

DESIGN & ACCESS STATEMENT / HERITAGE STATEMENT. SOUTH SHIELDS AND WESTOE CLUB TEMPORARY FACILITIES.

Planning consent for temporary WC facilities & changing facilities.

Date: 31 July 2026.

Introduction/ Brief

South Shields & Westoe Club is making a full planning application for the above works.

Site

South Shields and Westoe Club (the Club), lies within the Westoe Conservation Area and extends to approximately 6.6 acres, bounded by Dean Road to the north, Hartington Terrace to the west and Wood Terrace to the south. The clubhouse lies between the "old pavilion", which provides cricket and rugby changing facilities, and the Hedworth Hall, which lies outside of the Westoe Conservation Area.

South Shields and Westoe Club is a traditional family sports club, with a historical seafaring influence through the marine faculty at the college nearby. Originally formed in 1875, the club has been on the same ground at Wood Terrace since its formation, after it agreed to level the former ridge and furrow farmland for sub rent with the local cricket club. The club shares the Wood Terrace ground with South Shields Cricket club, Westoe Rugby Club, South Shields Tennis Club and Westoe Squash. The club has two main buildings – a licensed recreational space accessed from the main foyer, and a separate pavilion which is used as changing facilities for the rugby and cricket teams.

Prior to 27 November 2021 the main building also comprised a function room, and ancillary WC facilities and sports changing rooms. Disaster struck the Club on 27 November 2021 when storm Arwen struck the area with recorded winds reaching a maximum of 110mph. The club suffered severe damage resulting in the roof of the WC and changing room building being removed and this building was subsequently demolished.

The club previously applied for and was successfully granted planning permission (ST/0762/23/FUL, Date of Issue: 18/12/2023) to install temporary WCs to serve the bar and changing facilities for tennis players which allowed the club to reopen. This permission was for a duration of three years.

This planning applications seeks approval to continue to operate the temporary WC facilities and changing facilities granted in the above permission thus allowing the club to continue to serve its playing members and supporters in the small bar that remains open on site, whilst the ongoing process continues of raising funds to redevelop the club house and changing facilities, which shall be subject to a future planning application.

Design Works:

1. Retain the existing male, female and disabled WC facilities housed within steel containers with drainage connections to existing mains drainage. Containers set on existing concrete floor slab of the original building.
2. Retain the existing changing facility for the Tennis club.
3. Retain the 2m high close boarded timber fence to the perimeter of the containers to reduce visible impact.

Summary

The proposed retention of the temporary facilities will allow the Club to remain open and continue trading which is imperative to the survival of South Shields and Westoe Club.