

Design and Access Statement

Alterations to the Chalet Restaurant Bar 3 High Street Eastleigh

Proposal:

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

Existing:

The existing building is used 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 question 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 the at ground floor the part bar area/kitchen/cellar/store and disabled wc to be replaced by a 1 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 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 a 2 bedroom apartment with direct access from the new shared courtyard.

The existing roof lights to be removed.

Conclusion:

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

