

# SAYAR DESIGN

Architectural Design, Construction Management

## DESIGN AND ACCESS STATEMENT

**22 HIGH STREET HAVERHILL CB9 8AR**



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## 1. Introduction

This Design and Access Statement supports the planning application for the proposed change of use of 22 High Street, Haverhill, CB9 8AR, from a vacant retail unit (Use Class E) to a café and restaurant (Use Class E). The proposal includes the installation of an extraction flue on the rear elevation and a folding canopy on the front elevation.

## 2. Site and Existing Use

The property is a two-storey building located on High Street, Haverhill. The existing ground floor comprises a vacant retail unit with a gross internal floor area of 118.24m<sup>2</sup>. The first floor, which has an area of 57.95m<sup>2</sup>, is currently vacant and used as storage and a staff room. There are no existing extensions or external structures apart from standard shop front features.

## 3. Proposed Development

- **Use:** The ground floor will be converted into a café and restaurant, retaining its Use Class E designation. The first floor will remain in use as storage and a staff room.
- **Extraction Flue:** A new extraction flue will be installed on the rear elevation to comply with ventilation and environmental health requirements. It will be designed to minimize odour and noise emissions and will not be visible from the High Street.
- **Folding Canopy:** A folding canopy will be installed on the front elevation to enhance the building's appearance and provide weather protection for outdoor seating. The design of the canopy is in keeping with the surrounding area

## 4. Design Considerations

### 4.1 Scale and Layout

There will be no extensions or significant alterations to the building's size or layout. The internal layout will be adapted to accommodate the café and restaurant use, ensuring accessibility and compliance with relevant regulations.

### 4.2 Visual Impact and Compatibility with the Surrounding Area

The proposed changes are minimal and sympathetic to the building's existing character and its High Street location. The folding canopy will be designed to integrate with the local streetscape.

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## **4.3 Materials and Appearance**

The extraction flue will be installed at the rear to minimize visual impact while ensuring effective ventilation. The folding canopy will be of high-quality, dark grey, durable materials that complement the building's façade and the surrounding environment.

## **5. Access Considerations**

Access to the premises will remain unchanged. The existing entrance will continue to provide level access, ensuring accessibility for all users, including those with disabilities. The internal layout will comply with Building Regulations and relevant accessibility standards.

## **6. Environmental Considerations**

The proposed extraction flue is designed to minimize odour and noise, ensuring minimal impact on neighbouring properties. The café and restaurant use will comply with environmental health regulations regarding waste management, ventilation, and acoustic control.

## **7. Conclusion**

This application proposes a sustainable and sensitive reuse of a currently vacant building in a prime High Street location. By converting the vacant property into a cafe and restaurant, the proposal will contribute to the vitality of the High Street, provide new employment opportunities, and enhance the area's social and economic activity.

The design respects the building's existing character and ensures minimal impact on neighbouring properties and the broader community. The proposal complies with local planning policies and seeks to deliver a high-quality addition to the High Street. We kindly request the Council's favorable consideration of this application.

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