



Design & Access Statement

Full Planning

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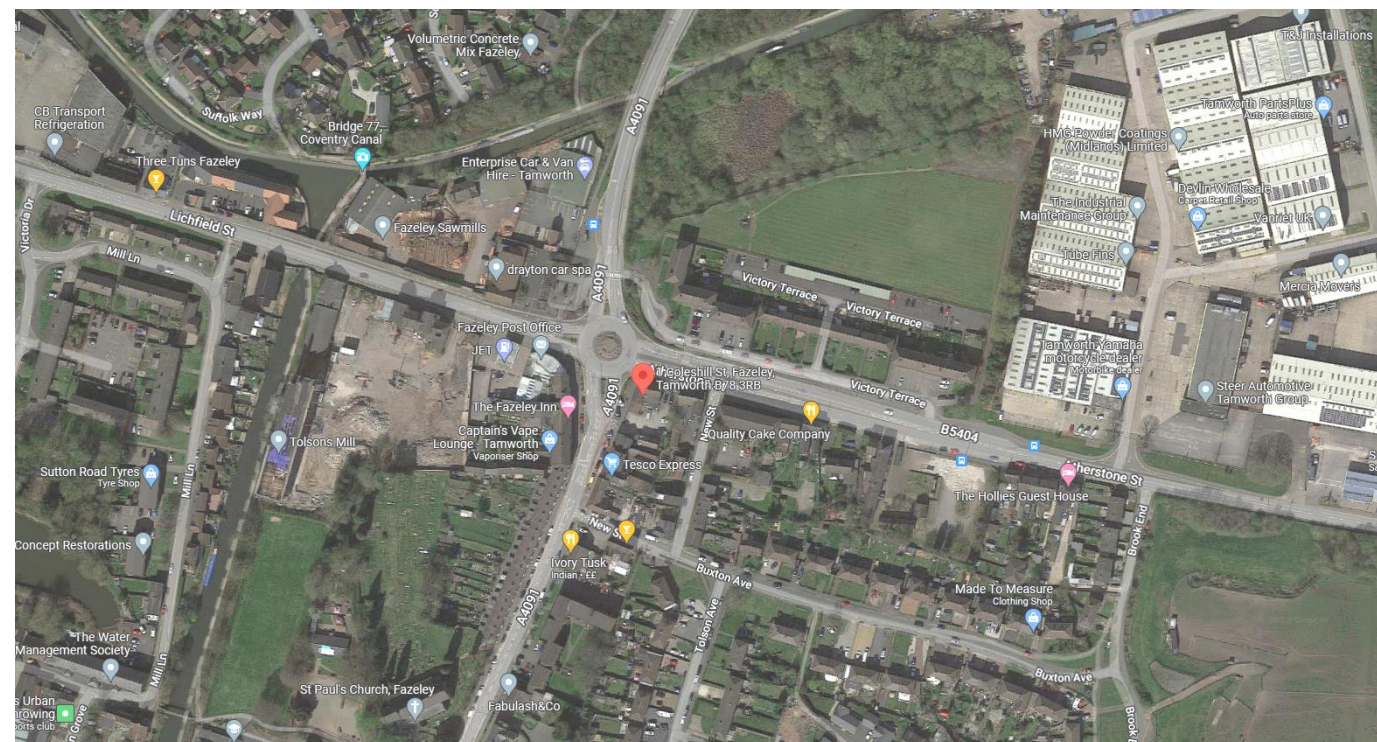
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Figure 1: Site Location



Figure 2: Location



1.0 Introduction

1.1 Aims

This Architectural Design Document has been prepared by Architecture & Interior Design for external alterations to existing restaurant.

1.2 Design Ethos

The design approach can be summarised as follows:

- To provide customers with elegant style dining experience with modern and elegant fittings throughout
- The design should incorporate various aspects of sustainable design, and looks to new technologies and local workforce.

1.3 Location

The site is located in Tamworth on the corner of Coleshill Street and Atherstone Street. The area is well populated with predominately retail and commercial buildings making it an ideal location for the proposed use

The site benefits from excellent public transport links with a bus stop being in close proximity of the site.

1.4 Existing Site

The existing site is a double storey corner property structurally and visually in good condition. The site was previously used as a Chinese restaurant. The site offers parking and bin store to the rear.

Structurally and visually the building is in a good condition. The site offers excellent public transport links, therefore easily reachable by bus and also car.

Proposal

The proposal is for external alterations by means of increasing the size of the existing window openings on the Coleshill Street elevation along with the addition of an entrance door in powder coated aluminium frame and painting of the existing timber frame windows on the Atherstone street elevation in RAL 3003 with window vinyl applied to glass.

