

Appendix A

2004 Conservation Plan

A Resolution

The project team seek to conserve the site by providing a sustainable mixed use development which maintains the collection of buildings known as Spanish City

B Adoption

The project team seek to adopt the recommendations of the 2004 Conservation Plan.

C Conservation Philosophy

In accordance with the Conservation Plan 2004

'The following conservation philosophy will be adhered to when making any change to original fabric, spaces or layout at the Spanish City:

- i. minimum intervention – remove or change as little as possible of what is there, introduce only those new things which are necessary;
- ii. reversible change – wherever possible, anything done should be capable of subsequently being undone without lasting damage;
- iii. priority should be given to repairing what is there rather than replacing it with something new;
- iv. repair should use like-for-like techniques and materials;
- v. priority should be given to maintaining and enhancing the integrity of the historic fabric over other regulations and requirements;
- vi. new work introduced should be of simple, high quality, contemporary or complimentary design, and not pastiche; facsimile work should only be used where there is indisputable evidence of an accurate design;
- vii. investigative opening-up, recording and sampling should be carried out before and during work to inform the best design and technical solutions;
- viii. new work should not be aged – new and old should be clearly distinguishable;
- ix. particular attention should be paid to matters of detail to help preserve and enhance fabric and character including, for example, specific choice of materials, detailed location of services, methods of fixing, etc.
- x. fabric or spaces to be altered or removed should be adequately recorded following relevant guidelines and the record lodged with an appropriate public archive;
- xi. historical research should inform all proposals for change;
- xii. any compromises proposed to the above principles and the integrity of Spanish City should flow from an options analysis and be fully justified.'

D Collaborative Approach

The project team are currently undertaking public consultation events, focus group meetings and working with education and schools for consultation on the scheme content.

E Intactness and Composition

The project proposals, in respect of the family centre, seek to preserve and enhance the buildings as a whole and re instate connections and relationships between them. As existed within their original forms.

F

Ownership

The proposal is to retain the Spanish City rotunda, promenade frontage and Empress Ballroom within one ownership to conserve and protect the collective nature of the building group. Other elements of the development adjacent to Spanish City are required to achieve a suitable development mixed use scheme in order to provide a sustainable balanced redevelopment. These buildings will be in independent ownerships. It is likely that the public realm works will be owned and managed by one owner.

G

Maintenance and Repair

A proactive, planned approach to maintenance and repair will be followed for the whole Spanish City site, based upon regular inspections and condition reports.

APPENDIX B

1 Statement of Need

The North Tyneside Developers Brief for this collection of either vacant or under used buildings contains

2 Areas or elements for change

Promenade Frontage

The Promenade frontage will be repaired, restored and renewed.

- the main elevation, including the Shops, will be repaired and restored and all missing architectural features reinstated, including the Tower cupolas, rooftop features including the former Restaurant windows and colonnade.
- the Main Entrance is to be re instated as the principle access point to the Rotunda, and restoration of a west entrance would remain secondary in character.
- in the Circulation areas, later fabric and finishes will be removed and the original surfaces and finishes repaired.
- the former Restaurant will be retained as one space within the new Wellbeing Centre.
- the former Shops will be re-used for retail both specialist and food. Original shop fronts which survive largely intact will be retained and repaired; inappropriate later shop fronts will be replaced; the design of replacements will be contemporary in design but using the rhythm and symmetry created by the original shop fronts.
- As an integral element of the design and proportions of Spanish City's main elevation, the Roof Terrace loggias will be reconstructed; sufficient detail exists of the original design to inform accurate and faithful reconstruction.
- A creative lighting scheme using white light will be installed for the Promenade frontage.

3 Rotunda

The Rotunda will be repaired, restored as part of the 'Adrenaline Dome' YMCA family activity centre.

- The existing inserted first floor and other later fabric will be removed, the full-height space restored and original surfaces and finishes repaired.
- The extension to the west will be removed and the original curved ground floor elevation restored in part.
- The Adrenaline Dome activities spaces act as central orientation and circulation space for the whole complex. Access to the Empress Ballroom part of the Wellbeing Centre would also be via the Rotunda.
- Spanish City will be restored, with some incidental or specialist retail, food and a gallery space.
- A creative lighting scheme using white light will be installed for the Dome and for the Rotunda.

4 Empress Ballroom

The existing Empress Ballroom space will be retained and restored largely as found to become a new auditorium as a community performance space.

- the existing decorative Art Deco interior will be retained and repaired.
- the Art Deco interior elements will also be restored where the Gallery and restoration of the original entrance to the Theatre from of the Rotunda have been re deployed to become primary circulation

In the new proposals the links between the new buildings and the existing Spanish City collection of buildings are generally modest in nature with void or light wells used wherever possible to create appropriate juxtapositions.

