

Joana Neza  
100 Devonshire Road  
Walthamstow  
London  
E17 8QJ

+447588524547  
vaskiukas@gmail.com

On Behalf of Melange Restaurants LTD

# **PLANNING DESIGN AND ACCESS STATEMENT**

**At 117 Kentish Town Road NW1 8PB**

January 2016

# Contents

	<b>Page</b>
BACKGROUND	3
SITE AND PLANNING HISTORY	3
THE PROPOSALS	4
DESIGN AND ACCESS STATEMENT	8
CONCLUSIONS	9

## **Background**

This planning, design and access statement has been prepared in support of a planning application on behalf of Melange Restaurants Ltd. The application seeks planning permission for alterations of a shop front, erection of rear extension at ground floor level, installation of a sky window to the rear of the property, installation of kitchen extractor duct to the rear of the premises.

The proposals will provide a restaurant which will make efficient use of the site and is appropriate for this location.

The design of the extension and alterations will preserve and improve the character and appearance of the existing building. The proposed extension at ground floor level is small and will remain subservient to the original property. The proposed shop front works will enhance the building. Fan extractor system will be installed following all requirements and regulations.

## **Site and Planning History**

The application site 117 Kentish Town road. Road itself has a good passing trade with number of shops restaurants and cafeterias in the neighbourhood.

Property is a retail unit in Class A3 use ground floor and A1 basement floor. The site is currently vacant, after the previous occupier Mr Yassin Abannur, terminated the lease. At present property is in poor condition and will be required substantial building work to secure a tenant.

The key applications referred to above are detailed below:

2008/4781/P Change of use of ground floor from a retail unit (Use Class A1) to cafeteria (Use Class A3 - no primary cooking involved) was approved 02 November 2009.

Other application removal of condition section 73 was placed on 17 January 2016 with planning portal reference number 4763606 v1. This application seeks to remove a condition 5 (no primary cooking at the premises).

## **Applicant**

Melange Restaurants LTD has been operating for 3 years in Crouch End N8 and Barnet EN5 areas. It has been awarded Trip Advisor Certificate of Excellence 2014 and 2015 and was featured in local press and number of blogs. Such business is considered to be an asset for the area and local community.

## The proposals

As mentioned before, currently unit is in the poor condition, and in order for the potential tenant Melange Restaurants Ltd to be able to undertake the property, extensive building work has to be done. Furthermore restaurant wouldn't be able to operate without a kitchen extraction system and it is essential to get it installed.

This application seeks to get planning permission for:

- Alteration of the shop front: refurbishment of existing window and door frame
- Install new sky light window to the flat roof at the rear of the property;
- Erection of rear extension at ground floor level, existing door and 2 windows to be replaced with sliding doors;
- Installation of kitchen extractor duct to the rear of the premises;

### Alteration of the shop front

We aim to refurbish the old and outdated look of these premises and bring it up-to-date. Same window and door frame will be kept, only replacing, currently broken front glass and front door. Frame Colour to be changed to grey RAL7016. Victorian wall panels will also be added as shown in the drawings provided.

Photo below features a current shop front, which is clearly in a bad state and requires to be updated.



## **Sky light window installation on the flat roof**

We proposing to install sky light window on the flat roof at the rear of the property, which will improve appearance and light access to the property. Size 1500x3000mm Aluminium grey colour RAL7016 frame with self-cleaning glass will be used. An Image below features a desired look.

