

Design & Access Statement
The Pheasant
Ardsley

Date 7th may 2013

1.1 This design and access statement has been prepared by DF Management support for the Kamenka Interior Store

1.2 The statement has been prepared in accordance with the Communities and Local Government policies and will address the following matters.

1.3 The Statement should be read in conjunction with the plans, elevations and technical reports that have been submitted as part of the outline application.

USE

2.1 The site is for a change of use from a Pub/ Restaurant with a flat to a Retail with associated Storage Use including minor amendments and rear storage extension.

AMOUNT

The size of the site is 1762 sq./m. The internal floor space of the retail use will be 260 sq./m The internal floor space for the associated storage area will be 200 sq./m. which includes the proposed rear extension for storage of 46 sq./m.

LAYOUT

The layout will keep the existing parking arrangements and entrances. The existing storage area will remain and the cellar will add to this use. The Ground floor and 1st Floor will become retail area.

APPEARANCE

The overall appearance will be one of enhancement to the area. The New glass facades will have a modern impact and the proposed landscaping will have a positive effect of the area. Currently the site looks rather disused with windows are boarded up. Clearly the development will bring back to life and benefit the site and surrounding properties.