
24-26 Fowler Street, South Shields
Design & Access Statement

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Revision: P3

Date	Revision
03/12/24	P1 - Issued For Planning
16/12/24	P2 - Issued For Planning (Level 2 layout amended)
19/12/24	P3 - Issued For Planning (Apartment 2.3 & 3.3 amended)

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1. INTRODUCTION

| 1.1 Project Overview |



Fig 1.1.1 - Street view of front facade of building

FOWLER STREET - INTRODUCTION

This Design and Access Statement supports the planning application for the proposed development at 24-26 Fowler Street, South Shields.

The proposal involves the partial conversion of the existing building from Class E retail use class into C3 residential self contained apartments , whilst retaining retail units at ground floor.

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.

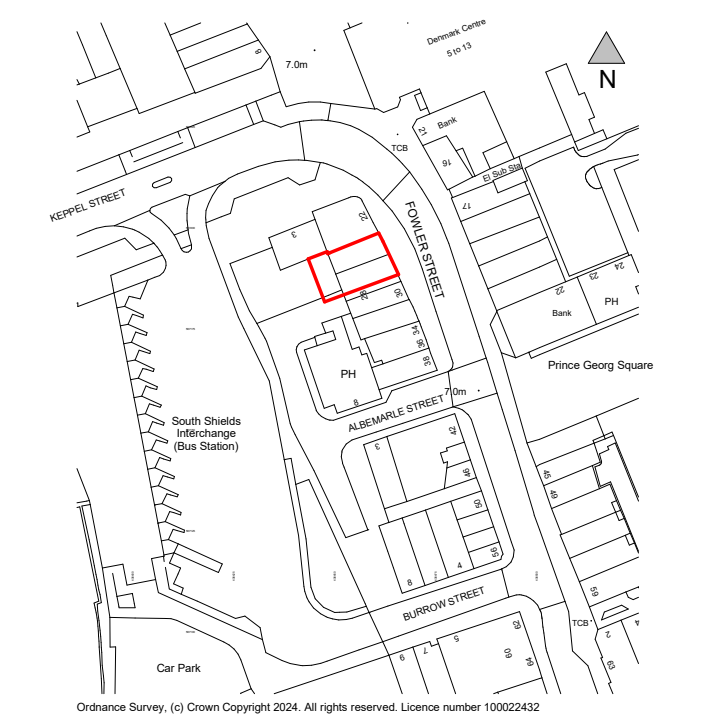


Fig 1.1.2 - Site plan showing existing building

1. INTRODUCTION

| 1.2 Proposal Summary |

1.2.1 24 Fowler Street is located within the vibrant area of South Shields, a town known for its coastal attractions and historical significance. Fowler Street is a prominent street 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.

1.2.2 The 3 storey building was originally retail units at ground floor with first floor offices. The proposal involves the refurbishment of the existing property and conversion into apartments whilst retaining a retail unit at ground floor level. The existing roof structure will be replaced with an new roof construction utilising current roof pitch to the front, proposed mansard roof to the rear. The overall height of the building is not changed in the proposal with the new roof to the rear of the property being no higher than the existing roof to the front elevation of the property.

1.2.3 The design respects the character of the surrounding area by maintaining the building's existing facade and architectural elements where possible. The proposed materials and colour palette are chosen to complement the local character, ensuring that the development fits seamlessly into the streetscape.

The development aims to enhance the visual appeal of Fowler Street by introducing high-quality materials and modern design elements that respect the historical context. The ground-floor commercial unit will feature a large glazed shop front to create an active frontage and engage pedestrians.

1.2.4 The site is easily accessible on foot, with entrances to the commercial unit clearly defined and accessible directly from Fowler Street. The residential entrance is also accessed from Fowler 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 1.1.6 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 Fowler Street, adjacent to A183 which connects the site to Sunderland.



