

**FITZ**ARCHITECTS

YUVRAAJ CAR PARK

HERITAGE AND DESIGN AND ACCESS STATEMENT

### **1 INTRODUCTION**

1.1 This Statement has been prepared by Fitz Architects on behalf of Mr Laidler.

1.2 In summary, the proposals put forward comprise:

- Erection of advertisement board and extension of existing car park.

Fitz Architects have established an enviable reputation for developing well designed, high quality award winning, residential developments that harmonise and add interest to the local context. The company has considerable experience of development in Sunderland.

### **2 THE PROPOSALS**

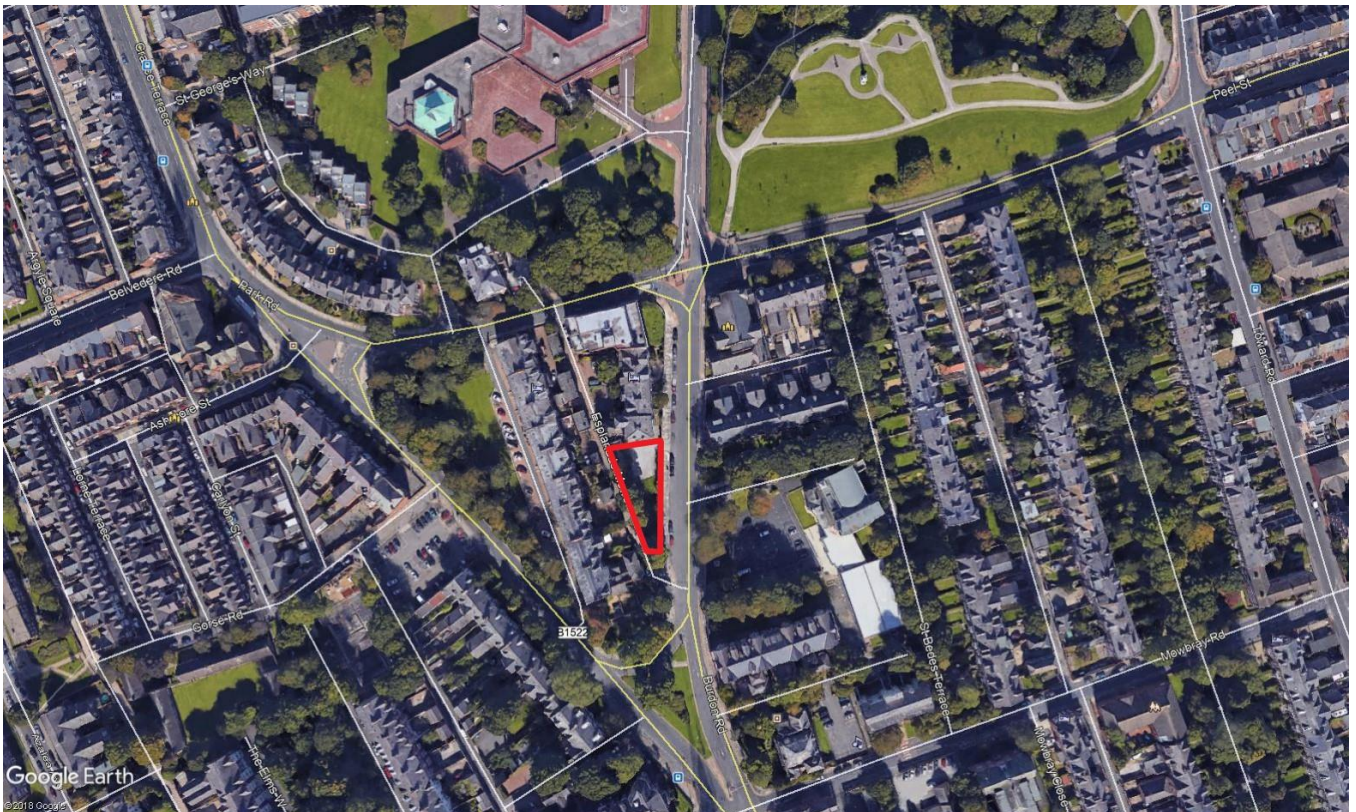
2.1 The proposals is a small extension of the existing car park for the use of customers of Yuvraaj.

### 3 ASSESSMENT OF THE SITE, ITS SURROUNDINGS AND ITS PLANNING STATUS

#### a) Physical Context

3.1 The application site is in Ashbrooke, Sunderland. The site is located to the south of Sunderland city centre.

The site sits within the Ashbrooke conservation area.

