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DESIGN & ACCESS STATEMENT

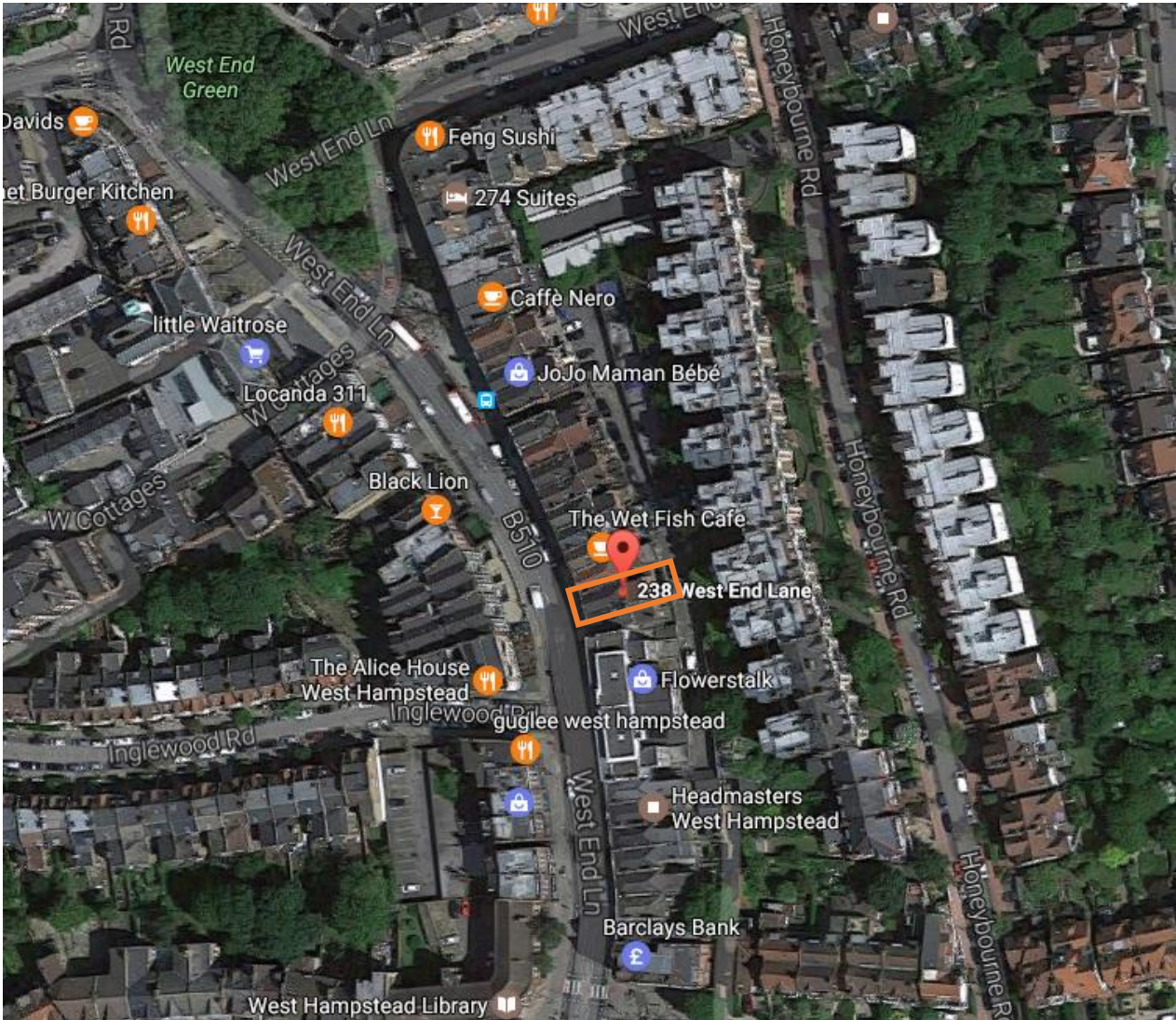
ALTERATIONS AND REFUBISHMENTS TO AN EXISTING RESTAURANT
INCLUDING INSTALLING A NEW REAR EXTRACT, FILLING IN AN EXISTING
WINDOW OPENING, EXTENDING THE EXISTING BASEMENT AND INSTALLING
NEW BIFOLD DOORS AT 238 WEST END LANE LONDON NW6 1LG



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Location on West End Lane

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1. Introduction

1.1 This document has been produced to accompany and support the planning application for the alterations and refurbishments to an existing restaurant including installing a new rear extract, filling in an existing window opening, extending the existing basement and installing new bifold doors at 238 West End Lane.

