

proposed redevelopment of
buzzers bar – south shields
design statement

Friday, 27 May 2022

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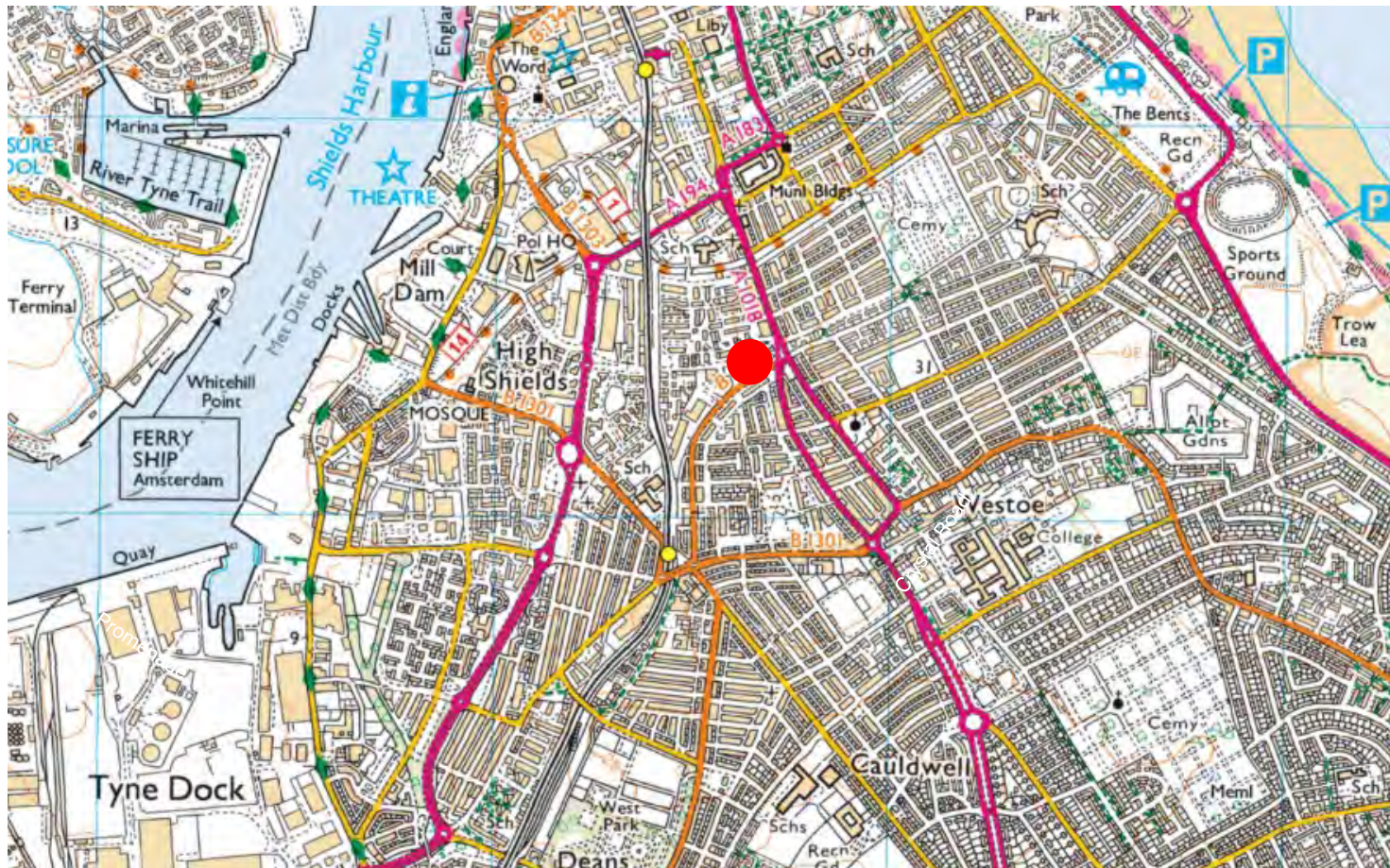
Planning submission made on behalf of:-

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Introduction

This statement supports the planning application for the redevelopment, refurbishment, and extension of the existing 2 storey Buzzers Sports Bar, Victoria Road, South Shields.

