
1 King Street

(2 Fowler Street and Upper Floors of 4-8 Fowler Street)

South Shields

Design & Access Statement

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1. INTRODUCTION

| 1.1 Project Overview |



Fig 1.1.1 - Street view of front facade of building

INTRODUCTION

This Design and Access Statement supports the planning application for the proposed development at 1 King Street, 2 Fowler Street and upper floors of 4-8 Fowler Street (hereafter referred to as 1 King Street) in South Shields.

The proposal involves the conversion of the existing building from vacant Class E(g) office space into 21 C3 residential self contained apartments. The ground floor vacant Class E(c) bank space is to be converted to E(a) / E(b) retail space. Any fit out works / advertisements associated with the retail space is to be covered by a future application.

The statement outlines the design principles and access considerations that have been integrated into the project to ensure that it meets the needs of its users and enhances the local environment.

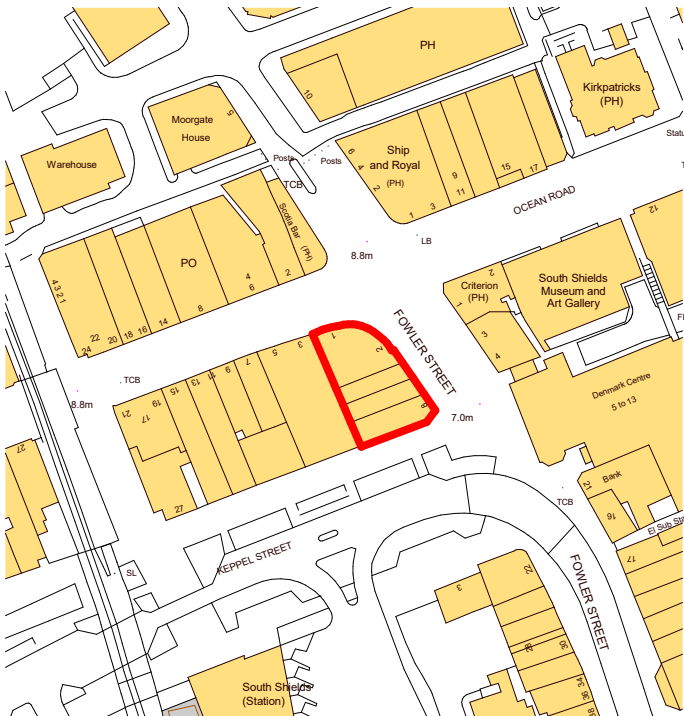


Fig 1.1.2 - Site plan showing existing building

1. INTRODUCTION

| 1.2 Proposal Summary |

1.2.1 1 King Street is located within the vibrant area of South Shields, a town known for its coastal attractions and historical significance. 1 King Street is in a prominent location in the town centre with a mix of commercial and residential properties. The site is well-served by public transport and is within walking distance of key amenities, including shops, restaurants, and South Shields Metro Station.

The site is surrounded by a mixture of architectural styles, from traditional Victorian buildings to more modern structures, creating a diverse streetscape and is in the vicinity of a number of listed structures

Part of the property itself forms part of the Grade II listed former Barclays Bank.

1.2.2 The 4 storey building was originally a bank at ground floor with office spaces above. The proposal involves the refurbishment of the existing office property and conversion of office space into apartments and the conversion of the bank space to a retail unit at ground floor level.

1.2.3 Other than the introduction of three conservation style rooflights to the Fowler Street elevation, no works to the external elements of the building are proposed, due to this any impact either to the listed building or the existing streetscape will be negligible.

1.2.4 The site is easily accessible on foot, with the main entrance to the retail unit clearly defined and accessible directly from King Street and entrance to the residential units from Fowler Street. Maintenance access to the basement is also reached through Smithy Street.

The site is well-connected to public transport, with South Shields Metro Station located within a short walk, providing access to Newcastle and surrounding areas. Bus stops are also conveniently located nearby.

1.2.5 Fig 1.2.6 shows the extent of the site on a site location plan, showing context within the wider area of South Shields. The site is situated on King Street, adjacent to A183 which connects the site to Sunderland.



Fig 1.2.1 - Aerial view of site facing south (site boundary in red)



Fig 1.2.2 - Aerial view of site facing east (site boundary in red)



Fig 1.2.3 - Aerial view of site facing north (site boundary in red)



Fig 1.2.4 - Aerial view of site facing west (site boundary in red)



