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Design and Access Statement

PLANNING APPLICATION FOR THE INTERNAL ALTERATIONS AND TWO STOREY EXTENSION TO THE REAR AT PABNA INDIAN RESTAURANT, LEEK, ST13 5AS



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Introduction/Context



This design and access statement has been prepared to accompany the application for the internal alterations and extension to the rear of Pabna. Pabna has been functioning as a restaurant since 1997 and since then has grown and become an established restaurant within Leek. Due to its success it is fully booked most weekends and Friday nights and is now in a position where they need to expand in order to cater for the demands of their clients. The proposed additional dining area will provide a private area that can be booked separately for special functions.

They received planning permission for a single storey extension to the rear in 2015 (SMD/2015/0717) part of the approved extension has been implemented to enlarge the kitchen and provide a storage area. The remainder of the work for the approved ground floor extension shall commence in spring 2020.

Proposal

The application is to undertake internal alterations and extend to the first floor at the back of the property. This will provide the additional space required for the restaurant to continue to the high standards they had set whilst accommodating the high demand for their services. On ground floor level the approved additional dining area space to the rear shall be divided to provide additional storage for food and drinks, etc.

On first floor level there will be new dining facilities, which as well as being overflow dining spaces for busy periods, the space will also be used for private function, both for dining and other corporate events. The extension shall also provide necessary storage and better facilities for the customers and staff.

Use/Amount

The use of the property shall not be changing from its existing usage, the proposal is solely to increase the capacity of the property to allow the restaurant to grow further. The existing opening hours are Sunday-Thurs 17:30 – 23:00 and Friday-Saturday 17:30 – Midnight, the proposed scheme would have no plans to alter these opening hours.

Layout

The proposed layout doesn't differ greatly from the existing, with dining and kitchen on the ground floor, and dining and storage on first floor. The proposed development simply provides a larger space to allow the restaurant to grow and satisfy the demand for their services. The proposed layout will not affect any fire safety concerns, offering suitable escape from all areas of the building.

Scale

The scale of the property shall increase, by virtue of the area to the first floor. The applicant proposes to install a 6ft fence on top of the existing boundary wall to hide the proposed development from the garden of the terraced properties, which formed part of the approved application (SMD/2015/0717).

Appearance

The existing building is a Victorian property, constructed and finished with red brickwork, however it has been refinished with render in areas.

The street scene or front elevation shall not change, so impact from the road shall be minimal. The proposed extension is a rendered flat roof structure, rendered to match the existing. It has been designed to incorporate a flat roof in order to reduce the aesthetical impact of the development on its surroundings.

Landscaping

There is no landscaping involved in the proposed scheme. The existing yard shall be left as existing where it is not built on and other than that there are no areas that would require landscaping.

Access

There are no plans to alter the existing access to the property, currently the restaurant does not offer parking facilities, however due to its town centre location there are plenty of area's where customers can park, and the proposed development would not negatively impact upon this.