



Kokoro UK Ltd

[TEL: 01932 221891](tel:01932221891)

M: 0786516 4082

Email: gusuel@kokorouk.com

www.kokorouk.com

Date: 23.09.2021

Applicant: Kokoro uk ltd

Site Address: 132A High Street Sevenoaks KENT TN13 1XA

DOCUMENT

Heritage / Design & access statement

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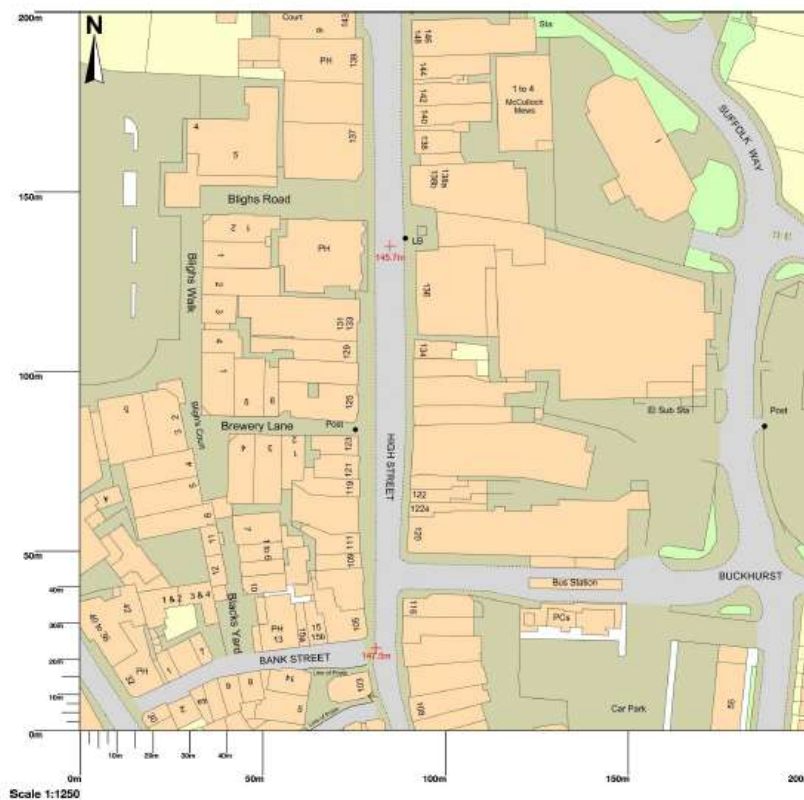
1: Existing site situation & Heritage statement

A) Existing site context:

Sevenoaks High Street Conservation Area – it is a historic central of the town, pivoting on the central fountain and runs south along the upper High Street, northwest towards London and north to incorporate the High Street. It contains the parish church of St. Nicholas, most of the original buildings belonging to Sevenoaks School and borders the historic estate of Knole. The High Street Conservation Area also includes most of the southern end of London Road and the series of narrow pedestrian links through the Shambles to the High Street. (see site location plan fig1)



Carphone Warehouse, 132 High Street, Sevenoaks, TN13 1XA



Map area bounded by: 552965,154699 553165,154899. Produced on 19 June 2021 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2021. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p4buk/648681/878838

Fig1. Site location plan

B) Introduction:

The property is a Grade II Listed Building and situated on High Street in Sevenoaks, within the Conservation Area (designated 1971). A Heritage Statement is required for our planning application as part of the validation requirement.



Fig2. Existing shopfront elevation

C) Existing Site and Building:

The property is a Georgian mid-terrace three storey building found in Sevenoaks High Street. The property forms part of a parade of shops which 'provide a positive contribution to the area.

The property has a pitched roof, and the external wall are finished white paint on brickwork at front (see fig2) and mixture brick (yellowish and brownish) to back of the building. (see fig3) The ground floor was used as a phone shop (Carphone Warehouse) and is currently vacant and basement used for storage area. The floors above are residential.



