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ACCESS AND DESIGN STATEMENT

72 NEW GREEN STREET, SOUTH SHIELDS

The work proposed is the demolition of an existing single storey rear storage extension and the construction of a new 3 storey rear extension with flat roof - freezers/storage and w.c. to ground floor of existing sandwich shop, first floor office/store and w.c. and second floor bedroom extension to the existing maisonette above the shop.

In terms of Access, it is not considered that there are any issues as there are no proposed changes to the principal entrance (which already has level access).

The amount of development is as described above - 3 storey rear flat roofed extension with mixed use.

The layout is also as described above - freezers/storage and w.c. to ground floor of existing sandwich shop, first floor office/store and w.c. and second floor bedroom extension to the existing maisonette above the shop.

The first floor extension will be accessed from the rear yard with access to the public highway through an existing fire escape route which also allows for deliveries to the rear yard area.

The scale of construction is three storey, with the flat roof taken to the eaves level of the main building.

The appearance of the building follows the general design of the existing building.

A pitched roof was considered, but as it would have to pitch into the rear yard area for drainage it would simply add to the height of the gable and would not be visible due to the surrounding buildings.

A number of the adjoining buildings have flat roofs so the design is considered to complement the existing characteristics of the area.

All materials will match existing, with a rendered gable, and brick walling and white upvc windows to the rear and inner walls.

No landscaping is proposed as the footprint of the building is unaffected.

Public parking is provided in New Green Street and the extension is not expected to generate any appreciable increase in vehicular movements as it is primarily an improvement of the existing facilities.

There will be no change to the existing servicing arrangements, refuse collection, etc.

The extension will replace the sub-standard store construction and will meet or exceed Building Regulations requirements in terms of energy consumption/thermal efficiency and will therefore make a positive contribution in terms of sustainability.

For all of these reasons the proposed development is believed to be justifiable.