DESIGN AND ACCESS STATEMENT

REVISION A 18.04.24. Amendments in **RED**

The background to this application is that Planning and Listed Building consents for the original main works to this space have been obtained under 118425/FO/2017 and 118426/LO/2017.respectively.

This application is for minimal internal alteration works to those consents.

DESIGN STATEMENT

- ASSESSMENT **PHYSICAL CONTEXT**



SITE LOCATION

45-47 Newton Street lies to the North-East side of Newton Street and is bounded by 29 Dale Street to the South West and 49 Newton Street to the North East

- ASSESSMENT **SOCIO-ECONOMIC**

The existing use for the Lower Ground Floor (Basement) space of 45-47 Newton Street is maintained as existing

- ASSESSMENT **PLANNING POLICY** The list is not exhaustive but refers to key policies .

Conservation areas DC.18
45-47 Newton Street lies within the Stephenson's Square Conservation area.

The proposals are very minimal in extent ,are within the existing building envelope and none of the proposals require Planning Permission having discussed the proposals with the Conservation Department prior to application.

The scale size and massing of the proposals are described elsewhere

Listed Buildings DC.19
Number 45-47 Newton street is a Grade II Listed Building, accordingly, we have produced a Heritage statement and Section 16 NPPF justification, in addition to method statements and Impact assessment of works affecting the asset.

Fumes/Vapours and Odours
Mechanical ventilation to the new Sauna unit is proposed on the application. The yard window nearest the middle ginnel to Newton Street has been modified under previous consents to provide mechanical ventilation grilles which were futureproofed at the time to accept additional ductwork extracts internally without detriment or view externally. Details shown on Plan drawing.

Parking and Transport
Site Accessibility: The location is city centre and we would consider the site to be accessible by sustainable transport modes for both staff and customers.

No specific parking has been provided but we would contend that users of the building would be arriving by public transport or using available parking provisions within the city centre trips, therefore the proposals should not raise any network capacity issues.

There are on street short-stay parking opportunities in the immediate vicinity and long stay car parks are located at Tib street and Port Street nearby. Secure cycle parking is provided for staff as noted above

Construction/Fit out Management Plan:
There should be no requirement to work other than internally within the existing Ground Floor space.

- **INVOLVEMENT** CONSULTEES

We have consulted with the Local Authority Conservation Department to check the continuity of the existing use without the requirement for Planning Consent. (Steve West/Angela Leckie email)

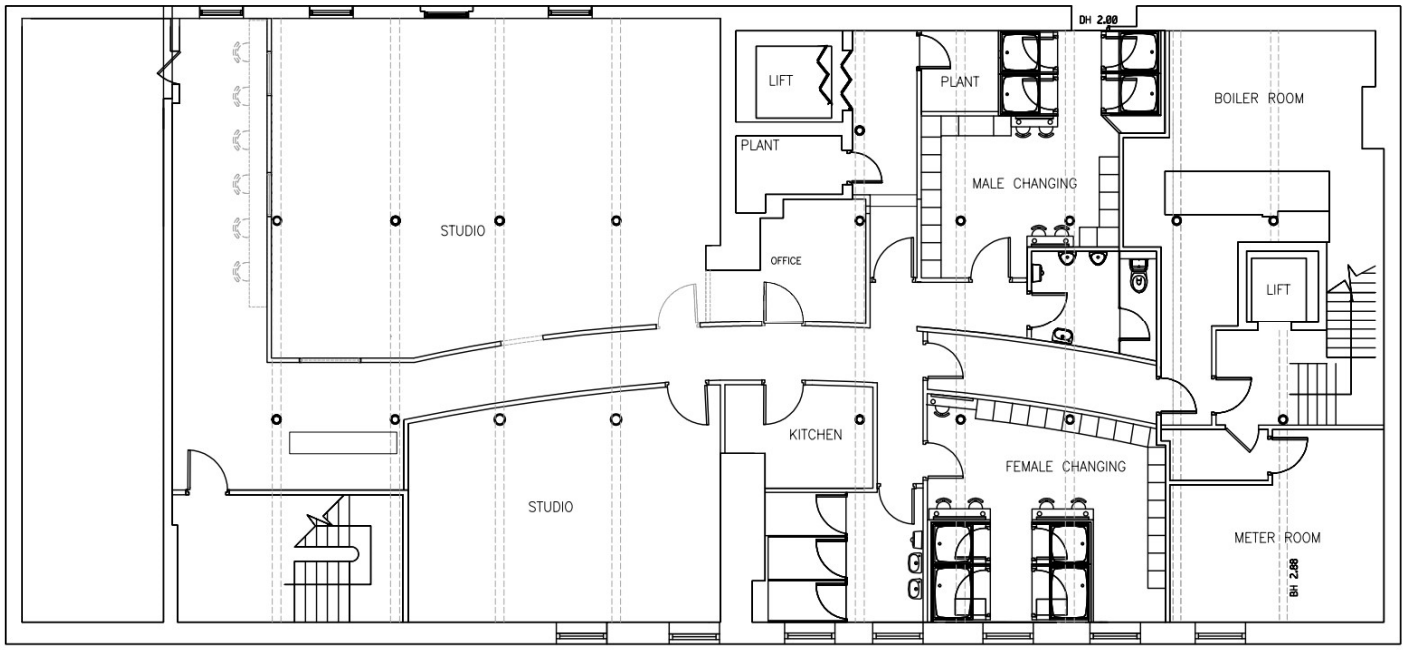
- USE OF THE BUILDING

The existing space has D2 use in the Basement. This use will continue.