Fig3. Existing rear elevation

D) Heritage Asset and its significance:

There is a rich history behind these buildings. Therefore, it is important to preserve the character of the existing building and any new works or alterations of the exterior of the building is to be kept in a minimum.

F) Project Brief:

The new tenant on the ground floor level would like to change the current use the vacant shop floor space, from class E(a) to class E(b). It will be fitted out as a Korean & Japanese sushi takeaway store on ground floor and basement will be used for storage space same as previous tenant.

G) Proposed Design:

The refurbishment and fit-out of an existing vacant unit (class E(a) old A1) to create a café (class E(b) old A3)- with the installation of a new kitchen extraction system with internal filtration without external extractor flue. and 4 number condenser units on the backyard and new signage to the shop front.

Kokoro have branches opened with similar proposals to the listed buildings or the conservation area. (i.e Fig6 Kokoro-Uxbridge and Fig7 Kokoro-Leeds)

The proposed change of use from E(a) to E(b) would not involve the loss of an E(a) (Formerly A1) retail unit of more than 1000 sqm.

H) Protecting / Enhancing the Heritage Asset:

In order to not affect the current appearance of the building, we utilized existing window opening as a location of the extractor louvre vent on rear elevation. This has been chosen after careful consideration.

I) Retaining the integrity and significance of the Heritage Asset:

There is no significant alteration nor addition of the front façade of the property (see fig4b. Proposed shopfront) therefore, there is no harm or loss of significance of the Heritage Asset nor the general street scene of High Street.

J) Impact if the Heritage Asset:

The Proposed change of use and installation of louvre vent at the rear of property (see fig5b. Proposed rear)

will not have and adverse of detrimental impact to the existing street scene on Sevenoaks High Street. The louvre vent will be incorporated part of the existing window opening; The louvre is also not visible from street level at the rear of the property since a high boundary wall surrounds the building.

K) National Planning Policy Framework (NPPF):

We have checked and reviewed our proposal against the following in the NPPF:

Paragraph 128: to describe the significance of any heritage assets affected

Paragraph 133: to assess harm or loss of significance of a designated heritage asset

The following policies have also been reviewed:

Core Strategy 2010

Core Policy LO 3 – Development in Sevenoaks Town Centre

Core Policy SP 1 – Design of New Development and Conservation

Core Policy SP 2 – Sustainable Development

Allocation and Development Management Plan 2015

Policy EN 1 – Design Principles

Policy EN 4 – Heritage Assets

Policy EN 6 – Outdoor Lighting

Policy EN 7 – Noise Pollution

Policy TLC 1 – Sevenoaks Town Centre

L) Conclusion of Heritage statement:

The proposed change of use on the ground floor and the installation of the louvre vent to existing window at the rear of the property, will not result in any unacceptable harm to the character or appearance of the Heritage Asset of Sevenoaks Town, nor it will have a noticeable or detrimental impact of the front elevation on street level.

It will preserve and have no impact to the local architectural and historical settings, nor the character of the parade of the shop, Therefore, the proposal responds to the scale, height, materials and respect the topography and character of the site and surrounding area. as noted in the Sevenoaks Town Conservation Area Character Appraisal.

2: Proposals

The proposal is for the new incoming user / tenant to re-brand and re-fit the current shop frontage and internal area to create a new café space in Sevenoaks High Street. In fact, the site is Grade 2 listed building, and the proposals are all cosmetic in nature- with the following works have been proposed.