2. Proposal & Design

2.1 Front Elevation



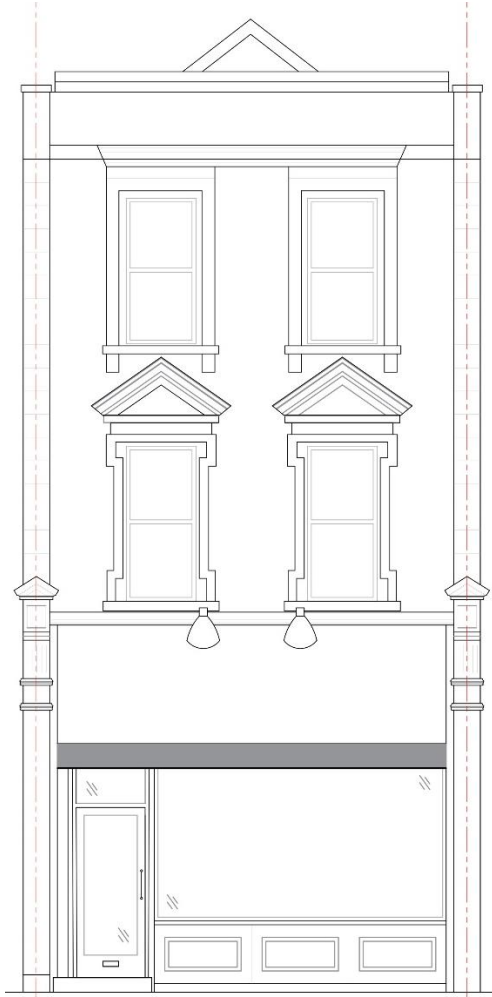
238 West End Lane – Existing Front Elevation

2.1.1 The existing frontage to 238 West End Lane is tired, shabby and in need of refurbishment. It is proposed to refurbish the existing canopy, replace the existing door and window with new entrance and bifold doors, reinstate additional external lights and upgrade the entire restaurant frontage.

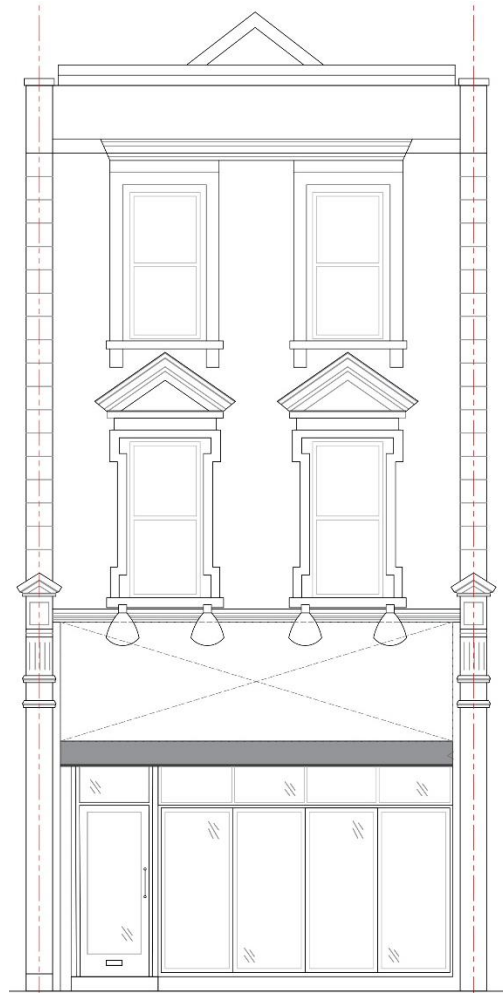


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Existing and proposed drawings:



238 West End Lane – Existing Front Elevation



238 West End Lane – Proposed Front Elevation

2.1.2 West End Lane consists of a variety of restaurants and cafes many of which already have front bifold doors installed. It is intended that these new doors will not only benefit the restaurant and its clientele but also the front of the premises to the public and by keeping with the character of the street, West End Lane as a whole.



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Examples below of bifold doors on West End Lane:



Thunderbirds - 327 West End Lane



Gourmet Burger Kitchen - 331 West End Lane

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Sirous, 268 West End Lane



Café Nero 264-266 West End Lane

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Nandos 252 - 254 West End Lane



The Black Lion, 295 West End Lane

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Cedar, 202 West End Lane



Locanda 311, 311 West End Lane

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Banana Tree, 237 - 239 West End Lane

2.2 Rear Elevation

- 2.2.1 It is proposed to replace the existing extractor to the rear of the property. The current extract is not suitable for an A3 restaurant kitchen. The clients wish to replace the existing extractor with a more appropriate ventilation system and they have sought the expertise of an experienced ventilation specialist to not only specify a suitable extractor but to also design the ducting so that it reduces any impact on the rear elevation.



The existing extract is not fit for purpose.



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Existing and Proposed rear elevation drawings:



238 West End Lane – Existing Rear Elevation



238 West End Lane – Proposed Rear Elevation

2.2.2 The noise impact assessment report concludes that noise emissions from the proposed plant unit should meet the requirements of the Local Authority.



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- 2.2.3 It is proposed to enclose, insulate and waterproof the existing basement terrace. By extending the current basement into this space the intention would be to reinstate the existing WCs and create additional and more spacious sanitary facilities for clientele.
- 2.2.4 The current restaurant arrangement has only one inadequate WC for the entire restaurant and its staff. Its location next to the kitchen has been proven to be problematic in the past. By utilising the space in the rear basement terrace and converting this area into 2 No. WC the intention would be to provide not only better facilities for the restaurants clientele and staff but also mitigate any safety hazards that may occur from queuing next to a kitchen entrance.



238 West End Lane – Existing WC viewed from the entrance to the kitchen

- 2.2.5 The proposed basement extension provides no impact on the rear elevation.
- 2.2.6 It is proposed to remove the existing WC window and brick up the opening used reclaimed brick to match the existing.



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3. Access

3.1 The planning application proposals will not affect current access arrangement

4. Conclusion

The intention by refurbishing and extending this existing A3 restaurant to a high standard is to create a welcoming, enjoyable local restaurant on West End Lane and the proposals put forward in this application are aimed to make this intention a reality.