



PLANNING, DESIGN AND ACCESS STATEMENT

GATINEAU LTD, 209 BANBURY ROAD (OXFORD CITY COUNCIL)

Proposal – Change of use of public highway to fixed Terrace Screen enclosure for outdoor seating area accommodating up to 6 tables and 20 chairs.

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1. INTRODUCTION

This Planning, Design and Access Statement is made by Gatineau Ltd, in respect of proposals at ground floor premises at 209 Banbury Road, Oxford.

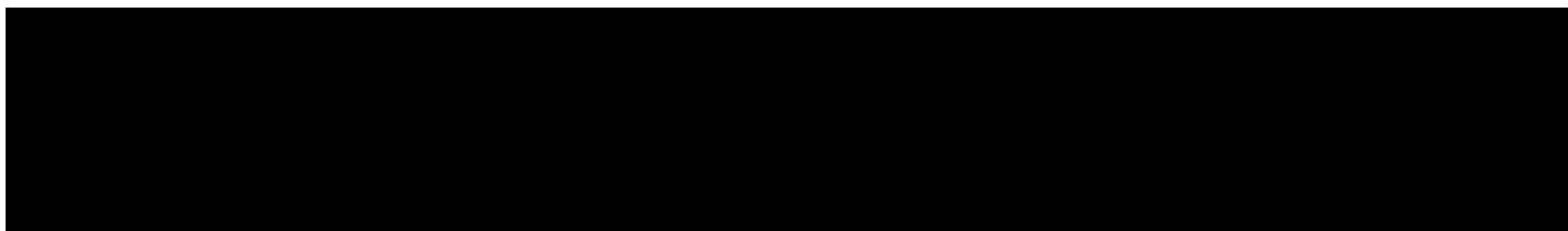
Our planning application seeks planning permission for change of use of public highway to a new fixed Terrace Screen enclosure seating area outside our shop, advertising consent for 3 no. Gatineau Logo on Terrace Screens, one on each of the three sides. The application seeks planning to place 6 circular tables and 20 chairs outside the shop unit on part of the pavement.

The proposal will help our business to continue to be successful. Gatineau Patisserie operates as a Bakery and Patisserie under Use Class A1.

This proposal also represents an opportunity to further improve the appearance of the shop and will help the business in these challenging times. This outside seating terrace area will allow the business to operate following COVID-19 social distancing guidelines as per PHE. Our shop is too small for us to allow customers to sit inside the shop.

The proposal will improve the appearance of the building and the streetscape by introducing a fixed terrace screen seating area made to the highest standard.

The outdoor seating area will be characteristic of the centre and will be designed to maintain free pedestrian movement. The advertisement is the company logo. The size of the printed logo will be in keeping with the shop front signage and will be in line with the relevant policy criteria. It is therefore considered that the proposals would be in keeping with the character of the surrounding shopfronts and contribute positively to the streetscape of Summertown.





2. SITE CONTENT

The site lies on the west side of Banbury Road and comprises the area immediately in front of Gatineau Patisserie and Bakery, which is a small retail unit selling a variety of breads, cakes and pastries. The shop unit is small and there is no possibility of providing tables and chairs inside.

The application site, 209 Banbury Road comprises a two-storey building with a high-pitched roof. Class A1 retail is located on the ground floor with offices above. The unit has rear access for private parking shared with other businesses that front onto Banbury Road.

The unit forms part of a parade of shops within the Summertown District Shopping Centre. The building, consistent with the remainder of the parade is Victorian. The unit is located between an empty vacant building and a phone repair shop.

The application site is not within a conservation area however it is an attractive location. Many of the shopfronts have a neutral contribution on the location. We believe this Fixed Terrace Screen addition will positively contribute to the street scape of Summertown.

The parade comprises of a mix of A1, A2 and A3 and Sui Generis units at ground.

The building is neither Listed nor Locally Listed. At present Gatineau Patisserie and Bakery has a Street Café Licence Consent No 20/02150/CAFÉ.

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Planning History

Extension to shop and alterations

Pâtisserie Pascal 209 Banbury Road Oxford Oxfordshire OX2 7HQ
Ref. No: 59/08324/A_H | Received: Wed 10 Jun 1959 | Validated: Wed 10 Jun 1959 | Status: Decided

New shop front.

