



DESIGN AND ACCESS STATEMENT

SHAFTSBURY AVENUE, SOUTH SHEILDS, NE34 9QD



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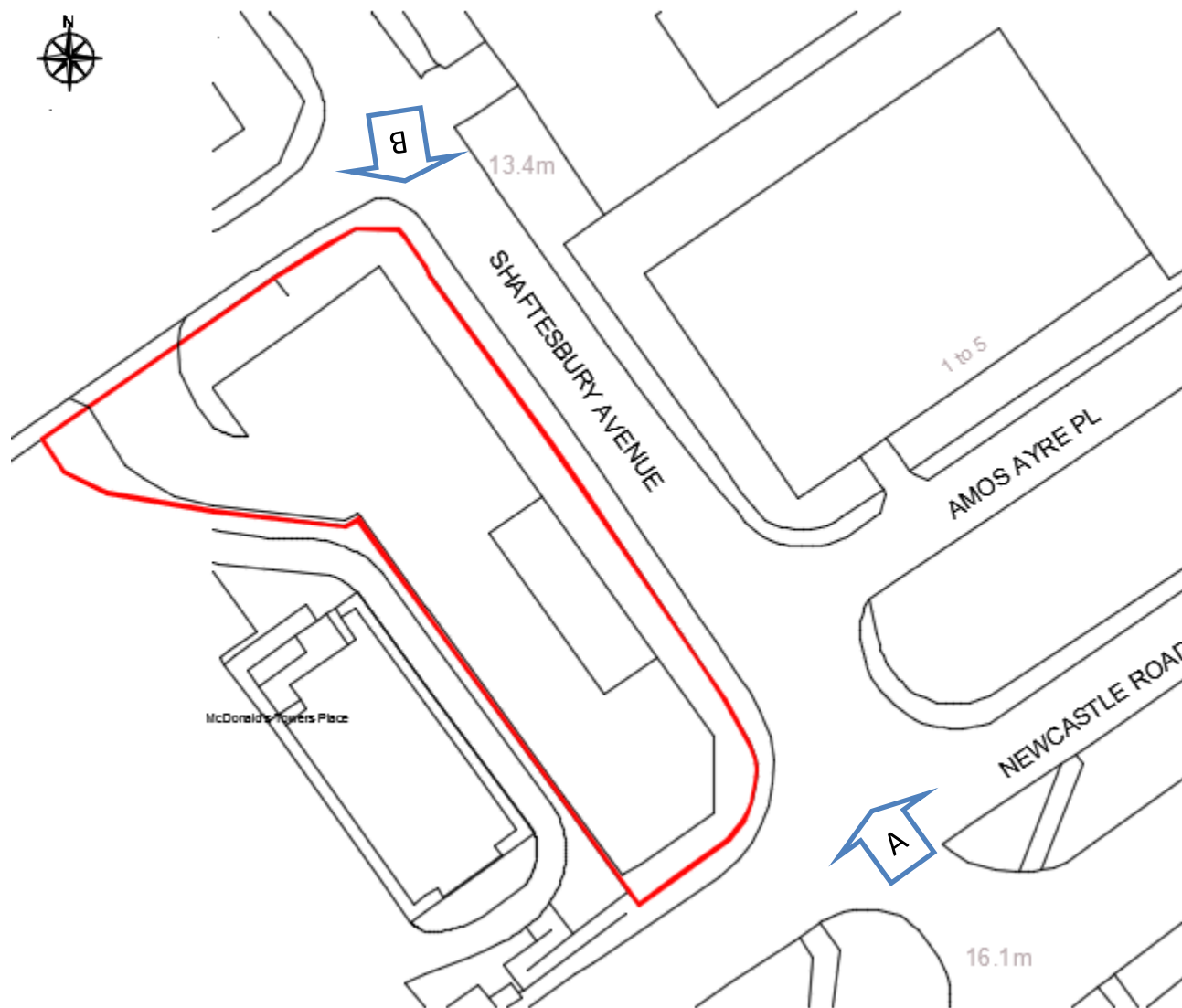
INTRODUCTION

This following Design and Access Statement is in support of the planning submission for 1 commercial unit on land on Shaftsbury Avenue, South Sheilds, NE34 9QD. The application site is currently occupied by a car wash business with off-street parking spaces.

