



November 2018

Development Management  
Planning and Strategic Transportation  
Civic Centre 4  
Much Park Street  
Coventry CV1 2PY

Ref: AN/AMA/290

## DESIGN AND ACCESS STATEMENT

Change of use of lower ground floor storage to A5 hot food takeaway ancillary to PGR restaurant at upper ground floor and new shop front.

**Application Site:** Lower Ground Unit Fronting Hales Street - R7-R8, Priory Place Fairfax Street Coventry CV1 5SQ

### **1.0 Design Statement**

#### 1.1 Overview of existing scheme

The design statement and accompanying planning application are for change of use of the lower ground floor storage area to hot food takeaway and a new shop front. The proposal is part of PGR restaurant on the upper ground level.

PGR restaurant is two units combined into one, forming the ends of a series of 5 terraced commercial units of mixed use, with residential flats above.

The application site was originally designed as a fire escape staircase serving upper ground floor unit and leading to Hales Street. The units have been subjected to various modification and alterations by previous lease holders according to the business needs.

Most recent alterations by current lease holder, providing adequate fire escapes route at upper ground floor has made the fire escape staircase redundant, hence used as a storage area ancillary to upper ground level.

The management at PGR, saw this as an opportunity to transform this otherwise abundant and waste space in to a small trendy hot food takeaway outlet ancillary to upper ground floor PGR restaurant.

The proposal is to develop hot food takeaway outlet ancillary to PGR restaurant in order to increase sales and attract more customers for the upper ground restaurant. The unit is situated such that the new shopfront will be well within the design concept of the street scene and the surrounding shops.

#### 1.2 Use



The premise occupies a prominent position within Coventry City Centre and the will undergo full internal renovation, transforming into a trendy small unit with a completely new concept, serving kebab wraps (see Menu), first of its kind in the city of Coventry.

All food preparation and storage will be carried out from the main upper ground floor restaurant and the menu is restricted to serving of a few wrap meals only.

### 1.3 Layout

The current development will remain unaffected. The existing main front access, rear and side fire exit routes will remain unchanged and will not be affected. The Hales Street shop front will comprise a transparent full height glass windows with a right-hand single door as main front entrance.

We believe proposed developed unit has an architectural feature blending well with the neighboring shop fronts and surrounding buildings and in line with the recent and ongoing redevelopments within the city Centre. A few of the adjacent units are currently vacant; we believe such design concepts should be encouraged in order to create a vibrant atmosphere attracting more people to the units fronting Hales Street and helping to raise the level of shop occupancy in this area.

This food outlet because of its size and unique design with a new concept will provide customers with a completely new and different choice, with a positive contribution to the overall role of the Centre.

The means of escape of the upper ground restaurant will remain unaffected, through the front entrance and the side fire exits.

### 1.4 Refuse location and collection system

Three bin stores have been allocated for the neighboring units at block (A2), with a daily collection service agreement in place (see priory place bin contract and site plan).

PGR restaurant however, has their own bin store and daily collection service agreement (see PGR bin contract and drawing AMA003).

### 1.5 Scale

In general, there is no change in the scale of the building except the modification mentioned above. The access / egress to the building will not be affected or jeopardised by retention of existing scheme

### 1.6 Appearance

Existing double solid doors will be replaced with the full height glass window and entrance door (see drawings).

### 1.7 Landscaping

There is no landscaping work on the application site except the existing planters.

### 2.0 Access Statement

The application site is in an area of the city with ample car parking facilities in front of the units and in close vicinity of the site and this is not affected by existing scheme.

In general, the proposal will not affect the existing access routes. Main access will be from the shop front and is a pedestrian only access. Vehicular access through the side of the property for loading offloading will remain unchanged. The proposed development does not affect access of neighboring properties. Overall, there is no impact to the existing access layout and public transport.

