Design and Access Statement
178 Burton Road

Design

The ground floor of the premises is a restaurant and take-away food shop. The proposals are to enlarge the restaurant to a more economically viable size, improving the quality of service available to customers, and also providing a private terrace to the existing residential apartment at 1st and 2nd floor.

The proposals consist of

- a rear extension to the dining area, including (via a lobby) an accessible WC and a unisex WC/ baby change facility
- relocation of the kitchen area to the basement
- a glass roofed canopy to the front of the premises.

The rear extension provides additional seating for diners. An accessible WC complying with Part M of the building regulations is included, separated from the dining area by a lobby. The lobby has daylighting by means of a roof window set in a pitched roof. A separate unisex WC is also provided; this incorporates provision for baby changing. Internal steps are provided down to this WC, to accommodate a change in level from front to rear of the premises. The steps do not affect access to the Accessible WC which is at the same floor level as the restaurant. The lobby has a door to the rear yard; in normal use this will be for staff access to ins ONLY; however in an emergency it will also be an emergency escape route from the restaurant. Construction of the extension will be in reclaimed brickwork, with timber windows, matching the character of the existing building and its neighbours. The pitched roof part of the extension will be in reclaimed slate, again matching the existing building.

The roof to the dining area of the extension is flat; this provides a terrace for the existing residential apartment at 1st and 2nd floors, which at present this has no use of external space. The terrace is bounded to the east and north by the existing building. To the west, it will be bounded by the vertical wall of the pitched roof section of the extension, and to the south by a 2m high obscured glass screen, which will admit light but maintain the privacy both of the occupants and of the adjacent property.

New windows for natural lighting purposes **only** are to be added to the side (gable) elevation. These will be non-opening (to prevent noise transmission) and glazed in obscured glass, with cills at 1.7m above internal floor level, i.e at sufficient height to be above normal eye-level.

The glazed canopy at the front of the premises will be constructed in powder coated steel or aluminium, with a glass roof. The sides and front will be open, but the boundary between the site and the public footpath will be marked by a low brick wall, constructed in facing brickwork similar to the existing front elevation, so that diners do not 'spill out' on to the footpath.

The design retains a small rear yard which includes space for both the restaurant and the apartment to accommodate bins for re-cycling waste. In the case of the restaurant there

is also internal space for waste, so that the bins do not have to be used in the evening; this will reduce the possibility of nuisance to the adjacent properties.

Access

The existing premises have ramped access to the front door, but the small size of the building has prevented the installation of an accessible WC. The proposed extension permits this to be added. The majority of the seating and tables will be moveable, allowing wheelchair users and customers with other mobility problems to be seated in comfort anywhere in the restaurant.

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Ian G Brewerton BA BArch RIBA
Chartered Architect