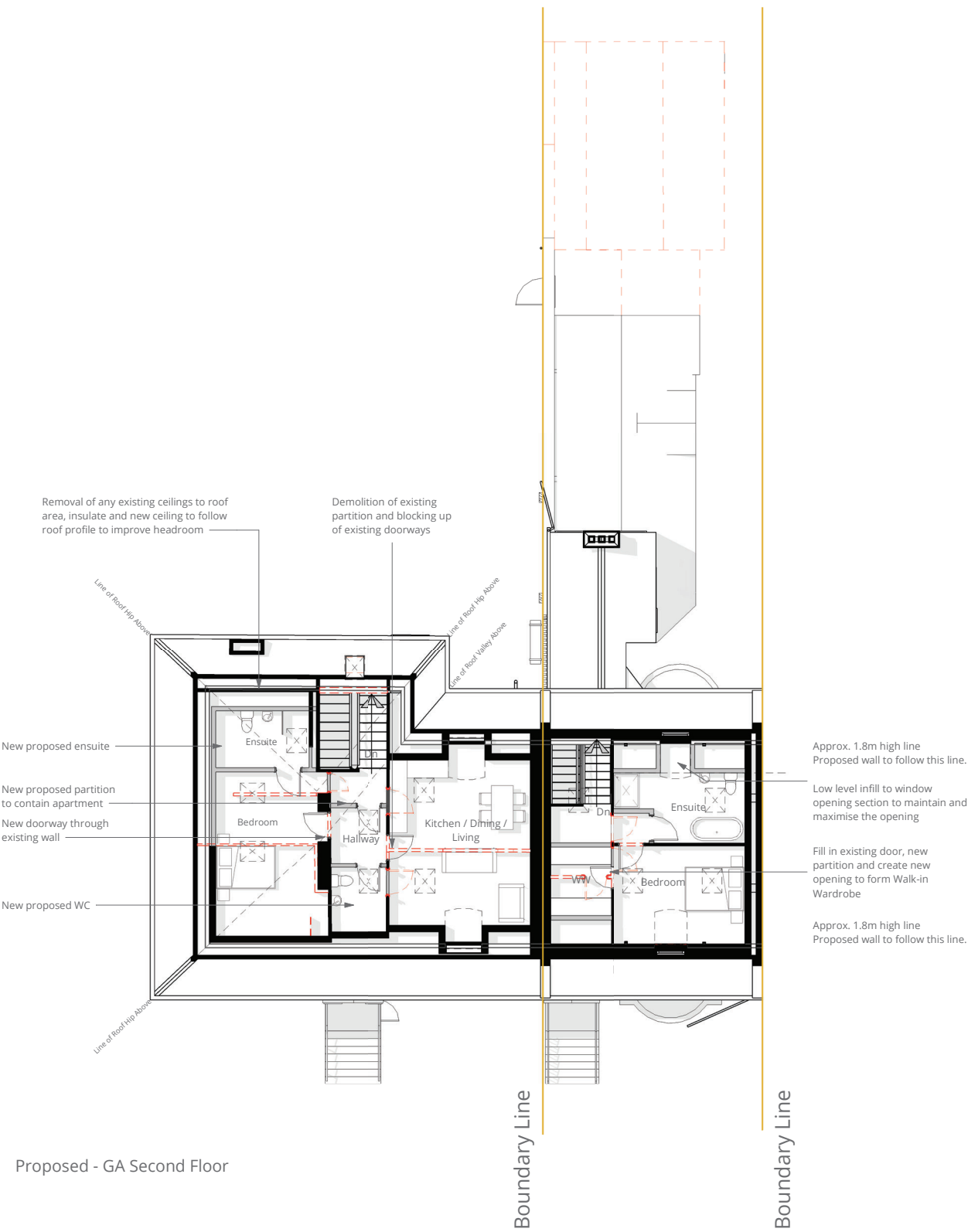