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



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



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



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



Fig 1.2.5 - South Shields context site location plan

SITE PLAN - KEY

1

2

3

4

5

6

Proposed site boundary

Sandhaven Beach

South Shields Town Centre

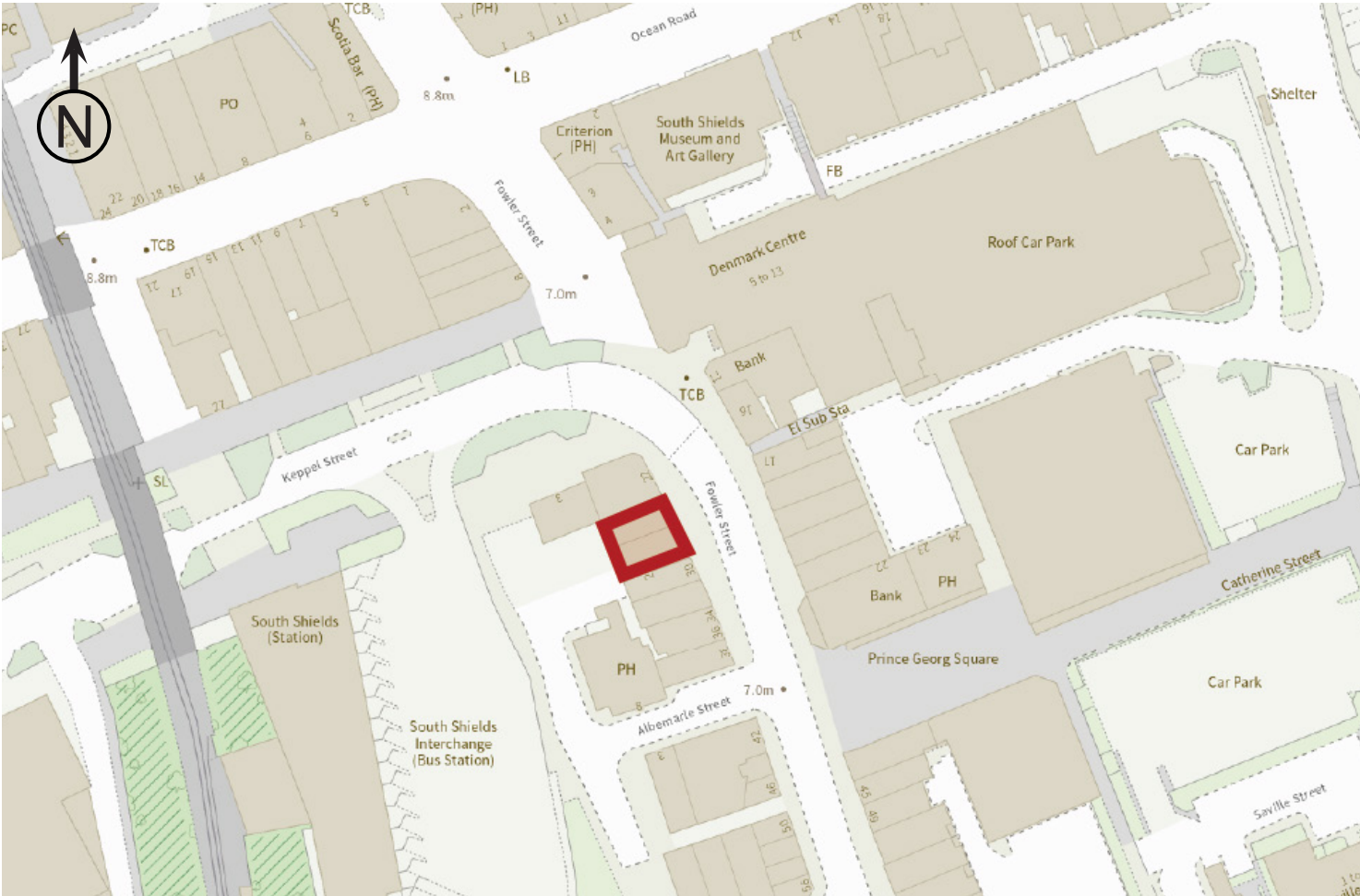
North Shields Ferry Landing

South Shields Ferry Landing

A183 Towards Sunderland / Stadium of Light

South Shields Metro Line

Fig 1.2.6 - Site Plan



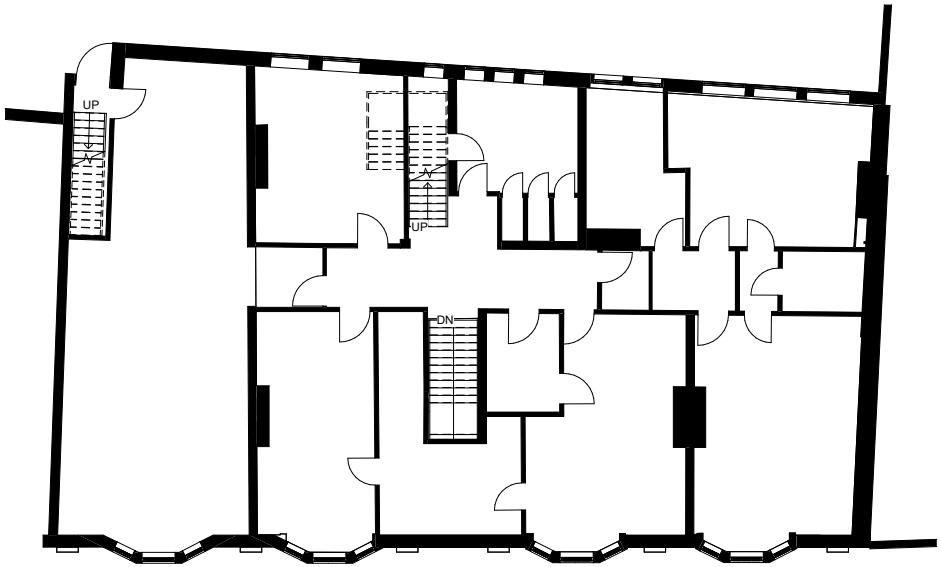
2. EXISTING

| 2.1 Existing Plans |

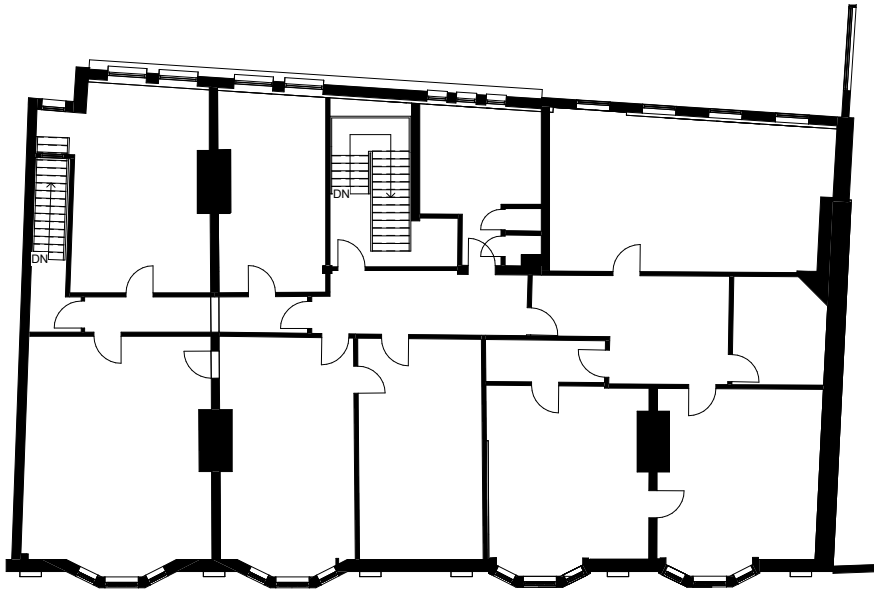


Existing Level -1 - Basement
1 : 100

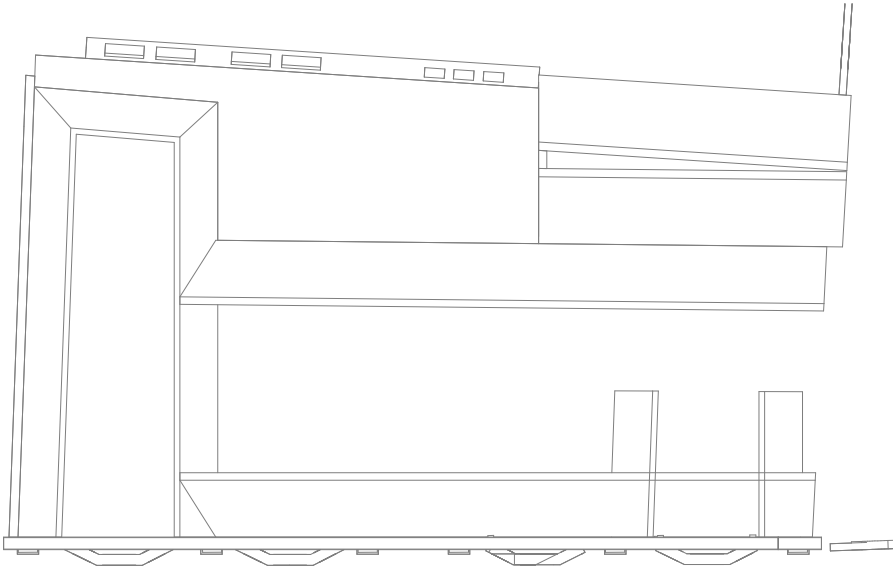
Existing Level 0 - Ground Floor
1 : 100



Existing Level 1 - First Floor
1 : 100



Existing Level 2 - Second Floor
1 : 100



Existing Roof
1 : 100

2. EXISTING

| 2.2 Existing Elevations |



Existing Front Elevation



Existing Rear Elevation

2. PRE-APPLICATION

| 2.3 Pre-Application Response |

Date: 16/10/2024
Our ref: ST\2024\ENQ\00316
Planning Officer: Andrew Inch

2.3.1 The Proposal:

The existing property is a period property sited to Fowler Street within South Shields Town Centre The 3 storey building was originally retail units at ground floor with first floor offices. The following document describes the proposal for the refurbishment of the existing property and conversion into apartments whilst retaining the retail unit at ground floor level. The existing roof structure will be replaced with an new roof construction utilising current roof pitch to the front, proposed mansard roof to the rear. The overall height of the building is not changed in the proposal with the new roof to the rear of the property being no higher than the existing roof to the front elevation of the property.

2.3.2 The Response:

Your enquiry relates to the proposed refurbishment and change of use of 20-26 Fowler Street to retain two ground floor retail units and convert the upper floors into studio flats. Alongside the proposed change of use, the proposals also include development works to replace the existing roof and introduce a mansard roof to the rear elevation for additional residential accommodation.

Your covering statement identifies the following accommodation schedule, with all flats including an ensuite and kitchen:

- Basement:- Storage for Ground floor retail unit
- Ground floor:- Level access retail units to front of building to Flower street with 2 No. self-contained studio flats to rear of property.
- First Floor:- accommodation to consist of 5No. self-contained studio flats.
- Second Floor:- accommodation to consist of 5No. self-contained studio flats.
- Third floor (roof space):- 4No. self-contained studio flats.

The enquiry does not refer to use classes nor housing type (whether market housing for sale or rent or affordable rent etc) and any planning application would need to include details (including responses to the relevant application form questions and affordable housing statement). For purposes of this enquiry and based on the submitted plans and information which refer to self-contained studio flats with individual kitchens an ensuites, use Class C3 (as opposed to C4 - houses in multiple occupation, or other 'residential' use class) has been referenced.