The site is located near to multiple commercial/industrial units including a drive thru Mcdonalds, Tesco Superstore, Bed Giants, and Fire Outlet. The site itself extends to approximately 1717 m² and has a large frontage of approximately 75 metres facing Shaftsbury Avenue. The land is situated around half a mile from Simonside train station.



1.2 CONTEXT – SITE ACCESS



VIEW A



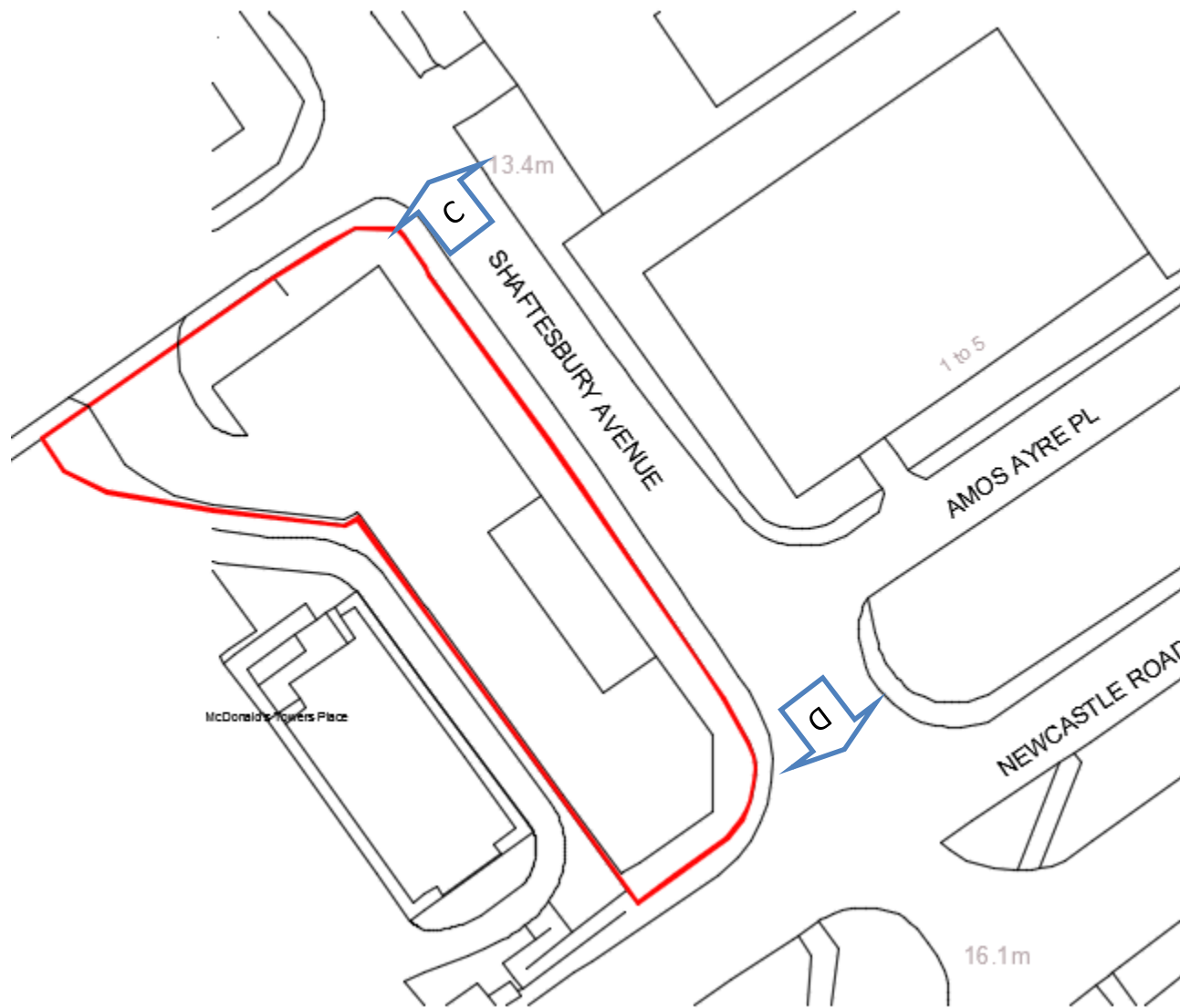
VIEW B

EXISTING SITE

Currently the site is used by a car wash business with an automatic washing garage drive-through. The building is easily visible from Shaftesbury Avenue and has one main access point.



