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DESIGN AND ACCESS STATEMENT)
REF: ST/DAS/0218v01/001

DATE OF ISSUE: **SEE BELOW**

SITE LOCATION **Blue Marlin Restaurant, South Promenade, South Shields NE33 2LA**

PROJECT DESCRIPTION **Outdoor Dining Area**

DATE	ISSUE	DISTRIBUTION
14.07.2026	01	Client, Local Planning Authority

INTRODUCTION:

This Planning Design and Access Statement has been prepared in support of an application for the replacement of the restaurant's outdoor dining area, which was destroyed as a result of an arson incident.

The proposal seeks to restore and improve the outdoor customer seating area, ensuring the continued viability of the business while enhancing the appearance, functionality, and safety of the site.

The development represents a "like-for-like" replacement with enhancements to materials, durability, accessibility, and security, allowing the outdoor dining facility to continue serving customers in a safe and attractive environment.

SITE DESCRIPTION:

The application site comprises an established restaurant located at Blue Marlin Restaurant, South Promenade, South Shields NE33 2LA.

Prior to the arson attack, the site included a dedicated outdoor dining area used by patrons during the Spring and Summer seasons

The outdoor dining area formed an integral part of the restaurant's operation and contributed positively to the vitality of the business and surrounding area. The arson incident resulted in the complete destruction of the seating structure, associated furnishings, and boundary elements.

PLANNING BACKGROUND:

The outdoor dining area previously existed and operated successfully as part of the restaurant and was Granted Planning Approval via Application Ref ST/2662/07/FUL dated 06.12.2027.

The proposed development is intended to replace the lost facility and reinstate the outdoor dining use that was already established on the site prior to the fire.

The proposal does not introduce a new land use but restores a previously approved and operational component of the restaurant business.

PROPOSED DEVELOPMENT:

The application seeks permission for:

- Replacement of the outdoor dining area destroyed by arson.
- Installation of new seating and dining facilities.
- Replacement of associated structures including screens, fencing, planters, and weather protection features as shown on supportive plans.
- Improved security measures to discourage future vandalism or criminal activity.
- Use of durable, high-quality materials suitable for external commercial use.

The overall footprint and capacity of the replacement dining area will remain broadly consistent with the facility previously operating on the site.

DESIGN PRINCIPLES:

The design has been guided by the following principles:

Restoration

The proposal restores an important element of the restaurant that was lost through criminal damage.

High Quality Appearance

New materials and finishes will provide an attractive and contemporary outdoor dining environment that complements the existing building.

Safety and Security

The replacement structure incorporates more robust construction by way of steel frame and concrete floor and improved security measures (roller shutters)

Accessibility

The outdoor dining area will be fully accessible to all customers, including wheelchair users and those with limited mobility

Sustainability

The use of durable materials and the retention of the existing developed area minimise environmental impacts and reduce the need for future replacement.

IMPACT ON SURROUNDING AREA:

The proposed replacement will have no significant adverse impact on neighbouring properties or the wider area.

The outdoor dining area previously occupied the site and its reinstatement will:

- Maintain the established character and appearance of the premises.
- Support local employment and economic activity.
- Improve the visual appearance of the site following fire damage.
- Preserve customer amenity and restaurant operations.

Noise levels and operating arrangements will remain consistent with those previously associated with the lawful use of the premises.

ACCESS AND INCULSIVITY:

Safe pedestrian access to the outdoor dining area will be maintained from the existing restaurant entrance and externally

The layout will provide inclusion of accessible stairs and level access in compliance with current Building Regulations Approved Document M

CONCLUSION:

The proposal seeks to replace an established outdoor dining area that was destroyed by an arson attack. The development will restore an important facility for customers, support the continued operation of a local business, and improve the appearance and security of the site.

The proposal represents a sympathetic and proportionate replacement development with no significant adverse impacts on neighbouring properties or the surrounding area.

Accordingly, Planning Permission is respectfully requested.