

DESIGN ACCESS STATEMENT

for

Small Trade Kitchen.

**MONTREAL ARMS.
62 ALBION HILL.
BRIGHTON.**

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(A) PLANNING CONTEXT

(A.1) The Public House is situated at the southern end of Montreal Road, at its intersection with Albion Hill.

(A.2) Stonegate Group are keen to protect and improve their property and trade by constructing a small trade kitchen to provide food at the property. The pub currently does not have a tenant and has been shut for a number of months.

(B) DESIGN PRINCIPLES

(B.1) The scheme is an opportunity to enable a future tenant to prepare and serve food, and to improve trade. The scheme has been designed to minimise any visual impact on the locality and is low level.

(B.2) ACCESS

Access for cleaning and maintenance will be externally: via foot/ladder, and small tower scaffold if needed

(C) PLANNING CONTEXT

The small extension is in keeping with this commercial property and fully in keeping with those other commercial and residential properties in the area.

(D) MATERIALS

The chosen material will be to match the existing walls and the roof will be from a traditional built up felt

(E) PLANNING IMPACT

The extension will not have any undue effect on the property or area, and due to the restriction on views from the street generally obscured and minimal

(F) CONCLUSION

The extension will not have any undue effect on the property or area, the extension is needed to improve trade by providing a food service and options for customers, and should therefore be granted approval.