



# RNLI Lifeguard Area Support Centre Boldon, Unit 12, Brooklands Way, Boldon NE35 9LW

## Design and Access Statement



### 1.0 Location

Units 12 is located off a cul-de-sac at the end of Broadlands Way.

### 2.0 History

Planning permission was originally granted for the unit 12 on 7th January 1993. On 16<sup>th</sup> July 2010 planning was granted for the construction of an external compressor and fuel store to the northern elevation. Ref ST/0812/10/FUL.

### 3.0 Design

The unit is currently used by the RNLI to serve Lifeguards personnel, beach facilities and equipment and lifeboat facilities and equipment.

As part of an upgrade to facilities it is proposed to add a galley/rest room and training room to the existing first floor. An existing mezzanine will be replaced by a slightly larger one to provide storage with a warm workshop underneath. New windows are required to the southern elevation to provide natural light and ventilation to the galley and training room. The windows will be within external cladding with flashings matched to existing.

Two sets of double doors are proposed to increase access to the east and west elevations. These will also provide better segregation between technical and operational staff.

These windows and doors are the basis for the application.



Photo 1: South Elevation





**Photo 2: East Elevation viewed from the South**



**Photo 3: East Elevation viewed from Brooklands Way**



**Photo 4: East Elevation viewed from the access road**



**Photo 5: West Elevation viewed from the North**

## **Access**

Unit access is as existing and will remain unchanged.