

DESIGN AND ACCESS STATEMENT

59 BURDETT ROAD, LONDON. E3 4TN

INTRODUCTION:

This design and access statement has been submitted in support of a planning application to convert the E(a) retail shop to E(b) Restaurant. This statement comprises the supporting documentation to the planning application. All information necessary to determine the application would be found within this document.

The proposed developments are in accordance with local and national space, amenity and parking standards and will provide a high standard of living for future residents.

This statement seeks to demonstrate that the proposed development is in accordance with the National Planning Policy Framework (NPPF) and local planning policies and should be considered for approval.

PROPOSAL:

The applications of this site are as below:

Conversion of Retail Shop E(a) to Restaurant E(b).

It is our understanding that the proposal falls under Permitted Development Part 3 Class C of The Town and Country Planning (General Permitted Development) (England) Order 2015 as suitable (i) Ventilation and extraction (including the provision of an external flue), and (ii) the storage of rubbish, has made part of the application.

The proposal also considers permitted development as the site does not form part of the following:

- (i) A site of special interest;
- (ii) A safety hazard area; or
- (iii) A military explosives storage area;

EXISTING SITE CONTEXT:

The subject site is located in London Borough of Tower Hamlet. The surrounding of application site is a well-established blended retail, commercial and residential area.

The site is a terraced property and currently houses a retail shop on Ground Floor and a residential flat at First Floor.

Burdett Road is a busy commercial market that specializes in South Asian Food Chains. The businesses

generate visitors from different parts of the London city.

Burdett Road consists predominantly of similar terraced design dwellings. The proposed conversion would not alter any of the existing external features of the property, thereby ensuring that this existing character is maintained.

The site is located in Ropery Street Conservation Area. The building is not listed.

PRINCIPLE OF DEVELOPMENT:

The proposal seeks permission to convert a retail shop to Restaurant. The basic design principle behind the change of use is to retain as many original features of the existing building as possible and utilizes the premises in a safe economic manner. The proposed conversion involves internal alterations and the external front appearance of the building is not altered, save for the provision of parking and bin storage to the front.

The first floor accommodates with the separate entrance.

RELEVANT POLICIES:

The London Plan: Spatial Development Strategy for Greater London (Consolidated with alterations since 2011 and published March 2016)

Policy 2.15 Town Centres

Policy 3.2 Improving health and addressing health inequalities

Policy 4.7 Retail and Town Centre development

Policy 4.8 Supporting a successful and diverse retail sector and related facilities and services

Policy 5.3 Sustainable design and construction

Policy 6.9 Cycling

Policy 7.2 An inclusive environment

Policy 7.4 Local character

Policy 7.5 Public realm

Policy 7.6 Architecture

Policy 7.8 Heritage Assets and archaeology

Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

London Borough of Tower Hamlets Local Plan 2031 (adopted January 2020)

Policy S.SG2: Delivering sustainable growth in Tower Hamlets

Policy S.DH1: Delivering high quality design

Policy S.DH3: Heritage and the historic environment

Policy D.DH2: Attractive streets, spaces and public realm

Policy D.DH4: Shaping and managing views

Policy D.DH8: Amenity

Policy D.DH9: Shopfronts

Policy D.TC5: Food, drink, entertainment and the night-time economy

Policy D.ES9: Noise and vibration

Policy D.ES10: Overheating

Policy D.TR3: Parking and Permit-free

Policy D.MW2: New and enhanced waste facilities

LAYOUT:

The layout of the proposed development will be in keep with providing access for all including the ramp facility for disabled. The development will have separate toilet facilities for male and female customer and for disabled people. The kitchen/ food preparing area would be toward the rear of the property. The development is offering seating area at the front of property.

Policy S.DH1 of the Local Plan (2020) seeks to ensure development meets the highest standards of design and layout. Development should positively respond to its context by demonstrating appropriate scale, height, mass, bulk and form. It should represent good urban design, an architectural language that enhances the wider surroundings, and high-quality materials and finishes.

APPEARANCE:

The building itself dates from the late 19th century and maintains its originality and external features keeping it compliant with the conservation area guidelines.

Whilst the proposed development would lead to intensification in the use of the site, it is opinion that the proposed development would not have a significant impact on the character and appearance of the area.

The basic design principle behind the change of use is to retain as many original features of the existing building as possible. The aim of the work is to modify and upgrade the existing E(A) shop into Restaurant.

SUSTANABILITY:

The development will use the most energy efficient construction materials and methods using high performance thermal insulation products and low carbon emitting appliances. All modification and new construction will be to the latest building regulation taking specific account of the fire, ventilation and acoustic requirements.

Policy D.DH8 of the Local Plan (2020) requires development to protect and where possible enhance the amenity of new and existing buildings and their occupants, as well as the amenity of the surrounding public realm. Development would not result in unacceptable levels of odour, noise or fume emission.

