

# **DESIGN AND ACCESS STATEMENT**

**For**

**Proposed Single Storey Side Extension**



***Rapallo Ristorante, High Street Walshaw***

***Bury BL8 3AG***

## **1.0 Introduction**

This Design and Access Statement has been prepared to support a retrospective planning application that propose a single storey side extension *Rapallo Ristorante*, erecting a small structure in an open space to save the environment and keep the space tidy and clean from rubbish and using it as a sitting place.

## **2.0 The Site**

The property, Rapallo Ristorante is located at High Street Walshaw, Bury BL8 3AG.

The property comprises of a single storey restaurant with the front elevation facing high street. A driveway is situated to the front of the restaurant and the extension on right hand attached to the main property. This was an open area where passer-by people use to through their rubbish. Either the council has to clean this area, or the owner has to remove the rubbish daily giving to pleasing look to property. To make it useable the owner cleaned this area and erected a temporary shed with plastic roof and plywood cavity walls, thus it I it has improved the elevation as well a change in habit to keep the odd spaces neat and clean.

## **3.0 Proposal / Design**

The work has been completed just as a single storey shed converting the open area into an additional sitting area at ground floor level of restaurant.

The single storey extension to the side is in use as an additional space for sitting.

### **Use, Scale & Layout**

The proposed new single storey side extension is to be approximately  $13.10 \times 4.70 = 61.57 \text{ m}^2$  that

forms an extension to the existing hipped roof/ridge height of the existing restaurant. A small parking for 6 cars exists at front while 10-15 at rear, and similar on left side of the restaurant when facing towards the front elevation.

The layout of the proposed extension has been drawn on proposed plan. The extension is connected through a door with existing reception WC's, kitchen and lounge at front.

### **Appearance**

The extension has been constructed in plywood over fire resistant external cladding to match existing in colour with facing brickwork at low level of the property

#### **4.0 CONCLUSION**

The application seeks retrospective planning permission for the single storey extension at side which have been constructed in materials to be sympathetic to those of the existing restaurant, to integrate the development visually with the existing surroundings. It is considered that the proposal is sympathetic to the setting and be considered to have minimal impact on the surrounding streetscape thus saving the environment and keeping the city neat and clean.