Fig 1.2.5 - South Shields context site location plan

SITE PLAN - KEY

Proposed site boundary

①

Sandhaven Beach

②

South Shields Town Centre

③

North Shields Ferry Landing

④

South Shields Ferry Landing

⑤

A183 Towards Sunderland / Stadium of Light

⑥

South Shields Metro Line

Fig 1.2.6 - Site Plan



2. EXISTING

| 2.1 Existing Plans |

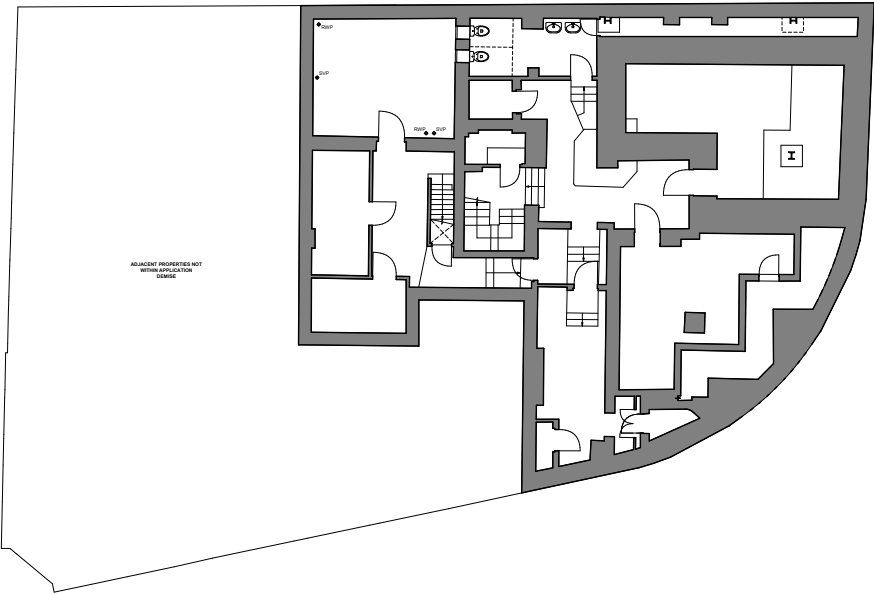


Fig 2.1.1 - Existing Basement Plan

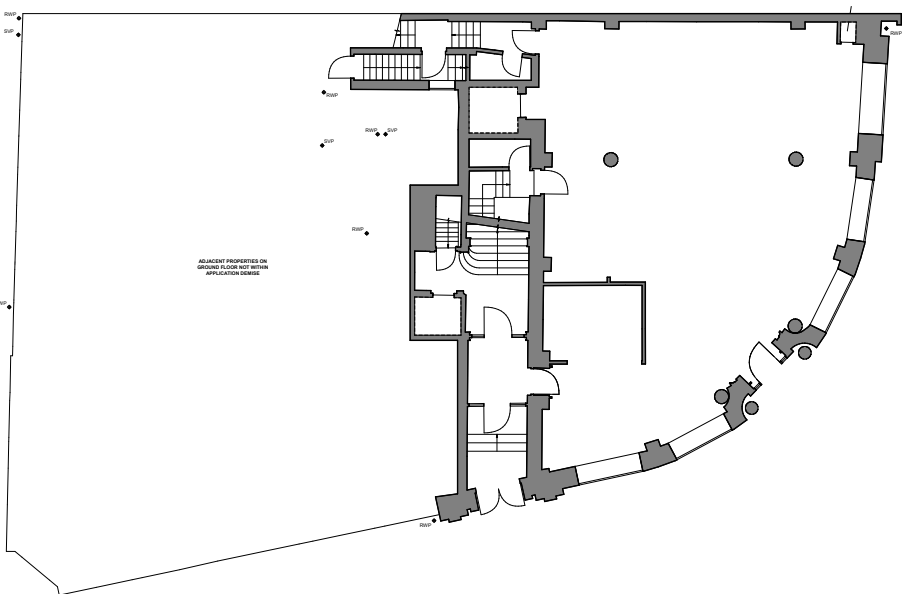


Fig 2.1.2 - Existing Ground Floor Plan

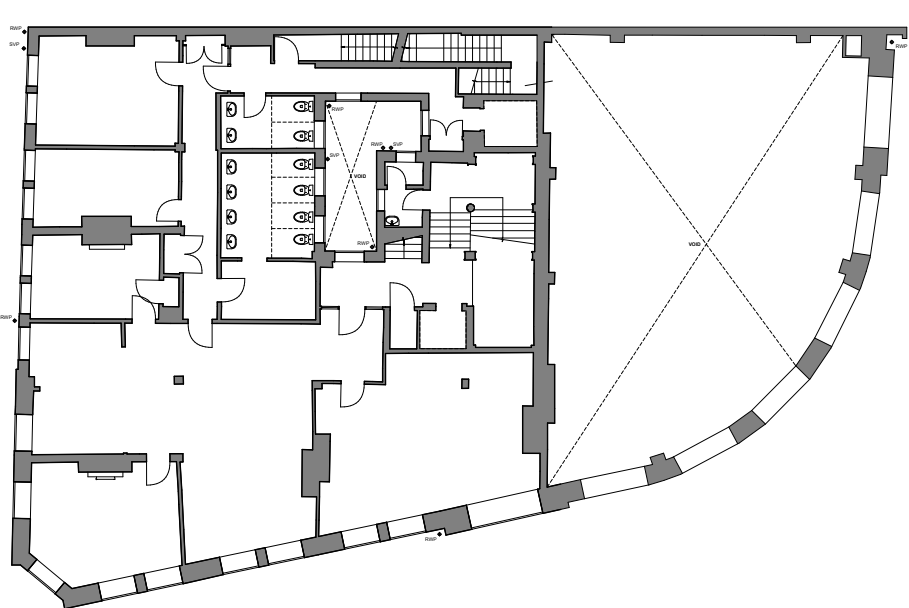


Fig 2.1.3 - Existing First Floor Plan

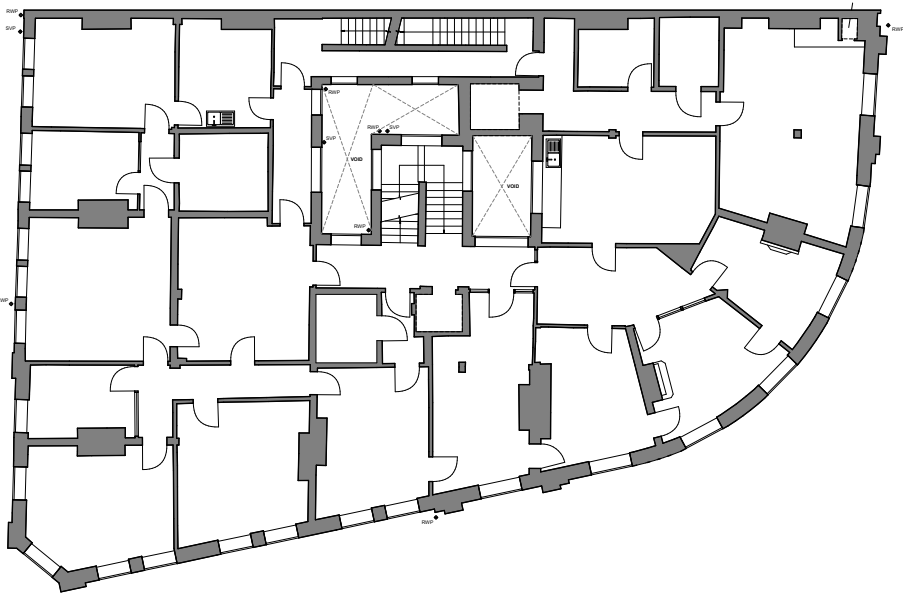


Fig 2.1.4 - Existing Second Floor Plan

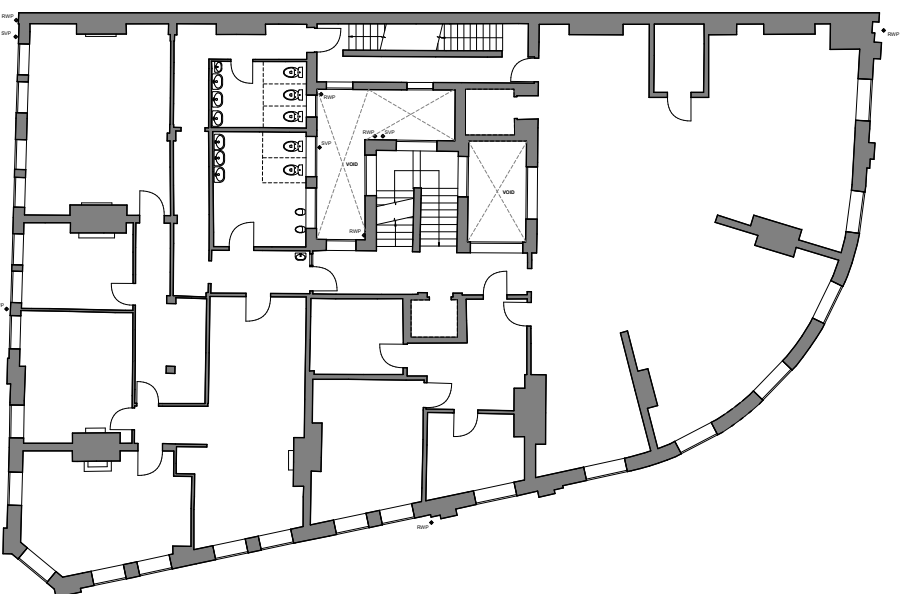


Fig 2.1.5 - Existing Third Floor Plan

