

46 High Street

Wallsend

NE28 8PQ

Proposed change of use and fit out works

Design and Access Statement



SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 430079, 566419



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Use

The application building is currently vacant. The last use was as a Bookmakers (Betting Office) on the ground floor with residential accommodation to the first and second floors.

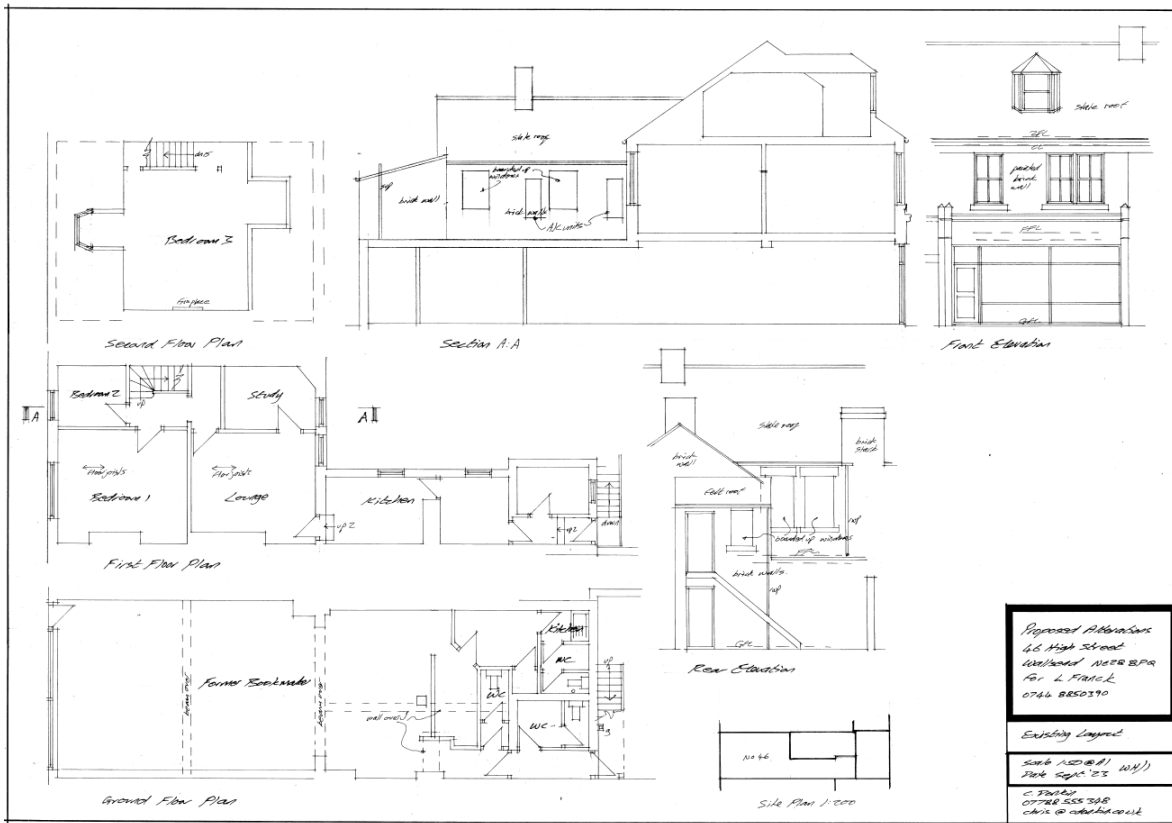
The proposed use on the ground floor is an office-Use Group E, to be used as an Employment Agency.

The proposed use of the first and second floors will remain as residential accommodation.

