

Design and Access Statement

LAND OF GREEN GINGER
78 FRONT STREET
TYNEMOUTH
TYNE & WEAR
NE30 4BP

On behalf of Mr Gordon Read
June 2021



Design and Access Statement

Land of Green Ginger

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1.0 Introduction

This Design and Access Statement has been prepared on behalf of Mr Gordon Read, this accompanies a Planning and Listed Building Consent application for the internal works to the Land of Green Ginger.

Location: Land of Green Ginger, Front Street, Tynemouth, NE30 4BP.

This Design and Access Statement is to illustrate and explain the proposals. The purpose therefore of this statement is to describe the design considerations and to demonstrate how the proposed scheme responds to the site's context.

This application is to extend the available seating area for the various outlets by adding a floor to the roof of Unit 16, this will hopefully keep all the units in use and keep the building in its current form to be enjoyed by all. The proposal will provide an interesting new vista for Tynemouth's busy and eclectic café scene.

2.0 Background to the Development

The proposed works of the existing internal space are deemed timely due to the nature of the current set up of business units. The proposal is to allow more covers to be able to use the existing space without large scale works to the existing fabric of the building.

3.0 Extent of the Works

New structural support to the existing Unit 16 ceiling to enable fixing of a new staircase, support floor and a glazed balustrade to the edge of the Unit. This will have minimal impact on the existing fabric of the building and has been designed to only affect mainly the business unit.

4.0 Use

The new addition is intended to be used purely by the units operating within the Land of Green Ginger as additional seating.

5.0 Site Context

The location for the development is indicated on the below aerial site photograph.

Highways: No works to the highway are to be undertaken.

Pedestrian Routes: The current pedestrian access routes will not be affected.

6.0 Layout

The development comprises of alterations to a small part of the existing building. No change is proposed to the existing building footprint or it's area.

7.0 Scale

The development comprises of alterations to the existing internal Unit 16 and an addition of a new staircase to access the roof of the Unit. As the balustrade proposed is glazed, this will not detract from any of the existing features of the church.

8.0 **Access**

No change is proposed to the access to the building with all existing routes being maintained. A temporary protective route will be maintained from the escape door during the construction works.

9.0 **Proposed Materials**

Details shown on drawing AL(00)001 and the structural engineers notes.