LF Architecture Ltd
architectural consultants

Design and Access Statement
Unit 3, Royston Road, Baldock, SG7 6PA
Proposed change of use



1. ***Use:*** The existing building is currently vacant. The previous occupant was MSA Print Finishing Ltd which was a Light Industrial B1/Warehousing B8 use class. The proposals are for a change of use to the Sui Generic use class of Funeral Directors Facility. This is a proposed relocation for the local business EH Crouch Funeral Directors (currently located at 23A Hitchin Street, Baldock).

2. ***Amount:*** There are no extensions proposed.

3. ***Access:*** The access positions into the building are to remain unaltered. A wheelchair accessible WC is to be provided at Ground Floor level. General opening hours will be 8.30 – 17.00 Monday to Friday with 24 hour access required.

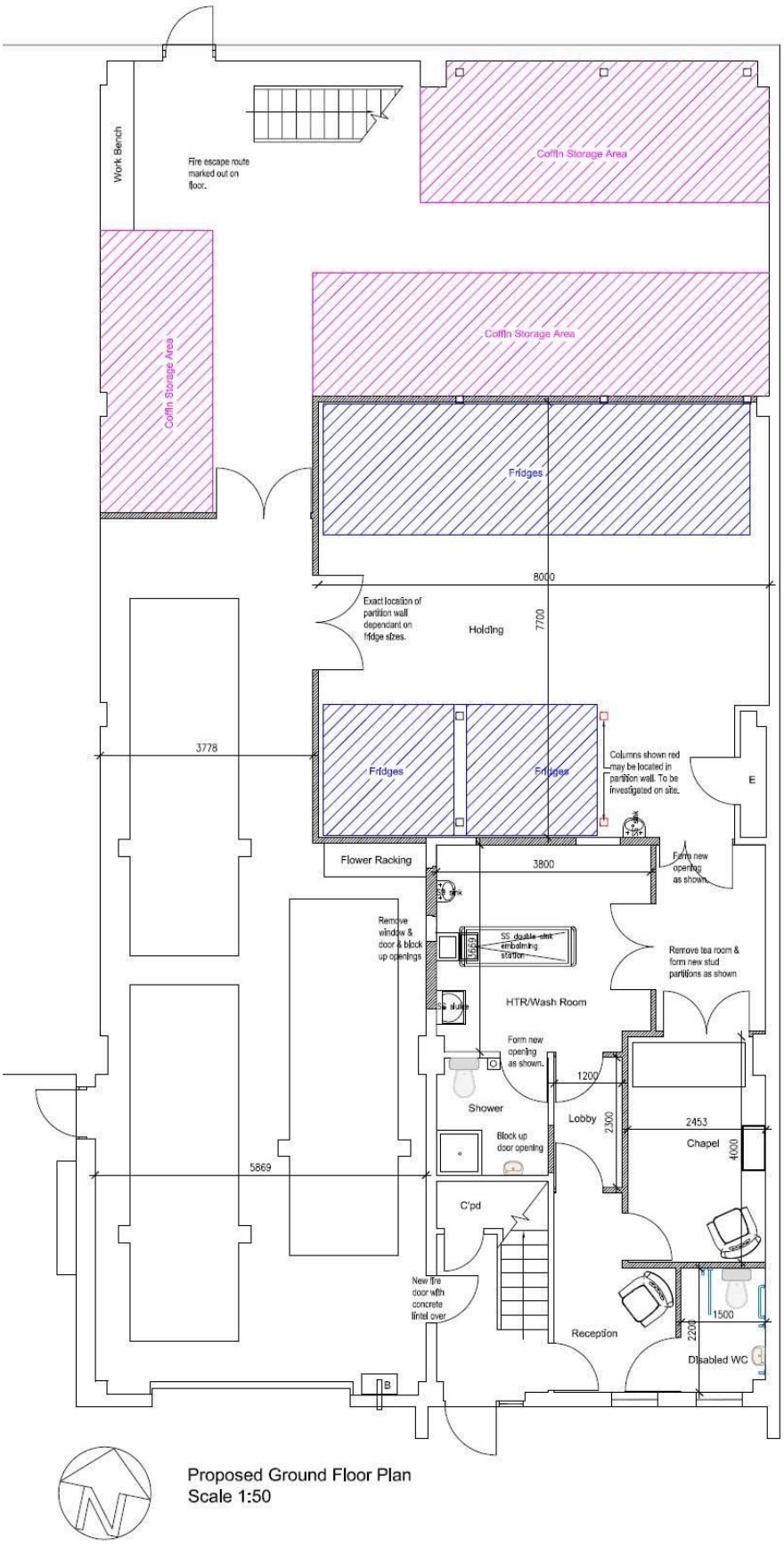
4. ***Scale:*** There are no alterations to the scale of the building.

5. ***Landscaping:*** There are no alterations proposed to the landscaping.

