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13/1/15

ACCESS AND DESIGN STATEMENT

PROPOSED SHOPFRONT TO 'SPICE GARDEN' RESTAURANT, 202 OCEAN ROAD, SOUTH SHIELDS

The work proposed is the replacement of the existing restaurant shopfront.

With regard to Access, there is an existing step at the entrance door which cannot be removed as there are a further 2 steps in the entrance lobby. Similarly the door width cannot be improved without structural alteration so no access improvements are considered possible.

In terms of Design, the amount of development, layout of the restaurant, and scale of development is limited to the direct replacement of the ground floor shopfront, and therefore basically unchanged.

In terms of appearance, the change in materials and external finish, and the design of the new shopfront is simply to give the premises a more modern image in line with virtually all of the other restaurants that have been modernised in Ocean Road.

There are no landscaping proposals, purely a change in appearance to the building.

It is assumed that there are no other issues associated with the proposals.

Previous flooding to Ocean Road, for example, cannot be dealt with within the design as nothing can be done to leave the access more resistant to flooding, and the existing circumstances therefore remain unaltered.

The work proposed is of a limited and straightforward nature and is consequently considered to be justified.



Regulated by RICS

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