

Impact Statement

2 Circus Road, London, NW8 6PG

On behalf of Pret A Manger, June 2021

This statement is intended to provide a clear overview of the impact of the change of use of land at the front of the Pret A Manger store for use as an outside seating area.

This application seeks to continue to use the pavement at the front of the Pret A Manger store to place 5 tables and 10 chairs on the pavement. The arrangement of this outside seating area has been specifically designed so as not to cause obstruction to pedestrians, as shown on the Seating Layout Plan. As such the seating area will be situated alongside the shop frontage to allow the flow of pedestrian movement to continue without the loss of space for passers-by. The seating area has been designed to allow for easy access by all users including those with impaired movement and wheelchair users.

The proposed seating area will only be used by Pret A Manger customers and will not be used as general public seating. A management plan will be put in place to ensure that the seating area is kept clean, tidy and is well managed at all times. Staff will monitor the general behaviour of the customers using the designated seating to ensure that no noise and disturbance is caused to surrounding properties.

These proposals should be considered to be appropriate in size and scale to the premises. This seating area will not cause any adverse impact on the surrounding area but will instead act to improve the vitality and viability of the local area.