



DESIGN, ACCESS & HERITAGE STATEMENT TO CONVERT THE EXISTING WIMPY INTO A MISS MILLIES RESTAURANT

106 High St,
Billericay
CM12 9BY

On Behalf of: Joe Bhangal

Introduction

This statement has been prepared to accompany an application for the alterations and development proposal at 106 High Street, Billericay. The idea of this statement is to show how we as designers/developers wish to take into account the historical values of not only the building but the surrounding environment to help preserve its beauty and history by designing for a purpose with form and function. We believe that it is important that any changes to 106 High street are in context with neighbouring streets and surrounding local area as well as respecting the nearby buildings. The changes would also need to fulfil the actual function that was in hand and work with the existing fabric. This statement will assess the building in terms of historic and architectural interest and context of the local planning policy with a view to the application to refurbish the external & Internal areas of the building.

General building information

5209 HIGH STREET (East Side) BILLERICAY No 106 TQ 6794 8/20 4.8.71 II 2. A C18 timber-framed and plastered house with weatherboarding at the sound end. 2 storeys and attics. 3 window range, double-hung sashes with glazing bars. The ground storey has a central C20 door and 2 C20 shop fronts. Roof tiled, with 2 flat headed dormers.

Building History

When 106 High Street was built in the 1700's it was to be used as a house. In the last century it was converted in to shops and to shop fronts were added. The building was given a Grade II listing in 1971. Next door is the former Billericay Bakery shop. This had previously been a veterinary surgery.

Description of Works

All works will be to the highest standard and any areas affected will be made good to ensure full respect and acknowledgement of the building's history. Changes will include a full refurbishment internally, new kitchen, cut back structural wall (Under structural engineers guidance see plan), New signage scheme and New extract through flat roof section at the back of the building.

Design Statement

106 High Street has long played an integral role in the social and economic life of Billericay due to the restaurant being located at the heart of the town making it a popular destination. This proposal reflects our clients desire to reinforce the buildings position to the residents of the area and to customers who will return and, also, recommend the establishment to others thereby increasing its importance to the local economy by offering improved restaurant & dining facilities. The design philosophy of the proposal is to interfere with the authentic charm that already exists as little as possible but recognises the need for the development to enhance the existing space by developing the internal areas and also the external space.

External

1. Remove extg dividing fence in full and make good.



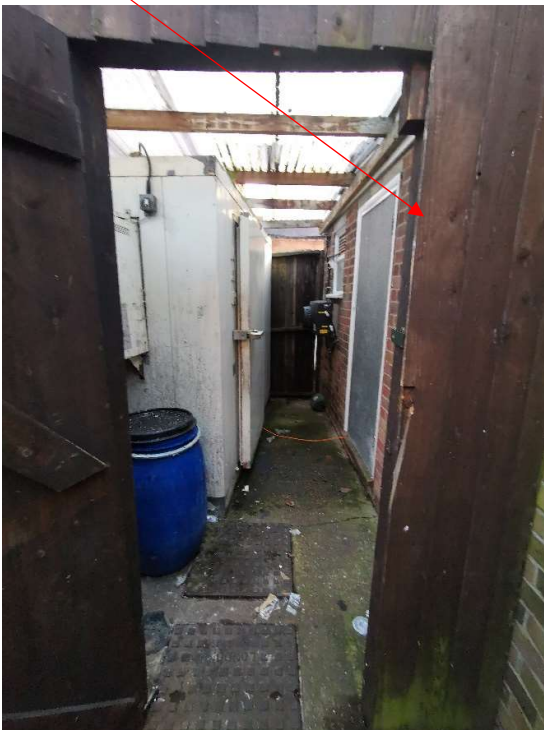
2. Remove extg damaged cold room in full & install new external freezer room.



3. Install new kitchen extract fans and odour control unit to flat roof above newly proposed kitchen.



4. A/C & Cold store condenser units mounted at H/Level to external wall. Pipe work to enter wall behind unit. Position subject to change.



Internal

1. Remove cladding to central wall areas & Remove existing tiled panel ceiling system to trade area and counter area. Make good to ceiling and paint.