FRONT ELEVATION WORKS:

- 1) Re-decorate only the existing painted area of the shopfront to similar new white colour (Dulux Heritage white), (see fig 4a existing & fig 4b proposed shopfront photos)
- 2) Replacement of existing signage for new all in the same location (see fig4b proposed shopfront) all non-illuminated. Note (detailed technical drawings will be submitted separately as part of this application also)
- 3) Replacement of existing window vinyl for new (less required as more viewing into the interior is favored by operator) (see fig4a)
- 4) Repair existing awning canopies for new (to new brand)

REAR ELEVATION WORKS:

- 1) Allow to form a new wall louvre vent at high level by utilising existing window opening (see fig5b)
- 2) Allow to re-decorate door, window frame and woodwork to match existing colour

- 3) Replace existing condenser units with new more efficient type and create a fence around the units to avoid direct visibility.
- 4) Allow to tidy & clean the rear elevation with a weeds removal & brick clean to localized area as best as possible. (see fig5 existing and proposed rear photos)

Internally, the works are a fit-out to create a new Sushi and Bento Cafe. It utilises the existing layout and services and there is no major building or structural works are proposed. There will be a new kitchen installed and the proposal is for new filtered extraction system to be used internally. (a separated detailed document has been submitted with this application). The finishes and design of the interior will be show in section 3 of this document.



Fig4a. Existing shopfront



Fig4b. Proposed shopfront



Fig5a. Existing rear photo



Fig5b. Proposed rear photo

3: The Brand (examples)

KOKORO is a well respected and established brand offering Sushi, Korean & Japanese food.

They have many successful sites around the UK – some of which are located in listed buildings.

(e.g Uxbridge / Reading / Oxford / Kingston upon Thames / Leeds)

Their company ethos is:

“To set up and provide a sushi café that also offers a range of freshly made hot food with a Japanese & Korean influence. With the aim to benefit customers looking for an alternative to the day-to-day pasta, sandwiches or salads. Set within a clean, fresh and well-presented interior”

They prepare all their food freshly on site daily and are presented in a modern clean and fresh environment – typically a site entails a small seating café area to the front, of approximately 10-30 seats this leads to a Counter server area offering the hot food and an adjacent chilled cabinet area offering the Sushi dishes.

Back of house is the Kitchen area with adjacent storage and staff areas.

Below are examples of various sites around the country showing the standard colours/finishes and materials used in the venues.

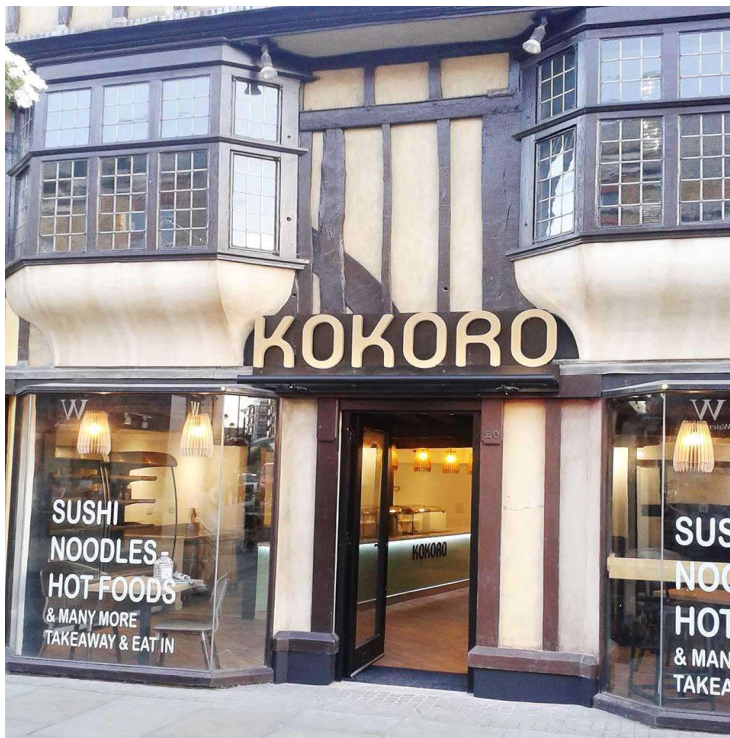


Fig6 Kokoro-Uxbridge entrance (listed building)



Fig7 Kokoro-Leeds entrance (listed building)

