BRIDGE REFERRALS
UNIT 2 EXPANSION

DESIGN AND ACCESS STATEMENT
25123-HL-XX-XX-RP-A-0001-S3-P01

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BY	CHK	SCALE	SIZE	DATE
EJ	RA	NTS	A4P	05.09.2025

PRO. NO	ORIG	VOLUME	LEVEL	TYPE	ROLE	NUMBER	STATUS	REV
25123	HL	XX	XX	RP	A	0001	S3	P01

1.0 BACKGROUND

This Design and Access Statement has been prepared by Howarth Litchfield Architects on behalf of Bridge Referrals Ltd, and supports the planning application for the change of use of Unit 2 of Boldon Business Park from an industrial warehouse (B8) to a 24/7 Veterinary Practice (Sui Generis).

DESIGN

2.1 USE

The use of the warehouse is currently for storage and distribution (B8), and the new proposal will be a 24/7 Veterinary Practice, a 1055sqm expansion to the existing practice in Unit 3. They will be linked via a glazed corridor between the units. The ground floor comprises of consult rooms, treatment rooms, MRI room, and other associated veterinary uses. The reception and waiting area are accessed from the main entrance on the East facade. The first floor is comprised of administrative offices, a meeting room and staff room and kitchen facilities.

2.2 AMOUNT

The only increase in area is the 16.5sqm corridor link between units 2 and 3.

2.3 LAYOUT

The layout is designed around connecting the existing entrance areas on the East facade to the corridor access to Unit 2 on the West facade. Most of the rooms are access from a primary corridor that spans West to East through the building. Some footprint remains vacant for future expansion. See figure 1.

The existing first floor layout remains virtually untouched to make efficient use of the offices spaces. See figure 2.

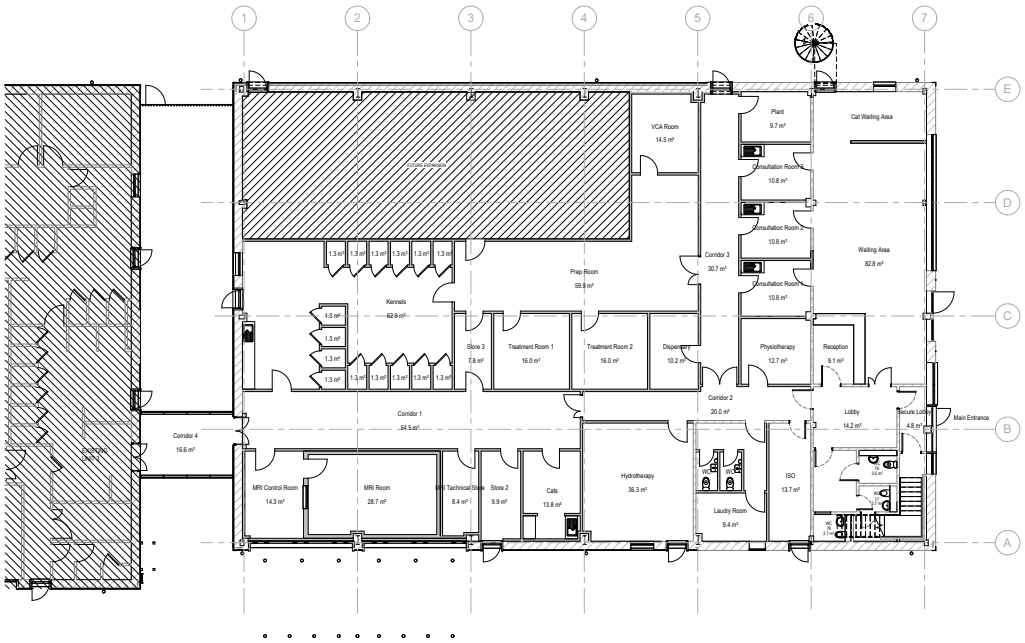


Figure 1 - Proposed Ground Floor Plan

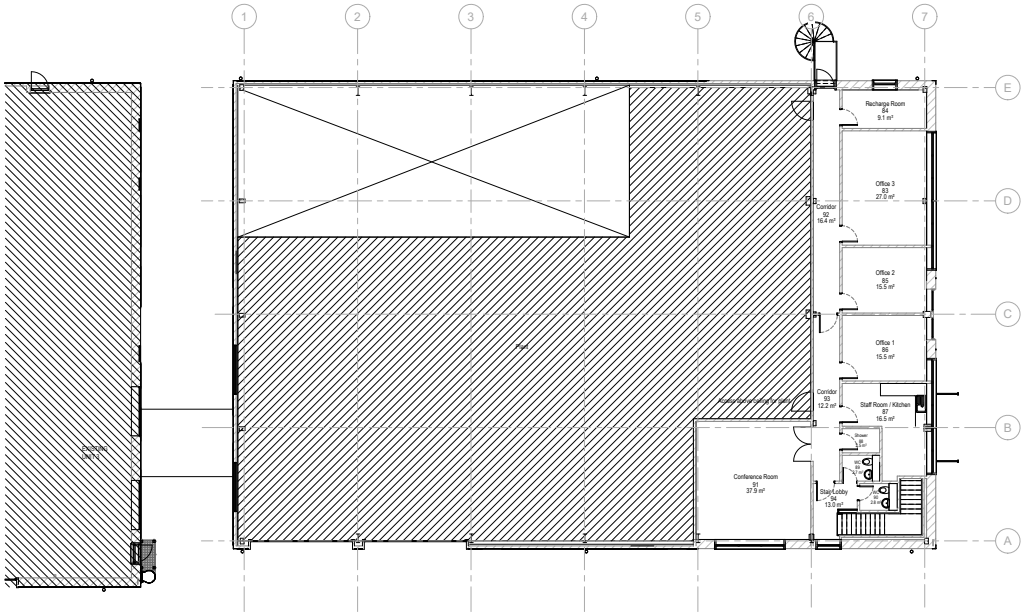
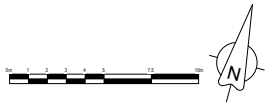


Figure 2 - Proposed First Floor Plan



2.4 SCALE

There will be no change in scale of the building. The glazed corridor link will be single storey.

2.5 LANDSCAPING

3 additional small trees will be planted to offset the proposal to bridge through the existing non-native hedgerow. This will not only increate the biodiversity gain by more than 10%, but will help improve the overall appearance and approach to the site.

2.6 APPEARANCE

Proposed windows and doors are to match existing. The glazed corridor link is design to be unobtrusive and so that the grass run between the units will still be visible.

3.0 ACCESS

3.1 VEHICULAR AND TRANSPORT LINKS

The site is directly accessible from the A19 and subsequently has good road links to the North and South. Additional parking has been provided on site for both staff and clients.
Boldon Business Park also has strong bus connections with the nearest bus stop on Abbingdon Way approx a 4min walk.

3.2 INCLUSIVE ACCESS

There will be no change in accessibility on the site.

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