The development would provide 16 (possibly 17 based on plans submitted) studio flats, partially converting the building and extending / utilising the roof space. The property is located within a built-up, sustainable area and it would involve the re-use of an existing building. Furthermore, the site is located within South Shields Town Centre as set out in the LDF (South Shields Town Centre and Riverside Area Action Plan) and is also shown as being so in the emerging local

plan. As such there is not considered to be any material conflict with either LDF Policy SC1 or SC3, or policy SS11 of the South Shields Town Centre and Riverside Area Action Plan which encourages the upper floors of premises being brought into viable use.

Residential use is not, as a matter of general planning land use principles, considered to be an inappropriate use within a setting such as this and where that comprises both commercial and residential uses (in a town centre context).

NPPF Paragraph 124 states that planning decisions should c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs. There exists an urgent need to bring forward land for housing. The site lies within an established urban area and also occupies a sustainable location accessible by a choice of means of transport to local services which would carry weight in the planning balance.

The proposed change of use includes external alterations including the demolition of the existing roof and a new roof structure constructed with third floor accommodation (including dormer windows); the insertion of new windows to the rear elevation to reflect the existing; render to rear elevation; changes to the front elevation to Fowler Street, with a remodelled shop front and new windows to upper floors first floor level.

In respect of the two windows proposed to the existing front elevation to the first and second floors, whilst the plans detail and annotate that these would match the style of the existing, I would question their acceptability noting the scale and proportions and the existing balanced / symmetrical detailing to the elevation.

A list of validation requirements is set out below.

- Completed application form (including certificates and declarations)
- OS based site application plan
- Scaled existing and proposed site block plan
- Existing and proposed elevation plans
- Existing and proposed floor plans
- Existing and proposed site sections, site levels and finished floor level plans
- Proposed roof plan
- Design and Access Statement
- Heritage Statement
- Acoustic Assessment – including mitigation
- Affordable Housing Statement
- Parking - cycle parking and servicing details for retail units
- Surface and Foul Water Drainage Strategies
- Sustainability Strategy
- Structural Survey – (as necessary) see further details below.
- Draft Head of terms – (with reference to HRA and Affordable Housing).
- Waste Management Plan



Proposed Front Elevation

Fig 2.3.1 - Proposed front elevation as submitted for pre application advice



Proposed Rear Elevation

Fig 2.3.2 - Proposed rear elevation as submitted for pre application advice

3. DESIGN

| 3.1 USE |

3.1.1 The intended use for this development is to provide high quality self-contained residential units in C3 use class to upper floors and the rear of the ground floor.