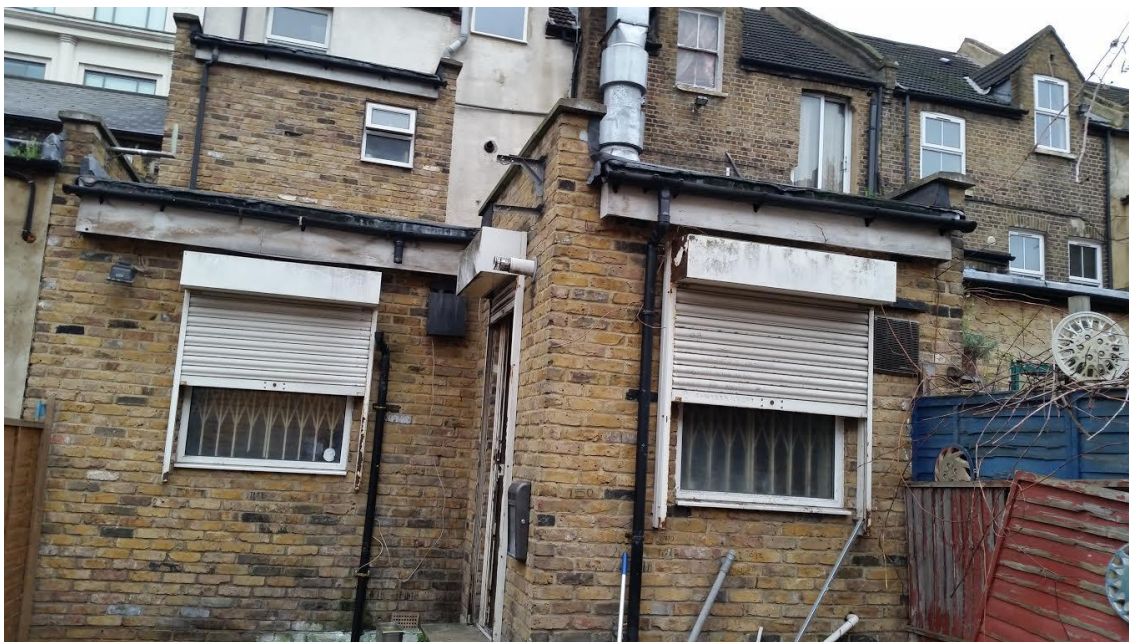


## **Erection of rear extension**

Main purpose of the rear extension is to give a potential tenant a better use of the internal space, and improve a look of the property which is currently poorly maintained. We aim to create better washroom facilities which will include a disable toilet. There is a small extension at the back, we proposing to extend it as shown in the drawings.

### Design and appearance

The extension is of a small scale and will have a simple design and. Existing door and 2 windows to be replaced with aluminium frame sliding doors, matt grey colour RAL7016. New extension will add Approximately 10 square meters to the ground floor. Bricks to match existing will be used to build an extension. Images below features existing rear of the property.





## Installation of kitchen extractor duct to the rear of the premises

We propose to install Kitchen extraction/3 stage filtration and air intake system

### Opening hours

It is anticipated that the business will look to operate throughout the day and evening to cater for the different peak demands for ~~eat-in~~ trade. Restaurant will be open 7 days a week from 9am to 11pm

The extraction system will not be operated outside agreed opening hours.

### Specifications

Above the cooking equipment in the prep kitchen, a stainless steel canopy with bulk head style lighting, 3000mm long x 1200mm wide; manufactured in 304 grade with external dull polish grain; internal stainless steel filter housing to removable/washable stainless steel baffle type grease filters (Stage 1 filtration) which are highly efficient at grease removal, the underside of the canopy, stainless steel wall cladding will be fitted.

450mm x 450mm ductwork from the canopy will be connect to a high odour filtration unit, carbon filter unit, with a built in disposable pre-filter G4 (Stage 2 filtration). Carbon cells mounted / housed in the external duct riser with dwell time of 0.1 - 0.5 seconds; Disposable to be replaced every 12 months (Stage 3 filtration) please see attached tech files on the filters. The filter box will then connect to a 500GBW /4/4 Helios extract fan unit, please see attached tech spec on the fan unit . The Fan unit will be connected using flexible connectors on either side of the fan, which will be mounted on to a anti vibration platform to **eliminate any noise and vibration** levels, 1 No off 500 long silencer acoustica CP03-CA-0500-1D will be connected just after the fan unit , the 450mm ductwork from the silencer

unit will then exit the building on to the flat roof and rise to the top of the building and terminate 1 meter above the eaves level via discharge as shown on the CAD drawing.

Note : please see all attached spec sheets for the equipment . Make up air will be provided via motorised system , ductwork from the fan unit airflow 102H2WL/4, will connect to the air intake plenum on the canopy and provide makeup air in to the kitchen area from the perforated front facia of the canopy as shown on the CAD drawing .

Ductwork system will be manufactured and installed subject to in accordance with DW 144/171 specifications.

## **Design and access statement**

### **Use**

It is proposed that ground floor of the building will be used as a restaurant (A3) and basement will be used as storage (A1). Installing fan extractor system will allow the tenant to operate as a fully functional restaurant with primary cooking involved.

### **Amount and Scale**

The proposed first floor rear extension is small scale and will provide an additional 10sqm of floor space. Its main purpose is to improve an internal space allowing creating a disable toilet without a reduction of the retail floor area.

In total the restaurant unit will measure 105sqm including ground floor storage space.

### **Layout**

A proposed layout is shown on the application plans. Ground floor area will be used as a restaurant retail floor with the kitchen and serving areas at the front of the restaurant.

The main restaurant entrance remains at the same place. New sliding doors will create a wider access to the rear of the property.

At the rear of the ground floor new disable toilet facilities will be installed.

### **Appearance**

Colour of existing front shop to be changed to matt grey RAL7016 giving more up to date look, Sky roof window is Aluminium grey colour RAL7016 frame with self-cleaning glass will give the property contemporary look and feel.

To the rear the proposed extension will have a simple design to complement the existing building.



## **Landscaping**

The proposals do not impact on any existing landscaping.

## **Access**

The site is accessible location in a busy Kentish Town Road. Access the restaurant remains the same, which is a door to the left of the frontage.

## **Conclusion**

The designed proposal has fully maintained the character of the existing property. Alterations to the shop front will improve a look of the property and Kentish Town Road overall.

It is essential to install kitchen extractor duct for the potential tenant to be able to operate as a functional restaurant. Noise issue was taken into consideration and appropriate machinery was chosen in order to eliminate the problem.

Elevation of a rear extension will improve a look and feel of the property. Granting the applicant the consent would mean that a tenant with a good reputation will occupy the premises, not only improving the building, but also improving overall area look and feel. Further benefits include job creation for a local community.

All building would be subject to current building regulations.