1.3 CONTEXT – ADJACENT SITES

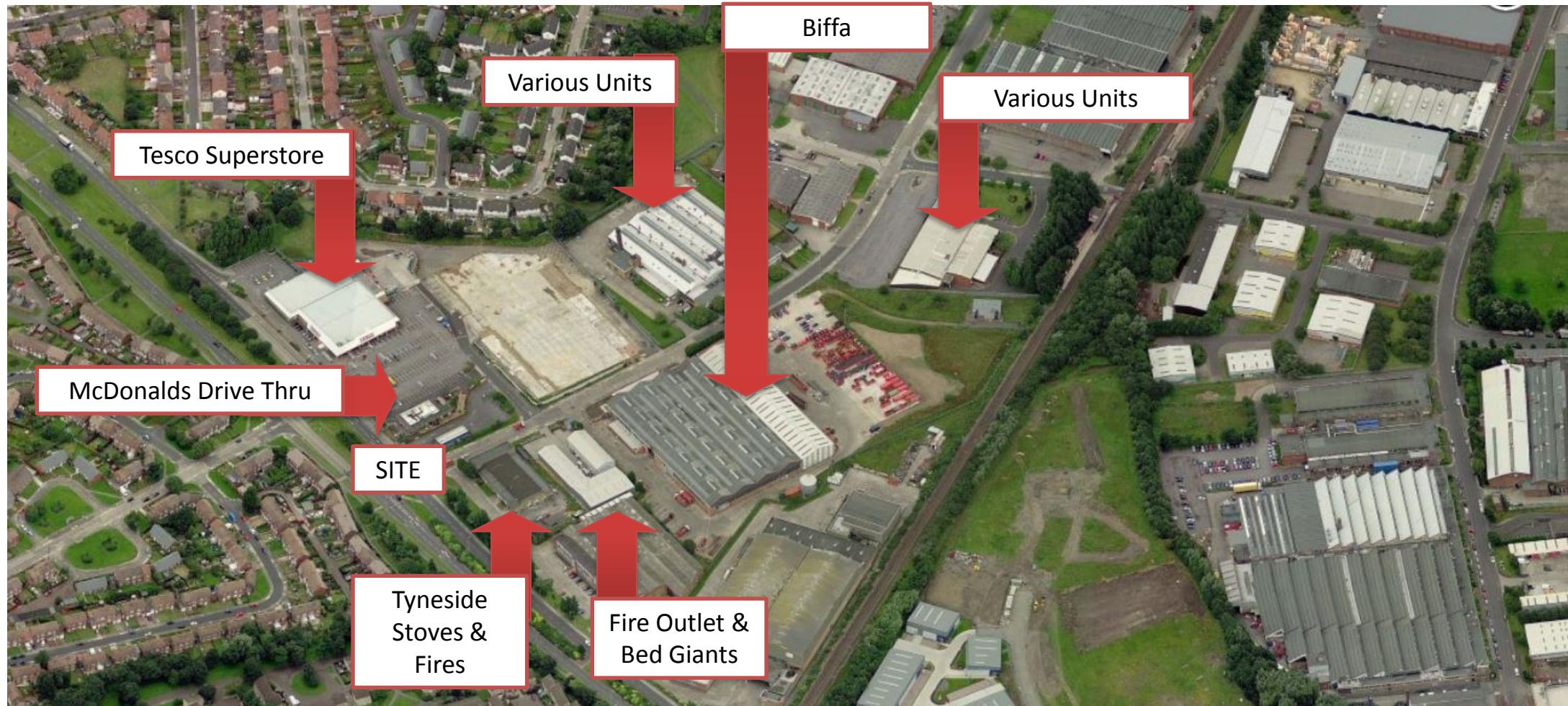


SHAFTSBURY AVENUE

Adjacent sites around the proposed development include mixed use commercial, retail and residential buildings.



