

## **Planning Design & Access Statement**

Redevelopment of site consisting of refurbishment and construction of a replacement single-storey rear extension, amphitheatre and decking areas.

Surfside, Polzeath, Cornwall, PL27 6TB

### **Scope of Application:**

The planning application seeks full planning permission for the redevelopment of the existing building and site; therefore, all detailed matters will be considered during the assessment and determination of the application.

### **Context:**

The application site is located on Polzeath Beach within a former quarry, the site contains an existing 3-storey building, with a bar/restaurant at ground floor level and residential accommodation at first and second floor level. Externally, there is a seating area to the front which overlooks the beach, to the rear there is a rum bar with seating area, a small stage and lavatories.

The Applicant has recently purchased the lease for the building and is looking to make improvements in a number of different areas on the site.

### **Proposal:**

At the front of the property the proposed development is to build a decking area overlooking the beach which will accommodate additional seating. The existing windows on the front elevation at ground floor level will be replaced with sliding doors, providing direct access from the bar/restaurant to the external seating area/decking. The ground floor layout will be remodelled to include a new kitchen, food preparation areas and storage.

At the rear of the property the existing rear extension/conservatory will be demolished and a new single storey extension will be constructed as well as a rear decking area and amphitheatre that will look onto the existing stage, which will be retained and enhanced. The rum bar will be relocated to the rear of the new decking with a large seating area, new lavatories will be located underneath the decking.

At first floor level, the existing space will be converted into a bar/dining area with a generous amount of seating. New bi-fold doors will be installed on the front elevation at first floor level which will lead onto a terrace overlooking the sea.

### **Materials:**

Cedar cladding will be specified for the walls of the rear extension and the wall around the rear decking area.



The doors and windows will be replaced with dark grey aluminium triple glazed units to enhance the visibility of the building whilst also improving its energy efficiency.



The proposed amphitheatre will be clad in rough cut timber board and batten.



It is proposed that shade sails are erected to provide cover in the rear decking/rum bar terrace.