5 Appraisals of Key Risks Identified

Risk – Previous alterations:

“Vertical sub division of the rotunda, loss of fabric and detail to the East ranges main elevation (including the towers, shop and restaurant) and the removal of the roof terrace loggias. Reversal of these harmful alterations is a high priority for restoring character, confidence and dignity to the architecture and the spaces it creates.”

The development proposals seek to carry out significant amounts of restoration work to the dome and its ranges to achieve the full reversal of all these harmful alterations and bring the architecture back to its former glory.

Risk – Introduced uses.

“the introduction of high profile new uses based on public and pleasure themes....might also bring its own threats; Major new adjoining or nearby development could threaten the primacy of the dome as the sites defining built feature and as a beacon for a major public building in the town; likely to be a fundamental conflict between desire to conserve fabric and character of the buildings whilst introducing modern infrastructure appropriate to their reuse”

The scheme proposals are configured in such a way as to minimise the impact of infrastructure work within the existing buildings. All services are stand alone to each function. Where services are to be introduced into the historic fabric, this will be carried out in such a way as to make them reversible and 'light of touch' within the buildings construction.

The mix, scale and positioning of development uses and their juxtaposition with the dome has been clearly conceived to envelope and mask unsightly exposed faces of the buildings (which historically would have been hidden) without competing with the scale, mass and prominence of the dome. The whole of the development has been assembled to reinforce and restore the townscape qualities of the original buildings as well as strengthening the opportunities for public open space in the public realm.

6 Ongoing Conservation

Recent conservation work to repair roof terraces and the Dome with some structural stability work by North Tyneside Council, has provided much needed 'emergency' repairs to ensure the buildings continued physical integrity. Some investment by the current occupier of the Empress Ballroom has been carried out but repairs to this set of buildings are now pressing. Some water ingress still persists but most have had interim repairs.

7 Gaps

There are some gaps in the project teams knowledge of the existing structures

and these are to be addressed via detailed survey, paint and fabric sampling for the interiors in particular for the Empress Ballroom. A detailed condition survey for the Dome is also planned. The Conservation Plan 2004 had carried out a comprehensive historical research for the Spanish City, this is to be embodied within and developed into a Conservation Management Plan which is to be undertaken in the near future.

8 Maintenance and Repair

Maintenance falls into three categories

1. Inspection – Visually inspecting a building and checking any installations
2. Repair
3. Renewal – Replacing materials or items lost or at the end of their life.

9 Inspection and repair timetable

Below is a suggested timetable and checklist for the inspection and maintenance of the property.

- Regularly – Inspect gutters, hoppers, downpipes and gullies for leaks and blockages. Check and attend to overflowing cisterns etc.
- Every Spring – Inspect roofs for broken and displaced slates that need re bedding and/or pointing. Perforated lead flashings and gutter linings and perished felt underlay. Check for deterioration of brick and stone faces for unsound pointing to walls, parapets and balustrades. Arrange for any external painting required. Check condition of glazing and putty and operation of windows and doors. Arrange routine servicing of boilers and inspection of appliances.
- Every late spring – Check condition of staircases and balconies. Examine internal screens, panelling, doors, frames and ironmongery. Examine wall and ceiling finishes.
- Every Autumn – Clean out gutters, hoppers, gullies as often as necessary during and after leaf fall. Clean out all manholes and rod drains if necessary. Inspect broken manhole covers and gully grates.
- Every winter – Clear snow regularly from vulnerable areas. Inspect roof spaces for water and vermin penetration, adequacy of ventilation and check condition of entire roof structure including insulation. Check water based heating system. Check for even heat distribution throughout building.
- Annually – Arrange servicing for fire extinguishers. Check boundary walls and fences and gates. Check paved areas, paths and steps.

10 Glossary of terms used

- **Alterations** – Work the object of which is to change or improve the function of a building or artefact or to modify its appearance.
- **Intervention** – Any action which has a physical effect on the fabric of a building or artefact.
- **Preservation** – State of survival of a building or artefact, whether by historical accident or through a combination of protection and active conservation.
- **Repair** – Work beyond the scope of regular maintenance to remedy defects, significant decay or damage caused deliberately or by accident, neglect, normal weathering or wear and tear, the object of which is to return the building or artefact to good order, without alteration or restoration. Note : Most repair work should be anticipated and planned

but occasionally it can be required in response to a specific event such as storm or accident.

- **Replication** – Making an exact copy or copies of a building or artefact.
- **Restoration** – Alteration of a building part or building or artefact which has decayed, been lost or damaged or is thought to have been inappropriately repaired or altered in the past, the objective of which is to make it conform again to its design or appearance at a previous date. Note : The accuracy of any restoration depends on the extent to which the original design or appearance at a previous date is known, or can be established by research.
- **Operation and Maintenance manuals** – Full details of all material and finishes to be provided as part of construction works. Preventative maintenance strategies will be included to help future works.