1.4 CONTEXT – AREA USAGE



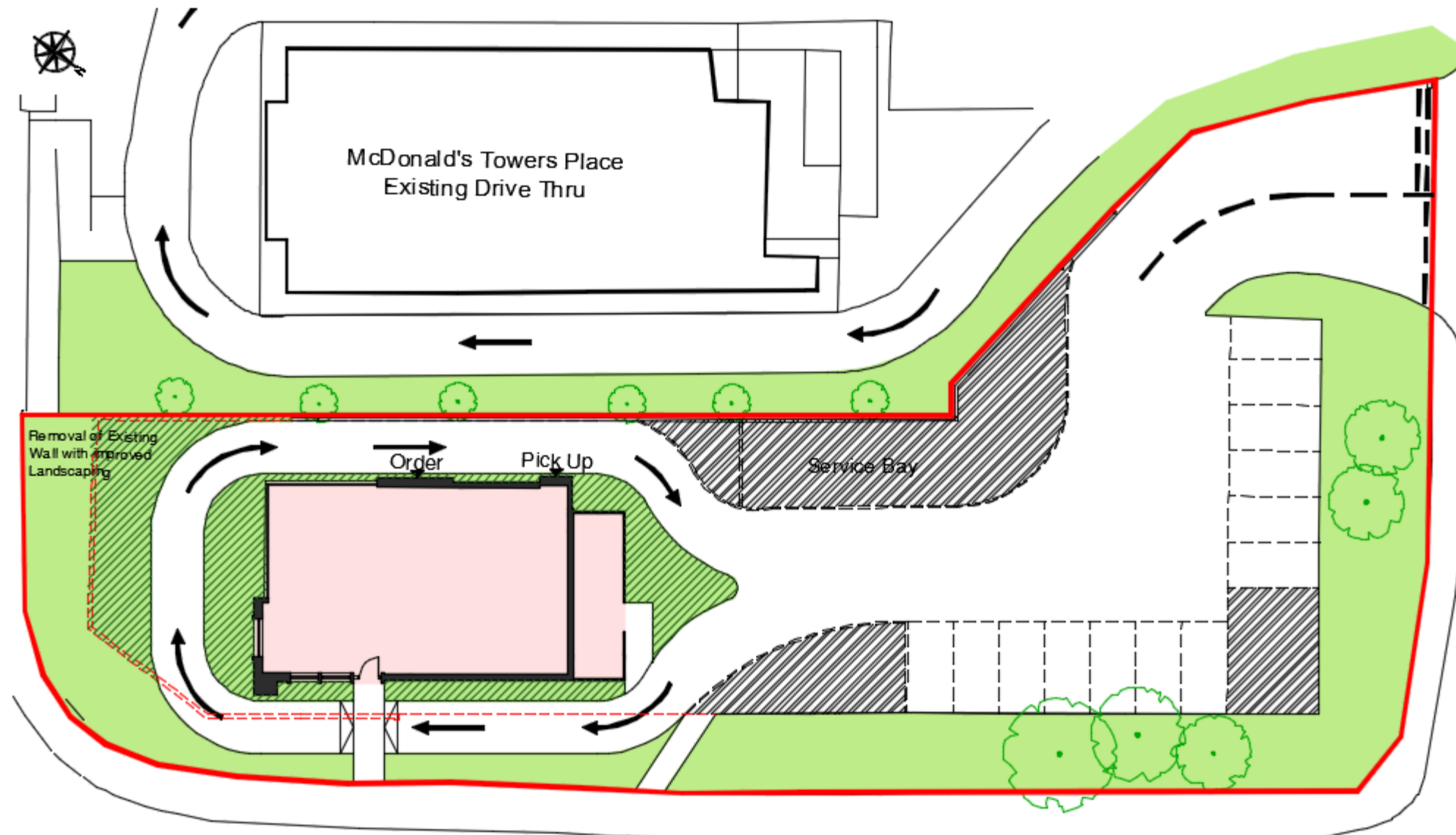
AREA IN COMMERCIAL USE

Other businesses surrounding the site include Fast food restaurants and supermarkets.

2.1 PROPOSAL

ONE COMMERCIAL UNIT

The proposal for the site of existing car wash is to develop a new built drive thru restaurant. The proposal meets the parking spaces standard for customers and staff of A3 type usage and aims to soften the site with landscaping all around.