ACCESS AND PARKING:

The access of the restaurant will be from Burdett Road. The area is served by existing road and public transport system.

The proposal site is close to Mile end Station and is also very well served by various Bus routes.

Policy D.TR3 of the Local Plan (2020) requires the provision of two cycle parking spaces (one short stay and one long stay) a restaurant or hot food takeaway over 100m², the proposed development is less than

100m² but we are proposing cycle parking spaces. The proposal is in accordance with the D.TR3 of the Tower Hamlets Local Plan 2031 (2020) and policy 6.9 of the current London Plan (2016) and had proposed the secured cycle stand inside of the takeaways.

FLUE DUCT:

A new flue duct at the rear of the property is proposed to cater to the needs of the restaurant. The kitchen extract flue has been located as far as possible from neighbouring buildings. The final discharge to be vertically upwards with no obstruction cowl and will be at least 1m above any existing windows at first floor level. A rainwater sump is to be fitted.

The proposed extraction flue to be installed at the rear of the property would not be visible from the public realm and therefore would have limited impact on the character of the Conservation Area. Furthermore, there are existing extraction flues to the rear of a number of other properties on this section of Burdett Road, therefore the introduction of an additional flue would not be considered harmful to the character of the Conservation Area in this location.

Policy D.ES9 of the Tower Hamlets Local Plan (2020) requires development to minimise noise and vibration impacts. The level of noise emitted from any new heating or ventilation plant will be below the background level by at least 10dBA.

COMMERICAL WASTEBIN & RECYCLE:

An area is proposed at rear of premises for waste and recycling bins. An arrangement is already in place for bringing the refuse bins to a collection point on the day of collection.

ASSESSMENTAND EVALUATION:

The proposed development respects and enhances the character and appearance of the original building as well as the adjacent properties in terms of scale, massing and materials.

The proposal is sustainable and appropriate in the overall context of the area and site. It will contribute positively towards the overall betterment of the area in general and the site in particular.

IMPACT ON EXISTING SHOPPING FACILITIES:

The impact of proposed change of use will be minimal. It is suggested to be grilled food. Policy 3.2 of the London Plan (2016) requires new development to be assessed against its potential impact on healthy lifestyles and health inequalities. This healthy cooking method helps prevent cardiovascular diseases and other heart diseases. The grill takes less time to cook than when using more traditional methods, they retain more of their natural nutrition.

as a Restaurant, it would still contribute to providing a mix of services and amenities in the locality, rather than remaining empty. The change of use would attract more customers and footfall, thus adding to the vitality and viability of this centre. This would accord with the central

theme contained in the NPPF in relation to shopping centres, but would equally, enhance the competitive economy of the centre, as advised by the NPPF.

SIMILAR DEVELOPMENT:

Burdett Road is a busy and famous for serving mix traditional food and retail shop. Similar development is found on whole parade few famous are listed below:

- The Orange Room Mile End
- Med's Café

HOURS OF OPENING:

The hours of opening for proposed restaurant will be from 12:00 PM to 23:00 PM from Monday to Sunday.

SPECIFICIATIONS:

- 400 DIA EXTRACTION FLUE FITTED ON WALL WITH ANTI-VIBRATIONBRACKETS AND DISCHARGING AT LEAST 1000 ABOVE HIGHEST WINDOW HEAD.
- MOTOR MODEL 102 H2 WL/4 MOTOR TO HAVE ANTI-VIBERATION MOUNTS WHERE MOUNTED TO BUILDING STRUCTURES AND TO BE HOUSED IN AN ENCLOSED CHAMBER FOR MINIMUM NOISE.
- 600 X 600 mm CARBON FILTER UNIT WITH PRE-FILTER UNIT.
- 400 X 400 mm STAINLESS STEEL HOOD WITH 4 No. WASHABLE GREASE FILTER.
- FAN UNIT: MANUFACTURER: HELIOS MODEL: GBW500/4/1
- DIMENSIONS: 670x670x670MM OVERALL
620x620MM INSIDE FRAME
- MOTOR RATING: 1.38KW, SUPPLY: 240/50/1 PHASE
- FULL LOAD CURRENT: 6.4 AMPS, BREAKOUT NOISE: 45DB (A) AT 4M
- AIR PERFORMANCE: 1.94 M3/S @ 200 Pa, 1.57 M3/S @ 350 PA
- SPEED CONTROLLER: TSW 7.

CONCLUSION:

The proposal has been considered against national, regional and local planning policies and is considered broadly compliant aimed at ensuring the employment potential. The proposal is also in accordance with Tower Hamlets policy.

This proposal makes the best sustainable use of the site in support of Council Policies by space, to public transport supporting the growth of a sustainable community.

The proposed development respects and enhances the character and appearance of the adjacent properties in terms of scale, massing and materials. It will blend well through use of appropriate materials and would add interest through its design features.