FORMER TOILET BLOCK

LIGHT BOWNE ROAD MOSTON

DESIGN & ACCESS STATEMENT

BACKGROUND INFORMATION

THE BUILDING CONSISTS OF A LADIES AND GENTS TOILETS AND WAS LAST USED APPROX 10 YEARS AGO. I AM INFORMED THE BUILDING HAS BEEN EMPTY SINCE. APPROX 8 YEARS PLANNING PERMISSION WAS GRANTED FOR A FLORIST SHOP BUT THE USE WAS NOT TAKEN UP

USE

MY CLIENT WISHES TO CONVERT THE PREMISES TO A FLORIST SHOP OR FAILING THIS AN OFFICE. ALL IN THE EXISTING BUILDING

LAYOUT.

FOR A FLORIST SHOP THE LAYOUT WOULD CONSIST OF SHOP 20 □M TOGETHER WITH A STORE OF 16 □M AND A TOILET.
FOR AN OFFICE THERE WOULD BE AN ENTRANCE HALL / RECEPTION AND TWO NO OFFICES PLUS A TOILET.

SCALE

THE BUILDING IS EXISTING AND WOULD ONLY REQUIRE THE BRICKING UP OF ONE DOOR OPENING IN MATCHING BRICKWORK THE SCALE FITS IN WITH THE EXISTING STREET SCENE

PTO.

APPEARANCE

THE APPEARANCE IS TYPICAL OF A PRE WAR LOCAL AUTHORITY TOILET BLOCK. WITH HIGH LEVEL WINDOWS - FACING BRICK WALLS AND A CONCRETE FLAT ROOF

ACCESS

THE BUILDING FRONTS ON TO A DUAL CARRIAGEWAY WITH A SIDE ACCESS TO THE BUILDING WHICH WILL BE RETAINED. THE ENTRANCE WILL HAVE A LEVEL APPROACH FROM THE FOOT PATH.
THE SITE IS WELL SERVED BY PUBLIC TRANSPORT

28TH MARCH 2008