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Design & Access and Heritage Statement

PLANNING APPLICATION FOR ALTERATIONS INCLUDING BASEMENT CONVERSION AND FIRST FLOOR EXTENSION AT MARKET KITCHEN CAFÉ, 1 STANLEY STREET, LEEK, ST13 5HG

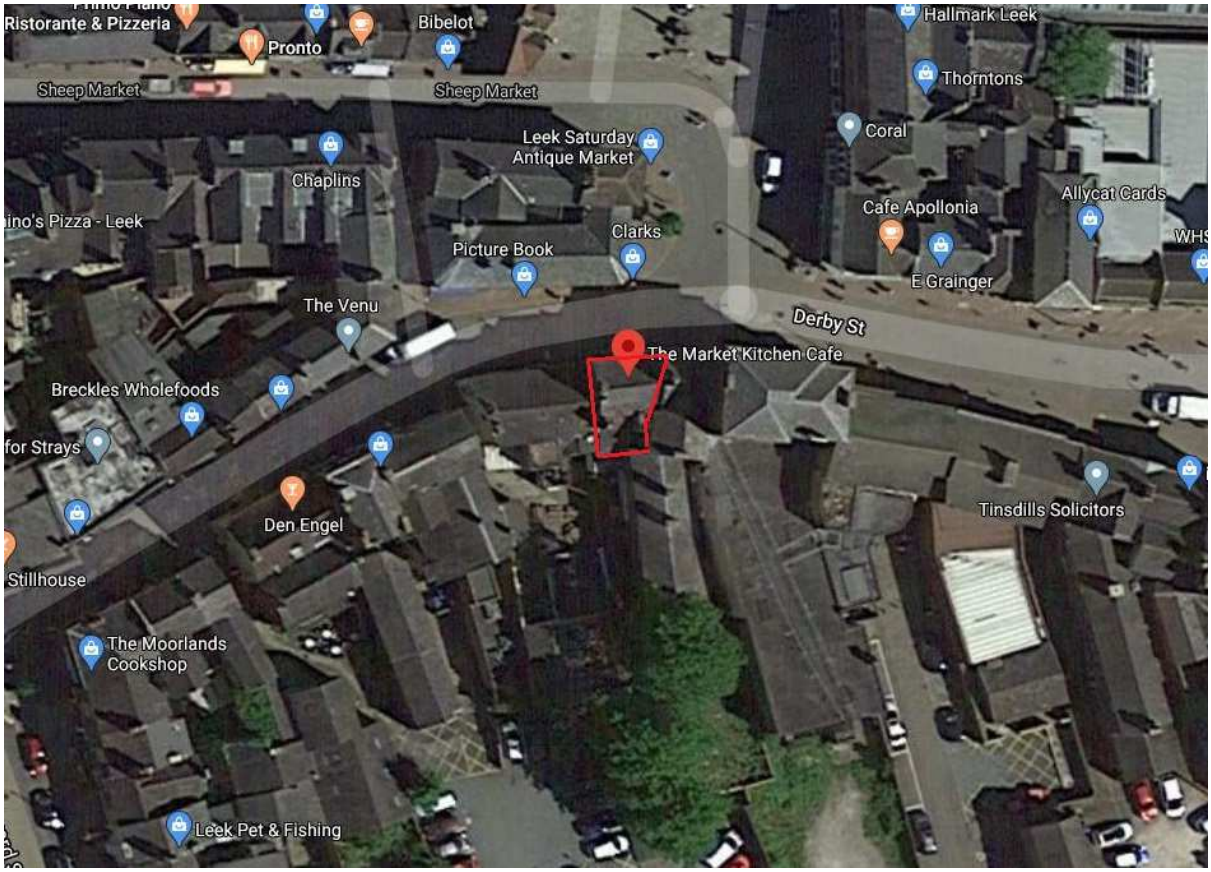


Photo courtesy of Google Maps

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Design & Access Statement

Introduction/Context

This statement is produced to support an application for alterations at Market Kitchen Café which is a hugely popular Café/Eatery in the Market Square of Leek. The alterations include the conversion of the basement into a new large kitchen area which will allow for further dining space on the ground floor. Also, a first-floor extension over the top of the exiting flat roof extension on the ground floor, will provide more practical WC facilities for customers. The second-floor space will be re-configured to provide a recreational area and separate office space. The current situation means that there is more dining space than the kitchen capacity can manage, meaning at busy times customers will have to wait longer than unusual for orders because there isn't enough kitchen space to cope. A larger kitchen in the basement will allow for more work to be carried out with more staff, to give more consistent lead times on orders regardless of the number of diners.

Proposal

The conversion of the basement from its current poor and unusable standard will provide excellent kitchen space for the business which currently operates out of a cramped kitchen on the ground floor. A new staircase will be added to give internal access to the basement from the ground floor as currently there is only an external staircase which would not be practical for daily use and does not comply with building regulations. This staircase will be removed, and the opening blocked up. All the stock can be located in the basement with all the new storage space which is more practical than storing it on the second floor as it currently is.



On the ground floor, the existing kitchen areas at the rear will be opened out into the dining area to create space for additional tables. The small area by the rear fire door will be left as dish washing area on the ground floor. In addition to this, the window units on the front elevation will be replaced with new units that have top opening hoppers to provide better ventilation through the ground floor dining area in times of warmer weather.

On the first floor, the existing customer toilet facilities are cramped and it is necessary to provide better WC facilities. It is proposed to add a flat roof extension built over the exiting extension of the ground floor to give this extra space and allow for the reconfiguration of the toilets. The extension will be recessed back from the ground floor back wall as there is a side facing window on the neighbouring property which would be compromised otherwise.

