

DESIGN AND ACCESS STATEMENT

31 The Square, Guidepost, Northumberland
Raffaello's Italian Restaurant

Context:

The existing ground floor property is situated on the corner of Broadway and High Street, within a parade of local amenity premises with residential flats above. The Restaurant has been established for 5 years.

Existing Site:

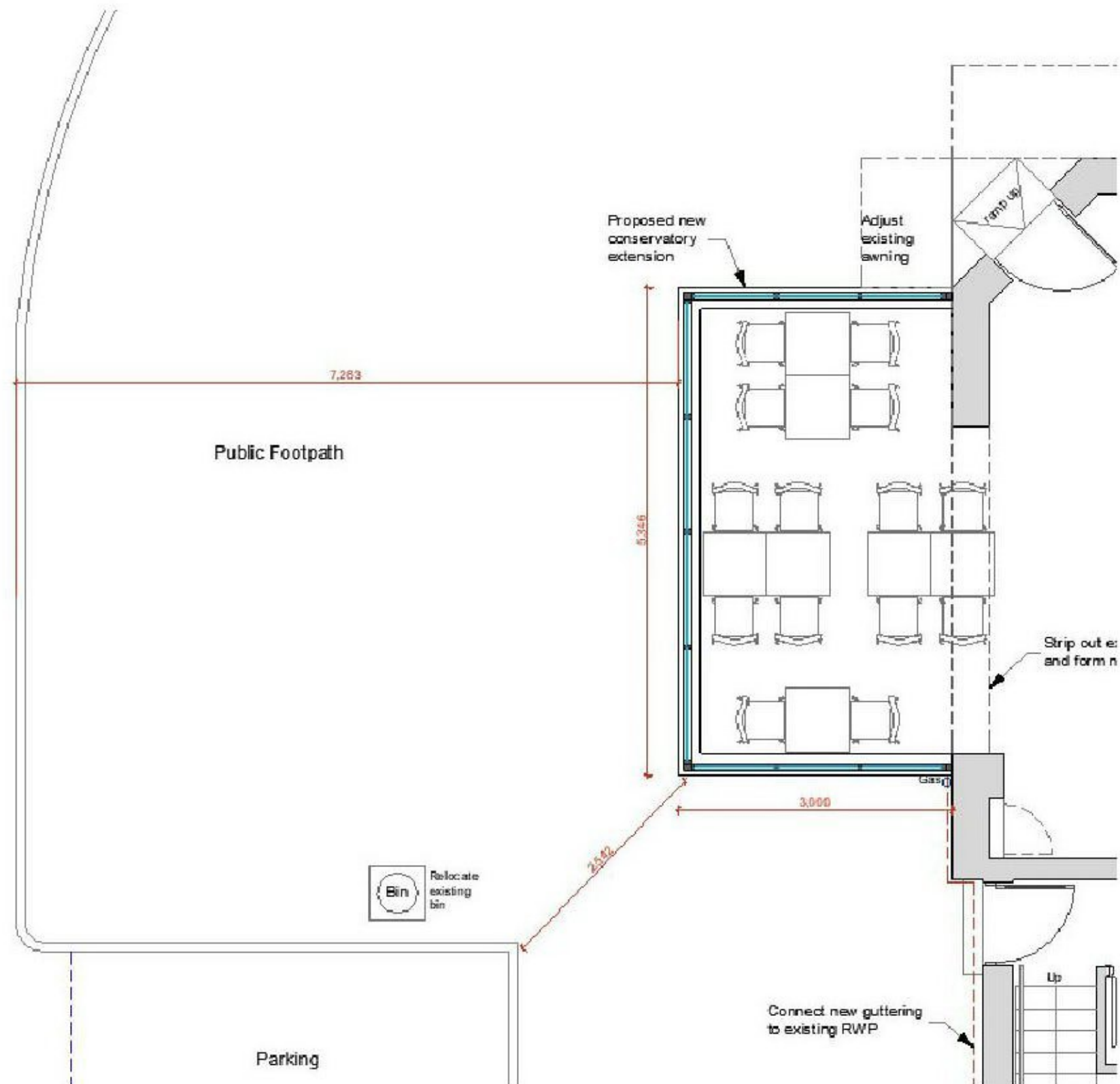
The building is part of a 2-story terrace block with rear yard and side access. To the left-hand side is a vacant retail unit with a residential flat above. To the right-hand side is a Betting shop with a residential flat above. To the front is a wide public footpath and corner paved area. There are existing parking bays which serve the shopping parade. The Restaurant is licensed with a small area of external pavement café seating to the front.



Design Proposal:

The proposal includes the creation of a new conservatory extension to the front of the building which will increase the restaurant seating area by approximately 12-16 people.

External circulation around the new construction will be maintained and be in excess of 2.5m.



The new extension will be 3.546m wide and extend 3m from the building line with an overall footprint of 15m². The height at the top of the pitched roof will be 3.155m to match the existing awnings.

Construction will be generally of a powder coated aluminium glazed framework with a brickwork stallriser and a pitched glazed roof.

Internally, the existing glazed window section will be removed, and the restaurant seating area will extend into the new space.

The existing awning to the extension elevation will be reduced in length to suit the proposal.

Materials:

The new powder coated aluminium frame will be a grey finish.

Lower stallriser to be in red brickwork to match existing.

Access and Facilities:

The existing customer facilities provision will not be affected by the proposal.

Layout:

The general layout of the restaurant seating area will not be affected by the proposal.

An external rubbish bin will be relocated to maintain comfortable external circulation.