3.1.2 The business use case for this proposal is to turn what has been vacant retail 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 along Fowler Street there is an over provision of poor quality commercial units with many vacant. In line with the South Shields masterplan vision for the Southern Gateway area this proposal seeks to convert the upper floor of a commercial property for residential use and possibly attract food and drink operators to the renovated commercial unit at 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, “... there is not considered to be any material conflict with either LDF Policy SC1 or SC3, or policy SS11 of the South Shields Town Centre and Riverside Area Action Plan which encourages the upper floors of premises being brought into viable use”



Fig 3.1.1 Vacant commercial units at 24 Fowler Street



Fig 3.1.2 Commercial units in Denmark Centre, opposite application building



Fig 3.1.3 Recent conversion of 22 Fowler street to refurbish shopfront and provide residential units



Fig 3.1.4 Fowler Street facing north showing commercial units towards town centre

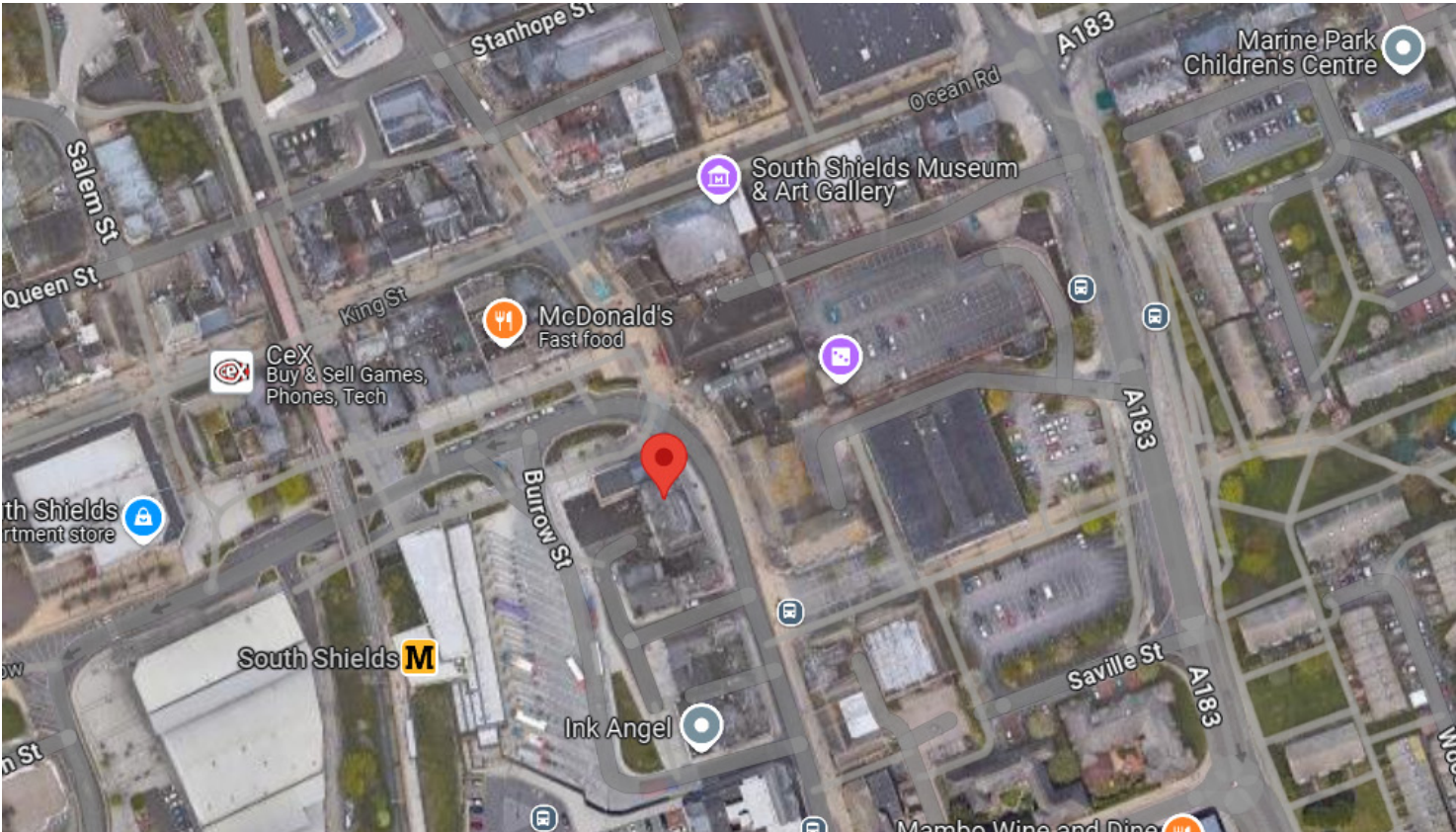


Fig 3.1.5 Aerial view of units surrounding application property

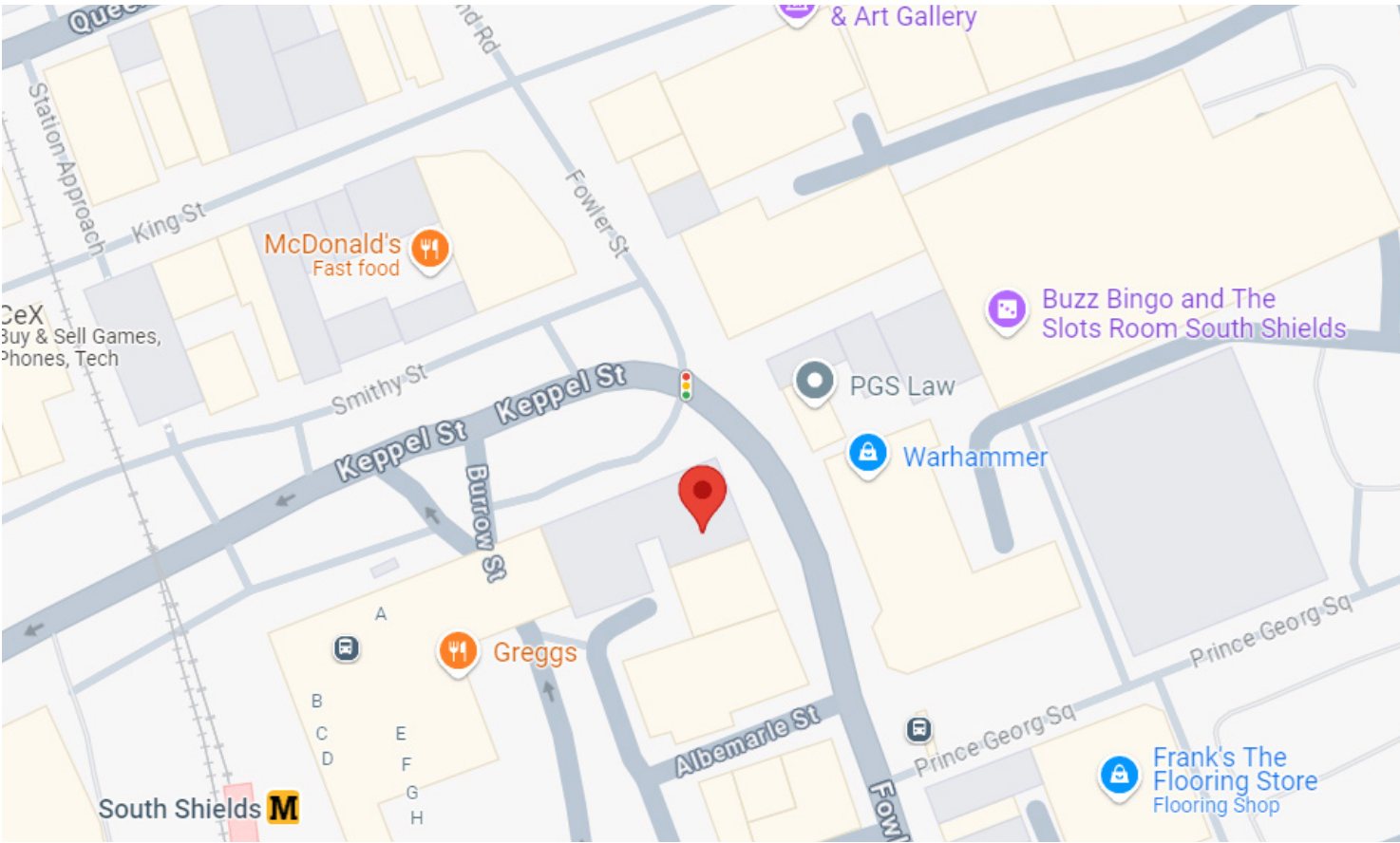
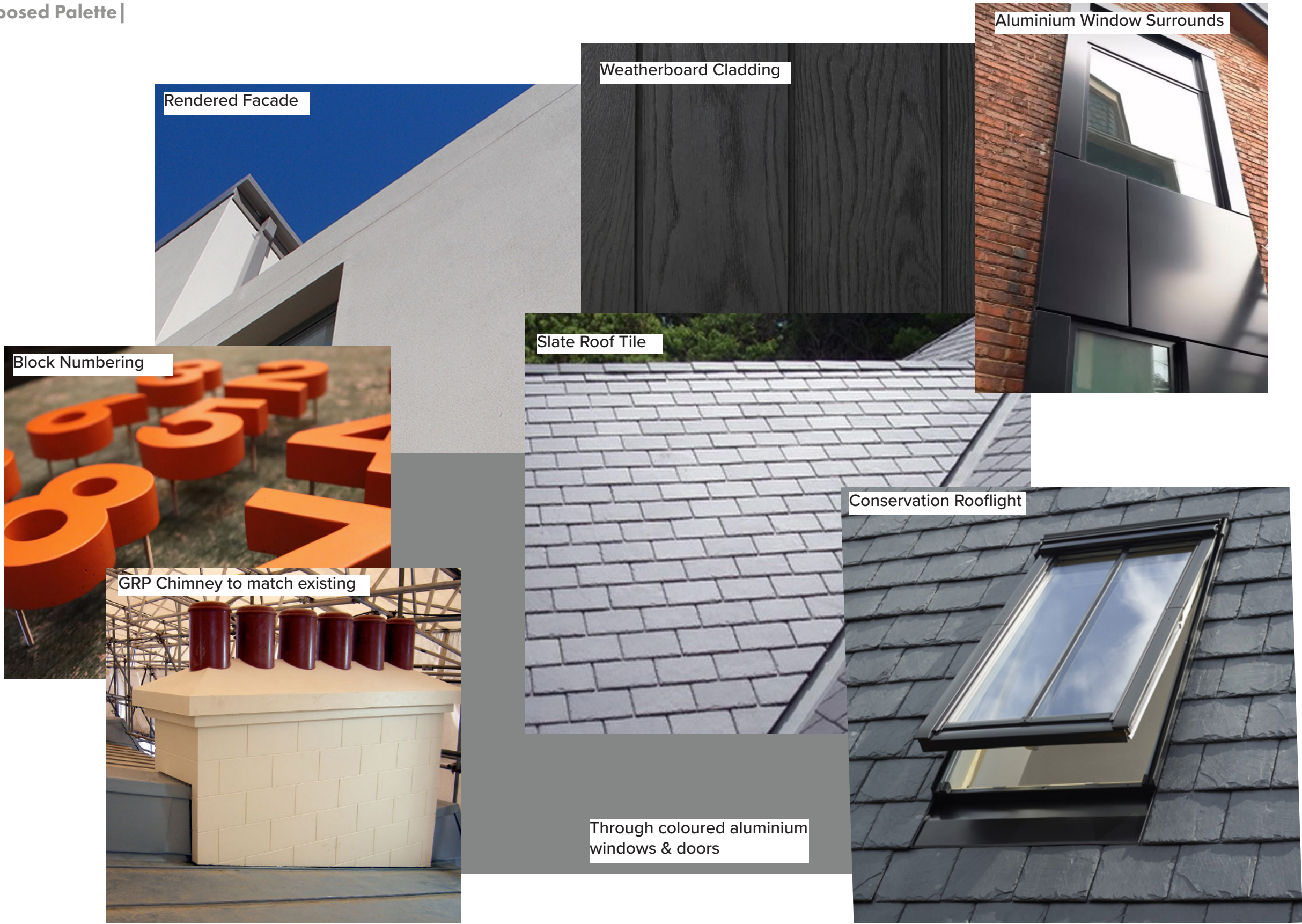


