



Design and Access Statement
for:
Proposed change of Use to a Takeaway
159a Bosworth Drive, Birmingham, B37 5BT
(To be read in conjunction with drawing no. DPM905/01)

Stage 1 Assessment

The existing site is currently situated within a small retail location with a large residential area

The existing building was previously used as a Gents barbers

The area of the site is approximately 29.4m

Shared parking is available to the front and rear of the property

Stage 2 Involvement

The scheme submitted has taken account the following:

1. External materials to match existing. (no changes except for new kitchen extraction)
2. Suitable access including wheelchair access
3. Use of existing parking areas (most of the customers live within walking distance)
4. New kitchen extracting duct to be painted black to prevent being a predominant fixture to the front elevation

Any further comments/concerns received following the statutory notice period will be addressed as far as reasonably practical.

Stage 3 Evaluation

Single storey retail unit, currently unoccupied refurbished to create proposed takeaway

The existing vehicular/pedestrian accesses are to be retained, therefore access for the emergency services remain unchanged.

Stage 4 Design

The visual appearance of the proposed Takeaway retains the existing external appearance.

1. Facing brickwork (as existing)
2. Powder coated aluminium windows/ doors (as existing)
3. The sloping tiled roof (as existing)

Internal finishes will be of low maintenance type including low energy light fittings,

Stage 5 The Design Component

Existing drainage as existing

Stage 6 The Access Component

The building sits on the land as flat as possible minimising difference in finished floor levels to 100mm giving disabled persons access relatively easy access. (included new paved access)

External levels to the frontage area are to be retained.

Pedestrian access off the public footpath to be retained