On the second floor, a new door will be added at the top of the stairs for security so it can be locked and separated off from the public areas below. This will become an open plan recreational/office space. All the internal partition will be removed and there will be a new window added on the rear elevation within the existing parameters of a blocked-up window which is visible from the outside of the building.

Use/Amount

The use of the building is not being altered and the footprint is not increasing as the only extension is on the first floor, building over the existing ground floor footprint. The new commercial space in the basement will even the proportion of kitchen and dining space to make the business more manageable on a day-to-day basis.

Layout

The new layout of the basement will have a new staircase leading down into a storage area. This then follows through to further storage and a staff WC at one end and the new open plan kitchen at the other. The ground floor will become majority dining space with a small room at the rear for washing and other prep that cannot occur at the main servery counter. The first-floor layout is not altering, only having a smaller extension to the WC facilities. The second-floor layout will become one large open plan space.

Scale

The scale of the proposal cannot be seen to have an impact on the surrounding area as it is a minimal increase in volume in an area that is very concealed and not visible from a public place within the conservation area.

Appearance

The appearance of the street scene will only have a minimal alteration in the form of new window units on the ground floor which will have top opening hoppers at high level to provide better ventilation through the dining area when necessary. All other aesthetical alterations including the first-floor extension and new second floor window will be at the rear, away from public view. These will both use materials to match the existing building.

Landscaping

There are no landscaping alterations or features relevant to this application.

Access

There are no access alterations relevant to this application.

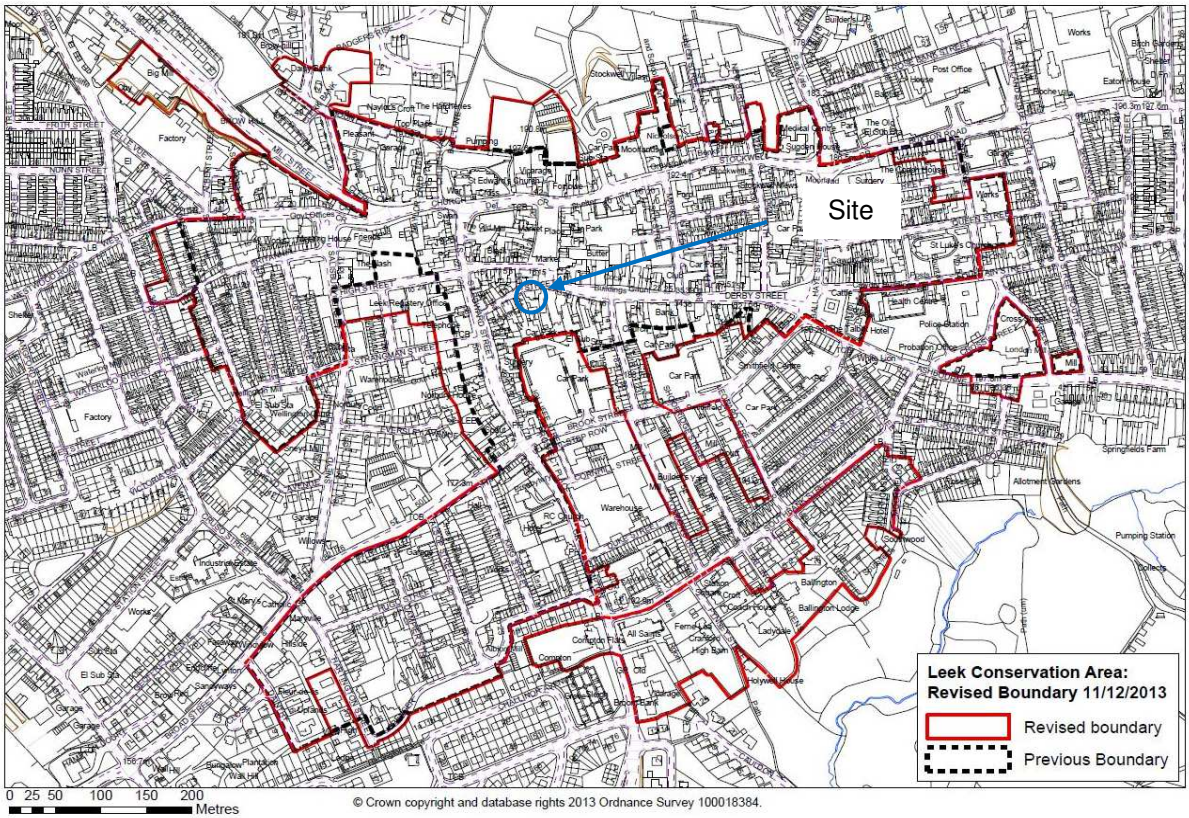
Statement of Historic Significance and Impacts

Market Kitchen Café operates out of 1 Stanley Street which is located in the central market square of Leek. This building is included in the Leek conservation area, as shown as the map found on the SMDC website, but it is not an individually listed building.

Most of the work is internal or to the rear of the building which means there will be no negative impacts on the conservation area. The only aspect of the proposal that will make a visible different to the front street elevation of the building will be the replacement of the ground floor window units from a single glazed piece to a new unit which incorporated two top opening hoppers.

The building isn't thought to have any specific historic significance, but the proposal will not detract from the special interest and character of the conservation area as the developments are only minor and will be in keeping with the appearance of the existing building.





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