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DESIGN AND ACCESS STATEMENT

PLANNING APPLICATION FOR THE CONSTRUCTION OF AN EXTENSION TO THE SIDE OF SERA CAFÉ BISTRO FOR ADDITIONAL RESTAURANT SEATING BUXTON ROAD, LEEK, STAFFORDSHIRE. ST13 7LN



JUNE 2015

(Image curtesy google earth)

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DESIGN & ACCESS STATEMENT

Planning application for the construction of an extension to the side of Sera café bistro for additional restaurant seating

INTRODUCTION / CONTEXT

This statement is produced to support an application for the construction of an extension to the side of Sera Café Bisto for additional restaurant seating.

The Sera family originally from North East Italy, moved into Leek in 2014 to convert the former Moss Rose public house, into the hugely successful Sera Café Bistro, which opened on 10th August 2014.



Since opening, the Bistro has gone from strength to strength, popular with locals and tourists alike, there is a two month waiting list for a Friday or Saturday evening table.

The proprietor and chef Joani Sera, realised they needed more space for more seating set about creating an 'Al Fresco' dining area in May 2015, which proved to be a much needed space. However the changeable British weather and wet summer experienced so far, meant the new seating area was unusable whilst it rained. Double glazing solved the situation, however it is no longer an outdoor covered eating area, and planning permission needed to be acquired for the extension.



PROPOSAL

The proposal is to convert the timber clad extension into an all weather eating area, with the installation of insulation to the walls and roof, retaining the external appearance.

USE / AMOUNT

The flat roof extension has already been built to the side of the Sera Café Bistro, utilising an existing external doorway for access into the seating area.

An existing double garage, roughly the same footprint as the extension (6m x 4.1m) has been removed to make space for the extension. Italian law allows an existing structure within the curtilage to be taken down and re-built of the same massing without the need for permits. It was only when the owner of the building visited and pointed out they need planning permission for the extension in the UK.

LAYOUT

The seating area is built onto the side of the existing building front the A53 Buxton Road. It is accessed from the existing external doorway serving the internal corridor to the front dining area, also WC's and Kitchen. Fire escape is not compromised by the addition, with each room having multiple exits, in the event of a fire. The extension provides additional seating for approximately 20 – 24 diners.



SCALE

The scale of the extension is considered to be proportional to the main building. It is of a smaller mass subservient to the original, having a flat roof and largely glass walls it appears to be a lightweight addition to the rendered mass of the main building



LANDSCAPING

The area behind the new seating area, was the site of the double garage, which is now an outdoor seating area, with a barbecue for Sunday evening meals .

APPEARANCE

The extension is an aesthetically pleasant additional to the Bistro, lightweight timber framing and cladding contrasting with the heavy render of the main building.