

Project: 58 High St, Royston SG8 9AW

Design and Access Statement

Phaaraspa Design Studio

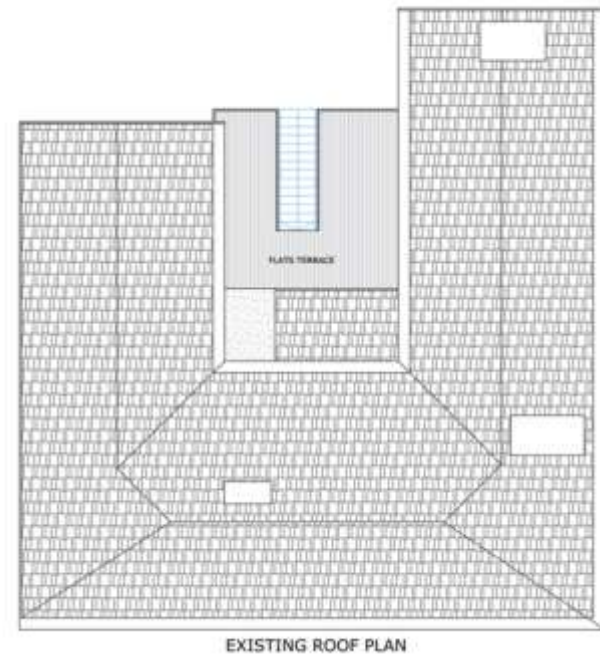


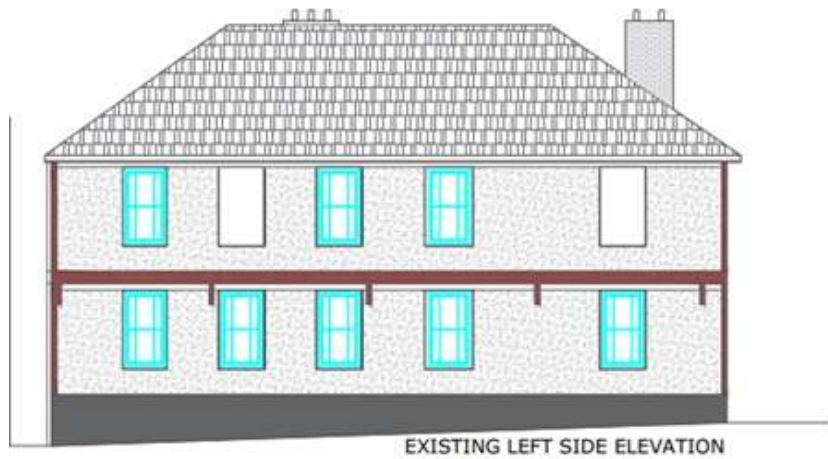


CONSTRUCTION OF TOILETS AT THE REAR OF BUILDING, ERECTION OF NEW DUCTING SYSTEM WITH NEW SIGNAGE DETAILS

1. BRIEF DESCRIPTION OF PROPERTY

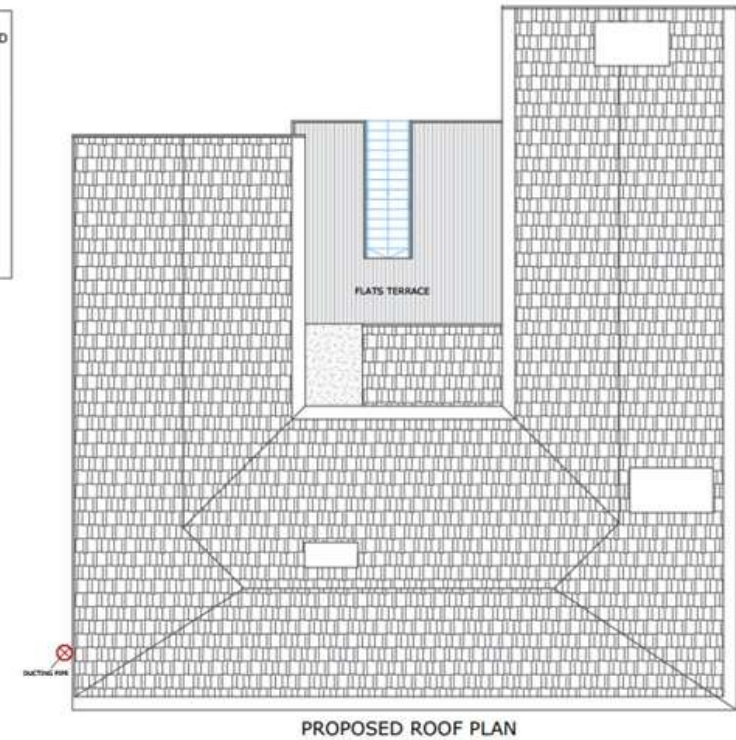
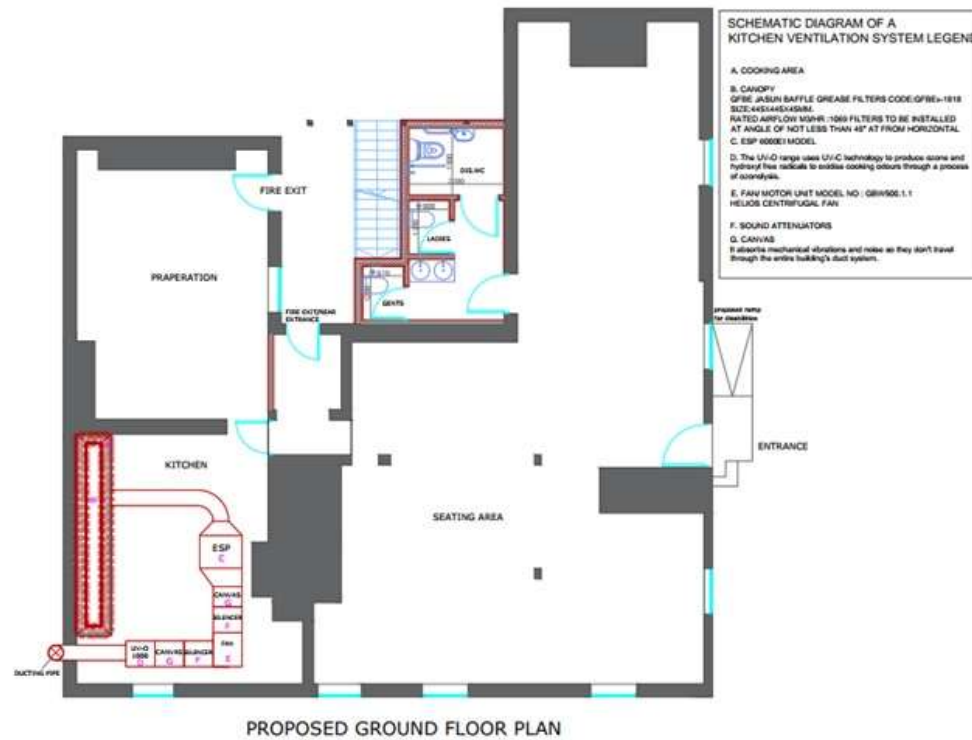
The property is located within North Hertfordshire District Council. The site in question is a restaurant.