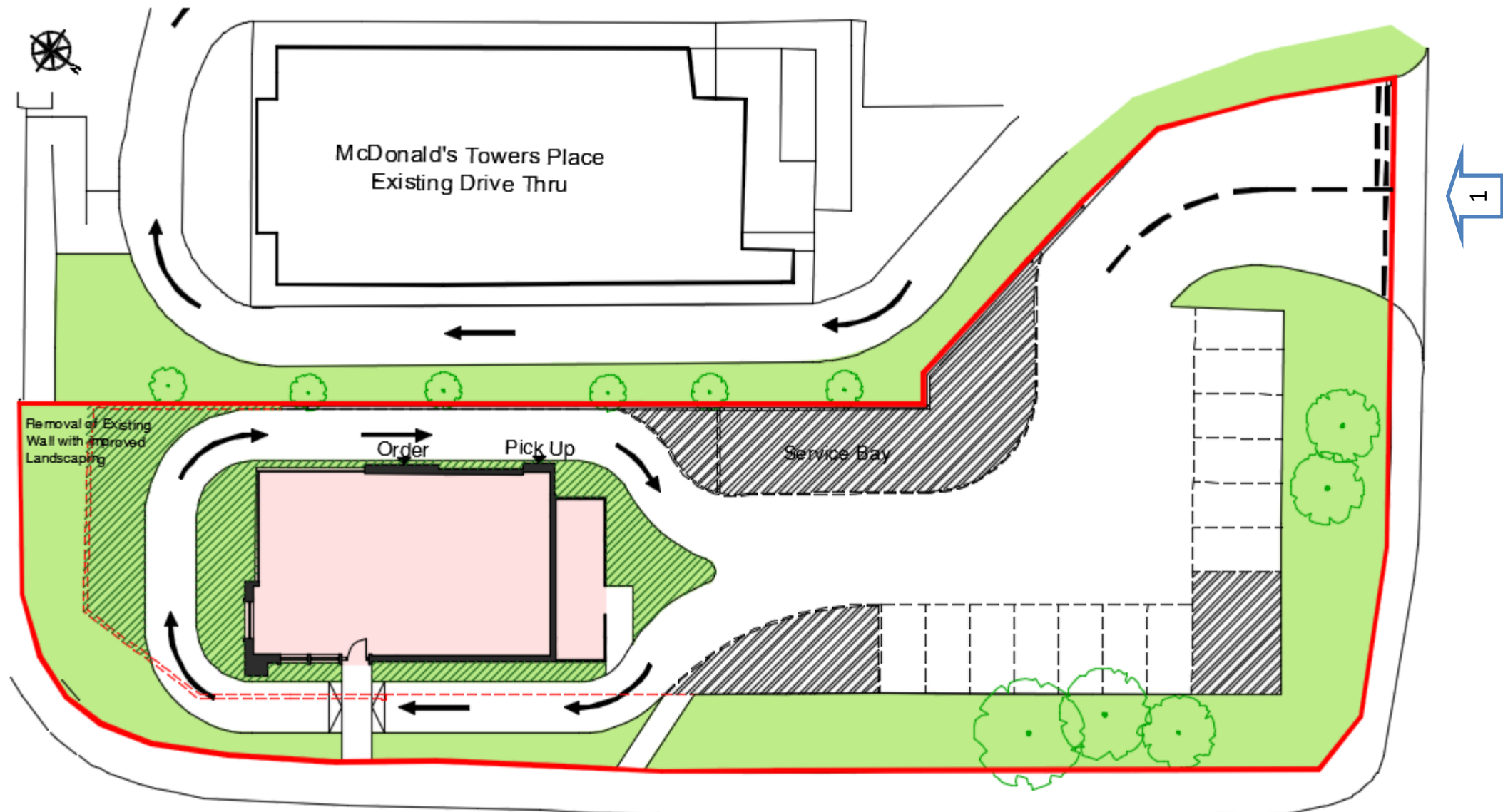
SHAFTESBURY AVENUE



2.2 PROPOSAL – ACCESS, LAYOUT AND LANDSCAPING

SITE PLAN

Newly developed site is utilising existing access point from Towers Place(1) which is currently used by one commercial