

DESIGN & ACCESS STATEMENT

Retrospect

Conversion & Change of use
Residence of Mrs C. Petersen to
Residential /Commercial, Mix of Use
9, Carden Ave, South Shield, Tyne & Wear NE34 7QP

Applicant: Mrs. C. Petersen

Agent: Dr Jafar Mojtavavi

Date: 29/09/2015

Local Area: Newcastle upon Tyne

Proposed Use: Mix of Residential & Commercial

Size of Site (approx.): 370sq.m

Anticipated Scale (approx.): 34.80 Sq.m consist of three temporary timber accommodation in Ground Floor.

Location:

Carden Ave, in South Shield, NE34 7QP is residential area.

Planning History:

There is not planning history as such for this site, but this house have been maintained to high standard in past, and rightly is in good state in the area.

Land Use:

The site has been allocated for residential development, and new proposal is to use the building as a family home with addition to three timber, temporary accommodation for the commercial use. Detail of the activity within the property with mix use, is detailed in attached page.

(Attachment no One)

Development Objectives:

Providing potential business within the property and potentially create some employment opportunity for the current resident and her daughter.

The main objective is to create space for current resident, for her existing licenced business: Geordie Paws, A Small Pet Care Business.

As Mentioned in previous section, in attachment one, detail breakdown of the proposed activity relevant to proposed business have been described.

Public Involvement:

This is a services, considering how people normally are dog lover, could contribute to quality of life within the area, and big help to local community when needed.

In Attachment Two, there are example of supports from the neighbourhood for this specific business, demonstrating very well how good reputation the applicant have and how happy for the neighbours would be if this application be successful.

Having these letters and talking to some neighbours, having them on board with proposal, it would be very unlikely if we get any objection to the proposal in course of public consultation.

Design Solutions:

Considering the fact the applicant is tenant, the proposal is for some temporary accommodation, which as easily it have been erected, could be removed when the tenancy contract end.

These accommodation are at the moment in place, and as part of this application we provide drawings for:

1. Site plan as existing and proposal;
2. Ground, floor plan as existing; and proposed;
3. Existing and proposed elevations; and
4. Location plan

Details and Materials:

New Accommodations are in timber suitable for keeping dogs in covered area during the day. It will not be in used overnight.

Landscape:

There would not be major changes to existing landscape, there would not be any changes to the front garden and access.

Attachment One

Geordie Paws
9 Carden Avenue
South Shields
Tyne and Wear
NE34 7QP
21.09.2015

To Whom It May Concern,

Geordie Paws is a small Pet care business. That consists of Day-care, Boarding and Grooming. There is never anymore than 10 dogs on the premise at any one time. We stagger the drop off and pick up times for clients to ensure there is minimal noise from the dogs and also to prevent any traffic build up.

The business has been up and running for only a short period of time and has already established a 5 star reputation amongst our clients and neighbours.

I have attached letters from surrounding neighbours verifying that the business is not causing them any upset.

Grooming being the main focus of the business. We have allocated appointment times to ensure there is minimal traffic to and from the premise. The appointment times as follows:

- Monday to Friday
- 9am (first groom)
 - 10:30am
 - 12pm
 - 1:30pm
 - 3pm (last groom)

Day-care is an allocation of 5 dogs per day. This is again selected to ensure there is a limited noise level in consideration of surrounding neighbours. There is someone with the dogs at all times ensuring that there is very little to no noise made. Any fouling made by the dogs is picked up and disposed of immediately. The area is also disinfected twice to three times daily. To ensure the area is kept clean and sterile.

Boarding is a very limited service that Geordie Paws offer. At any one period there is only one families dog that can board with us (3 dogs maximum); as my boarding licence stipulates. Licence number being AB0014. There is no kennels indoor or outdoors. The dogs are integrated into my family as my own. They sleep indoors. There are never any animals left outside overnight.

The buildings that are on the premise are for daytime use only to ensure the dogs have adequate indoor shelter from the winter weather. Again there is always someone to accompany them.

In addition to the services we offer we also do a fair amount of charity work in rehabilitating and re-homing dogs within the community. We offer both advise and support to people with difficult to handle pets.

If you should require any further information please do not hesitate to contact us.

Thanking you in advance

Caitlynn Petersen & Cathleen Petersen