Design and Access Statement.

Contract:- Change of use — 1 and 1B High Street, Biddulph, Stojke on Trent ST8 6AW

This Design and Access Statement has been prepared in accordance with Circular 01/06 (DCLG) that a statement to be provided with all new commercial operations.

Design.

Use. The site at present is a Bar with Restaurant at first floor and has not been in use for several months. It is proposed to revert the usage to the original use of shop retail unit on the ground floor with a flat on the first floor.

Amount. The area of usage will be as existing and it is not proposed to add any additional floor area.

Layout . The existing building will be retained with the ground floor reverting back to its original usage of a retail unit comprising of retail area, toilets and tea room on the ground floor, basement area will be used for general storage. The first floor will be used as a separate flat within the existing floor area, and will comprise of living area, kitchen, shower room, and two bedrooms, access to this area will be by an existing external staircase.

Scale. The existing two storey building will remain with existing access to the first floor by an existing staircase.. Therefore the scale of the building will remain as existing.

Landscape. The existing boundaries will remain and therefore there will be no additional landscaping required.

Appearance The existing appearance will remain with no additional windows or door required. The existing timber windows and doors will remain as existing, therefore the existing Street scape will remain together with the roof materials.

Access

Vehicle and Transport links The site is within an existing development therefore transport link to the site should not alter as at present. parking to the flat above it is felt is within the existing town centre and therefore there are adequate parking close to the site.
The site is in a sustainable location within the an existing residential and shopping area and offers easy access to the Town Centre with it full range of facilities including shops, library and leisure centre and swimming pool, bus stop is within 30mts away which gives direct access to the Potteries and Congleton.

Inclusive Access The buildings at present are designed in line with guidelines published by the office of the Deputy Prime Minister and Disability Rights Commission.
The building together with the management policy and procedures that can be adopted to achieve a reasonable level access to the premises in accordance with Part M of the Building Regulations.

PPS1 and RSS
On Climate Change.

RSS on Climate Change The building is small scale development which will have no impact on climate change and sustainability . The design of the building will comply to the building regulations and all the present insulation values will met.

PPS1 The existing similar developments has been approved by the local authority within the area..