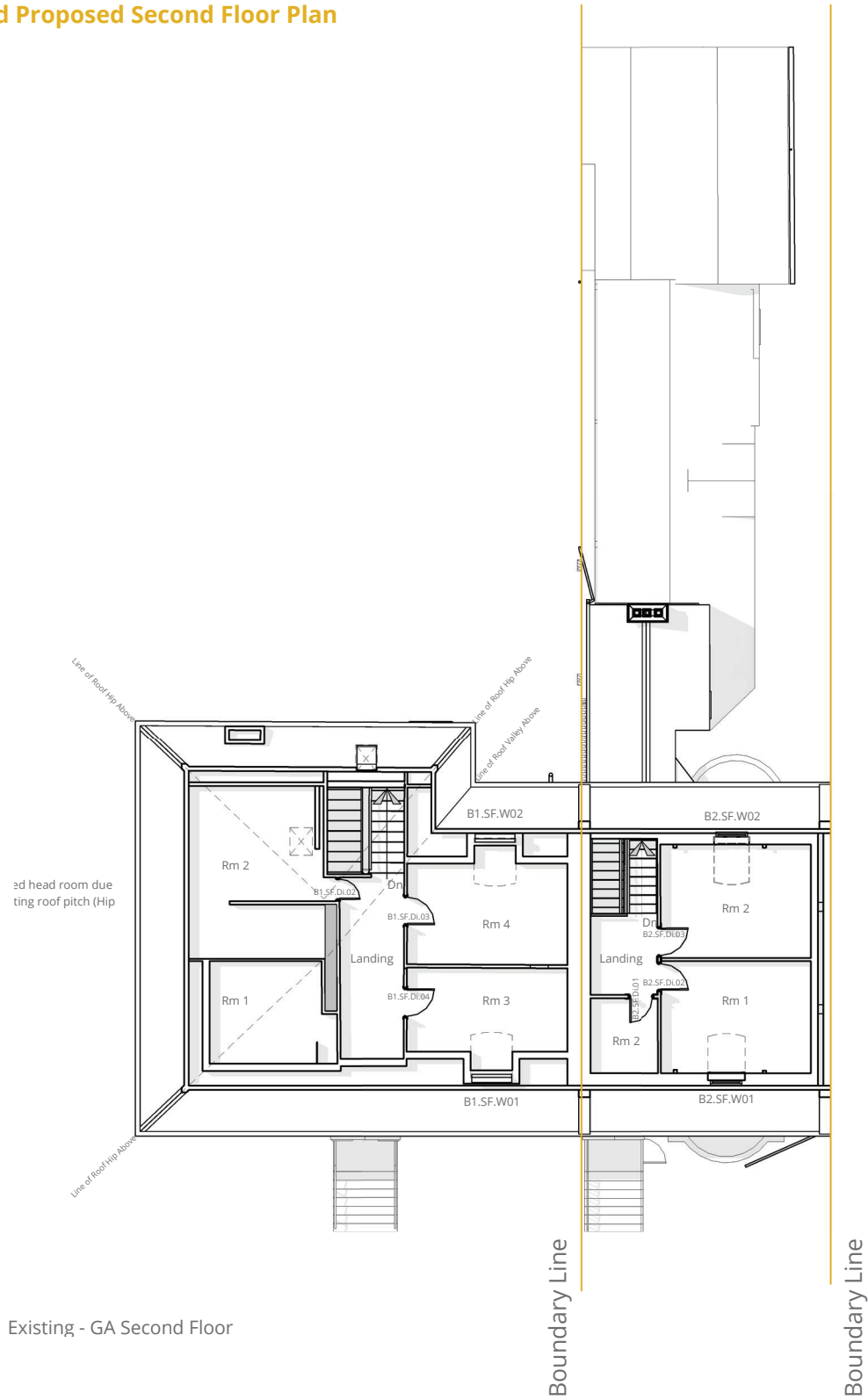
4 Design Proposals