Pâtisserie Pascal 209 Banbury Road Oxford OX2 7HQ
Ref. No: 67/18831/A_H | Received: Tue 28 Mar 1967 | Validated: Tue 28 Mar 1967 | Status: Decided

Internally illuminated fascia sign.

Pâtisserie Pascal 209 Banbury Road Oxford OX2 7HQ
Ref. No: 71/02027/P_H | Received: Tue 26 Jan 1971 | Validated: Tue 26 Jan 1971 | Status: Decided

Rear access.

Pâtisserie Pascal 209 Banbury Road Oxford OX2 7HQ
Ref. No: 77/01060/A_H | Received: Wed 09 Nov 1977 | Validated: Wed 09 Nov 1977 | Status: Decided

Change of use from shop to restaurant including external duct at rear and alterations to entrance (Amended plans)

Pâtisserie Pascal 209 Banbury Road Oxford OX2 7HQ
Ref. No: 93/01313/NF | Received: Thu 16 Dec 1993 | Validated: Thu 16 Dec 1993 | Status: Decided



**Change of use of public highway to outdoor seating area
accommodating up to 5 tables and 20 chairs.**

Gatineau 209 Banbury Road Oxford Oxfordshire OX2 7HQ

Ref. No: 09/00952/FUL | Received: Tue 12 May 2009 | Validated: Thu 14 May
2009 | Status: Decided

3. DESIGN

TERRACE SCREENS

The design of the proposed Fixed Terrace Screens is attached for your consideration.

The proposal seeks change of use of public highway to install fixed Terrace Screens in front of the Shop, accommodating 6 tables and 20 chairs. The Terrace screens will be fixed to the pavement. The Terrace screen will have steel under-panels and 6mm toughened glass top panels. The Terrace screens are 1.5mm thick zinc coated steel, powder coated to match current shop front frame colour.

The proposals will improve upon the existing shopfront, positively enhancing the character and visual appearance of the centre, giving a French Café ambience, enhancing the street-scene, and adding vitality and vibrancy to the area. The new Fixed Terrace Screens will respect the positive elements of the parade, encouraging consistency whilst also offering a high-quality design to replace our temporary café banners.

The proposed Terrace Screen area will contain our existing tables no 3 and an additional no 3 tables and chairs. We will enhance this enclosure by having no.4 decorative planters.

This is to clearly identify the seating area and maintain pedestrian safety. Summertown is characterised by outdoor seating areas that offer customers a place to sit and eat their produce should they wish. The proposals will contribute to the local character and have been carefully designed to ensure that adequate room is available on the pavement for pedestrians to pass.

Our proposal is like the outdoor seating arrangement at The Oxford Kitchen at 215 Banbury Road the Dew Drop Inn.

The proposed Fixed Terrace Screen enclosure area has been designed to maintain a clear pathway for pedestrians, in similar fashion to The Oxford Kitchen.

The solid under-panel of the Terrace Screen will have the Gatineau logo and this will be visible on all sides. The logo size on the sides of the under-panels will in keeping with the shop frontage and be visually discreet, enhancing the street scene of Summertown.

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Overall, the new fixed Terrace seating enclosure will improve the appearance of our unit. Gatineau is a small- scale business and this seating area will provide seating for the unit in line with COVID-19 guidelines in respect of the current COVID-19 pandemic. As a result of COVID-19 we have lost seating space inside our shop as is too small. We will not seek to have tables and chairs inside the shop moving forward and therefore this proposal will help us gain the required seating we have lost inside the shop, in order that our business can continue to operate and be successful.



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5.ACCESS

With the installation of the fixed Terrace screens, the pavement will be wide enough to allow pedestrians to pass by safely. There will be sufficient space for prams and wheelchairs to pass safely. The chairs and tables will be enclosed within the terrace screen enclosure ensuring that they do not infringe onto the pedestrian walkway. The proposed outdoor seating area is located on an area of pavement that exceeds 8m.

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5. Daylight or Sunlight Assessment

Not applicable

6. Noise Impact Assessment

Not Applicable