

DESIGN AND ACCESS STATEMENT

In support of Planning and Listed Building Application for a proposed
New Dormer Rooflight and Conservation Rooflight to premises



6 Church Street
Windsor
SL4 1PE

Architect: PNW Studios Ltd
34 Campbell Road
Twickenham
Middlesex
TW2 5BY

Date: 22nd August 2021

6.0 Design and Access Statement continued.

This Design and Access Statement is set out using the paragraph headings recommended for Design and Access Statements.

6.1 Use

The proposals do not change the use of the building. The building remains A3 restaurant use.

(It is noted that the postal address for 6 Church Street is listed twice which may correspond to a residential component to the use of the upper floors)

6.2 Amount

The proposals do not increase the amount of floor area to the building.

6.3 Scale

The proposals are for a modest sized roof dormer and a conservation roof light. These proposals are not out of scale with the building and do not enlarge the overall scale of the building.

6.4 Layout

The layout of the building is slightly altered by the introduction of the proposed roof dormer. Currently the access door to the rear attic room is half over the top tread of the staircase to the top floor. This creates a danger to occupants exiting the room as they could very easily fall down the staircase.

The proposals shift the door position over so that it is wholly next to the top landing of the stairs. Thus presenting a safer circumstance. To achieve this requires the formation of the dormer roof light to create the necessary head room for the door to swing into.

6.5 Appearance

The appearance of the proposed roof dormer is to match the appearance of the existing roof dormer to the front pitch of the building. This has a flat lead roof with lead rolls, lead sides and painted timber casement windows.

The proposed conservation roof light is a simple black painted metal framed conservation rooflight with central bar.

6.6 Landscaping

The building fills its site demise. There is no external landscaping proposed.

6.7 Access

Access to the premises remains the same as existing. There are steps at the main entrance and staff will need to assist less able guests.

7.0 Conclusion

The proposals for the new roof dormer will improve accessibility internally and make access to the attic room safer than the existing circumstance. The design of the proposals is sympathetic to the Grade 2* listed building