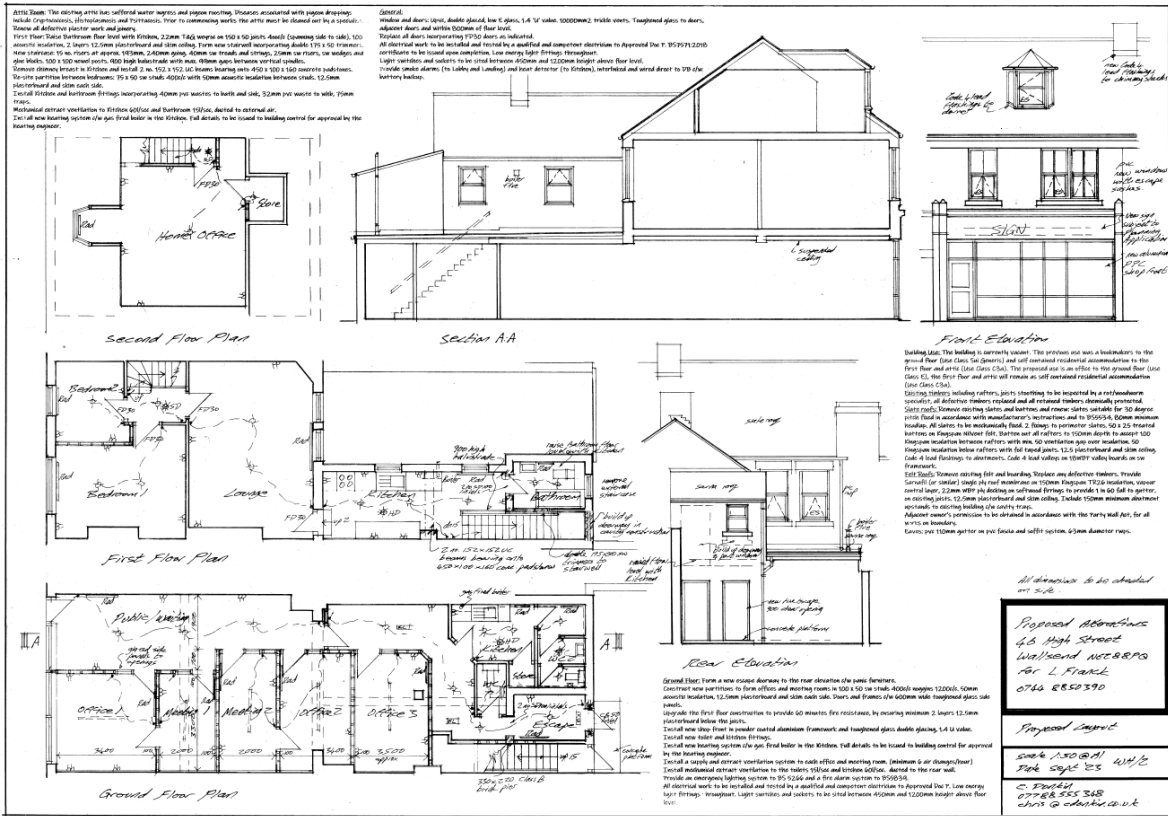
Proposal

The proposed works consist of the following:

- Renewing the shop front
- Forming new offices to the ground floor
- Removal of the external staircase access to the first floor residential accommodation
- Installing an internal staircase to the residential accommodation
- General repairs and replacements



Existing Layout



Proposed Layout

Amount

The overall site area is approximately 140m²

The floor area of the existing bookmakers use on the ground floor is 110m². This will be changed to office use.

The existing residential accommodation on upper floors amounts to 101m²

There are no proposed extensions.

Layout

The layout of the ground floor will consist of a reception entered directly off the High Street, 3 offices and 2 meeting rooms, together with associated toilet and tea making facilities.

Scale

The building scale will remain as existing. There are no extensions proposed.

Landscaping

The external hard surfaced yard area to the rear of the building is approx. 30m² and will provide ample refuse/recycling storage space.

Appearance

The shop front is to be replaced with a polyester powder coated aluminium, glazed shop front.

The existing upper floor windows will be replaced in white upvc.

The rear metal fire escape is to be removed.

Access

Public access will be off the High Street pavement via an accessible thresh.

Staff entrance and fire exit is to the rear, as is the access to the upper floor residential accommodation.