

Design and Access Statement

Proposed Beach Café, Needles Eye, Beach Terrace, Newbiggin by the Sea, NE64 6XE



Mitigation:

The proposals for a beach Style Café 'using a 40ft shipping container for restaurant use + 20ft shipping container for a kitchen area + separate 20ft shipping container to house surf boards has in general, been welcomed by residents of Newbiggin by the Sea. The seaside location continues to attract tourism and growth in this, is fundamental to the financial security of the business sector.

We confirm that food purchased is to be consumed within the proposed seating areas, inside or outside the premises, complying with Policy TCS 6. The planning strategy for economy, seeks to deliver economic growth, Policy ECN 1, while safeguarding the environment and community well-being. The county as a whole, should be developed as a destination for tourists and visitors, Policy ECN 15, while recognising the need to sustain and conserve the environment and local communities. The county's potential as a destination for food and drink is among themes promoted through the policy. New provisions should be within a scale appropriate to meeting the shopping, leisure or other service requirements of residents living in those settlements and their catchments, Policy TCS 3, part 3. The small scale of the proposals are to be in proportion with this role in Newbiggin by the Sea.

We confirm that the principle of the development is supported under current development plan policy, especially as it is demonstrated that it will act as a sit-down café/restaurant. We confirm that the loss of usable external space is minimal, and justified by the benefits that will arise from the development.

Amount of Development

The proposal development shall be contained within a rectangular site, of approx. 49.200m.L x 6.900m.W, some 340sq.m. in area. Construction shall comprise steel shipping containers, a combination of 18.250m.L x 3.440W x 2.590m.H. Restaurant with Kitchen facilities and 6.060m.L x 2.440m.W surfboard store + collection area.

Additional seating shall be provided at shipping container roof level, approx. 18.250m.L x 3.440m.W, some 63.00sq.m. in area accessible by external staircase compliant with the Approved Building Regulations Statutory Documentation.

Layout

Other than roof level seating, the layout in general is located at one level, some 500mm above the existing seafront promenade level.

The main shipping container shall house a fully functional kitchen, dining area and servery, a level access uni-sex toilet facility shall be provided adjacent to the kitchen area, in accordance with approved Document M', accessible externally.

A free-standing shipping container shall be positioned at the same level as the restaurant, containing 'surfboard storage, with servery and public changing room.

Scale

The development shall be within a scale appropriate to meeting the shopping, leisure or other service requirements of residents living in those settlements and their catchments, Policy TCS 3, part 3. The small scale of the proposal is to be in proportion with this role in Newbiggin by the Sea.

Landscaping

The principal of site works, comprises the reduction of site levels up to an existing concrete retaining wall structure. The excess fill shall be used to create a hard standing from the edge of the existing public promenade up to the retaining wall, with a finished level of approx.. 500mm above the promenade level.

Appearance

Shipping containers, in general, arrive self-finished with painted protective coatings. It is envisaged that the external appearance of the shipping containers shall be enhanced by the use of distressed and treated vertical cladding timber cladding

Currently, it is planned to have protective glazed balustrading at roof level and to the edges of hard standing adjacent to the public promenade.

Lighting + Opening Hours

Business opening times are to be restricted to 'day light' hours only. During the winter months the premises shall open at 9:00am in the morning and close at approx. 5:00pm with longer hours up to 9:00pm during the summer months. Consequently, external lighting shall be kept to a minimum. The new premises shall be screened from nearby housing by an existing, steep embankment, which appears to be some 10.00m in height and offers a perfect solution to concerns over any 'lighting' nuisance issues to the residents and dwellings in the area.

The recommended internal lighting levels, include serving + washing areas, is 300lux and food prep areas at 500lux. It is anticipated that if any external background lighting is required, this would possibly offer a maximum lighting level of approx.. 100/200lux.

Access for the Disabled

Our design details illustrate that careful consideration has been made for the safety and accessibility of all members of the public. Design drawing reference 276(20)01 has been developed to be in accordance with the Approved Document ‘M’ and the statutory requirements of the Building Regulations Approved Documentation.

Deliveries

Maximum effort shall be made to avoid any unnecessary disruption or disturbance to the local area. Deliveries shall be made during either the early hours or later in the evening. There are several access points onto the sea front promenade, a concrete stairway exists adjacent to the site, to the North, at the end of Beach Terrace there is also a ramped footpath making larger deliveries more accessible.

Kitchen Oder and Extraction

RAW 500/560 Roof Cowl c/w BG

Article Number: 86521



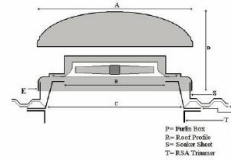
Description

The RAW horizontal discharge roof cowl is manufactured from UV stabilised glass reinforced polyester to ensure a rigid, lightweight, corrosion-free, weather resistant unit. Can be used purely as a terminal or combined with a ZSP or ZAP plate axial fan to create a powered extract/supply unit. Coloured to BS 00 A 05 goosewing grey as standard, but available in any BS or RAL colour if required. All RAW cowls are supplied fitted with a birdguard.

Technical parameters

Dimensions and weights	
Weight	21 kg

Dimension



Unit Ref	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
RAW 200/200	400	310	400	270	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
RAW 300/315	505	360	515	340	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500
RAW 350	575	400	590	380	560	560	560	560	560	560	560	560	560	560	560	560	560	560	560	560	560	560	560	560	560	560
RAW 400/400	705	510	730	400	690	690	690	690	690	690	690	690	690	690	690	690	690	690	690	690	690	690	690	690	690	690
RAW 500/500	905	620	930	500	890	890	890	890	890	890	890	890	890	890	890	890	890	890	890	890	890	890	890	890	890	890
RAW 600/600	1115	750	1150	600	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100
RAW 800	1410	910	1450	750	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400
RAW 1000	1830	1160	1900	900	1820	1820	1820	1820	1820	1820	1820	1820	1820	1820	1820	1820	1820	1820	1820	1820	1820	1820	1820	1820	1820	1820

*All dimensions indicated are nominal and subject to design change. The right to alter specification is reserved.
 **Owing to the hand lay process, all weights are indicative and subject to variation.

Recommendations given by ‘Cater-Kwik’ include for a ‘system Air’ AW 500E4 Sileo Axial extract fan complete with a low profile RAW 500/600 Roof Cowl e/w BG as illustrated, which we believe shall deliver the optimum performance with the minimum of disruption or disturbance.

Storage of Effluent

Our clients research into the project has revealed the potential to discharge effluent into an underground storage tank, to be pumped upwards into the public sewer network. The storage tank shall be located externally adjacent to the shipping containers, offering easy access for maintenance. Further site investigation shall be undertaken and works designed and constructed by a specialist contractor.