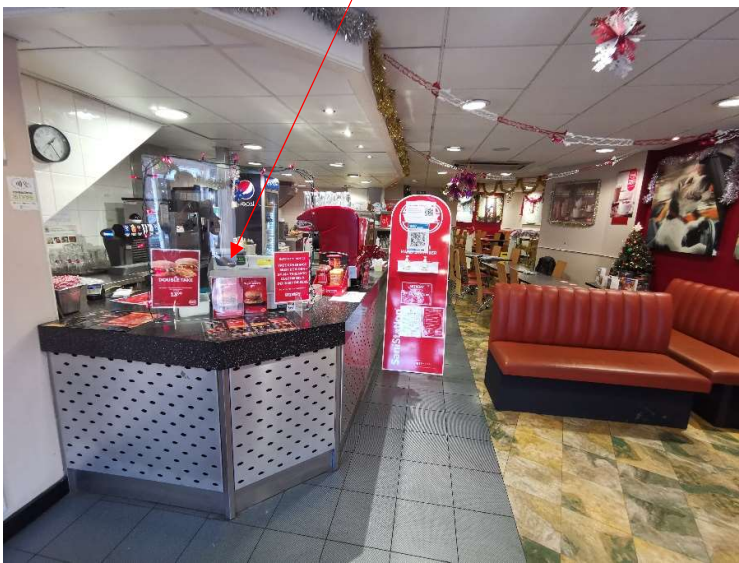
2. Amend position of existing A/C unit as shown and recommission. Positioning and dimensions to be advised by MC



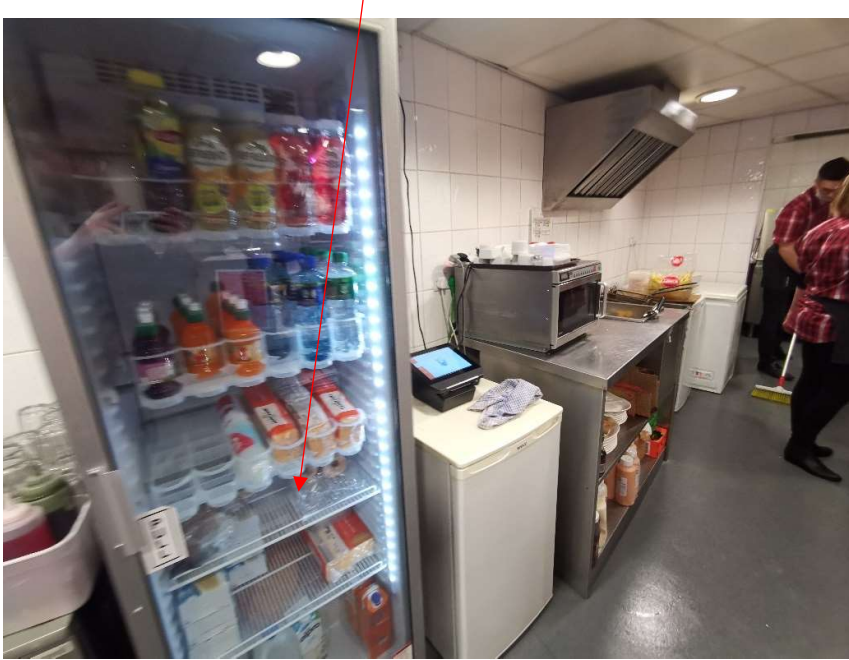
3. Install new half height wall and central capping detail.



4. Remove extg counter & back counter in full and make good to areas where necessary. Form new below stair storage cup'd.



5. Install New fluted dining ht fixed seating. Install new half height wall and central capping detail and mild steel screen with reeded glass. screen to run to the ceiling.



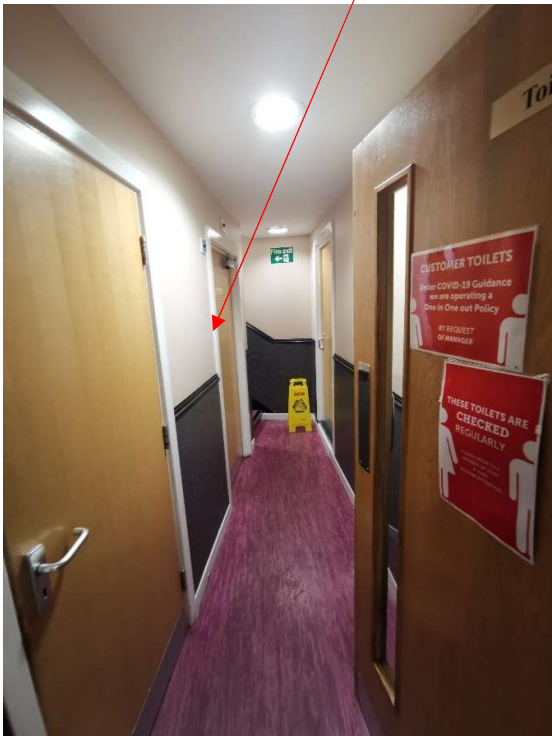
6. Install new Double height counter. New flap to be installed to left hand side as shown. Install new single height back counter with storage bays below.



