

DESIGN & ACCESS STATEMENT

CHANGE OF USE A1 TO A3 (RESTAURANT AND CAFE SHOP)

78 QUeens Crescent, NW5 4EB

The Design Access Statement has been prepared to accompany the application for change of use to A3 restaurant and cafe shop, 78 Queens Crescent, NW5 4EB. In addition to this design and access statement, the application is supported by the relevant application forms, planning fee, full plans and elevations.

SITE CONTEXT:

The site is located at 78 Queens Crescent, NW5 4EB. Queens Crescent is a busy road and very well served through public transport. Predominantly the street has commercial use at ground floor level and residential on floors above.

PROPOSAL:

The proposal is for change of use to A3 from A1 at ground floor level.

DESIGN AND LAYOUT:

- a. The proposal consists of change of use of 100% of the existing floor area of A1 to A3. The basement will be use as a storage only.
- b. It is proposed that one stud wall will match with existing, so as to blend in with the existing interior design.
- c. It is considered that the proposed work or change of use will not adversely affect the adjoining property or residential amenities.
- d. The proposal consists of change of use from A1 to A3 restaurant and cafe

shop, after demand from the local people.

e. There is to be seating space for 15 -20 people.

The proposal is change of use to A3 snacks and cafe shop. The basic principal behind the proposed change is to retain as original features of the building.

ACCESS:

Levelled access is provided to comply with disabled access.

- a. Disabled toilet will be provided to comply the rule and regulations.
- b. Level access to the property is already provided to disabled persons.
- c. It is considered that the proposal will not have any significant harm to the existing elevations.

IMPACT ON THE NEIGHBOURS:

There will be no impact in terms of sunlight, overshadowing or outlook to its adjacent neighbouring property. I would like to mention that a canopy and kitchen is required for this proposal.

CONCLUSION:

The change of use proposed will not have any detrimental effect on the locality. The overall appearance and quality of the property will be improved, thus contributing to the built environment.

Applicant:

Abul Hasnat

Date: 9th April 2019