4.8 Existing and Proposed First Floor Plan



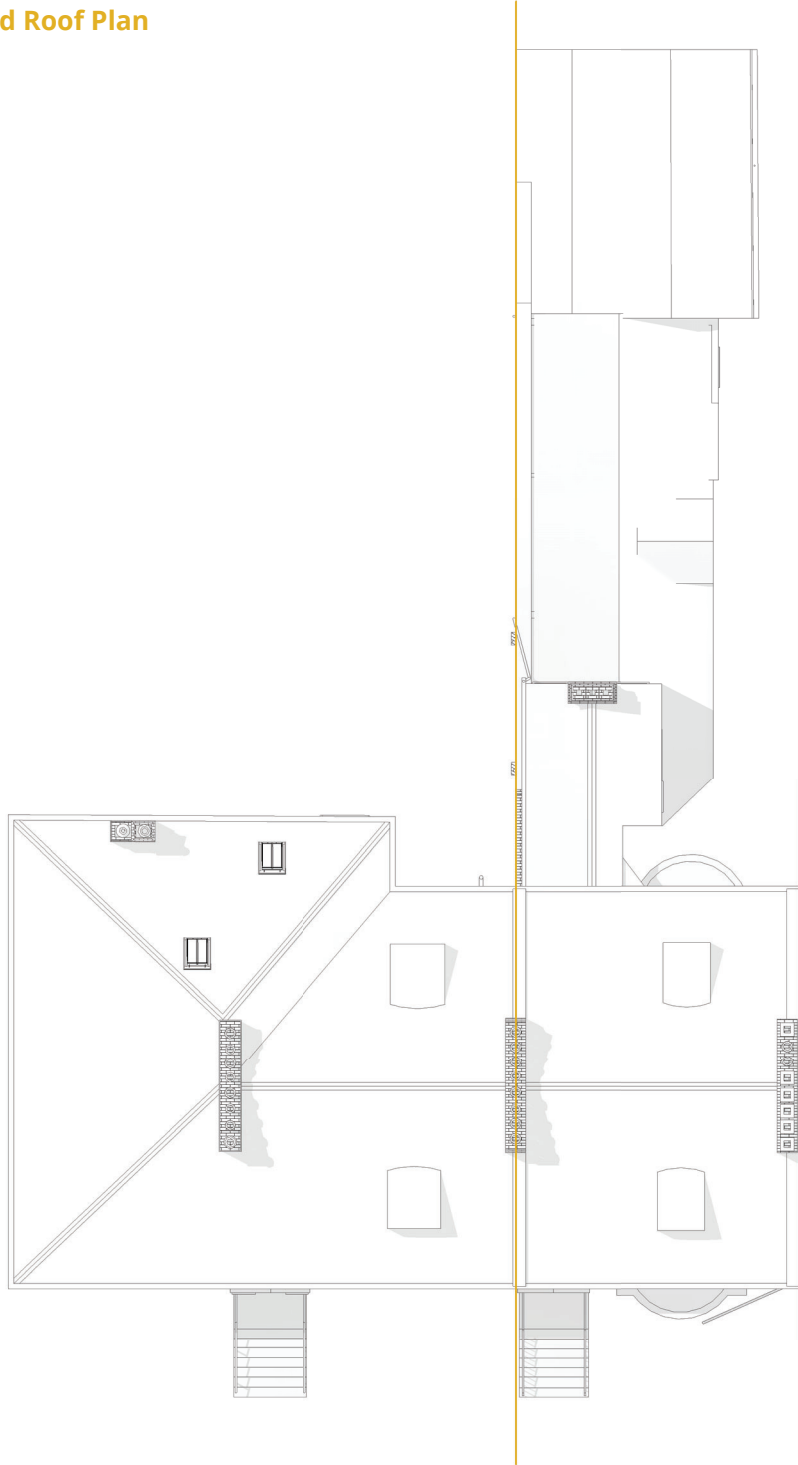
4 Design Proposals