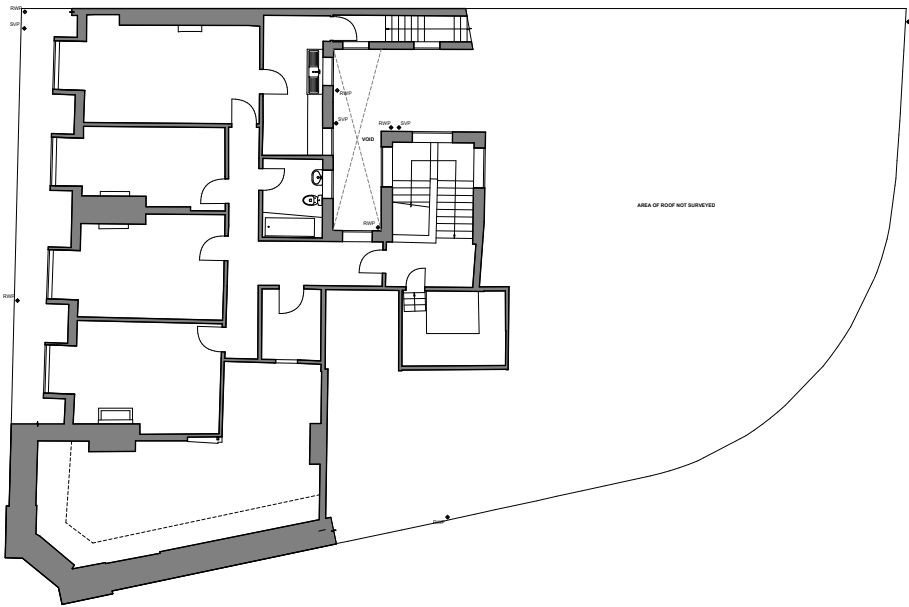


Fig 2.1.6 - Existing Fourth Floor Plan

2. EXISTING

| 2.2 Existing Elevations |



Existing North Elevation
1 : 100



Existing South Elevation
1 : 100



Existing East Elevation
1 : 100

2. PRE-APPLICATION

| 2.3 Pre-Application Response |

Date: 15/01/2025
Our ref: ST\2024\ENQ\00345
Planning Officer: Samantha Gallagher

The Proposal

This enquiry relates to 1 King Street which is a former Barclays Bank. The site consists of a three storey (with basement and roof space) semi-detached building on the corner of King Street. the building is located on a prominent corner within the South Shields Town Centre and currently hosts a ground floor retail space (formerly a bank) with associated storage and office in the upper floors of the building.

