

11 Beach Road, South Shields, NE33 2QA

Planning Application for replacement of existing rooflight in stair well
on northwest roof façade with Conservation AOV Roof light.



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1.0 - Introduction

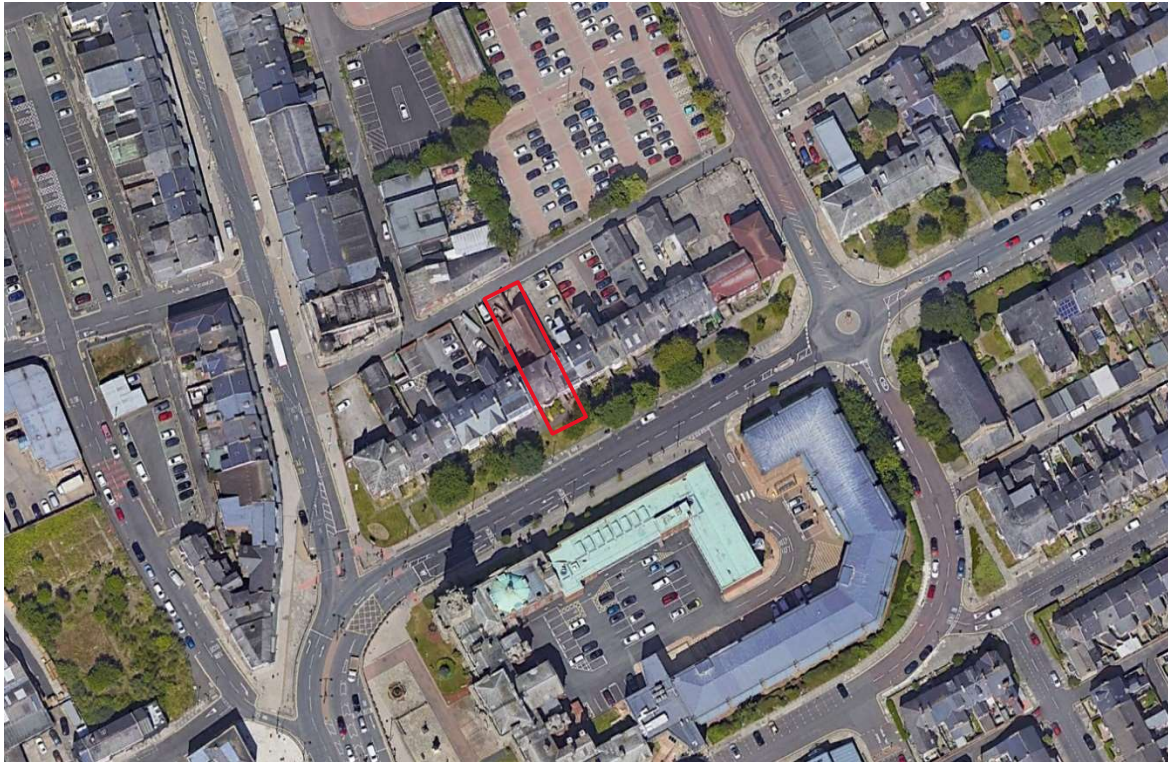
1.1 This Planning Statement has been prepared by Vaughan Architecture in support of the planning application for replacement of an existing roof light on the northwest roof façade of the existing listed property at 11 Beach Road.

1.2 The proposal seeks approval to replace the existing roof light with a Conservation Style roof light with an Automatic Opening Vent mechanism to facilitate the approved change of use under approved application ST / 0479 / 24 / FUL and comply with Approved Document 'B' of building regulations.