4.9 Existing and Proposed Second Floor Plan

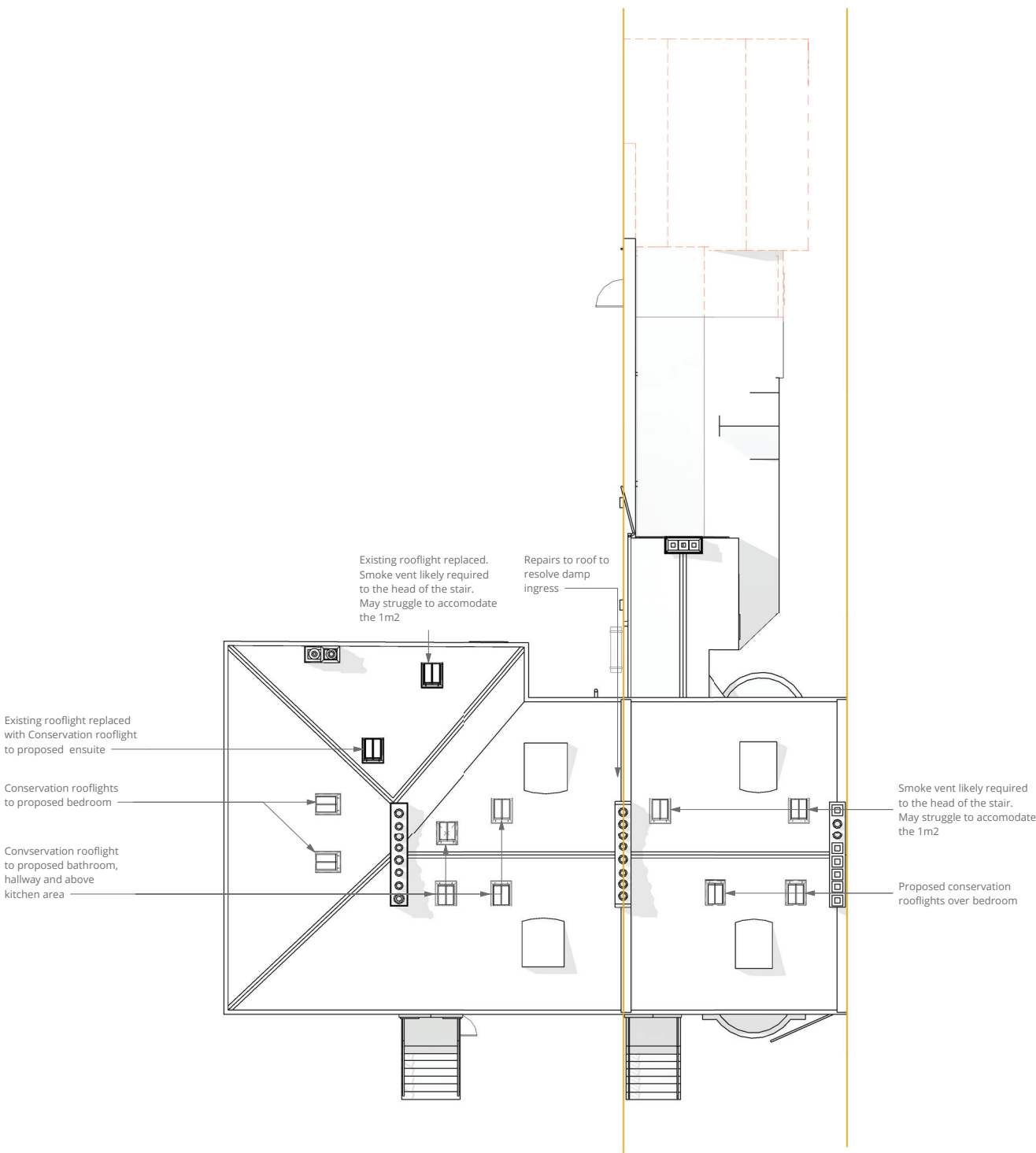


4 Design Proposals

4.8 Existing and Proposed Roof Plan