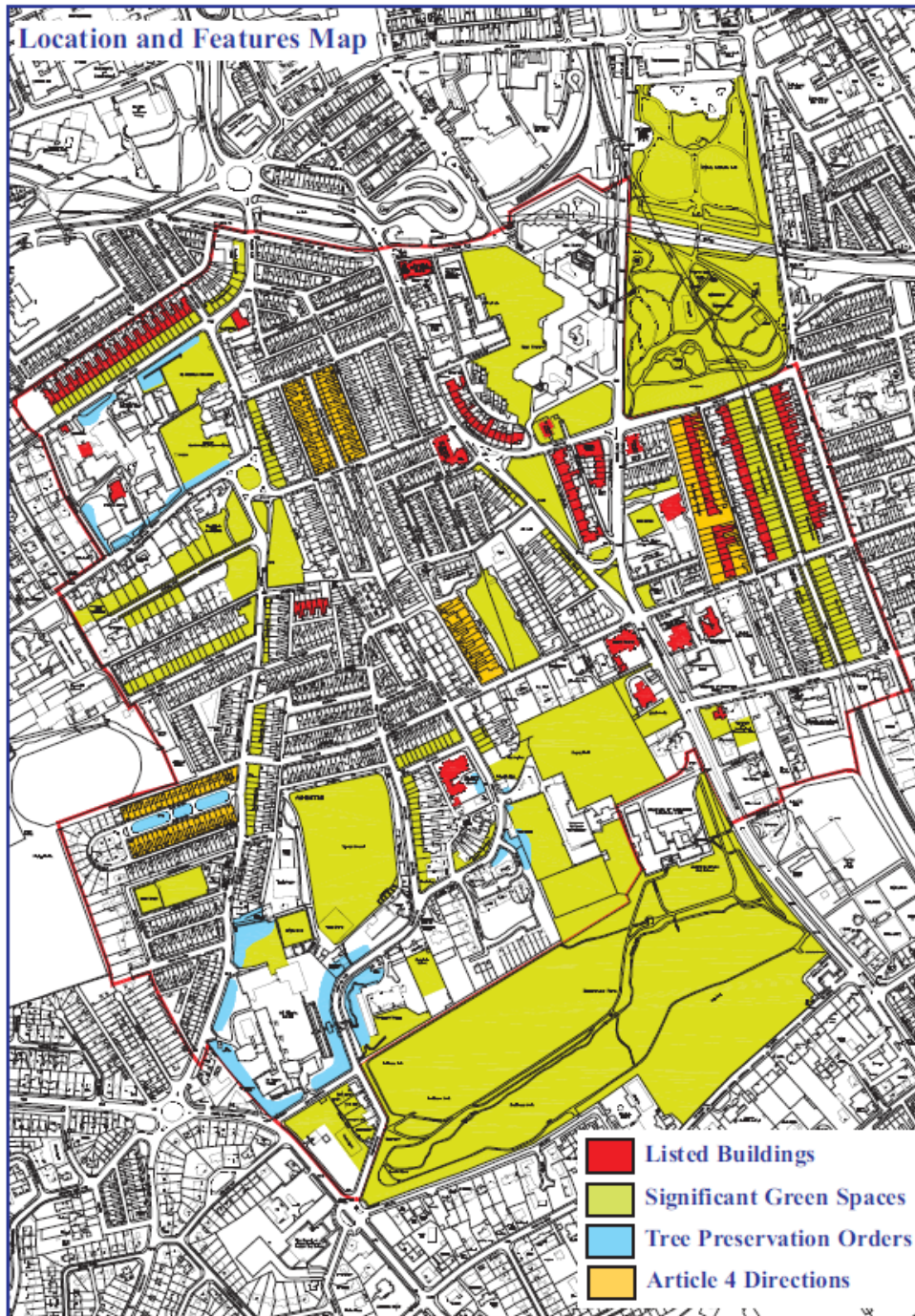


Ashbrooke is situated to the east of the A19 and A690 roads, which are major roads linking Sunderland to South Tyneside, Newcastle (north bound) and Hartlepool, Stockton, Middlesbrough and North Yorkshire (south bound).

## YUVRAAJ CAR PARK DESIGN AND ACCESS STATEMENT

3.2 The site is currently overgrown, vacant land towards the end of the existing car park. The Yuvraaj restaurant is located to the north of the site with the main entrance leading onto the car park area. The overall area of the site is 1032.2 square metres.

3.3 The site is adjacent to several Listed Buildings but the minimal impact of the proposals to the ground won't create any harm to them.



### 4 DESIGN AND ACCESS CHARACTERISTICS OF THE PROPOSALS

Six Elements of Design.

#### 4.1 a) Use

To extend the existing car park of Yuvraaj.

#### 4.2 b) Amount

The proposal is to create a larger car park to accommodate the vehicles of customers of Yuvraaj. The larger car park will allow customers to park their cars within the site rather than along the street. This will reduce the congestion of people looking for spaces etc...

#### 4.3 c) Layout

The layout of the development proposed will be very similar to that of the current site layout.

#### 4.4 d) Scale

The proposed extension of the car park is not extending the site or the building but simply allocating extra spaces within the site for people to park.

#### 4.5 e) Landscaping

The landscaping will be affected due to areas of the site being converted into car parking spaces.

#### 4.6 f) Appearance

The site is currently vacant and is overgrown and untidy. By developing the site into a car park, it will enhance the aesthetics of the site. The proposal will not look out of place compared to the surroundings of the site.

### 5 Two Elements of Access

#### 5.1 a) Vehicular and Transport Links.

The site is well located in relation to existing bus services with the nearest stop being only 150 metres from the entrance of the site.

The site is also nearby to the A-19 which is a major road linking Sunderland to Newcastle and South Tyneside (north bound) and Hartlepool, Stockton, Middlesbrough and North Yorkshire (south bound).

#### b) Inclusive Access

The overall design and layout of the development proposed has been carefully considered so that everyone can get to and move through the site safely and effectively.



This image shows the proximity of the site to Sunderland bus interchange and the other bus stops near the site (marked as the blue icons).

### 6 PROPOSALS

#### Existing and proposed site plan



#### Existing



#### Proposed