The proposed scheme involves the creation of 11 self-contained apartments of a mixture of 1 and 2 bed sizes plus 16 1 bedroom units arranged with the benefit of shared dining, living and kitchen facilities.

It is proposed to add an additional floor above the existing 2 storey building to form new 1- and 2-bedroom apartments.

Site Location & Description

The existing building is located on the junction of Victoria Road and Imeary Street and benefits from road frontage to all sides of the building with on street parking to the southern elevation.

The building has a predominantly south-west to north east orientation with the northern elevation facing centrally down Halstead Place and across from the 3 storey apartments/maisonettes on Victoria Road.

The external levels on site mean that the north-eastern end of the building is approximately 2m above that of the levels to the south-western end with the building having a small basement accessed from street level off Victoria Road.

The southern elevation faces a small taxi cab office to the north-east corner and a drive thru car wash further to the south.



Introduction & Location

site context and photos





AERIAL VIEW FROM EAST



VIEW FROM HALSTEAD PLACE



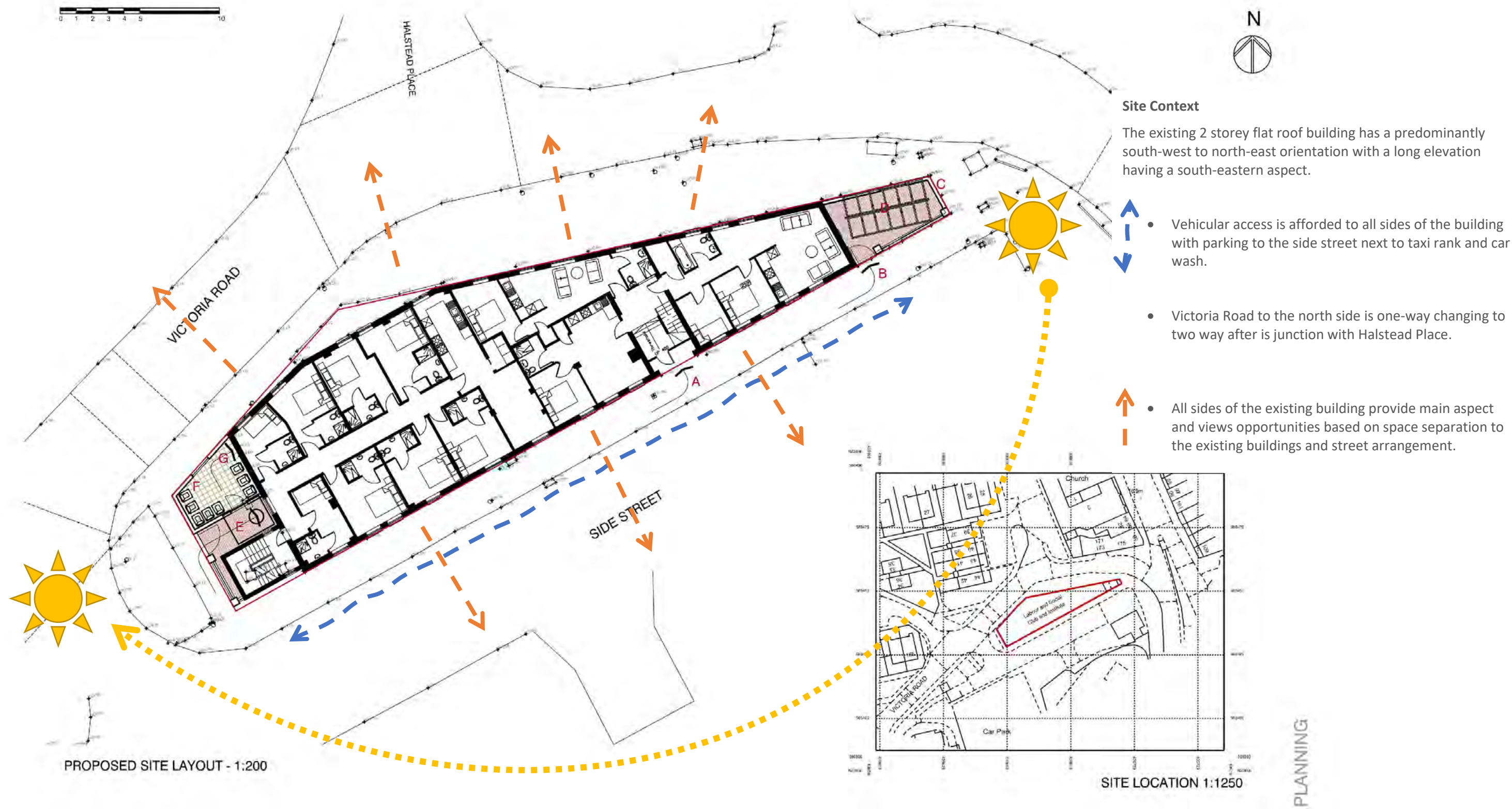
VIEW FROM HALSTEAD PLACE



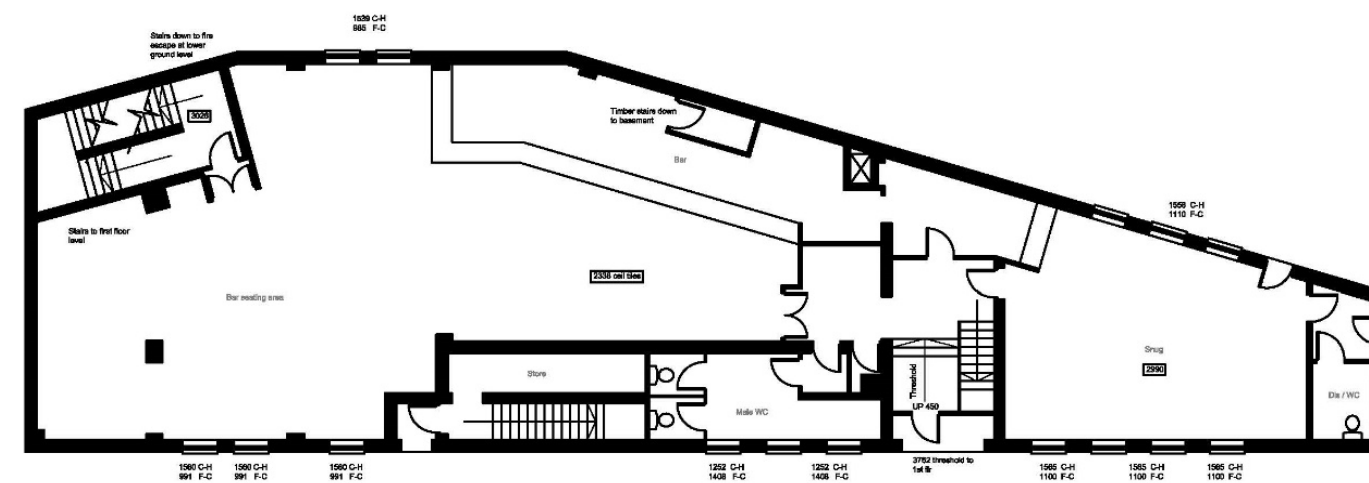
VIEW FROM SOUTH WEST SIDE ROAD



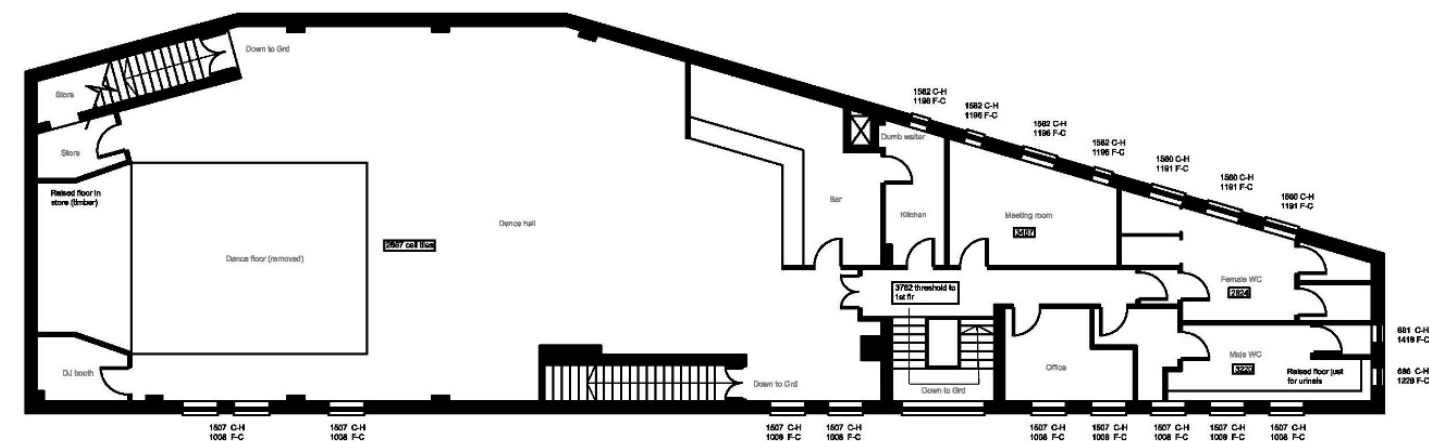
VIEW FROM B1298 ON APPROACH FROM SOUTH



site position



EXISTING GROUND FLOOR LEVEL



EXISTING FIRST FLOOR LEVEL

The existing building is structured over 2 floors with open plan bar areas to both levels with associated stores, toilets, and a basement cellar area.

The building has a simple flat roof and white rendered external walls with some lower brickwork where the building falls away to the lower end

Existing Layout and Building



GROUND FLOOR LEVEL

Proposed Layout Narrative

The existing ground and first floors following a simple similar plan arrangement with flats and bedrooms arranged to suit existing external window positions.

The north-eastern end of the building has self-contained apartments accessed off the main existing entrance off the side road.

The HMO bedrooms are accessed from the south-western end adjacent to the new external stair core.

Both stair cores (existing and proposed) extend up to the second floor to provide alternative access to the top floor.

