DESIGN AND ACCESS STATEMENT
FOR CHANGE OF USE FROM STORAGE AREA ON FIRST FLOOR
TO RESIDENTIAL USE C3 FOR
FIRST FLOOR FLAT AT
27 POST OFFICE LANE, CORSHAM SN13 0HJ

The property subject of this application was granted Planning Permission for A5 Hot Food Takeaway Fist and Chip Shop with Storage Area on the First Floor, your Planning Ref. No. 20/11338/FUL.

This approved application originally included a First Floor flat but was changed to storage following objections from the Environmental Control & Protection Department. However, even with this change to the application the alterations to the building including roofing, mansard roofs including Velux rooflights which were all part of the approved drawings were constructed prior to the completion of the fish and chip shop. Questions at this time from the Environmental Control concerning noise and odour exposures were answered at that time by the Acoustics Consultants.

The fish and chip shop is now an established business and there have been no complaints received concerning noise and odours. The shop is extremely popular and busy and very much an asset to Corsham.

The extract and filtration system for the fish and chip shop is mainly within the building and terminates externally close to the existing fans serving the adjoining restaurant. The extract fan terminates above the ridge of the nearest roof line and well above any windows to the proposed first floor flat (the only window close to the extract fan serves the proposed store on the first floor flat).

The proposed flat has access through the existing doorway on the west elevation with a single staircase to the first floor. The first floor area lends itself to a good sized two bedroom flat with all rooms having generous floor areas offering all modern facilities.

The proposed flat is to provide accommodation to the staff of the fish and chip shop and will always been in the same ownership. Access will have to be maintained to the store on the first floor which accommodates the extract system from the shop below.

The internal doors to the first floor flat will all be half hour fire resisting to give protected means of escape and comply with Building Regulations requirements.

The location of these premises is only 2-3 minutes walk from Corsham's main car parks.

These proposals will provide good and needed accommodation to the fish and chip shop which is providing an excellent and appreciated asset to Corsham.