The proposed development is to change the use of the building to residential on the upper floors with the retention of the shop on the ground floor and basement. The basement would host storage areas for the retail units whilst the ground floor would retain the retail element of the building. Level one would host 2 studio apartments and 3no. 1 bed 2 person apartments. Level 2 would host 4no. studio apartments and 4no. 1 bed 2 person apartments. Level 3 would host 4no. studio apartments and 4no. 1 bed 2 person apartments. Level four would host 4 no. studio apartment and 3no. 1 bed 2 person apartments. No shared facilities are proposed with each apartment hosting its own living/kitchen/bathroom facilities. As part of the alterations an area of flat roof is proposed to be extended to allow for the corridor on level four and 9no. flat roof dormers are proposed on the roof slope.

Planning Policy and Guidance

In terms of the planning policies against which any proposal would be judged, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.

A planning application for the proposal would be assessed against the following adopted South Tyneside Local Development Framework (LDF) Development Plan policies and associated Supplementary Planning Documents (SPDs):

- South Tyneside Local Development Framework
- Policy DM1 - Management of Development
- Policy DM6 – Heritage Assets and Archaeology
- Policy SC1 - Creating Sustainable Urban Areas
- Policy SC3 - Sustainable Housing Provision
- Policy SC4 - Housing Needs, Mix and Affordability
- Policy ST2 - Sustainable Urban Living
- South Shields Town Centre and Waterfront AAP
- Policy SS1 - Strategic Vision for South Shields Town Centre and Waterfront

- Policy SS11 - Living in South Shields
- Supplementary Planning Documents
- Supplementary Planning Document 6 - Parking Standards
- Interim Supplementary Planning Document 23 - Mitigation Strategy for European Sites
-

In addition to the above, the Council published a Regulation 19 version of the South Tyneside LocalPlan in early 2024. Although only very limited weight can be afforded to policies in the emerging localplan at the current time, that weight will increase as the plan continues to progress towards adoptionand regard should be had to it in terms of the timing of submission and decision on any subsequentapplication. The following policies are considered relevant:

- LP Policy 1 - Promoting healthy communities
- LP Policy 19 - Housing Mix
- LP Policy 47 - Design Principles
- LP Policy SP1- Presumption in favour of Sustainable Development

Planning Assessment

The main issues to assess under a planning application for the proposal would be as follows:

- Principle of Development
- Design and Visual Impact and Impact on a Designated Heritage Asset.
- Residential Amenity
- Highway Safety & Parking
- Flood Risk and Drainage
- Ecology and Biodiversity Net Gain

Principle of Development

The site is located within South Shields Town Centre and the proposal would comply with South Shields Town Centre and Waterfront AAP Policy SS11 which promotes the provision of a sustainable mix and choice of housing in the South Shields town centre and riverside areas that meets the needs of everyone. Furthermore, LDF Core Strategy Policy ST2 promotes high quality sustainable urban living.

It is considered that the proposed development of the premises to commercial at ground floor and residential on upper floors would be acceptable in principle and that the development would further the housing provision and mix in the area. However, The Local Planning Authority (LPA) would raise concern about the number of units proposed and the impact this would have on this Grade II Listed Building as well and some concerns about the finer details of how the conversion would be undertaken. These matters are addressed in greater detail later in this response.

Conclusion

In conclusion, the principle of the development is considered to be acceptable. It is likely that subject to adequate mitigation in terms of pollution, that there would be no harm to residential amenity, and that the scheme would be acceptable in terms of highway safety and flooding/drainage. It is not likely that BNG would be

required given that there is no habitat on site however a financial contribution may be required in line with interim SPD23.

However, as detailed above, there are concerns regarding the overall design of the development and should you wish to discuss this further then the LPA in consultation with the Council's Historic Environment Officer would be more than happy to facilitate this.

3. DESIGN

| 3.1 USE |

3.1.1 The intended use for this development is to provide 21 high quality self-contained residential units in C3 use class to upper floors and E(a) (b) retail / food & drink offering to the ground floor.

3.1.2 The business use case for this proposal is to turn what has been vacant bank and office space above into a project which can contribute positively to the area by offering high-quality living and commercial space within an area that is central in the town and near amenities that relate well to residential units i.e. transport links, shops, civic institutions etc.

3.1.3 Currently in the town centre there has been an increase in vacant units due to the impact of internet shopping and consuequently reduced footfall. Where new retail units have been provided this has tended to be of of poor quality. In line with the South Shields masterplan vision for the Town Centre area this proposal seeks to provide much needed residential development and also to provide a vibrant retail offering on the ground floor.

We believe that new residential developments can attract local businesses, including cafés, shops, and other services catering to the needs of residents. The proposal of new residential flats with the commercial ground floor can stimulate the local economy and create job opportunities.