All bedrooms and apartments conform to national min space standards.

All internal modifications and new internal layouts subject to structural engineer design and m&e arrangements.



FIRST FLOOR LEVEL

Proposed Layouts



SECOND FLOOR LEVEL

Proposed Layout Narrative



It is proposed to extend the footprint of the existing building to form an additional floor above.

The existing stairs and new stair core will extend up to this level to provide access to 5 self contained apartments with a mixture of 1 and 2 bed arrangements.

It is proposed to adopt lightweight construction including walls, floors and roof to provide a contrast with the exiting building in terms of texture and colour.

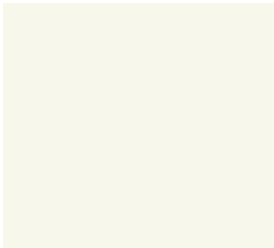


Proposed Designs

SCHEDULE OF PROPOSED MATERIALS

EXTERNAL RENDER

THROUGH COLOURED RENDER COLOUR WHITE RAL 9010 TBC



CEDAR TIMBER CLADDING – VERTICAL PROFILE



CLADDING/METAL TRIMS AND SOFFITS

POWDE COATED RAL 7043



EXTERNAL WALLS – RED MULTI BRICKWORK –
WIENERBERGER WARNHAM LINGFIELD RED
MULTI. TBC



WINDOWS AND DOORS –

UPVC RAL 7037



ROOF CLADDING - STANDING SEAM METAL
CLADDING – GALVANIZED FINISH



Proposed Materials