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DESIGN AND ACCESS STATEMENT 12 January 2011

**With regards to proposed change of use, extension and new external staircase.**

The change of use to restaurant will revert the ground floor back to its use prior to April 2010. This restaurant use commenced in 1990. The restaurant kitchen is still installed, as shown on the plans, The building ( except the restaurant kitchen area ) has only been used as offices from April 2010 until November 2010.

**Design**

**Extension**

The extension is only single storey and is located in the recessed area on the side elevation. It cannot be seen from the public highway / footway.
The external walls would be blockwork, with render finish. This to match the existing two storey rear section of the building.
A flat roof is necessary to form a walkway from the new external staircase to the new external door to the first floor flat.It will have a low paraphet wall to the top of the new external walls, with an artificial stone capping, with black mild steel guarding above. It will not have timber facia and p.v.c gutter.
There are no windows in the extension. The external door will be a solid boarded timber door.

**New Staircase.**

This will be a mild steel construction. The stairs and guarding will have a black paint finish.
These new stairs replace the existing fire escape staircase.

**Change of use**

The only external alterations are as follows:-
A window on the side elevation will be changed to a doorway. the door to be fitted will be timber with a glazed top panel.
A door on the rear elevation is to be changed to a window. The window will be white u.p.v.c.
No new extract system or ducting is required to serve the restaurant kitchen as this remains from its previous restaurant use.

**Access**

Access to the restaurant is via the existing doorway from High Street West.
Access to the new self contained flat is via the new external staircase and landing area
There are three carparking spaces available to the rear of the building. One for the occupier of the flat and two for the restaurant staff.

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