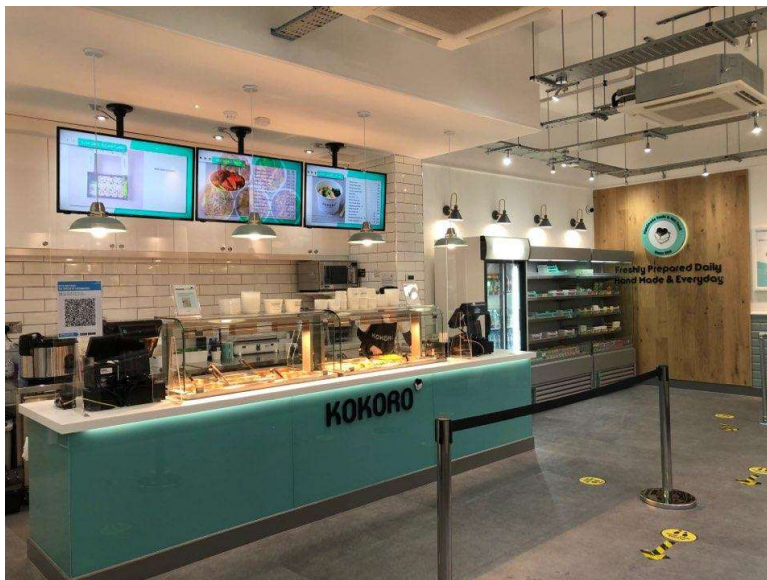


Fig8 Kokoro-Oxford counter (listed building)

The picture below is our store in general design.



Fig9 Kokoro-shopfront design



Fig10 Kokoro-shopfront design



Fig11 Kokoro-interior



Fig12 Kokoro-café area

The materials used in Kokoro are typically:

- Marble counter tops with coloured glass fronts
- Wood effect vinyl flooring

are advised & trained to assist wherever possible with access into and around the café premises as part of their management policy – the new counter is relatively low in height at 850mm FFL which could be deemed acceptable for the purposes of service to wheelchair bound persons (it is difficult to create a dedicated service point on the counter itself due to the restricted layout that created from given building condition) Staff will be encouraged to serve any wheelchair bound customers.

5: Conclusion

The proposed re-fit of the café unit is relatively cosmetic, and we feel will not impact or effect the area negatively -we feel it will enhance and add to the street scene and public offer in the area and be of benefit to the area.

Prepared by Kokoro UK LTD

September 2021

Appendix

Appendix 1- Pre-planning application confirmation email from the Sevenoaks Council

Appendix 2- Pre-planning application advice

Appendix 1



Mrs Guseul Kim
4 Lyon Road,
Hersham KT12 3PU

Email: planning.validation@sevenoaks.gov.uk
My Ref: PA/21/00277
Tel: 01732 227000
Date: 28 June 2021

Dear Sir/Madam

Site: Town and Country Planning Act 1990 (as amended)
132A High Street Sevenoaks KENT TN13 1XA

Development: The refurbishment and fit-out of an existing vacant unit (class A1) to create a cafe- with the installation of a new kitchen extraction system with internal filtration and 4 number condenser units on the backyard and new signage to the shop front NO MEETING

Thank you for your application which I received on 21 June 2021. Unfortunately I cannot register it as a valid application, unless the following is provided:

- 1 Sketch plans of the proposed and existing site. Photographs could also be included.
- 2 Site location plan with the site clearly outlined to enable us to identify any constraints affecting the proposal.

Where we have requested documentation please email one PDF version of the document(s) to planning.validation@sevenoaks.gov.uk. We would prefer if the documents were not added/amended on the Planning Portal as this process re-submits all the documents to us again and duplicates them on our document management system.

Until this information is supplied your application cannot be considered. Please ensure that the above information is received within the next 21 days or I may return your documents to you and make arrangements for any fee paid to be refunded.

