



Gary Craig Building Services Ltd.

Registered Office:
10 Fulmar Walk
Whitburn
SR6 7BW

Tel: 01915294964
Fax: 01915294142
Mob: 07941525602

Email: gcbltdgservices@fiscali.co.uk

25/2/16

ACCESS AND DESIGN STATEMENT

PROPOSED EXTENSION TO FASTFIT MOTOR CENTRE, BEDE INDUSTRIAL ESTATE, SOUTH SHIELDS

The application is a resubmission of a previous Planning Permission for the extension of the service area to the existing commercial garage, re-using existing doors and windows.

In terms of Access, it is not considered that there are any issues as there are no proposals to alter the main entrance.

In terms of Design, the amount of development is as described above – a single storey low pitched roof extension, measuring approximately 11m.x8.15m.

The layout of the premises is basically the same, but with a bigger vehicle service area.

The scale of construction is limited to a single storey, with a low pitched roof, similar to the existing building.

The appearance of the extension will be a brick walled to match the existing garage with metal clad roof following the general colour scheme and materials used on the existing building. The doors/windows are to be re-used - red powder coated with concealed galvanised steel shutters to match the existing colour scheme.

No landscaping is proposed other than the reinstatement of the grassed area/fencing on completion.

The existing premises still has adequate parking to the frontage, and on street parking is available for the industrial estate as a whole. The area to be developed is currently used for valeting, etc. so the extension will simply allow more of the servicing to be carried out undercover.

Existing arrangements for general servicing, hours of operation, etc. will not be affected as a result of the proposed works, although the extension may allow for the employment of up to two extra staff.

For all of these reasons the proposed extension was already granted Planning Permission and the changes to the design are minimal, apparently caused by the incorrect setting out of the building, setting it back a bit further behind the frontage, and making it slightly smaller.

It is therefore assumed that the original justification for the works still stands and that there is therefore no reason why the extension 'as built' should not also be granted consent.