Fig 3.1.6 Map of local units surrounding application property

3. DESIGN

| 3.2 Proposed Palette |



4. DESIGN DRAWINGS

| 4.1 - PROPOSED LAYOUT |

4.1.1

Basement:

Bedroom and bathroom area for apartment units 1.1, 1.2 & 1.3 accessed via individual stairs within apartments.

Storage area for commercial unit 1.4

Ground Floor:

Living / Kitchen area for apartment units 1.1, 1.2 & 1.3, with access from rear shared courtyard.

Access to upper floor apartments from Fowler Street entrance.
Access to bin store for upper floor apartments from proposed new corridor connecting existing stair to proposed exit to rear courtyard.

Two existing commercial units to be combined into one larger commercial unit. Commercial unit to utilise proposed corridor to access bin store in rear courtyard.

First Floor:

2 x Studio Apartments (2.1 & 2.2)

2 x 1 Bed / 2 Person Apartments (2.3 & 2.4)

Windows to rear elevation rationalised to suit residential accommodation.

Second Floor:

2 x Studio Apartments (3.1 & 3.2)

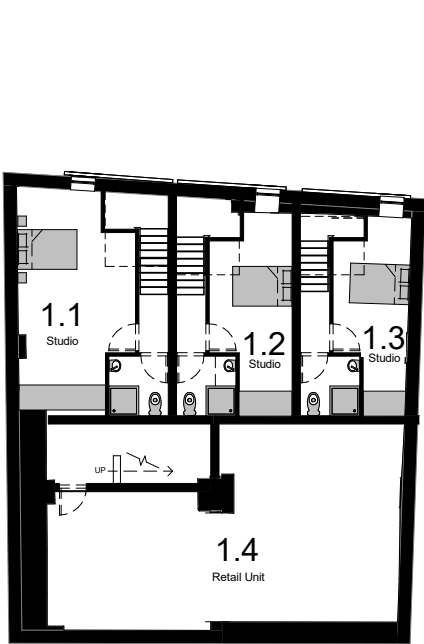
2 x 1 Bed / 2 Person Apartments (3.3 & 3.4)

Windows to rear elevation rationalised to suit residential accommodation.

Third Floor:

4 x Studio Apartments (4.1,4.2,4.3 & 4.4)

Third floor layout within proposed mansard roof extension, with dormer windows to rear elevation in units 4.1 & 4.2