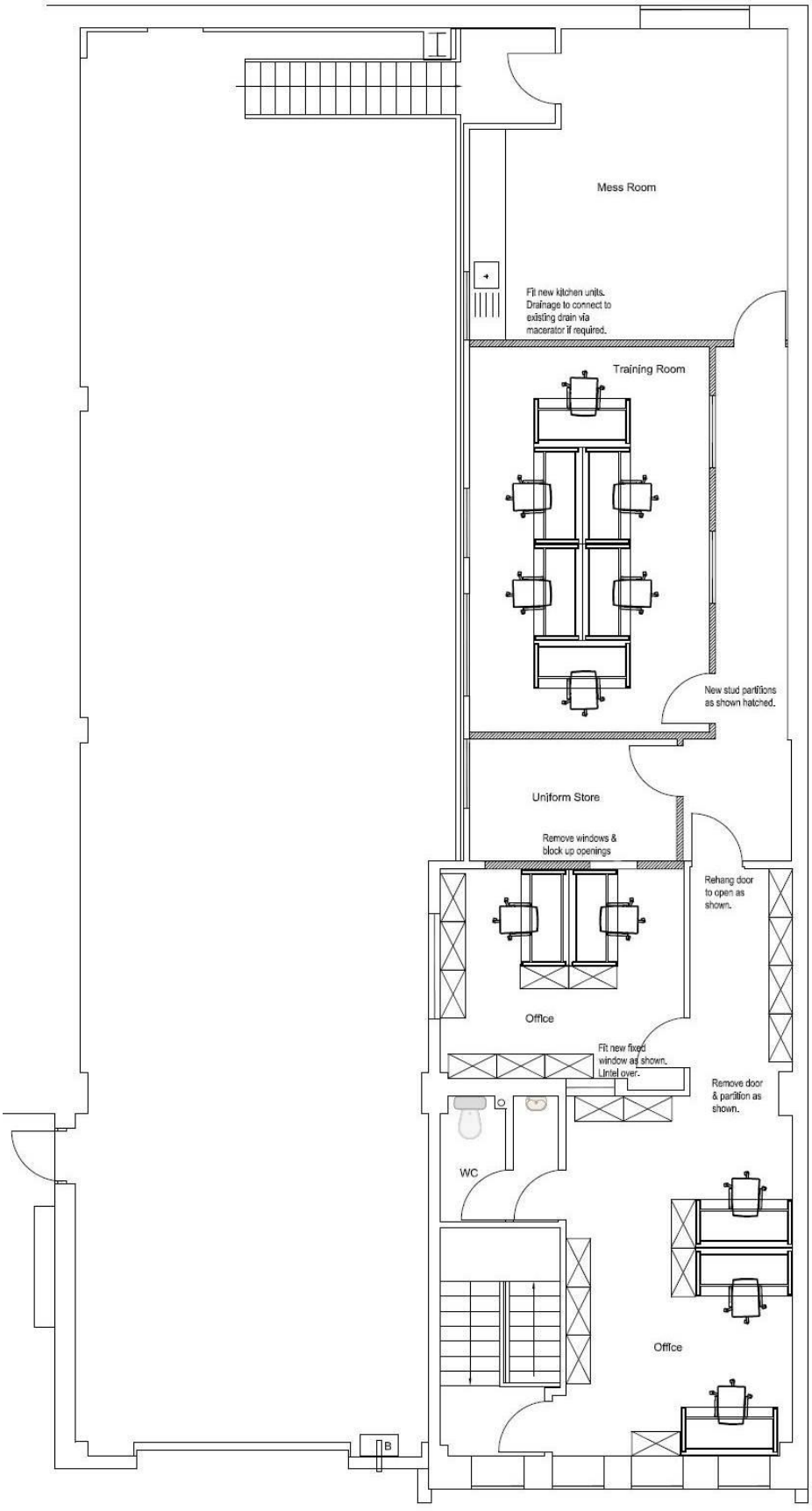
6. ***Appearance:*** There are no alterations proposed to the appearance of the building.

7. ***Layout:*** The internal layout of the ground & first floors are to be altered as shown on the drawings. The ground floor is to accommodate the following: Reception; Chapel; Disabled WC; Shower; Hygienic Treatment/Wash Room; Garaging for 3 vehicles;

Fridges/Holding Room; workshop & coffin storage. Public/Client access is to be limited to the Reception, Disabled WC, Chapel & HTR/Wash Room facility only. Funerals will continue to be arranged at the existing branch of EH Crouch located at 50 High Street, Baldock.



The first floor is to accommodate the following: General Office; Mangers Office; Training Room; Uniform Store; Mess Room; WC.



Proposed First Floor Plan
Scale 1:50

8. *Site Photos:*














Industrial Unit
6440 sq ft
For Sale
01462 434455


Optin
Fluid Studios
Linear Research Ltd
Royston Rd
B656
Sale Dr
Sale Dr
Sale Dr
A R Davies
Royston Rd