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ACCESS AND DESIGN STATEMENT

UNITS 1-3, BLADEN STREET INDUSTRIAL ESTATE, JARROW

The work proposed is the change of use of an existing light industrial unit to retail and storage to Unit 1 with access at first floor level to a new mezzanine floor to Unit 2 (storage at ground floor level and manufacturer at mezzanine level) with an additional opening into Unit 3 which is to remain in use for manufacturing furniture.

The existing building has separate office/staff room and w.c. facilities at the front of each unit.

In terms of Access, it is not considered that there are any issues as level access exists and none of the principal entrances are being altered.

The amount of development is as described above, and is purely internal.

The layout of Unit 1 will not change, only the way it is used. Unit 2 will have a new mezzanine floor with an access stair and fire exit stair adjacent to the rear exit. The layout/use of Unit 3 will not change.

The scale of construction is internal only.

The appearance of the building is unchanged.

No landscaping is proposed.

The existing units have adequate off street parking. The existing parking/servicing arrangements are unchanged by the proposed alterations.

In terms of sustainability the alterations will allow the company to remain at its current location for many years to come, and will allow for expansion of the company and the employment of additional staff.

For all of these reasons the proposed works and Change of Use are therefore considered to be justifiable.



Regulated by RICS

Managing Director G. Craig M.R.I.C.S.
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REGISTERED IN ENGLAND AND WALES
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