7. New internal toilet facilities to be mechanically vented, ducted laterally at ceiling level to meet requirements of Appr. Doc F & spec of M&E Engineer. Disabled toilet facility including fixtures, all to be set and mounted according to specific stipulations of Appr Doc M. (ceramic colour white - Rail & seat colour Black) To have second sink at the standard ht to accommodate non disabled customers.



8. Remove and adapt all walls and doors to back of house area. Drainage to be amended to suit.



9. Form new boiler cup'd



10. Store Area to be formed of timber studwork & apply fire lined plasterboard, paint to finish.



11. Form new cleaners' cupboard to house sink. Shelving to be installed above.
Install new Pleated screen for doors reveal fit.



12. Existing raised floor level to be amended to suit the new back of house layout.
Floor to be investigated before start on site. (By MC)



13. Form new staff WC to back of house complete with sanitaryware. Amend existing drainage to suit



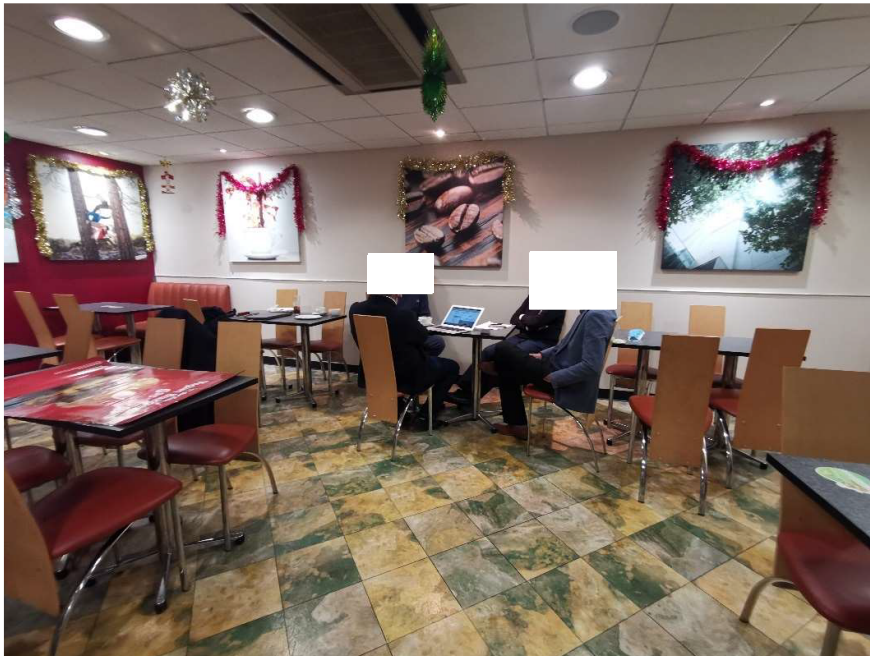
14. Install new stairs to upper level.



15. Remove 2840mm length of structural opening structural engineer to provide details :TBC



16. Install new White rock to kitchen areas where necessary.



General items

1. Full new decorations scheme externally & Internally.
2. Allow for general repairs to any timberwork and any other damaged items.
3. New light fittings to be installed.
4. New (loose) furniture to be installed. All upholstery to be fully compliant with current standards.
5. All existing items retained during the scheme to be cleaned to ensure suitable to new scheme.
6. Allow for new elects.

Access Statement

Our client, Joe Bhangal, is committed to improving the products and services offered to all customers, they fully intend to comply with all current regulations and good practice. The physical limitations of the area provide some constraints being a Grade II Listed building; however, it is our intention to make the proposed scheme as accessible as possible in compliance with Local Planning Policy and the Equality Act 2010.

Summary

We believe that our proposal for, and our clients' commitment to the 106 high street premises; secure the following strategic planning objectives –

- ensure the premises ongoing commercial viability
- preserve and contribute to the character and appearance of the area
- create an attractive place for people to visit
- enhances an existing amenity to the local community, and achieves all of the above in a manner that respects historical importance of the area and the eclectic mixture of the neighbouring buildings and surroundings within the town. 17/03/21

JACK OWEN

17/03/21

Agent

signed

Date