

DESIGN & ACCESS STATEMENT

TO ACCOMPANY

APPLICATION FOR LISTED BUILDING CONSENT

FOR

NEW STAFF FACILITIES AND KITCHEN EXTRACT

AT

THE CORN EXCHANGE,
MARKET PLACE,
ARBROATH,
DD11 1HR

Document Revision

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1.0 Introduction

1.1 Purpose and Format

This Design and access statement has been prepared on behalf of JD Wetherspoon PLC in support of the application of Planning Permission at: The Corn Exchange. The statement assesses and evaluates the site and its context, to record the local character and circumstances.

It provides a description of the proposals and explains the principals and concepts that have informed the design development.

2.0 Assessment

2.1 Location

Arbroath is located on the Scottish east coast approx. 16miles from Dundee. The town dates back to the iron age and there has been a port in the town since the 1300's.

The town was formally a royal borough being made so by King William the Lion in 1178. The town's population is around 23,000 (as of the 2011 census)

The building itself is located on Market place off Gravesend. And has access to high street via several allies between the buildings.

The building is three storeys including a basement level, JDW currently use the basement ground floor with HVAC equipment on the first floor only.

3.0 Design

3.1 Amount

The existing ground floor staff room is to now be used as a store. The staff WC on the ground floor is to remain in-situ. The staff room and further staff facilities is to be relocated into the first-floor void space which is currently unused. The existing kitchen extract will be replaced with new.

3.2 Layout

The layout of the ground floor will be as existing with the removal of the staff room. The first floor will be altered to provide staff facilities with 2x changing rooms, 2x staff WCs, staff room and a store.

3.3 Scale

The overall scale of the building will not be affected by the works.

3.4 Appearance of the Development

Changes to the external appearance of the building will be negligible as we are replacing an existing kitchen extract with new. No other external changes will be done as per this application.

4.0 Access

4.1 Approach / Entrance

The approaches and entrances will not be affected by this proposal.

4.2 Entrance Doors

The existing entrance doors will remain as existing and support disabled access with level access.

4.3 Signage

Signage is to remain as existing.

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