



Gary Craig Building Services Ltd.

Registered Office:
10 Fulmar Walk
Whitburn
SR6 7BW

Tel: 01915294964
Fax: 01915294142
Mob: 07941525602

Email: gcbltdgservices@fiscali.co.uk

4/2/15

ACCESS AND DESIGN STATEMENT Rev. A

PROPOSED WORKS TO 88-90 FOWLER STREET, SOUTH SHIELDS

The work proposed is the refurbishment of an existing, vacant, former Army Careers office with alterations to the front of the building to provide a new pedestrian access to separate the first floor offices, new entrance doors with roller shutters, and a new shop-front with a reduced area of glazing, the construction of a mezzanine floor at ground floor level to provide a staff room and storage, and the extension of the existing single storey garage to the rear to provide a new fire exit, w.c., and store room.

Solar panelling is to be installed to the rear roof slope.

In terms of Access, improvement will be limited to the provision of a new wider entrance door with no thresh.

It is not considered practical or possible to remove the step at the front door (s) as it directly abuts the public footpath.

The amount of development is as described above.

It is proposed that the premises will be used as a shop or Class A2 offices at ground floor level (existing office use with the potential shop use being assumed to be Permitted development), retaining the existing offices in A2 use at first and second floor level to accommodate the applicants property Agency.

The layout of the building is changed as follows.

The new entrance door and connecting corridor will attach to the existing stairway at ground floor level.

The existing entrance lobby and internal partitioning will be removed to maximise the available floor space. The mezzanine floor, providing a staff room and storage, will be accessed from a new internal stairway at ground floor level.

An existing recess between the main building and detached rear garage will be in-filled to provide a new w.c. together with a fire exit from the separated ground floor use, converting the existing boiler room at the back of the garage to provide additional storage space.

Minor internal alterations are proposed to the upper floors to improve the stair headroom and sanitary facilities.

The scale of construction is limited to the height of the existing garage to the rear and the existing façade at the front of the building.

The appearance of the building does not change significantly, but is considered to be improved by the proposed replacement of the old outdated shop-front.



Regulated by RICS

Managing Director G. Craig M.R.I.C.S.
Company Secretary J. Craig
REGISTERED IN ENGLAND AND WALES
Company No. 4774134

The appearance of the rear of the building will be virtually unaltered, except for the installation of solar panelling on the roof, with the small ground floor extension within the line of the existing garage.

No landscaping is possible.

Existing parking and servicing arrangements will be unaffected. It is simply hoped to make the property more attractive and viable as it has remained in disuse for some time, as have a number of adjoining premises.

For these reasons the proposed works are believed to be justifiable.



Regulated by RICS

Managing Director G. Craig M.R.I.C.S.
Company Secretary J. Craig
REGISTERED IN ENGLAND AND WALES
Company No. 4774134