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**DESIGN AND ACCESS STATEMENTS FOR PROPOSED NEW SHOP FRONT
AND SINGLE STOREY REAR EXTENSION.**

STAGE 1 : ASSESSMENT

TERRACED BUILDING.
EXISTING RESTAURANT.
NEIGHBOURING PROPERTIES SIMILAR.
ACCESS FROM CONSTANTINE ROAD.

STAGE 2 : EVALUATION

THE PROPOSED WORKS DOES NOT INTERFERE WITH THE ACCESS ROUTE
TO THE PROPERTIES.

STAGE 3 : PROPOSAL

CONSIDERING SIZE AND SETTING OF NEIGHBOURING PROPERTIES AND
COUNCILS GUIDE .

THE PROPOSED EXTENSION HAS BEEN KEPT TO MINIMUM SO IT DOES
NOT HAVE AN OVERPOWERING IMPACT ON THE NEIGHBOURHOOD.

RESTAURANT USE TO CONTINUE AND SAME EXTRACT DUCT TO BE USED.

NEW SHOP FRONT IN ALUMINIUM FRAME WITH TINTED LAMINATED
TOUGHENED GLASS.

APPEARANCE – ALL MATERIALS TO MATCH EXISTING.

ACCESS TO SITE AND CIRCULATION AROUND THE PROPERTIES
MAINTAINED.

SUSTAINABILITY AND SUSTAINABLE CONSTRUCTION – MATERIALS TO
MATCH EXISTING , SO EXISTING MATERIALS REMOVED DURING
DEMOLITION CAN BE RE-USED WHERE POSSIBLE.