unit and is wide enough for service vehicles to come in.



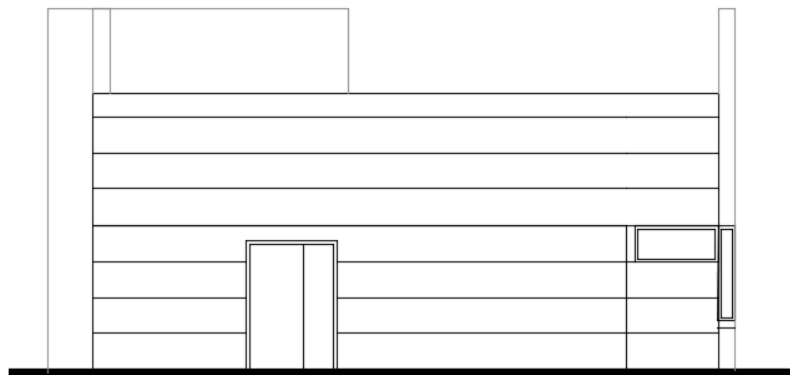
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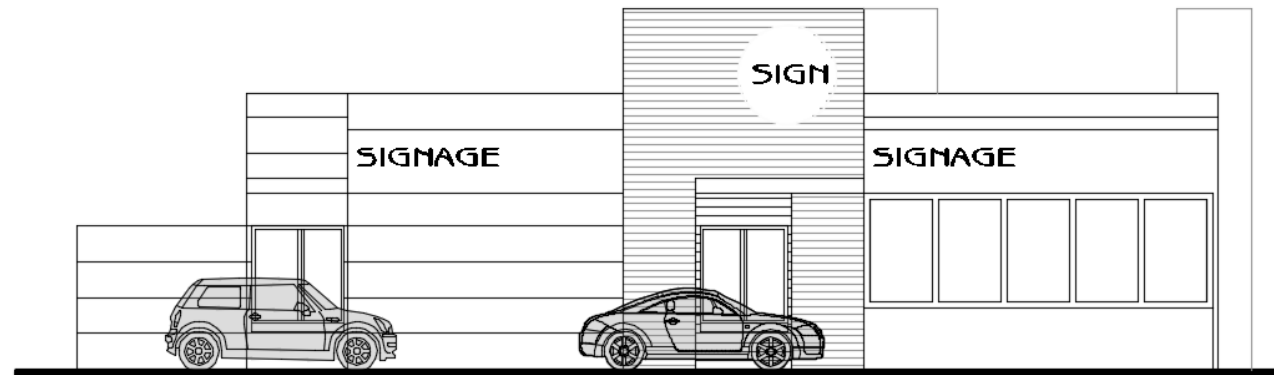
2.3 PROPOSAL – MATERIALS AND MASSING

