



## Design and Access Statement

Ref:- 1097A

Proposed change of use of existing vacant first floor storage space of restaurant to form additional dining space, as well as alterations to the south-eastern elevations to enhance the entrance of the existing restaurant

**At**

The Farmhouse, Beechwood Avenue, Earlsdon, Coventry, CV5 6H



*Figure One: View on to the site in question from Canley Road*

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## 1.0 Introduction, Supporting Information

Our client approached us with the brief to increase the amount of dining space available at his restaurant (Class A3). It is proposed this is achieved, through internal alterations to the existing vacant storage space (Sui generis) on the first floor to make it suitable for diners, and a small roof terrace over the existing ground floor roof. This application also seeks to make improvements to the restaurants secondary entrance in order to make it more prominent, enhance the buildings aesthetics and improve accessibility.

### 1.1 Planning History

Whilst we recognise that previously approved application ref; FUL/2016/0265 for a large extension has now lapsed, this application proposed increases in gross external floor area of the restaurant and alterations to the elevations which were approved. We consider this to be a relevant planning precedent.

Despite FUL/2016/0265 being approved, the client's requirements have since changed, in that he would now like to use the existing vacant first floor storage as dining space only.

Prior to the client's change in brief, application FUL/2019/1127 was submitted. This application proposed extensions and alterations to the south eastern entrance, as approved in the previous FUL/2016/0265, and dining space on the first floor. This application was subsequently withdrawn following concerns that the increased floor space would require a sequential assessment and that there would not be enough provision for car parking.

This application omits the ground floor front extension in favour of changing the use and reconfiguring the first floor whilst also creating a small roof terrace, in order to create an additional 104m<sup>2</sup> of dining space within the existing envelope of the building, as opposed to creating a net increase of 208m<sup>2</sup> of dining space previously submitted within FUL/2019/1127.



Figure Two: Aerial view of the site showing the site context

## 2.0 Design Proposal

### 2.1 Evaluation

The design has been developed in accordance with the client's principal aim of creating more dining space, to provide for the restaurant's growing customer numbers, within the existing building's envelope.

### 2.2 Design



*Figure Three: Existing south-eastern elevation showing window arrangement and materials*

The existing building is a modern restaurant that has materials comprising of red brick with a sand brick soldier course banding below the ground floor cill height. The windows are white uPVC.

The proposed design seeks to make alterations to the existing entrance on its south-eastern elevation using materials that match the existing building. These changes involve creating a glazed gable entrance and removing the existing side entrance. In front of the new entrance new ramps with glazed balustrades will improve the accessibility, whilst not appearing obtrusive.

### 2.3 Use

The building is currently a restaurant (A3) on the ground floor, and storage (Sui generis) for the restaurant on the first floor. This application seeks to change 90m<sup>2</sup> of the existing first floor space (Sui generis) to dining space (A3), and create a small roof terrace.

### 2.4 Amount

The proposed internal alterations create 104m<sup>2</sup> of dining space in addition to the existing 237m<sup>2</sup> of dining space on the ground floor, creating a total of 341m<sup>2</sup> of dining space. The previously approved, lapsed, ground floor extension created an additional 208m<sup>2</sup> of dining space in addition to the existing 237m<sup>2</sup> of dining space on the ground floor, creating a total of 445m<sup>2</sup> of dining space. The additional floor area sought under this most recent permission is 50% less than the floor area sought under the lapsed permission ref: FUL/2016/0265 and is further contained within the footprint of the building as opposed to being created via an extension.

## 2.5 Layout

The existing entrance on the south-eastern elevation will be upgraded as part of the proposed work. These alterations to the entrance create a more obvious, accessible and aesthetically pleasing entrance to the restaurant.

Internal alterations will take place to open up the existing first floor space into a larger dining area. The existing space is currently unused and therefore superfluous to requirement and would be more valuable to the growing restaurant business as extra dining space.

## 2.6 Scale

The proposed alterations only alter the massing on the south-eastern elevation where the new gabled entrance is proposed. Apart from this minor addition, the massing of the building remains the same, as the gain in dining space is created through internal alterations and change of use only. This is in contrast to the previously approved scheme that created 208m<sup>2</sup> of dining space via a ground floor front extension.

## 2.7 Landscaping

This application proposes small amounts of hard landscaping to provide access to the entrance via ramps steps and paving, this allows the restaurant to be more accessible. None of the other existing landscaping will be altered.

## 2.8 Appearance

The external appearance will only be affected on the south-eastern elevation. The new entrance on the south-eastern elevation will be a glazed gable and the existing entrance would be infilled. The facing brick and roof tiles will match the existing restaurant. These alterations to the entrance are the same as the approved lapsed application; therefore we believe that the application should be to the Local Authority's satisfaction based upon this as a precedent.

## 2.9 Access

The existing restaurant is mainly accessed by the entrance on the south-western elevation. The entrance we propose to alter is secondary to that on the south-western elevation. The entrance will be updated as a part of the alterations to the elevations.

## 2.10 Sustainability

The proposed works will be built to comply with modern building regulations including regulations regarding the conservation of fuel and power.

## 2.11 Car Parking

The car park currently has capacity for 46 car parking spaces. The Coventry Local Plans Car Parking Standards state there must be 1 car parking space per 10m<sup>2</sup> of (A3) dining space, this would mean that the restaurant would require 35 car parking spaces, as the total dining space will be 341m<sup>2</sup>.

## 3.0 Conclusion

Although we understand that the previously approved application ref: FUL/2016/0265 has since lapsed, it set a precedent that an increase of 208m<sup>2</sup> in dining space was acceptable in principle. This new application proposes only an increase in dining space of 104m<sup>2</sup> which is only half of the dining space approved under FUL/2016/0265. This is achieved through the change of use of vacant storage space within the existing envelope of the building, as opposed to significant extensions, it is therefore considered this application should be considered favourably.

*Prepared by Callingham Associates, July 2019*