



# Gary Craig Building Services Ltd.

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## **ACCESS AND DESIGN STATEMENT**

### **PROPOSED CAR PARK AND ACCESS ROAD ON LAND AT NEWCASTLE ROAD/ELSWICK WAY, SOUTH SHIELDS FOR VIC YOUNG**

The work proposed is the construction of a car park and access road with retaining walls to existing sewer manholes/vents on land at Elswick Way, South Shields.

In terms of Access, it is not considered that there are any issues as the site is fairly level and existing building access is unaffected.

In terms of Design, the amount of development is as described above, and covers a total area of approximately 2250 square metres.

The layout of the site incorporates a new access to the existing car body repair shop within the site and the car park itself which should accommodate around 100 vehicles as there will be no delineated car parking spaces.

The scale of construction is very low level, largely following existing site levels with a maximum height of 1.m. to the retaining walls which will protect existing sewer access, etc.

The existing landscaping (trees and shrubs) will be retained except where necessary to break through the existing perimeter fence to form the access referred to above. The car park itself will have a gravel surface on a geo-grid on compacted sub-base so as not to create surface water drainage, whilst the road surfaces will be extended in Tarmac/concrete to match existing, and road drainage will be provided as necessary.

The car park is extended off the existing car park/hammer head at the end of Elswick Way so it should not create any problems in terms of highway safety or manoeuvrability.

The appearance of the site will not change dramatically as the existing trees and shrubs will be retained as far as possible.

Historically there has been a problem with parking on Elswick Way and the new car park will serve to relieve some of the problems that occur with so many vehicles entering Vic Young's and the adjoining industrial units.

For all of these reasons the proposal is therefore believed to be justifiable.



Regulated by RICS

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