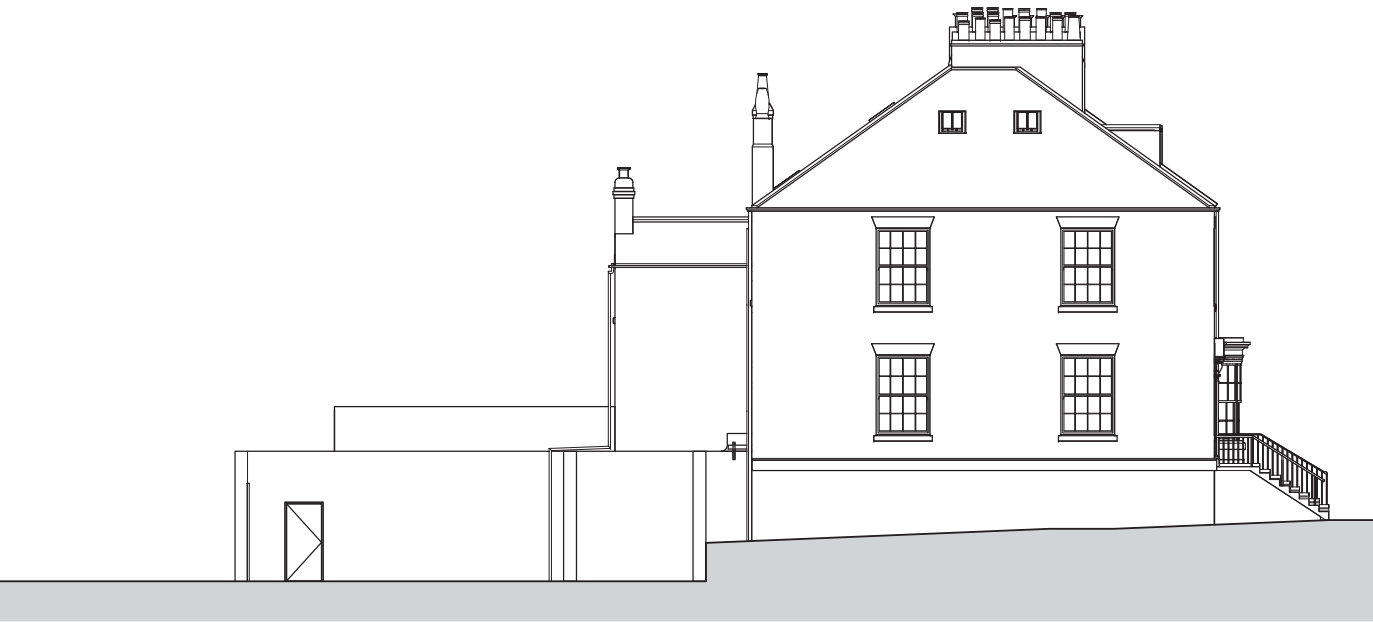
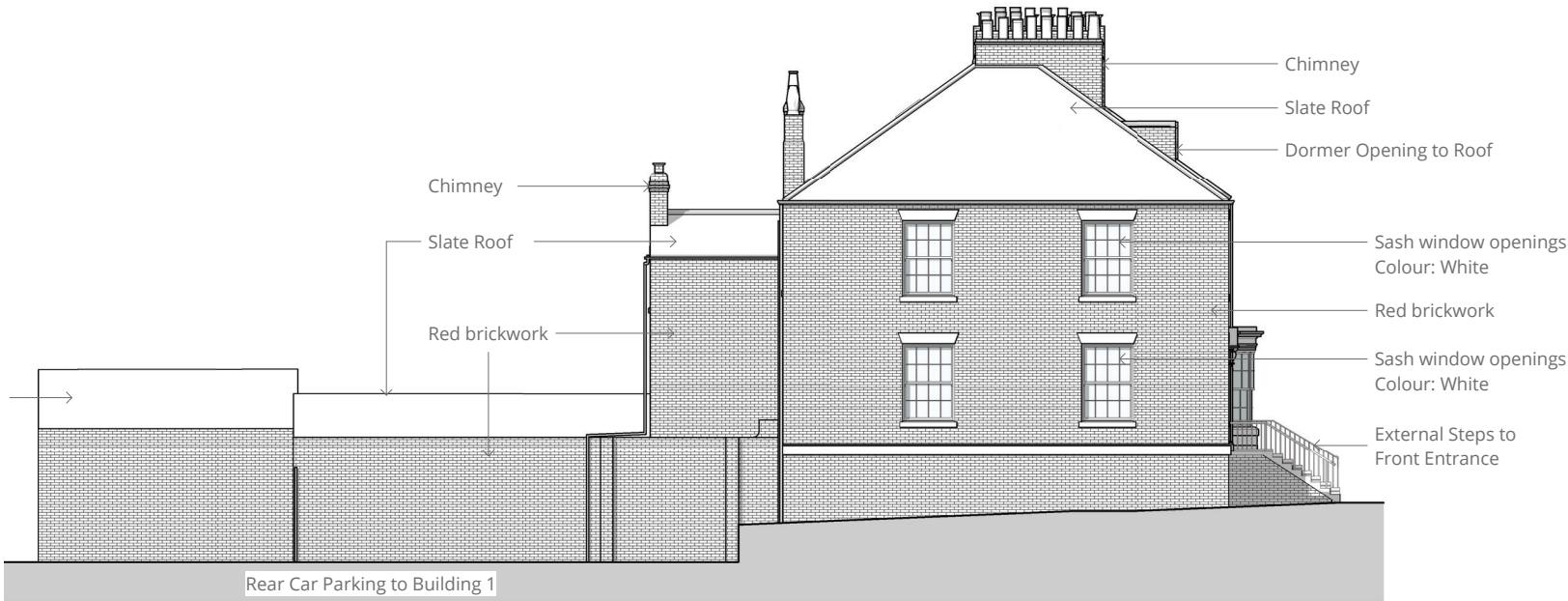
Existing - GA Roof Plan



