

31 DEC 2009

02/12/2009

2009/2696

Welwyn And Hatfield Borough Council  
Council Offices,  
The Campus  
Welwyn Garden City  
Herts  
AL8 6AE

Application site : Coffee Republic, 10 Park House Court, Hatfield, AL10 9RQ

Conversion of A3 coffee shop into an A5 restaurant

### Design and Access Statement

The current application has been designed with respect to the size, layout and materials used so that it keeps with the architectural interest of the building and the existing street seen.

#### **Justification**

The restaurant would provide a real working environment for the students thereby broadening the students training and creating practical experience, which they will find invaluable in their future careers.

There is an opportunity to provide a good-value restaurant in beautiful surroundings increasing local incomes. There is a need for good-value restaurant in a busy environment to cater the work force in the local community as well as the university students.

#### **Size of Proposal**

The proposal will maintain the existing floor space. Internal modification will be kept to minimum.

Due to the minimal interference of the current character of the property, and the considerate design we believe that we are addressing the good connections with the neighbourhood.

#### **Landscaping:**

Existing landscaping will be maintained.

#### **Appearance:**

Existing appearance will be maintained.

**Site access:**

Site can be access from the main highway and existing parking are available in the public car park. No alterations are proposed.

**Levels:**

There is no application of different levels in this proposal.

**Escape:**

Main entrance to be used in an emergence and rear fire exit can also be used.

I hope the Design and Access Statement enclosed is sufficient for the progress of the application. Thank you for your assistance with this matter.

Yours sincerely

**Alexandra Lamboura**  
AA Dip. RIBA