Proposed Basement
1 : 100



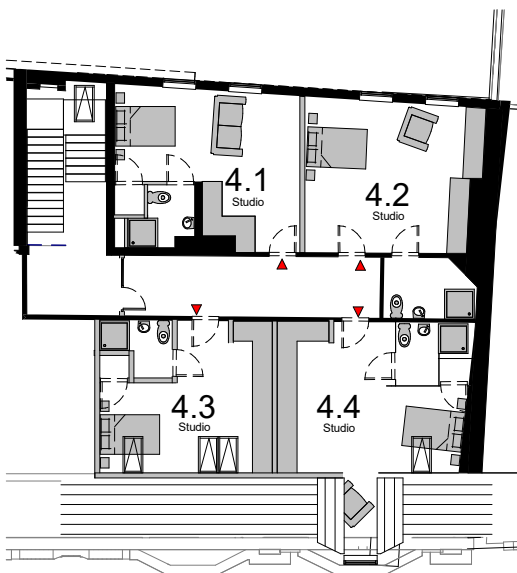
Proposed Level 0 - Ground Floor
1 : 100



Proposed First Floor
1 : 100



Proposed Second Floor
1 : 100



Proposed Third Floor
1 : 100

4. DESIGN DRAWINGS

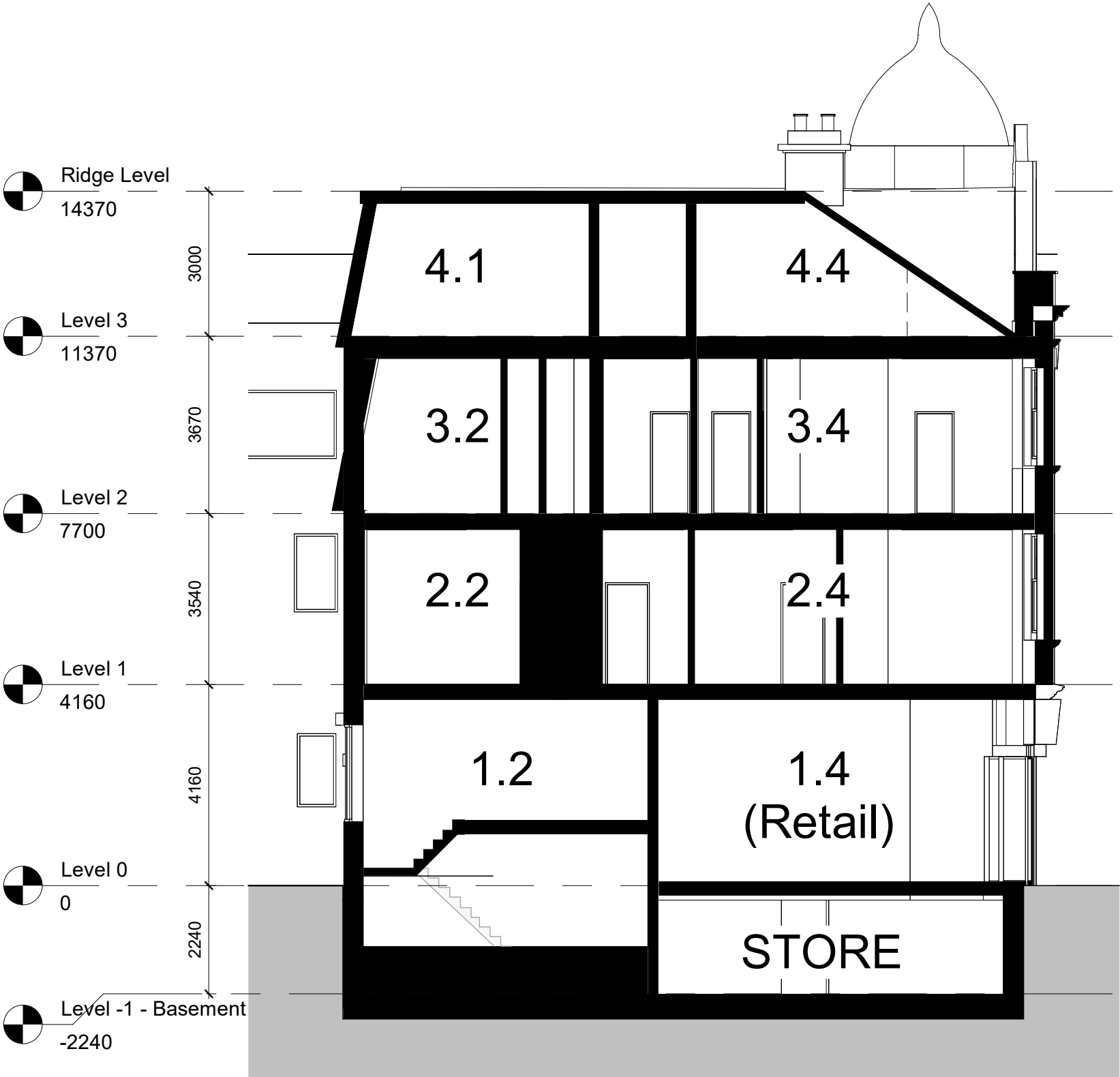
| 4.2 - SECTIONAL LAYOUT |

4.2.1 The sectional drawing to the right shows a cross section through the proposed development.

4.2.2 The existing structure of the building presents level variations across different floors. From the ground floor up the levels decrease, with the largest area being that of the commercial unit..

4.2.3 The height and fenestration of the existing building presents restrictions on the height and positioning of the openings.

4.2.4 To maintain the building's visual integrity, the fenestration needs to respect the rhythm and proportions of the existing facade. We proposed to retain as much of the existing property as feasible and create aluminium surrounds which create a vertical emphasis.



Section Proposed
1 : 100

5. APPEARANCE

| 5.1 - PROPOSED ELEVATIONS |



Proposed Front Elevation



Proposed Rear Elevation

- ①

Aluminium shopfront
- ②

Conservation style rooflight
- ③

GRP chimney to match existing
- ④

Off white render
- ⑤

Slate roof to match existing
- ⑥

Timber cladding to dormer windows
- ⑦

New window and door openings with aluminium surrounds

5. APPEARANCE

| 5.2 - 3D View |



6. APPENDICES

A. HERITAGE STATEMENT

1. The area of the property area was once charactised by a significant number of Victorian terraced properties. Fowler Street historically was a thriving retail dominated street. Recently however general shopping trends have had a huge impact on high streets. This has impacted the area around Fowler Street which has slowly been in decline for the last 10-15 years. As a result, a number of vacant units in the area are facing demolition as part of the Council's regeneration plans.

2. 24 Fowler Street is itself a Victorian property, and stands with a number of properties in the area from the 19th century. It is however neither a nationally or locally listed building. It does however stand adjacent to 22 Fowler Street, which has been listed on South Tyneside's local list. This impressive building retains many of its original architectural features and boasts one of the few remaining historic shopfronts in the town centre, dating from the early 20th Century. Formerly a grocers shop - Hintons in 1950's and 1960's, and Riddicks shoe shop, this property has been vacant untill recent renovation.

3. Opposite are a number of photos of Fowler Street dating from the late 19th century to mid 20th. The large photo shows Fowler Street in the early 20th century looking south. The application property can be seen on the far right.

4. **Heritage Impact of Proposals:**

It is intended that none of the proposals will impact the heritage assets of the building and the adjacent listed property at 22 Fowler Street. Following pre-application advice none of our proposals will have significant impact on main front facade facing Fowler Street. It was originally intended to introduce new windows to this elevation; however this would have had an unacceptable impact on the architectural character of the building and adjacent heritage assets. The proposals on this elevation now, only include the refurbishment of the shop front at ground level and the addition of conservation style rooflights.

The main external alterations in the current proposals are located to the rear elevation, within the existing courtyard. These include new window openings and new mansard style roof structure. The lack of heritage features on this elevation combined with extensions built in the 1960s mean that any impact here will be significantly lessened.