If you need to make a fee payment this can be done online at <https://myaccount.sevenoaks.gov.uk/planning-payment/>

Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk



Yours faithfully,

Cessiah Armfield
Validation Assistant



Mrs Guseul Kim
4 Lyon Road,
Hersham KT12 3PU

Tel No: 01732 227000
Ask for: Emma Gore
Email: DCSouth@sevenoaks.gov.uk
My Ref: PA/21/00277
Date: 21 July 2021

Dear Mrs Guseul Kim

Pre-Application Advice Enquiry

Site: 132A High Street Sevenoaks KENT TN13 1XA

Development: The refurbishment and fit-out of an existing vacant unit (class A1) to create a cafe- with the installation of a new kitchen extraction system with internal filtration and 4 number condenser units on the backyard and new signage to the shop front NO MEETING

I refer to the information submitted on 21 June 2021 for the above proposal.

Purpose of this letter

This letter will provide feedback on your scheme and set out some key information that may be helpful to you when considering your proposal. You are advised to seek your own independent advice on the issues raised in this email, to help you understand how planning policy may have an impact on your proposal. Appended to this letter is further information and website links, to help you research the planning issues in more detail, before submitting an application.

Summary of Pre-Application Advice

On the basis of the information submitted, the proposal may comply with current planning policy and has the potential to be granted planning permission, subject to the further advice and guidance referred to in this letter.

Planning Assessment

Based on the information submitted, the main issues relevant to your proposals are considered below.

Proposed use:

The application site is located in the allocated Town Centre and on a Primary Retail Frontage. Policy TLC1 seeks a 70% A1 coverage at ground floor in the Primary Retail Frontage. Policy LO3 of the Core Strategy supports a mix of uses in

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Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk



the Town Centre.

Whilst policy TLC1 seeks a wider coverage of A1 use in the Town Centre the policy does appear somewhat out of date with the current changes to the use class order. As a result of the changes both shops and retail units fit into the E Use Class, the site could potentially change from shop to a café without the requirement for planning consent.

On the basis of the changes to the use class order the proposed change of use maybe acceptable against policy.

Heritage and Design and impact on character of the area and landscape

The proposed development should respond to the scale, height, materials and site coverage of the area and should respect the topography and character of the site and surrounding area.

Policies EN1 and EN4 of the Core Strategy and policy EN1 of the ADMP apply here.

132 High Street is a Grade II Listed Building set within the Sevenoaks High Street Conservation Area. A Conservation Officer has provided the following comments:

I have reviewed the pre-app proposal regarding this Grade II listed building which is part of a group of listed buildings numbering 128 to 134 High Street and is located within the CA.

The applicants will need to submit an heritage statement and a design and access statement. It is suggested that a method statement is provided at the same time, so as to avoid having to ask for that as a condition if we approve the application. It may need to be refined further, however.

Internal:

Although the proposed internal extraction ducting will be obtrusive, it does at least have the merit of being reversible and having one modestly scaled terminating unit outside to the rear of the designated heritage asset - which would also be reversible.

The proposed kitchen /dining area fit out looks ok.

External:

Rear elevation:

Although the proposed internal extraction ducting will be obtrusive, it does at least have the merit of being reversible and having one modestly scaled terminating unit outside to the rear of the designated heritage asset - which would also be reversible.

The proposed air con unit would be an 'eye sore' at the rear of the listed building and if there is anyway of screening these off either through

planting or other means, without impairing their functionality it is recommended that this is done.

Other external throughout:

Can any external repair work to brickwork, wall etc. be carried out using breathable paints, sympathetic lime and/or lime based mortars to be carried out in a minimal way.

Do windows need (sensitively) repairing? Could this be done as well?

Front elevation:

The metal (powder coated) external fascia board, individual timber lettering and projecting sign as detailed, are all acceptable and would not be detrimental to the character of the listed building/s or of the CA.

The proposed shop window stickers and lettering should be either removed from the proposal or much reduced. It would be too visually cluttering and would harm the character/setting of the CA and the appearance of the listed building.

Summary:

I would recommend that the proposal can be taken forward to applications for LBC and planning and I am reasonably persuaded that the proposal would not harm the special interest of the listed building nor harm the setting of the neighbouring listed buildings nor that of the wider CA subject to the Heritage Statement and D&A Statement.