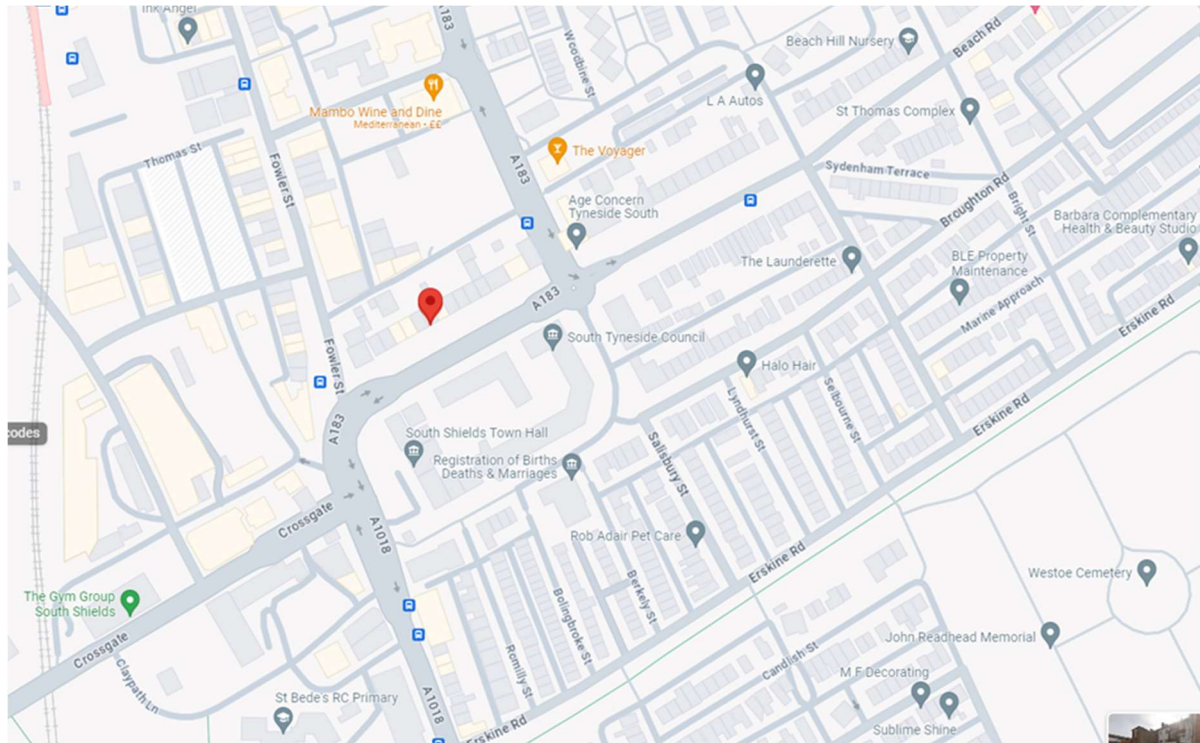
1.3	VAD.24.20:	Sheet No.	Sheet Name
		101-1	Site Location Plan
		151-1	Existing Second Floor & Roof Plan
		152-1	Existing Northwest Elevations
		251-1	Proposed Second Floor & Roof Plan
		252-1	Proposed Northwest Elevations

2.0 - Site & Proposal

- 2.1 The application site is located at 11 Beach Road, its red line site area is circa 0.031 Hectares / 0.077 Acres. The front façade faces Beach Road to the southeast as indicated on the aerial image below.



- 2.2 The existing building is a four-storey Class E(g) office premises and is currently vacant. The building has a two-storey extension at the rear to the northwest with access to the courtyard and parking.
- 2.3 The site is an early 19th century grade II listed building with several other grade II listed buildings within close proximity to the site including 5 Beach Road to the Southwest and 17 Beach Road to the Northeast
- 2.4 The property's principal elevation is finished in red brick and render with stone detailing, including stone sills, lintels, and a decorative bay window surround. These materials are consistent with the established character and appearance of surrounding dwellings within the locality.
- 2.5 The property's rear street scene includes a mix of brown brickwork, red brickwork, white render and pebble dash. The existing rear façade of the buildings have painted stone sills and lintels with a mixture of timber painted windows and UPVC framed windows. The buildings have slate roofs with rear extension roofs being a mixture of pitched, mono pitched and flat roofs.



- 2.6 The site has good access to public transportation links with South Shields underground station located 0.3 miles from the site which is around a 5 minute walk. The station provides regular services to Sunderland, Gateshead and Newcastle, with onward links to the rest of the UK and Newcastle international airport. Several bus stops are located on Fowler Street less than 2 minutes from site with regular services in place to the local areas.
- 2.7 South Shields town centre is 0.4 mile from the site, which is around a 10 minutes' walk, the town centre has a large range of facilities and amenities. The site is well connected to the existing cycle way infrastructure, given the good access to public transportation services and amenities within short walking distance the site can be considered to be in a sustainable location.

