

ADDENDUM 14.04.16

Item No: 5.6

Application No:	16/00150/LBC	Author	Aidan Dobinson Booth
Date valid:	29 January 2016	:	
Target decision date:	25 March 2016	☎:	0191 643 6333
		Ward:	Whitley Bay

Application type: listed building consent

Location: Spanish City Dome Marine Avenue Whitley Bay Tyne And Wear NE26 1BG

Proposal: Listed building consent for the refurbishment of the dome, including two extensions to the east and west elevations to include a new visitors entrance, an accessible lift and feature stair. First floor extension to the ground floor roof. Reinstatement of previously removed 1910 historic features, including new cupolas to the existing towers, loggias to both terraces at first floor level. Reinstatement of shopfronts, doors and windows and the removal of the central floor area within the dome at first floor level

Applicant: Business And Economic Development, North Tyneside Council, FAO Mrs Julie Bews North Tyneside Council First Floor Left, Quadrant The Silverlink North Cobalt Business Park North Tyneside NE27 0BY

Agent: ADP LLP, FAO Miss Cassie Burgess-Rose First Floor Cathedral Buildings Dean Street Newcastle Upon Tyne, Tyne And Wear NE1 1PG

RECOMMENDATION: Minded to grant referred to Sec of State

The recommendation has been changed to Minded to grant refer to the Secretary of State. The reason for this is that the listed building in owned by the Council and therefore any application for listed building consent needs to be referred for the Secretary of State to formally issue the decision.

Additional representations:

Historic England

The amendments to the proposals include a higher level of demolition than has been approved. The west wing's roof structure, ground floor slab and east wall will be demolished to leave the south, north and west walls. In the east wing, the first floor slab will be demolished leaving all four falls and ground floor slab intact. The significance of the building lies partly in its construction technique, so historic steel and concrete fabric does contribute intrinsically to Spanish City's special interest; this is indicated in the higher

grading given to walls and columns in the Conservation Plan's significant diagrams (pp59-90).

Loss of this fabric will cause some harm, which the NPPF says requires clear and convincing justification. The Mott Macdonald report (*Impact on Existing Structure*, March 2016) goes some way to achieving this, but for the east wing, it appears misguided (p6) in not recognising that the first floor slab did once take a first floor load from the original loggia and terrace it enclosed. Clearly the proposed glass-walled loggias will create a heavier load than the original open ones, but this is not the argument being given. So you should be sure that the case for harm being made is based on the difference between the previous and proposed first floor loads, not on an assumption that there has been no first floor load before. This could potentially reduce the degree of intervention necessary.

I recommend you condition a detailed scaffolding support plan for the retained walls on both wings, as well as taking in-house archaeological advice on the level of recording necessary before works are carried out.

For the amendments relating to the installation of services in the rotunda, there will be some harm through a slightly hampered ability to appreciate the classical mouldings of the restored high level plasterwork around the two circular promenades. You should be sure that there is clear and convincing justification based on the public benefits of the scheme for this harm.

Recommendation

We urge you to address the above issues, and recommend that this application be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice.

Officer Comments

The additional demolition work is necessary. Due to the presence of shallow underground mine workings it is proposed that grouting is to be carried out by a specialist grouting contractor to fill the voids where the coal seams have been mined. Consequently the ground floor slab will be considerably damaged when drilling through the slab to allow for the grout to be pumped.

Furthermore, removing the existing columns and installing new steel columns required to support the proposed first floor and roof above will result in breaking out of the slab to facilitate the construction of foundations to new columns.

It is therefore intended to remove the existing ground floor slab to allow for grouting and the installation of the new proposed foundations.

The existing masonry wall to the south of the west wing is possibly original to the building in part, though a number of areas of the wall have been infilled with various materials over a period of time. The wall is now in a poor state of repair. Historic England has recommended a condition for a detailed

scaffolding support plan for the retained walls of both wings, which is set out below.

