

**DESIGN & ACCESS STATEMENT**

The proposed minor internal modifications at the above address are to refurbish an existing café and re open as a restaurant and delicatessen.

The existing building is a listed building and no external modifications are to be carried out to the façade or to the main structure or fabric of the building.

The works being undertaken comprise minor internal modifications, including the construction of new plasterboard stud partitioning to form an accessible toilet to the ground floor and staff office and change area within the existing kitchen area to the basement.

The refurbishment will also include the replacement of the kitchen door and the addition of a glazed screen into the working kitchen / prep area.

There are currently modifications taking place to the external pedestrianised street under another contract by the overall development owner.

Existing access into the building will be retained and un-altered and does currently provide level access although with the current listed status the door width will not be altered to accommodate wheelchairs. Ambulant disabled users will have level access with wheelchair users possibly requiring assistance.

As mentioned above there is an accessible toilet facility being constructed at ground floor level and there is an existing toilet accommodation within the basement should it be required.

The existing size of the unit does not require an increase in the facilities other than the accessible being provided.