

08 / 0203

## 15 MONEYHILL PARADE, RICKMANSWORTH

### DESIGN STATEMENT

#### INTRODUCTION

This design statement has been prepared following the guidance and headings set out in the document *Design and access statements - How to write, read and use them*, published in 2006 by the Commission for Architecture and the Built Environment.

#### USE

In principle this Planning Application proposes to refurbish the existing restaurant premises on the ground floor, construct a new premises adjacent for use as a café, and provide 3 self-contained flats on the upper floors. At present the existing site accommodates a restaurant of 192 sq.m. with the principal seating areas, kitchen and servery and storage on the ground floor and toilet and office facilities at first floor level. The remaining area of the first floor and the attic level is in residential use providing a 2 bedroom self-contained flat. At present no off-street parking is provided for this property.

To the side of the existing restaurant is an existing single storey redundant public toilet block and electrical sub-station.

#### PROPOSAL

The proposal is to remove the existing toilet block and erect a two storey side extension to provide an additional shop unit to be used as a café. The existing restaurant is to be enlarged with a single storey rear extension on the ground floor, involving the removal of an existing conservatory addition, and the internal layout is to be rearranged to provide new kitchen, storage and toilet facilities. The ground floor extension to the side is to provide a self-contained commercial premises for use as a café with storage at the rear. The seating area of the restaurant is now all to the front of the building and the floor area of 109 sq.m. is almost identical to that of the existing premises. The upper floors of the extension and the existing building are designed to provide a total of 3 self-contained flats with a 1 bed unit over the existing restaurant, a 2 bed unit over the café and a 2 bed unit in the enlarged roof space.

#### LAYOUT

The extension is designed so as to replicate the existing shop frontage with the restaurant seating and bar area to the front of the building. Deliveries to the restaurant can now be taken from the rear with easy access to new storage and kitchen facilities. The new café unit is to be fully serviced directly from Moneyhill Parade.

The access to the self-contained flats is via a new external door to the front on Moneyhill Parade with an enclosed internal staircase. 2 No. new car spaces are provided directly off the existing service road to the rear to service the new additional flat units.

#### NOISE CONTROL

As the existing restaurant is not to be enlarged in terms of numbers catered for, it is not anticipated that it will result in any additional noise and disturbance to the adjoining properties. New extraction equipment is to be installed to the kitchen area with a roof mounted unit at the rear of the building. The new café is to be served by domestic scale extracts through the flat roof of the store extension.

### **APPEARANCE**

The building is designed to take on the visual characteristics of the existing parade of shops and accommodation above. The new extension will have an almost identical width frontage to the adjacent premises and will be treated in a similar way with full extensive glazing and projecting fascia in line with the other existing units incorporating a combined entrance canopy and fascia signage. Externally the building will be rendered to match the existing and all roofs will be plain tiled.

### **LANDSCAPING**

As indicated on the Application drawings the proposal seeks to open up the rear of the site to provide car parking and access. This area will be fully hard landscaped enhancing the setting of existing trees on the side boundary. The mature tree to the front of the building is to be retained with lower branches cut back in accordance with the Arboriculturalist's Report. Ground cover planting is to be provided to create a protection zone around the tree base with a paved access way to the new café entrance.

**January 2008**

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### **ACCESS STATEMENT**

#### **INTRODUCTION**

The existing premises to Moneyhill Parade fronts directly onto the Uxbridge Road. Good pedestrian access is provided by existing wide pavement. Some public car parking is available to the front of the Parade.

Service access is provided by a generously wide service road at the rear which runs off Elm Way.

#### **SECURITY**

A secure bin store will be provided a short distance from the rear of the building to accommodate refuse storage for both the existing restaurant and café and proposed residential units. It is also anticipated that provision for CCTV coverage will be provided to the rear of the building as part of the building specification. "Security by Design" application is to be considered.

#### **CAR PARKING**

The car parking area is to the rear and is clearly defined. 2 designated spaces are to be marked for 'Use for Residents Only'. The make-up of these spaces will be finished with dry set paving.

#### **MAIN ENTRANCE**

The main entrances to the restaurant and café area in a prominent location and easily identifiable to both pedestrian and vehicular traffic approaching the site. The entrances will each have a level threshold with power assisted openings and closing devices fitted, and access will be in excess of 1000mm. The closing devices will be compliant where possible with BS EN1154. The maximum closing force at the leading edge of the door is recommended as being not in excess of 20N.

The main entrance to the residential units is in a prominent location and easily identifiable to both pedestrian and vehicular traffic approaching the site. This entrance will have a level threshold.

#### **ACCESS INTO AND AROUND THE BUILDING**

The mix of hard and soft landscaping will provide clearly defined routes for all pedestrian movement both into the site and around the perimeter of the building to entrances/exits.

The finished floor level of both the building and external levels will be determined to provide minimal gradients (1:20 or less). This can be deemed as level and therefore there will be no ramps that require handrails/landings etc. Surface finishes to the external hard landscaping will be firm, non-slip and will be laid to avoid tripping hazards. All service covers in the form of drainage grates, manholes etc will be set flush avoiding all potential tripping hazards. Access routes in general will have consideration for practical application and the anticipated management protocols in these areas.

#### **BARRIERS, RESTRICTIONS and STREET FURNITURE**

Recessed areas around "public" areas outside the building have been negated thereby reducing the opportunity for vandalism and mischief

### **LIGHTING**

Low energy lighting will be provided to external circulation areas to illuminate the immediate area adjacent to the front and rear of the building to facilitate easy access and egress. Lighting will be designed to carefully integrate with not only the building envelope and signage but also consider the overall lighting provision for the scheme. It will complement the existing provision in the car park, whilst having consideration of neighbouring properties.

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