1.1 PROPOSAL

Construction of toilets area at the rear of the building, erection of a new ducting system with new signage details.



2.DESIGN STATEMENT

2.1 PLANNING CONSIDERATION

- The property is on the High street.
- The main building use is commercial ground floor with flats on the above
- The proposal is capable of and generally meets the most current standards set out in North Hertfordshire District Council.

2.2 ASSESSMENT

The site is located on the High Street. The proposed alterations have been designed with careful consideration of relevant local authority planning policies and the character of the surrounding area.

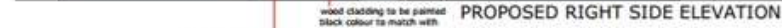
The proposed toilet facilities will provide improved accessibility and convenience for all users. Due to the existing internal level changes and the limitations of the current facilities, the provision of a new accessible toilet is considered essential to improve usability, inclusivity, and hygiene standards for customers.

The proposed toilets at the rear of the building have been sensitively designed to complement the existing property. All external finishes, colours, and materials will match the existing building and surrounding context, ensuring a cohesive appearance within the streetscape.

Through careful design and layout, the proposal seeks to create an attractive, functional, and sustainable internal arrangement that addresses current operational needs while remaining adaptable for future use. All materials used in the development will be of high quality and appropriate to the character of both the existing building and neighbouring properties.

The site is not located within a flood risk zone and is identified as being within an area of very low flood risk. As such, a Flood Risk Assessment is not required for this proposal.

Overall, the proposal has been developed with careful consideration of all relevant planning and amenity matters and is considered to accord with local planning policies. The development is not expected to result in any unacceptable harm to the amenities of neighbouring residential occupiers or the wider surrounding area.



6. ACCESS STATEMENT

The property is situated within a mixed residential and commercial area. The proposed development will not alter the existing access arrangements, and therefore no public rights of way or means of access will be affected. The site will continue to be accessed directly from High Street, with the surrounding road network and footpaths providing appropriate pedestrian and vehicular access.

The site is located within approximately a 14-minute walking distance of the nearest train station and benefits from good access to public transport, local services, and amenities.

With regard to parking and highways, the proposal is not expected to result in any adverse impact on highway safety, traffic flow, or existing parking conditions within the surrounding area. Existing parking arrangements will remain unchanged, and the development is not considered likely to generate unacceptable traffic or parking pressures.

7. CONCLUSION

Respecting the proportions and character of the existing building, the proposed toilets new ducting system and signage have been carefully designed to complement the appearance of the property and integrate appropriately with the existing streetscape.

The proposal has been developed with careful consideration for neighbouring occupiers and the surrounding area, ensuring that no undue adverse impacts will arise in terms of amenity, appearance, or general use.

The development seeks to provide a sustainable and beneficial improvement for both local residents and future users of the premises. All materials and finishes will be of a high quality and appropriate to the character of the building.

Overall, the proposal is considered to enhance the vitality and viability of the centre by providing a clean, safe, and functional addition to the existing premises. The development has been designed in accordance with relevant planning and building regulations and will contribute positively to the visual appearance and operation of the site.