Fig 1 - Photo of Fowler Street facing south. Application building located on the right. (From early 20th century)



Fig 2 - Frank Lake store on Fowler street. Example of historic commercial use of the street. (From mid 20th century)



Fig 3 - Photo of 22 Fowler Street from opposite Bank building. (From mid 20th century)



Fig 4 - Photo of Fowler Street facing south. (From early 20th century)



Fig 5 - Example of Victorian buildings on Fowler street, now demolished. (From early 20th century)

B. 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

Communal Bin Store:

Communal bin store located in rear courtyard to be accessible to all apartments via proposed corridor link from existing staircase. Bin store provision to suit low rise dwelling of 4 floors or fewer of 15 apartments. Allocated space for bin store is 2.3m x 7.6m

Refuse collection vehicle access to rear courtyard bin store provided via Albermarle Street. Location of collection point and distance from bin store to be confirmed with local authority.

Bin store provision to suit a low rise dwelling of 15 apartments

5x 1100 litres general waste and recycling bins provided. Minimum combined capacity per dwelling to be 0.25m³ for weekly bin collection. 15 apartments x 0.25m³ = 3.75m³. The remaing 1.75m³ to be allocated to the commercial unit. Where collections are less frequent than once per week, this allowance should be increased accordingly.

Bin store located so that distance householders are required to carry waste does not exceed 30m.

Bin store to be housed within a min. 2m high timber enclosure to reduce impact on the visual amenity of residents and to secure bins, so as to avoid anti-social behaviour.

150mm min. provided between and around containers to allow room for filling and emptying of containers.

Communal bin store to have provision for washing down of containers.

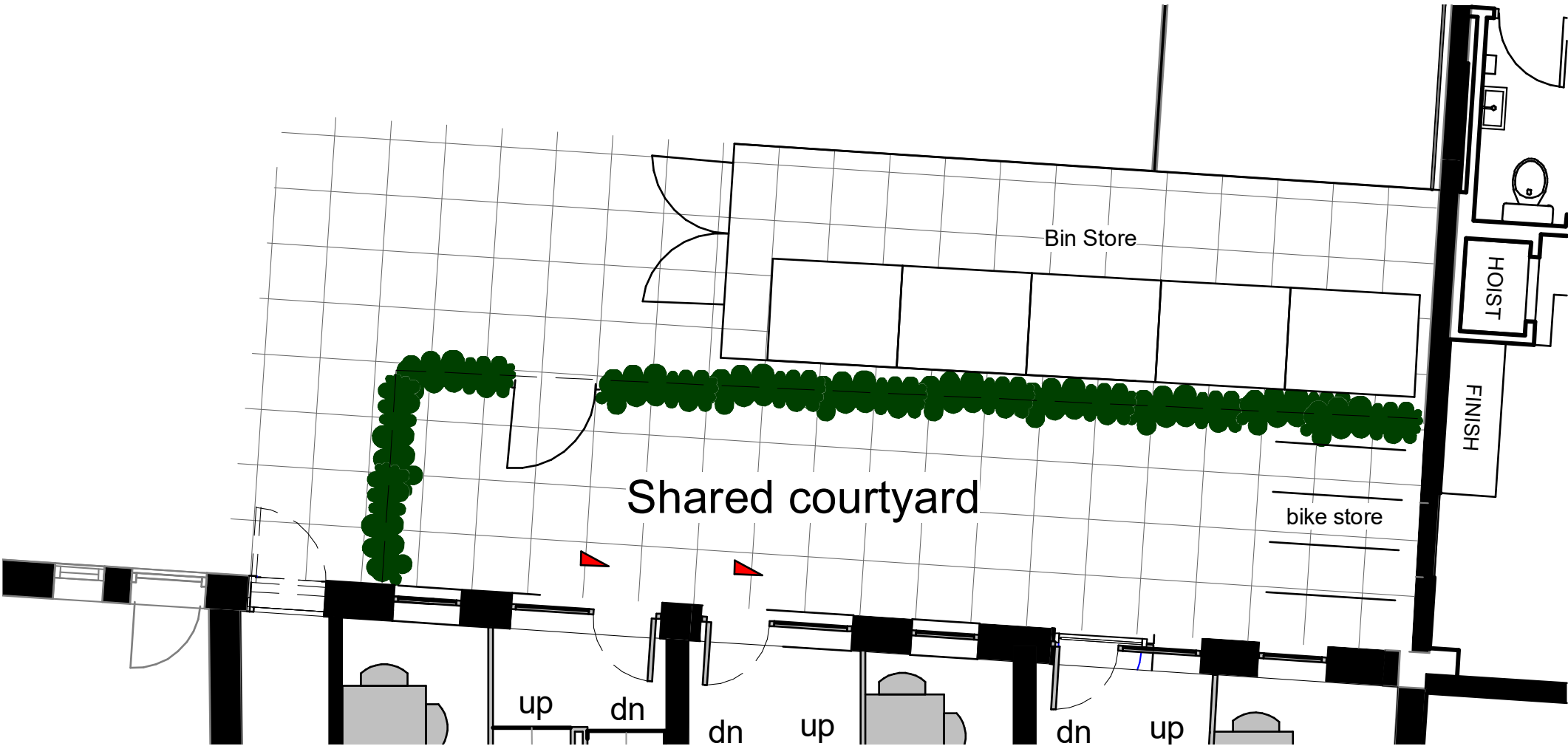


Fig 1 - Location of communal bin store to rear of property



Fig 2 - 5 x 1100 litre euro bin style containers to communal bin store



Fig 3 - Example of timber bin store enclosure to be utilised on this project. Min. 2m high



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

C. AFFORDABLE HOUSING STATEMENT

1. No affordable housing is being proposed on this development

2. Total floor space for the proposed development is 497m² split between 15 units, with 391m² of existing floorspace and 106m² of proposed extra 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 50m², or approximately 1.5 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 391m². As the vacant building credit allows the existing floorspace of a vacant unit to be credited against the floorspace of the proposed development, the 10% affordable housing will apply only to the 106m² proposed increase i.e 10.6m², which approximately a third of unit.



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