

Design and Access Statement

Alterations to the Chalet Restaurant Bar 3 High Street Eastleigh

Proposal:

Conversion of the rear of the property to provide 2 no. 1 bedroom apartments and 1 2 bedroom apartment also change of use from restaurant /bar area to multi use ie shop/office

Existing:

The existing building is used as a bar/restaurant called the chalet. It currently has a large bar/restaurant area to the ground floor with at the rear a kitchen, beer cellar, store and disabled toilet. At first floor to the front of the building is a 2 bedroom apartment accessed from the high street whilst at the rear above the kitchen/cellar/store is the office and male/female toilet areas.

There is to the front direct access to the high street whilst at the rear there is access from the covered garden area to Hanns Way

Reason for the proposals:

The downturn in the bar/restaurant trade due to the economy has questioned the use and size needed for business use, therefore to aid the need for housing and also the ability to have alternative business users to keep both the High Street and Hanns Way active.

The Proposals:

At the rear at ground floor the part bar area/kitchen/cellar/store and disabled wc to be replaced by a 2 bedroom apartment with direct access off the new private area for the residential units. At the end of the existing bar area new toilets (including disabled wc) plus kitchen/staff room plus access to the rear to be provided.

The existing covered garden area is redesigned to accommodate both a private area and commercial area. In both areas refuse bins are located plus cycle storage too. A new pedestrian access to be provided for the new apartments.

In the first at the rear where currently the office/wc's are located, this area to have 2 no. 1 bedroom apartments that have an external staircase for access, to accommodate these apartments a first floor extension over the disabled wc and store is needed along with living space above the new ground floor toilet/staff/kitchen area. There is in this area a flat roof extension.

The existing roof lights to be replaced by remote access velux windows.

All habitable rooms to air condition fitted with purity filters.

Conclusion:

The scheme provides opportunities for both essential accommodation and a variety of business uses to enhance both Hanns Way and the High Street

