

## Design and Access Statement

The site that we have developed was a derelict piece of land adjacent to our premises at 168 Main St, Dickens Heath. The land was unsightly and dangerous with pipe work and pieces of metal sticking out of the ground. The development of the site has removed this eyesore and improved the outlook for people in the vicinity.

The decking area is temporary as the plot is due to be built on when the rest of the Dickens Heath Development is finished. We discussed our proposals with Parkridge Holdings and their management company and they agreed that a decking area would enhance the area. We have also taken into consideration the noise element that comes from an outside eating/smoking area and we will be using the area between 10:30am and 6:30pm to ensure that any noise is kept to a minimum. There will be no outside lighting or music to ensure the site has a minimal impact on the neighbours.

The site is also monitored by CCTV and our staff will be trained to monitor customers for any signs of rowdy behaviour. The area will then be manned by a member of staff at all times to minimise any disruption.

The site is laid out with decking with a central water feature and is enclosed with larch lap fencing panels. The decking is laid out level with the pavement so that it is accessible by everyone. It has a chain that goes across the entrance at night to keep it secure

The area is to be used as an outside eating/smoking area. This will improve the immediate environment a) by removing the derelict plot, b) by removing the smokers from the pavement where they currently have to stand to smoke, c) it will allow customers with dogs to use our facilities as they will be able to sit outside with their pets in comfortable surroundings. The decking covers three quarters of the derelict plot as outlined on the plans and is temporary until the site is built on. The attached photographs show the layout of the area and the outside view from the access road at the side of the plot that is currently used by construction traffic for Dickens Heath. The area has been fenced in to make it safer and to ensure that it can be securely closed off at night to limit noise and usage.