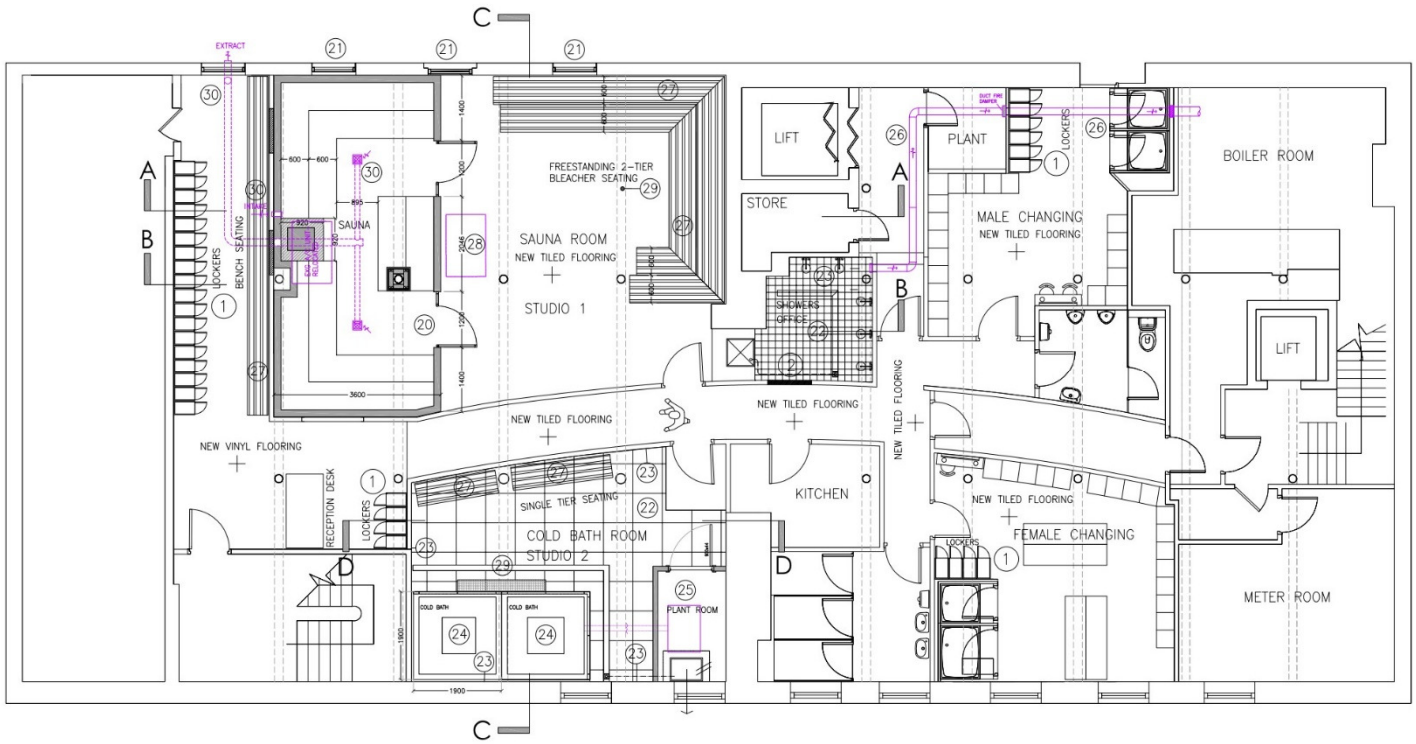
- SCALE AND AMOUNT OF DEVELOPMENT

Development is limited to the following :-
- Minor alterations to form openings in the existing non-original partitioning as well as blocking up existing openings in the same partitioning.
- Installation of self-contained sauna unit and 2no cold therapy baths.
- The installation of an extract duct for the sauna.
- The installation of a shower area
- The installation of an extract duct to the shower area connected to the existing system
- Removal of 2no existing shower cubicles to each Male and Female Changing room to create locker space

- LAYOUT AND APPEARANCE
- There will be no visible exterior alterations.



EXISTING LOWER GROUND FLOOR (BASEMENT)PLAN



PROPOSED LOWER GROUND FLOOR (BASEMENT)PLAN

End of design statement

ACCESS STATEMENT

The Access options for this space were covered in the Access statement for the previous Planning and Listed Building Consents ref 118425/FO/2017 and 118426/LO/2017respectively.

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End of access statement

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