In terms of the amendments relating to the installation of services in the rotunda, additional information has been submitted. It is necessary on order to make the building suitable by modern standards to have additional heating and cooling facilities. The approach is that the majority of this plant will be located in the new modern additions to the east and west wings. This has the advantage of minimising the amount of plant that has to be located in the historic part of the building and therefore limits its impact.

Amendments to Conditions

Amend condition 1 due to the full list of plans not being included.

1. The development hereby permitted shall be carried out in accordance with the following approved plans;
SBCMM - L1206 4 Site Elevation West
SBCMM-ADP-00-00-DR-A-1000-S2-P1_GA - Demolition - GF & LGF Plan
SBCMM-ADP-00-00-DR-A-1025-S2-P2_GA - Proposed GF & LGF Plan
SBCMM-ADP-00-00-DR-A-1030-S2-P2_GA - Proposed GF & Mezzanine Plan
SBCMM-ADP-00-01-DR-A-1010-S2-P1_GA - Demolition - FF Plan
SBCMM-ADP-00-01-DR-A-1035-S2-P2_GA - Proposed - FF Plan
SBCMM-ADP-00-02-DR-A-1020-S2- P1_GA - Demolition - RF Plan
SBCMM-ADP-00-02-DR-A-1040-S2-P2_GA - Proposed - Roof Plan
SBCMM-ADP-00-XX-M3-A-1220-S2-P1_Elevation - Proposed North
SBCMM-ADP-00-ZZ-DR-A-1230-S2-P1_Elevation - Proposed East
SBCMM-ADP-00-ZZ-DR-A-1240-S2-P1_Elevation - Proposed South
SBCMM-ADP-00-ZZ-DR-A-1250-S2-P1_Elevation - Proposed West
SBCMM-ADP-00-ZZ-DR-A-1355-S2-P2_Section - Proposed BB
SBCMM-ADP-00-ZZ-DR-A-1356-S2-P1_Section - Proposed BB-1
SBCMM-ADP-00-ZZ-DR-A-3300-S2-P1_Window Type Drawing
SBCMM-ADP-00-ZZ-DR-A-3400-S2-P1_Ornate Plasterwork - Dome Bay
SBCMM-ADP-00-ZZ-DR-A-3410-S2-P1_Historic Cornicing and Ceiling to Dome
SBCMM-ADP-00-ZZ-DR-A-4502-S2-P1_Plaster work - Dome d1 Grid Cornice
SBCMM-ADP-00-ZZ-DR-A-4201-S2-P2_Windows - First Floor - Casement & Sash Reinstatement and Refurbishment
MMD-339960-C-DR-00-XX-0031 – Spanish City Drainage Layout
MMD-339960-M-DR-A3-5700 – Roof Level Ventilation & Exhaust Details
POE/118/001 Rev A – General Landscape Layout
C3001 – Flanking Reflected Shopfront Restoration Proposal
C3002 – Central Shopfront Restoration Proposal - Elevation
C3003 - Flanking Reflected Shopfront Restoration Proposal – Elevation
A4400 Rev 2 – Loggia Rooflights West Loggia

A4501 Rev 2 – Dome Grand Order Details
L901 Rev 5 – Proposed Site Plan
L905 Rev 1 – Proposed Site Demolition Plan
L1201 Rev 1 – North Elevation Restoration Proposal
L1301 Rev 6 – Section AA
L1303 Re 5 – Section CC
L1305 Rev 5 – Sections East/West Extension
C3006 Rev 1 – First Floor Arcade Restoration Proposal – North
Elevation
C3007 – First Floor Loggia Restoration Proposal – North Elevation
C3008 – Cupola To Towers restoration Proposal – North Elevation

Additional Condition

12. No development shall take place until a detailed scaffolding support plan for the retained walls on both wings has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall only be carried out in accordance with the approved details and the scaffolding shall be retained until the works on both of the wings have been completed.
Reason: In order to protect and preserve the original walls of the listed building in accordance with the advice in NPPF. The condition needs to be pre-commencement to ensure that the scaffolding details are approved prior to any works commencing in order to protected the retained walls from collapse.