3.1.4 As per pre-application advice received, “... *It is considered that the proposed development of the premises to commercial at ground floor and residential on upper floors would be acceptable in principle and that the development would further the housing provision and mix in the area.*”

3.1.5 Due to the comments received from the pre-application advice and advice from the heritage consultant, a number of changes have been made for this full application. The number of residential units has been reduced to 21, which allows for larger more useable units and also allows the plan to more closely follow that which is existing. This ensures that the proposals make as little impact on the listed structure of the building and also maintain any heritage assets within the building that are not listed.

Another major change from pre-application proposals is the removal of the major structural works to the roof to add new floorspace to the fourth floor. The roof will now remain as existing and the existing space utilised to create three units only on the fourth floor. The new proposal also has removed the used of dormer windows along the Fowler and King Street facades. Three aluminium conservation style rooflights will now be utilised to Unit 4.3.

A full heritage statement by ELG has been included as part of this planning application



Fig 3.1.1 Commercial units below development on Fowler Street



Fig 3.1.2 Scotia public house opposite development



Fig 3.1.3 Existing retail along King Street

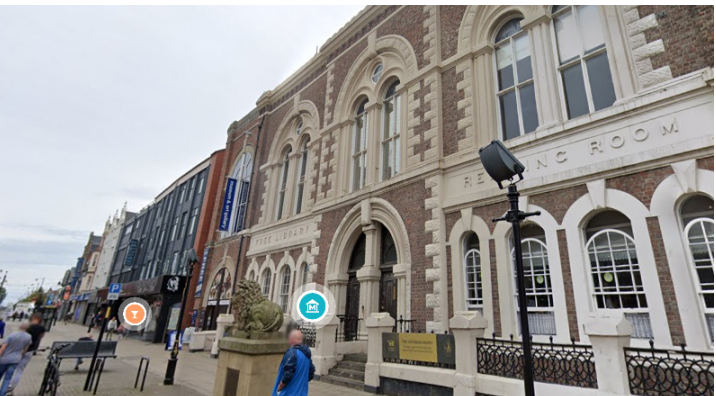


Fig 3.1.4 South Shields Museum & Art Gallery along Ocean Road

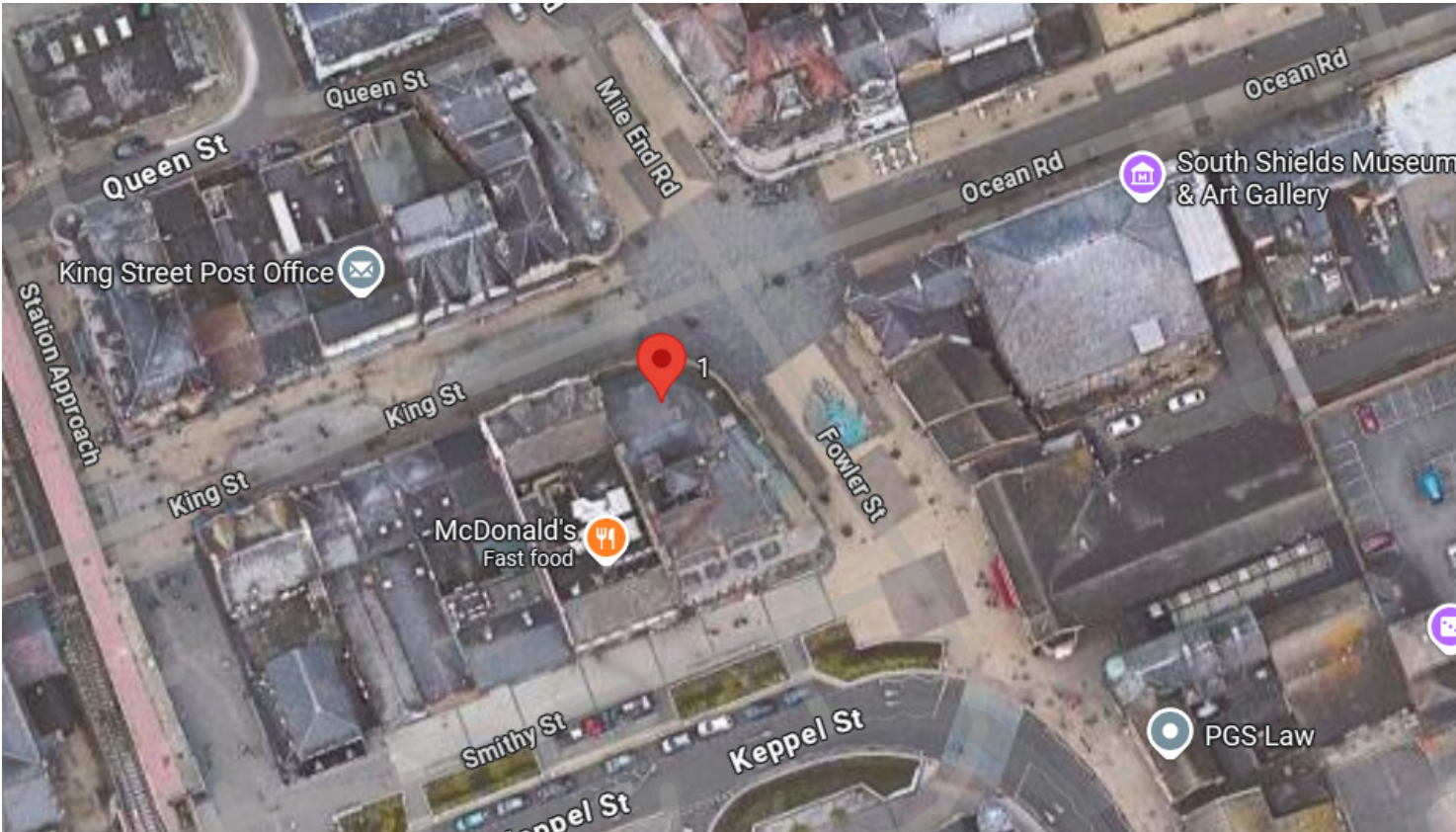


Fig 3.1.5 Aerial view of units surrounding application property

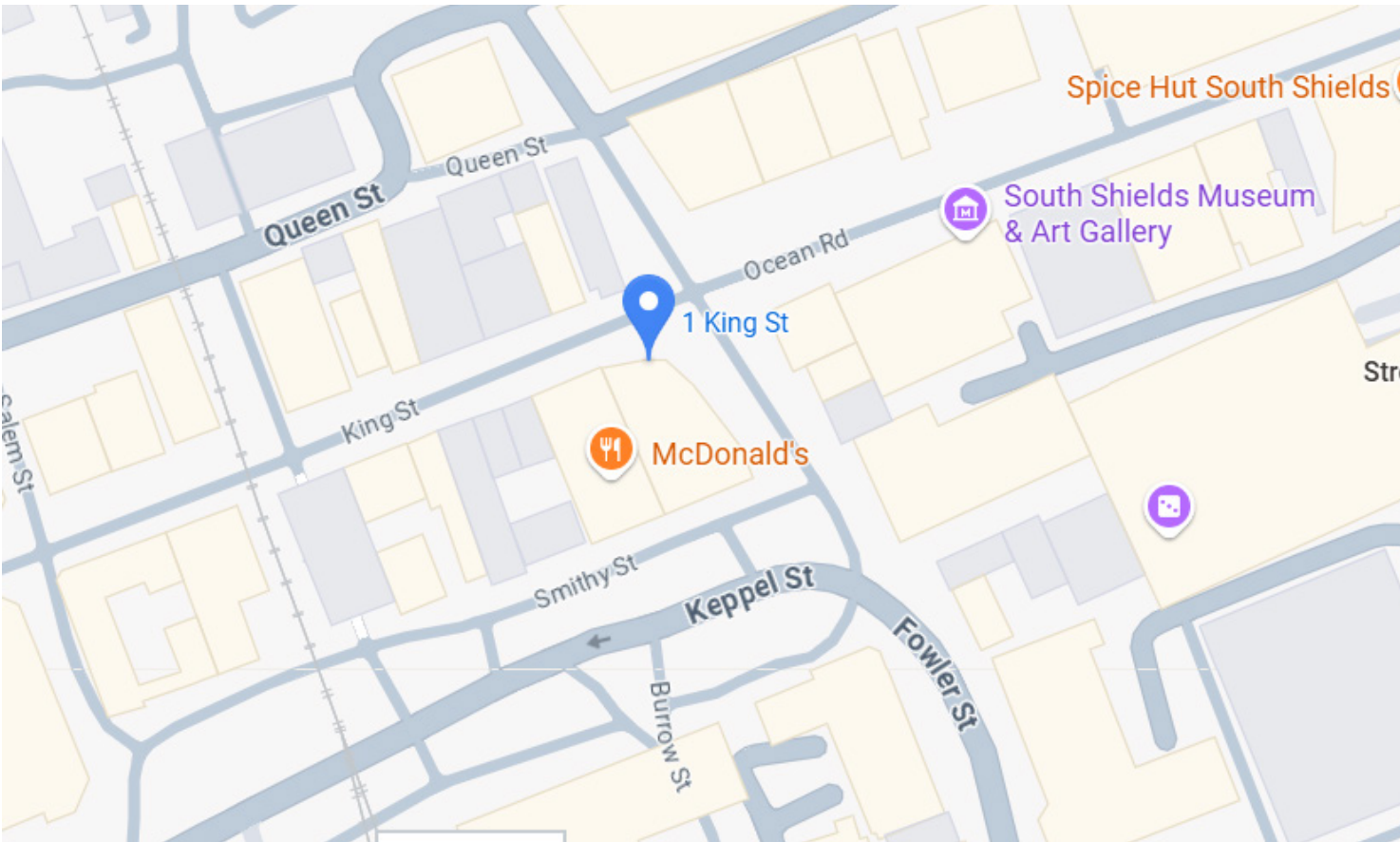


Fig 3.1.6 Map of local units surrounding application property

3. DESIGN

| 3.2 - PROPOSED LAYOUT |

3.2.1

Ground Floor:

149m² Retail Space

First Floor:

4 x 1 Bed / 2 Person Apartments

Removal of some existing partitions, installing new partitions, fittings and secondary glazing to existing timber windows.

Second Floor:

6 x 1 Bed / 2 Person Apartments

1 x Studio Apartment

Removal of some existing partitions, installing new partitions, fittings and secondary glazing to existing timber windows.

Third Floor:

6 x 1 Bed / 2 Person Apartments

1 x Studio Apartment

Removal of some existing partitions, installing new partitions, fittings and secondary glazing to existing timber windows.

Fourth Floor:

2 x 1 Bed / 2 Person Apartments

1 x Studio Apartment

Removal of some existing partitions, installing new partitions, fittings and repair of existing dormer windows, installation of new conservation style rooflight windows.

