

2242-6

DESIGN AND ACCESS STATEMENT

SITE ADDRESS **43 High Street , Bromyard HR7 4AE**

USE **This three storey , listed , building has a retail use on the ground floor , with one flat above (spread over the first and second floors.) This application is for change of use of the ground floor (and part of the first floor) to become a restaurant , including the consumption of alcohol.) The planning application is accompanied by a listed building application to regularise certain works which have been carried out without consent , together with those necessary to achieve the change of use.**

AMOUNT **All the proposed works are internal with no increase in plan area or volume of the existing building.**

LAYOUT **The restaurant area (which will take up around 60% of the ground floor , and 50% of the first floor) will be positioned at the front of the building to allow easy pedestrian access as well as offering a good view of the high street from the first floor window. The existing flat will remain unaltered except for changing one of the bedrooms into the living room. A fire resisting partition will be fixed at first floor level to separate the flat from the restaurant area to comply with The Building Regulations.**

SCALE **No change**

LANDSCAPING **None proposed**

APPEARANCE **No change**

ACCESS **No change (Pedestrian access only from the High Street.**