3.0 - External Photographs



Rear Façade from car parking area



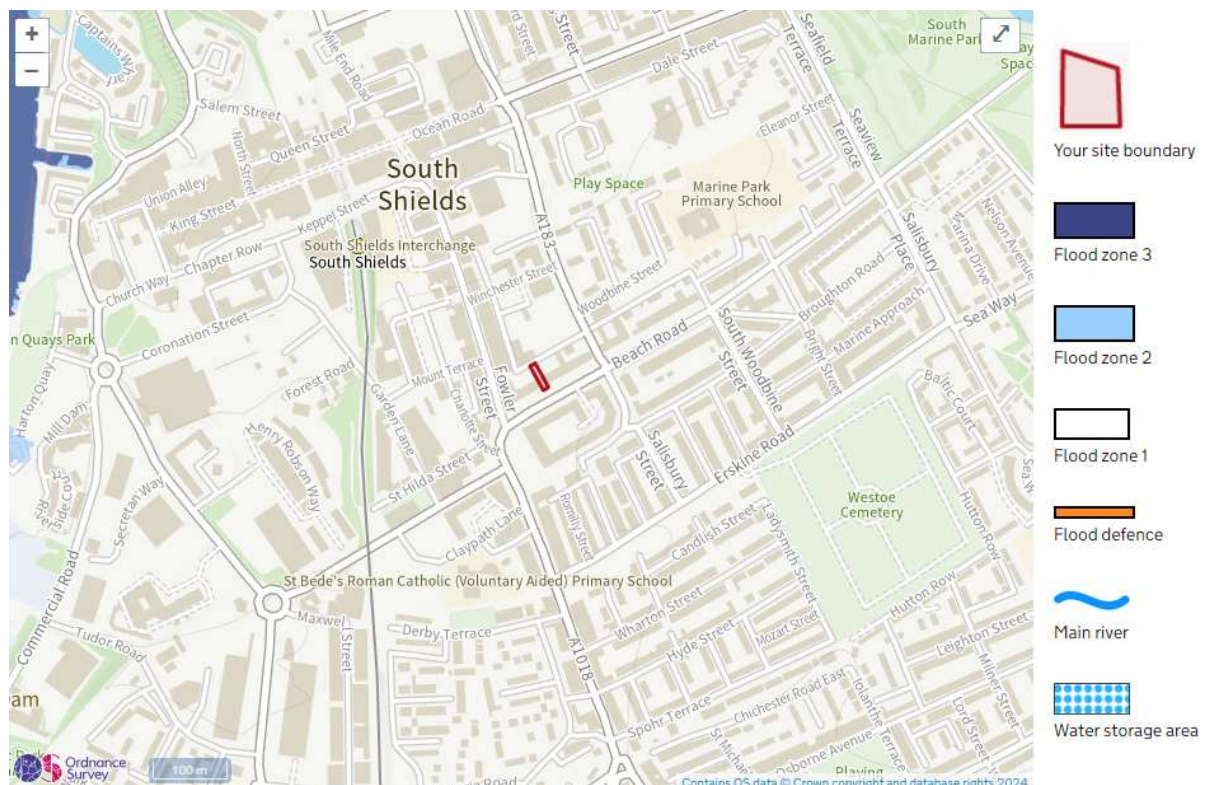
View from unadopted road of rear façade

4.0 - Proposal

- 4.1.1 The application seeks to replace the existing singular roof light to the stairwell which is visible on the northwest facing roof façade. The proposal is to the existign roof light with a Velux Conservation Style Roof Light approximatley 1.14m x 1.18m in size and fitted with an Automatic Opening Vent mechanism.
- 4.1.2 This replacement roof light is required following discussion with LA Building Control to facilitate the change of use of the building to Residential C3 apartments approved under planning application ST / 0479 / 24 / FUL as the staircase will require an AOV with a minimum opening area of 1.0m².
- 4.1.3 A conservation roof light has a minimal profile and finished in grey will blend in with the existing roof finish making its impact minimal on the existing façade.

5.0 - Flood Risk

- 5.1.1 The site is located within Flood Zone 1, as defined by the Environment Agency, indicating a low probability of flooding from rivers or the sea.
- 5.1.2 Given the scale of the works and the absence of any surfacing or landscaping works assoociated with the proposal, the works will not elevate surface-water run-off or place additional strain on local drainage infrastructure.



6.0 - Conclusion

- 6.1 The replacement of the existing roof light with a new conservation style roof light with AOV mechanism will facilitate the change of use of the approved application ST / 0479 / 24 / FUL and allow the building to be brought into use as a residential premises as per its original usage.
- 6.2 A conservation roof light style will match with the windows proposed under the approved application, the slim profile and grey finish will blend into the existing roof finish with the aim of having a minimal impact on the existing street scene.
- 6.3 An approval will allow for essential maintenance works to take place to the existing building fabric of the property as the early 19th century Grade II Listed Building requires. It will secure the buildings long term future as per similar neighbouring listed properties which have undergone similar renovations.