Proposed - GA Roof Plan

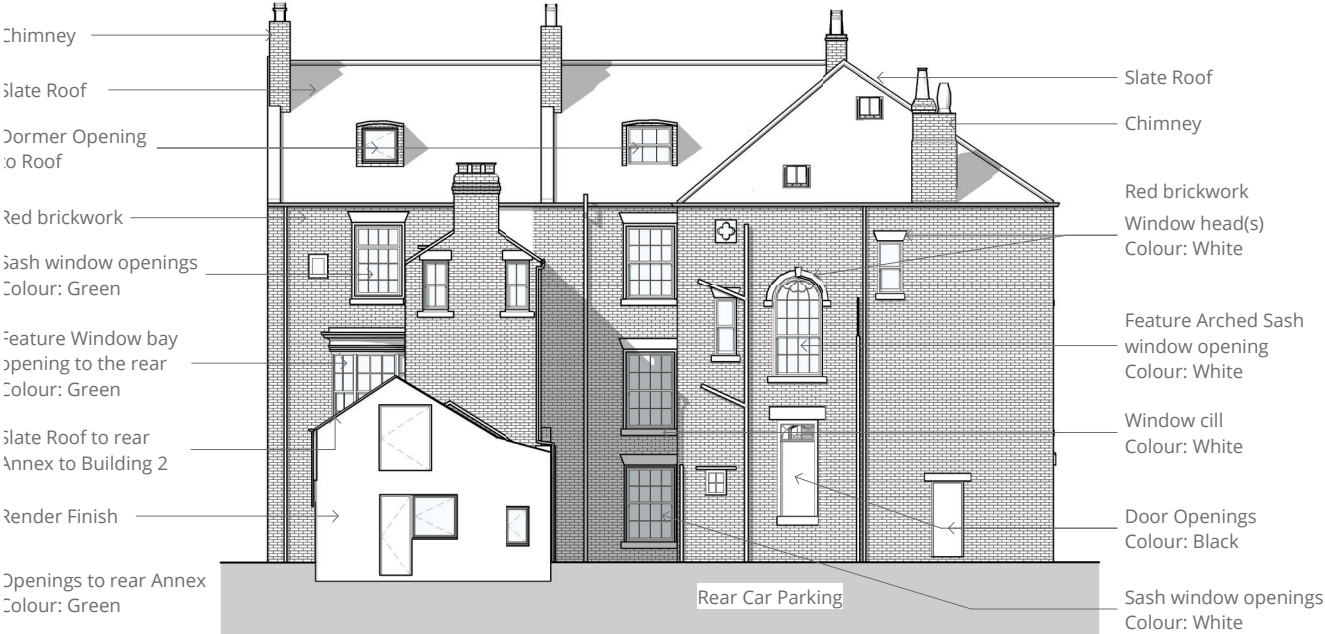
4 Design Proposals

4.17 Existing and Proposed Front Elevations



4 Design Proposals

4.15 Existing and Proposed Rear Elevations



Existing North-West Elevation



Proposed North-West Elevation



Existing Nort East Elevation



Proposed North-East Elevation

SECTION 5

REFERENCES

References

**South Tyneside Landscape Character Study
2012**

https://www.southtyneside.gov.uk/media/14683/Landscape-Character-Study-Part-1-Character-Assessment-March-2012-/pdf/STLCS_Part_1_with_associated_maps.pdf

South Tyneside Local Plan

<https://www.southtyneside.gov.uk/article/36012/Emerging-Local-Plan>

Parking Standards SPD6 Adopted Version

[https://www.southtyneside.gov.uk/media/9378/SPD6-Parking-Standards-December-2010-/pdf/Parking_standards_SPD6_Adopted_Version_v3_\(December_2010\).pdf?m=637590032288930000](https://www.southtyneside.gov.uk/media/9378/SPD6-Parking-Standards-December-2010-/pdf/Parking_standards_SPD6_Adopted_Version_v3_(December_2010).pdf?m=637590032288930000)

**South Tyneside Sustainability Appraisal Appendix 1: Inner South Shields
2019**

https://www.southtyneside.gov.uk/media/41647/South-Tyneside-Site-Specific-Sustainability-Appraisal-Inner-South-Shields-August-2019-/pdf/ISS_site_appendix.pdf?m=637013949037970000

South Tyneside Local Development Framework

https://www.sunderland.gov.uk/media/18549/SD21-South-Tyneside-Local-Development-Framework-Development-Management-Policies-DPD-December-2011/pdf/SD21_South_Tyneside_Development_Management_Policies_Dec_11.pdf?m=636217368115170000

Conservation Principles Policies and Guidance

<https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/>