ELEVATION

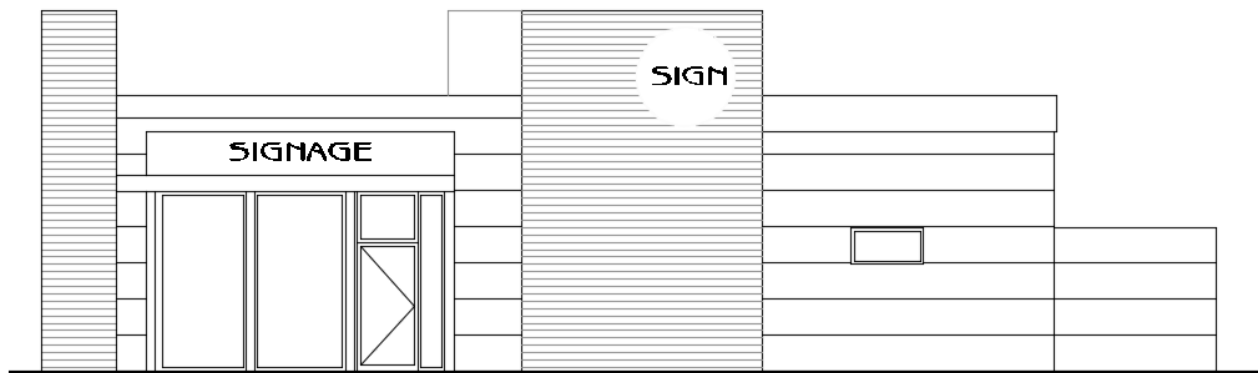
The proposed development is a single storey high new built commercial unit, with corrugated steel profiled black cladding and flat façade system with spectrum citrine solid colour finish . Glazed double doors and large windows are appropriate for future customer focused businesses and also match other local commercial establishments.



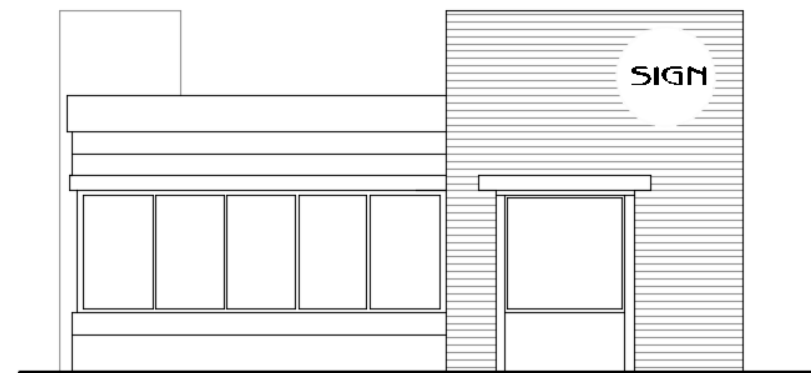
ELEVATION FACING NORTH/ WEST



ELEVATION FACING SOUTH/ WEST



ELEVATION FACING NORTH/ EAST



ELEVATION FACING SOUTH/ EAST

ACCESS APPRAISAL

ACCESS BY VEHICLES

There is no.1 vehicle access point to the site which is retained from previous use. Service vehicles are also able to approach the unit via access road of appropriate dimensions.

ACCESS BY PEDESTRIANS AND CYCLISTS

Entrances to the proposed new units are connected to the Towers Place sidewalk and paved on site for pedestrian access. Cycling storage space is provided in the car parking area in front of the proposed building for use by staff and customers.

PARKING SPACES

No. 14 car parking spaces are arranged for the unit. All parking bays are 2.4m by 4.8m in size and meet the quantity provision standards of local planning guideline.

PUBLIC TRANSPORT

Castle Boulevard is serviced with several local bus routes connecting town centre and surrounding neighbourhoods. The site is located within 2 minute walk from the bus stop and 9 minute walk (0.5mile) from simonside train station

ACCESS ON SITE

The commercial unit has entry and space for business signage on facade.