Impact on neighbouring amenity/Environmental Health

The development should not result in excessive overlooking or visual intrusion or result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties. Policies EN2 and EN7 are relevant to this part of the consideration.

The proposed alterations would be unlikely to result in any impact to (loss of) light, outlook or privacy. However, the proposals impact in regard to light pollution, noise and odour should be carefully considered prior to submission.

Due to the change of use to a café style business a noise and odour assessment should be provided with any submission. The reports should address any potential impact to residential units located along the High Street at first and second floor. The proposal should incorporate any mitigation measures proposed as a result of the aforementioned assessments.

Light pollution should be limited in the High Street and any through lighting should have a downward trajectory and should be turned off after operational hours. The proposal should not include lighting to the overhanging sign should not include

lighting to prevent significant light pollution.

Conclusion

The proposed change of use and alterations to the Listed Building may be considered acceptable. The window stickers and degree of lighting should be reduced or removed. Odour and noise assessments should be provided with a formal application.

Please note that this letter is not intended to provide a comprehensive response of all issues which may be relevant. The advice refers to the issues we consider likely to be the most pertinent to the consideration of an application in the event of a submission along the lines presently proposed.

This advice is without prejudice to the decision making processes of the local planning authority and in no way prejudices any future determinations or decisions made by the local planning authority.

Please review the additional information attached to this letter.

Yours sincerely

Emma Gore
Case Officer

APPENDIX

Planning Policy and Constraints

The planning constraints listed below may be of particular relevance to your proposal:

- Grade II Listed Building
- Sevenoaks High Street Conservation Area
- Allocated Town Centre
- Air Quality Management Area
- Primary Retail Frontage

You can find further information on other constraints that may be relevant to your proposal, by using the interactive map on our website:

<https://maps.sevenoaks.gov.uk/planning/>

Both national and local planning policy will be relevant to your proposal, if a planning application is submitted for the site. You can review these policies on the following websites:

National Planning Policy Framework (NPPF)

<https://www.gov.uk/government/publications/national-planning-policy->

framework--2

Sevenoaks District Council:

https://www.sevenoaks.gov.uk/info/20014/planning_policy

In particular, please refer to the policies in the Core Strategy 2011 and the Allocation and Development Management Plan (ADMP) 2015 and our Supplementary Planning Documents.

New Local Plan

Please note that Sevenoaks District Council is currently undergoing the process to adopt a new local plan. As such, dependent upon the time of any planning applications submission local policy considerations may have changed. Planning decisions will be based upon the adopted local policies at the time of the decision. The applicant is advised to review the proposed timetable for the adoption of the new local policies, please see link below:

https://www.sevenoaks.gov.uk/info/20014/planning_policy

Community Infrastructure Levy (CIL)

Please note under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), the Sevenoaks Community Infrastructure Levy (CIL) may be chargeable on this development.

Applicants are recommended to take their own advice. For further information please see the planning portal website:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> and Sevenoaks District Council website:
<http://www.sevenoaks.gov.uk/services/housing/planning/planning-applications/community-infrastructure-levy-cil>

Consideration of this pre application response

The information and advice in this letter is not intended to provide a comprehensive response of all issues which may be relevant, but intends to set out those which I consider likely to be most pertinent to the consideration of an application in the event of a submission along the lines presently proposed.

Please note that this response is given at officer level, does not constitute a formal response or decision and should not be considered as binding on the Council in the event of a consequent planning application.

I would recommend that you research all relevant policies and guidance, which may change over time, and consider how they apply to your proposal before submitting any planning application. You may also wish to discuss your proposals with adjoining properties prior to submission as the Council will notify them of the application and you may be able to address their concerns prior to submission.

As a final note, please be advised that Planning Validation Requirements and application forms can be found on the planning section of our website. You do not need to fill out the validation list, but it will help guide you as to what information should be submitted to ensure swift validation of your application.