The proposed changes will improve the aesthetical appearance of the building externally, with large glazed window and door on the facade which will bring light into the space and attract customers, giving views in and views out.

Internally the building will be finished to provide a modern elegant appearance to provide customer seating area.

2.0 History

Tamworth is a market town and borough in Staffordshire, England, 14 miles (23 km) north-east of Birmingham and on the West Coast Main Line. The town borders North Warwickshire to the east and north, Lichfield to the north, south-west and west. The M6 Toll runs to the south of the town. It takes its name from the River Tame, which flows through it. The population of Tamworth borough (mid-2019 est.) was 76,696. The wider urban area has a population of 81,964.

Tamworth was the principal centre of royal power of the Anglo-Saxon Kingdom of Mercia during the 8th and 9th centuries. It hosts a simple but elevated 12th century castle, a well-preserved medieval church (the Church of St Editha) and a Moat House. Tamworth was historically divided between Warwickshire and Staffordshire until 1889, when the town was placed entirely in Staffordshire.

The town's industries include logistics, engineering, clothing, brick, tile and paper manufacture. Until 2001 one of its factories was Reliant, which produced the Reliant Robin three-wheeler car and the Reliant Scimitar sports car.

According to the 2011 census the borough has a population of 76,900. White British is the predominant ethnicity, then 97% of the population. The second largest ethnicity is White Irish, making up 0.9%. 95% of people in the borough were born in England, with Scotland ranking next, with 1% of the population.

The main road running through Tamworth is the A5 bypass. The M42 motorway runs to the east of Tamworth and the town is served by junction 10 which also contains Tamworth services.

Tamworth railway station located on Victoria Road serves the town. Tamworth Station is a high- and low-level station and serves as an interchange between the West Coast Mainline and the Cross Country Route. A smaller station called Wilnecote railway station on the Cross Country Route serves the suburbs of Wilnecote and Two Gates.



Figure 4: Street Scene

Western Edge



Northern Edge



Eastern Edge



Southern Edge



3.0 Planning Guidance

3.1 Planning History

The site has had numerous previous planning applications.

4.0 Proposed Development

4.1 Design Concept

The internal layout will be altered on the ground floor to provide a suitable layout for a restaurant/takeaway.

The proposed changes externally would be beneficial for the business and the local community as it would provide them with healthy grilled food.

The proposed restaurant will help regenerate the current building and help inject money back into the community by providing jobs to locals and providing a healthy option of food.

4.2 Use

The existing site is currently vacant.

The proposal will promote an international food brand and become one of 150 stores serving a healthy option of food. The business' reputation is bound to improve the economy of the surrounding area as it will bring more job opportunities to work for the locals.

4.3 Amount

The amount of development on the site that is considered appropriate has been arrived at by examining and responding to the following issues:

- Urban design and size of the blocks in the area.
- Ensuring the public and private realms are clearly defined and works with the existing context.
- Height and massing of the surrounding buildings.

The proposed external changes will not affect the scale of the building.

4.4 Layout and Scale

The internal layout on the ground floor will be altered to provide the best setting for a restaurant with dining space and kitchen preparation, the existing windows which are to be blocked with window vinyl is to restrict the view of the kitchen.

4.5 Appearance and Materials

Materials used internally will be of high standard and quality to represent quality dining experience.

4.6 Opening hours

Mon-Fri: 11.00am – 11.30pm
Sat – Sun: 11.00am – 11.30pm



4.7 Staff

The restaurant seeks to employ 8 full time staff and 8 part time.

4.8 Access

Bus routes serve the surrounding local area and therefore the application site is within short reach by public transport.

4.9 Parking

The site offers parking to the rear for staff and customers; however, the site is located within a sustainable location with excellent public transport links.

5.0 Conclusion

The proposal is for external alterations to existing restaurant

The proposed external alterations will help regenerate the building and provide it with a fresh modern appearance, the large glazed windows will allow natural light into the restaurant and provide a welcoming and comfortable sitting environment for customers.

The ground floor restaurant/ancillary takeaway will continue to be economically viable for the local area as it is well populated with a mix use of buildings, from retail to restaurants in a well populated location.

The proposed restaurant will provide a family friendly dining experience with family seating areas, providing healthy grilled food, as part of the new healthy style of living, something which is limited in the area and would be very successful.

Being located close to city centre the site is close to many attraction sites and retail businesses. The proposal will provide healthy grilled food and dining facilities to the local residents and tourists visiting the city.

The proposed changes are intended to fit within the existing building fabric, which will improve the aesthetical appearance of the building and attract customers while at the same time offer a modern interior and exterior appearance that sits comfortably within its context.

It will be a positive project to help bring up the surrounding area. We feel that all the requirements have been met and give a positive result to this proposal.