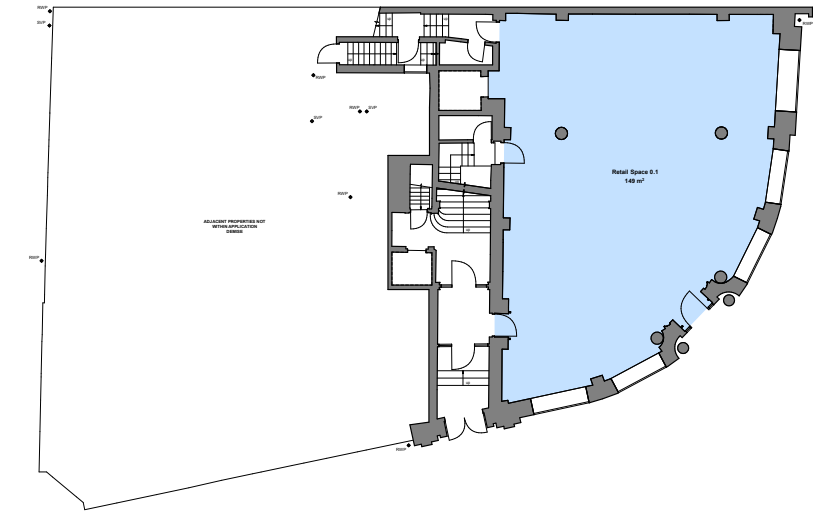


Fig 3.2.1 - Proposed Ground Floor

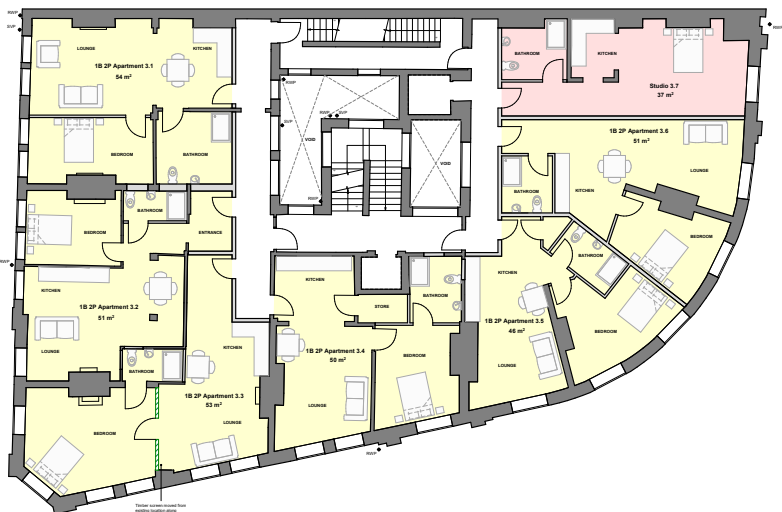


Fig 3.2.4 - Proposed Third Floor

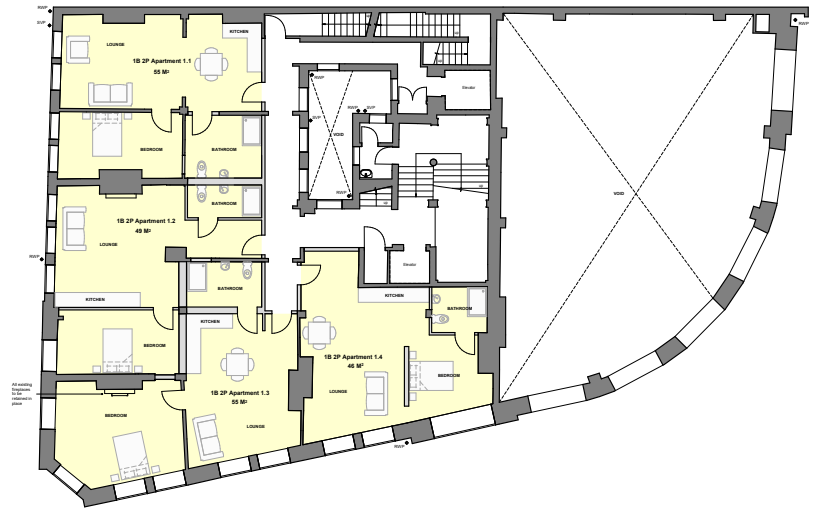


Fig 3.2.2 - Proposed First Floor

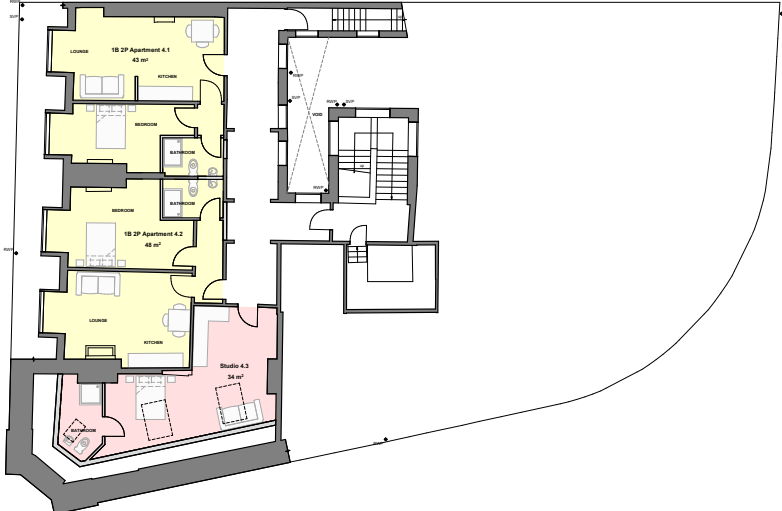


Fig 3.2.5 - Proposed Fourth Floor

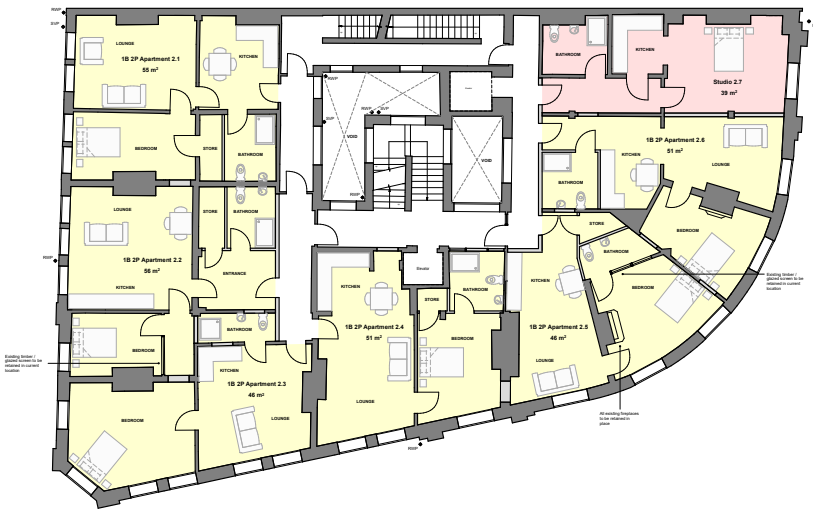


Fig 3.2.3 - Proposed Second Floor

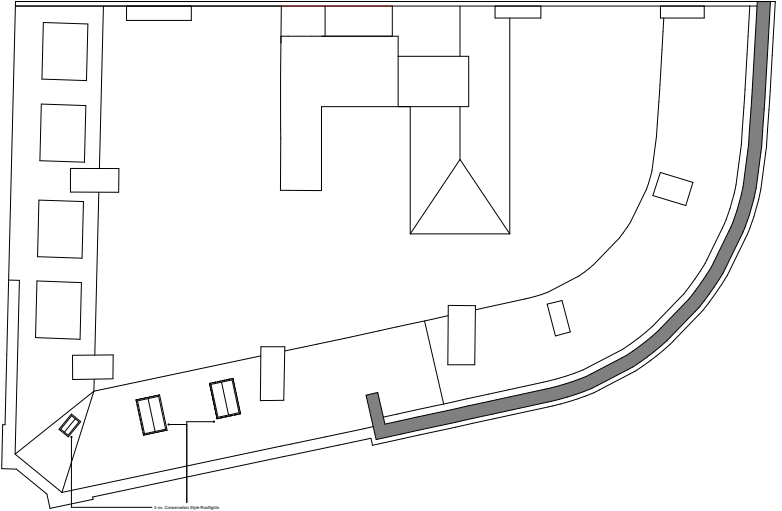


Fig 3.2.6 - Proposed Roof Plan

3. DESIGN

| 3.3 - PROPOSED ELEVATIONS |



North Elevation - Proposed
1 : 100



South Elevation - Proposed
1 : 100



East Elevation - Proposed
1 : 100

5. APPENDICES

A. WASTE MANAGEMENT PLAN

All waste provision to comply with Approved Document H6 and any local waste management policies.

Apartment Unit Waste Management:

Each apartment unit to be provided with seperate under kitchen counter containers for general waste and recycling. Number of containers required for recycling to be confirmed with local authority policies for collection of recycling

Bin Store:

Due to the nature of the site and lack of any external areas to situate bin stores there will need to be access to bin stores situated on the pavement outside of the red line boundary.

A small holding area for waste can be utilised in the basement level of the development, however there is no level access to street level for kerbside pickup.

It is therefore proposed that the existing bin store on Smithy Street is utilised for kerbside collection. This arrangement will need to be -ordinated with the Council Refuse/Waste Team in order to establish whether there is adequate capacity for the proposal and any other requirements.



Fig 1 - Location of Smithy Street bin store in relation to property



Fig 2 - 1100 litre euro bin style containers to communal bin store



Fig 3 - Existing bin store on Smithy Street



Fig 4 - Under counter waste and recycling in each apartment unit

B. AFFORDABLE HOUSING STATEMENT

1. No affordable housing is being proposed on this development

2. Total floor space for the proposed residential development is 1366m² split between 21 units, all of which is existing vacant floorspace. As per Policy 18 of the South Tyneside Local Plan, local housing developments of 10 units or more within South Shields shall deliver 10% affordable homes. 10% of this development would be 137m², or approximately 2.5 units as an average, that would need to be affordable homes.

3. However, as this former commercial property has been vacant for a number of years we believe that it qualifies for vacant building credit. The total floorspace of existing vacant building that is being used for housing units is 1366m². As the vacant building credit allows the existing floorspace of a vacant unit to be credited against the floorspace of the proposed development, and this developement is not proposing the creation of additional floorspace; there is no requirement for affordable housing units.



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